TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

PLANNING AND ZONING BOARD MEETING

AGENDA

JULY 14, 2026 – 6:00 PM

Lissette Vasquez Martinez (Seat 1), Member

Cassie Suchy (Seat 2), Member **VACANT(Seat 4)**

Arlene White (Seat 3), Member **Robert Shorr (Seat 5), Member**

Administration

Acting Town Manager Valerie Oakes

Board Liaison: Caryn Gardner-Young, Community Standards Director

Board Clerk: Erica Leiding, Community Standards Admin Assistant

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

Comment Cards: Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments

can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

BOARD AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

1. June 9 Planning and Zoning Board Meeting Minutes

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there. There is a 3 minute limit per person.

REGULAR AGENDA

2. Appointment of Chair and Vice Chair

3. Groves Medical Center - Resolution 2026-51 Variance & Resolution 2026-52 Site Plan Amendment (Master Sign Plan)

4. Panda Express - Resolution 2026-49 Variance, Ordinance 2026-03 Master Plan Amendment, Resolution 2026-50 Site Plan

COMMITTEE MEMBER COMMENTS

Lissette Vasquez Martinez (Seat 1), Board Member
Cassie Suchy (Seat 2), Board Member
Arlene White (Seat 3), Board Member

VACANT (Seat 4), Board Member
Robert Shorr (Seat 5), Board Member

CONFIRMATION OF THE NEXT MEETING DATE

5. August 11, 2026

ADJOURNMENT

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

PLANNING AND ZONING BOARD MEETING

MINUTES

JUNE 9, 2026 – 6:03 PM – 7:32 PM

BOARD AGENDA ITEMS

CALL TO ORDER

The June 9, 2026 Planning and Zoning Board meeting was called to order at 6:03 PM by Gabriella Croasdaile, Assistant to the Town Clerk.

PLEDGE OF ALLEGIANCE

The Board began the meeting by reciting the Pledge of Allegiance, led by Assistant to the Town Clerk Croasdaile.

ROLL CALL

The roll call was conducted by Ms. Croasdaile, with the following members present:

Present:

- Lissette Vasquez Martinez – Board Member (Seat 1)
- Cassie Suchy – Board Member (Seat 2)
- Arlene White – Board Member (Seat 3)
- Robert Shorr – Board Member (Seat 5)

Absent

- Jaquelyn Clifton – Board Member (Seat 4)

Staff Present:

- Caryn Gardner-Young – Community Standards Director/ Board Staff Liaison
- Gabriella Croasdaile – Assistant to the Town Clerk / Board Clerk
- Jeff Kurtz – Town Attorney

ADDITIONS, DELETTIONS, AND/OR MODIFICATION TO THE AGENDA

There were no additions, deletions, and/or modifications to the agenda.

APPROVAL OF THE MINUTES

1. **February 10,2026 – Planning and Zoning Board Meeting Minutes**

MOTION: BOARD MEMBER SHORR/ BOARD MEMBER WHITE MOVED TO RECEIVE AND FILE THE MINUTES. MOTION PASSED (4-0).

PUBLIC COMMENTS

There were no public comments at this time.

REGULAR AGENDA

2. **Swearing -In of New Members**

Assistant to the Town Clerk Croasdaile swore in Board Member Robert Shorr and Board Member Lissette Vasquez Martinez.

3. **Appointment of Chair and Vice Chair**

The board members decided not to choose an official chairperson as the entire board was not present. Instead, they opted to appoint a temporary chair for the meeting and to present the pillars discussion to Council.

MOTION: BOARD MEMBER SUCHY/ BOARD MEMBER VASQUEZ MARTINEZ MOVED TO APPOINT ROBERT SHORR AS TEMPORARY CHAIR. MR. SHORR ACCEPTED. MOTION PASSED (4-0).

4. **Ordinance No.2026-02 -Site Plan Amendment**

This item was discussed after Item No.5.

Town Attorney Kurtz presented the item to the board. He summarized that the proposed ordinance states that if a resident is developing a residential area of more than 20 acres they must go through the site planning process. This is regardless of the number of lots being developed. Ultimately the if the entirety of the project is more than 20 acres then it must o through a site plan approval process. Discussion amongst the board ensued regarding previous plat ordinances and planning regulations.

MOTION: BOARD MEMBER SUCHY/ BOARD MEMBER WHITE MOVED TO APPROVE PROPSED ORDINANCE 2026-02. MOTION PASSED (4-0).

5. **Discussion Regarding Pillars of Strategic Planning**

Community Standards Director Gardner -Young presented the item by providing background on why this item has come before the board. Stating that Council has asked all boards and committees to discuss in an effort to gauge opinions on strategic planning for the Town.

Board members shared their perspective on what defines Loxahatchee Groves' rural character. Common themes discussed included agricultural uses, low density area, protecting open space, conserving wildlife, and the Towns natural environment. Members discussed how recent development has changed the Town and impacted the Town and its rural identity.

The board identified several board strategic pillars, including:

- Preservation through protection of open spaces
- Strengthened regulations in code and zoning standards
- Public safety, including law enforcement services
- Support and expansion of equestrian community
- Infrastructure improvements, specifically road and drainage.

Community initiatives discussed included a community based public safety program, expanding trail networks, encouraging conservation easements, promoting equestrian and agricultural tourism.

Topics that the board had asked to discuss in future meetings are strengthening landscape rules, adopting wildlife lighting standards, implementing an equestrian trail and raiding facilities, focusing on a canal bank mowing schedule, creating a town mission statement.

BOARD MEMBER COMMENTS

Lissete Vasquez Martinez gave her thanks for being chosen to serve on the board.

Robert Shorr gave his thanks for being chosen on the board and reflected on his previous experience on the board and Council. He also gave a quick reminder to the board regarding the Florida Sunshine law.

Any notes that were made were to be directed to staff for Mr. Shorr to present at the following Council workshop meeting.

ADJOURNMENT

Board Member Suchy moved to adjourn the meeting. The motion was seconded by Board Member Vasquez Martinez. The meeting adjourned at 7:32 P.M.

ATTEST:

TOWN OF LOXAHATCHEE GROVES, FLORIDA

Planning and Zoning Board Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
AGENDA ITEM MEMORANDUM

TO: **Planning and Zoning Board of the Town of Loxahatchee Groves**

FROM: **Caryn Gardner-Young, Development Standards Director**

DATE: **July 14, 2026**

SUBJECT: **Appointment of Chairperson and Vice Chairperson**

Legal Sufficiency:	☐ **Reviewed**	☒ **Not Reviewed**
	☐ **Approved**	☐ **Not Approved**

Background:

Section 2-185 of the Town of Loxahatchee Groves (Town) Code of Ordinance states:

Each advisory board shall have a Chairperson and Vice-Chairperson and such other Officers as the Board shall deem necessary. Unless otherwise provided for herein, Officers of the Board shall be elected by a majority vote of the Membership of the Board at its first meeting after the Members' initial appointments, and annually thereafter. A Member of the Board may be elected to serve as an Officer without restriction as to the number of terms served.

The Chairperson's main duty is facilitating and running the Board meeting while the Vice-Chairperson substitutes for the Chairperson if he/she is not available.

With the appointment of two new Planning and Zoning Board (Board) Members, the Board needs to elect a Chairperson and Vice-Chairperson.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
AGENDA ITEM MEMORANDUM

TO: **Planning and Zoning Board of the Town of Loxahatchee Groves**

FROM: **Caryn Gardner-Young, Development Standards Director**

THRU: **Valerie Oakes, Acting Town Manager**

DATE: **July 14, 2026**

SUBJECT: **Groves Medical Plaza Site Plan Amendment and Variance**

Legal Sufficiency: ☐ **Reviewed** ☐ **Not Reviewed**
☐ **Approved** ☐ **Not Approved**

Background:

The applicant is seeking a Site Plan Amendment to adopt a new Master Sign Plan which is required for multiple tenant buildings and a Variance to allow a monument sign along Southern Blvd not located at a driveway which is required per the Town's Code.

The subject site received approval from the Palm Beach County Board of County Commissioners to rezone the property from AR-Agricultural Residential to CLO- Commercial Low Office by way of Resolution R-2006-0156 adopted January 26, 2006. The Palm Beach County Board of County Commissioners approved a Class A Conditional Use to allow a 22,342 square foot medical or dental office in the Limited Office Commerical Zoning District by way of Resolution R-2006-0157 also adopted January 26, 2006. The subject property was annexed into the Town of Loxahatchee Groves and maintained its Palm Beach County land use and zoning designations. Resolution 2016-21 approved a site plan amendment (SPA 2016-02) which allowed professional offices as well as medical offices. A Rezoning application was approved by the Town to rezone the property from Palm Beach County Limited Office Commerical to Town Commerical Low Office.

The Site Plan Amendment approval is for a Master Sign Plan including the installation of door signage, one (1) new wall-mounted sign, and the construction and update of two monument signs identified as "Monument Sign A" and "Monument Sign B." The proposal also includes the relocation of Monument Sign B from its previously approved location. Although Monument Sign B was approved as part of an earlier application, it was never constructed. Monument Sign "A" is proposing to remain at its current location but with modifications to its sign face. Town Staff has reviewed the signage proposed for compliance with the Town's sign code and determined that they meet the code requirements.

Recommendation/Motion:
Discussion of proposed Site Plan Amendment and Variance and provide a recommendation to the Town Council.

COMMUNITY STANDARDS DEPARTMENT
STAFF REPORT AND ANALYSIS
Dated: July 1, 2024

I. Project Description:

Project: Groves Medical Plaza

Petitioner: Groves Medical Plaza LLC
PO Box 2406
Jupiter Florida 33468

Request: Site Plan Amendment for approval of a Master Sign Plan and variance approval for addition of a new monument sign on F Road and modification to an existing monument sign.

Location: 13475 Southern Blvd, Loxahatchee Groves

II. Site Data:

Existing Use: Professional/Medical Office Building

Proposed Use: No change

Parcel Control Number: 41-41-43-33-05-001-0000

Parcel Size: 3.43 acres

Existing Future Land Use Designation: Commerical Low Office (CLO)

Proposed Future Land Use Designation: No change

Existing Zoning: Commercial Low Office (CLO)

Proposed Zoning: No change

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:

Direction	Existing Land Use	Future Land Use	Zoning District
North	Vacant	Rural Residential (RR5)	Agricultural Residential (AR)
South	Southern Blvd	Right of Way	Right of Way
East	John Deere	Rural Residential (RR5)	Agricultural Residential (AR)
West	Town Hall	Parks and Recreation (PARKS)	Public Ownership (PO)

III. Annexation/Zoning History:

The subject site received approval from the Palm Beach County Board of County Commissioners to rezone the property from AR-Agricultural Residential to CLO- Commercial Low Office by way of Resolution R-2006-0156 adopted January 26, 2006. The Palm Beach County Board of County Commissioners approved a Class A Conditional Use to allow a 22,342 square foot medical or dental office in the Limited Office Commerical Zoning District by way of Resolution R-2006-0157 also adopted January 26, 2006. The subject property was annexed into the Town of Loxahatchee Groves and maintained its Palm Beach County land use and zoning designations. Resolution 2016-21 approved a site plan amendment (SPA 2016-02) which allowed professional offices as well as medical offices. A Rezoning application was approved by the Town to rezone the property from Palm Beach County Limited Office Commerical to Town Commerical Low Office.

IV. Data and Analysis:

The Applicant is seeking the following:

1. Site Plan Amendment approval for a Master Sign Plan including the installation of door signage, one (1) new wall-mounted sign, and the construction and update of two monument signs identified as "Monument Sign A" and "Monument Sign B." The proposal also includes the relocation of Monument Sign B from its previously approved location. Although Monument Sign B was approved as part of an earlier application, it was never constructed.
    a. Door Signage (considered window sign since proposed door is glass)
        i. Sign face – 6 sq feet or 20% of any window which is less. Allowed: 2.7 sq feet (20% of 13.5) Proposed 2.6 MEETS
        ii. Number : Maximum 3 per tenant. Allowed: 3 signs Proposed is one. MEETS
    b. Wall Mounted Sign
        i. Sign Number – 1 per building but located on corner permitted a second wall sign at 50% of square footage of the primary sign. MEETS since this is the primary wall sign. A second wall sign is not being requested.
        ii. Sign design and dimensions – Carved or channel styled letters, symbols and logos only. Proposed: Channel style letters MEETS
        iii. Sign Face – 1 square foot of building frontage or 36 square feet whichever is less. Not exceed 75% of the building length. Proposed 34.27 square feet and less than 75% of building - MEETS
    c. Monument signs
        i. Monument Sign A
            1. Number and Location - Section 90-040.B.5.b.i of the ULDC states that one monument sign is permitted per driveway. DOES NOT MEET. The proposed sign is NOT located by the driveway. A variance request has been submitted and being reviewed concurrently for the monument sign location.
            2. Sign face – Max. 72 square feet – Proposed 58.3 square feet – MEETS

3. Sign design – Carved or channel styled letters, symbols and logos – Proposed – Channel lettering MEETS
4. Sign Dimensions – Maximum 8' high and maximum 12 feet in length – Proposed 8 feet in height and 11 feet in width

ii. Monument Sign B (secondary sign)

1. Number and Location - One monument sign is permitted per driveway. Sign is located at F Road driveway. MEETS
2. Sign face – Max. 12 square feet – Proposed 11.69 sq. ft. square feet – MEETS
3. Sign design – Carved or channel styled letters, symbols and logos – Proposed: Channel lettering MEETS
4. Sign Dimensions – Maximum 5' high – Proposed 4 feet 7/8 inches in height MEETS
5. Secondary Signs - Located within 40 feet from the structure and setback at least 20 feet from all property lines. MEETS

2. Variance for the addition of a new monument (never built) sign along F Road.
   a. Monument Sign
      1. Number and Location - Section 90-040.B.5.b.i of the ULDC states that one monument sign is permitted per driveway. DOES NOT MEET. The proposed Monument Sign A sign is NOT located by the driveway.

SITE PLAN AMENDMENT

A Site Plan Amendment is approved if the substantive requirements are met. Section 155-020 outlines these requirements as follows:

(A) Conformance to the approved and/or recorded plat, if applicable.
(B) Consistency with the Town of Loxahatchee Groves' Comprehensive Plan.
(C) Conformity to the Town of Loxahatchee Groves ULDC.
(D) Conformity to the water control district's requirements and regulations.

Conformance to the approved and/or recorded plat, if applicable.
Since there are no changes to the approved and/or recorded plat, this requirement does not apply.

Consistency with the Town of Loxahatchee Groves' Comprehensive Plan.
The applicant stated: The proposed Site Plan Amendment is consistent with the goals, objectives, and policies of the Town of Loxahatchee Groves Comprehensive Plan and reflects the Town's principles for managing and guiding future growth and development.

There are no specific signage regulations within the Comprehensive Plan. Policy 1.3.1 of the Future Land Use Element states that the Town shall adopt architectural guidelines for non-residential development that reflect and update the Rural Vista Guidelines. A copy of the Rural Vista Guideline was provided to the applicant.

Conformity to the Town of Loxahatchee Groves ULDC.
The applicant stated: The proposed Site Plan Amendment complies with the provisions of the Town of Loxahatchee Groves Unified Land Development Code, except for the minor variance requested regarding the location of Monument Sign A.

Town Staff have reviewed the proposed signage in compliance with the Town's Unified Land Development Code and determined that the signs meet the code requirements except for Monument Sign A location.

Conformity to the water control district's requirements and regulations.
The applicant stated: The proposed Site Plan Amendment has been designed to comply with the requirements and regulations of the Town of Loxahatchee Groves Water Control District and is therefore consistent with applicable district standards.

The applicant's request does not impact on the Loxahatchee Groves Water Control District.

VARIANCE

Section 150-020 outlines the criteria that must be met to grant a variance:

(A) That special conditions and circumstances exist which are unique to the property in question, or to the intended use of the property, that do not generally apply to other properties in the same zoning district;
(B) That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above;
(C) That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship;
(D) That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district;
(E) That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Special Conditions
The applicant stated: Special conditions and circumstances exist that are unique to the subject property due to its location on a corner lot with frontage on two public streets. This configuration creates distinct wayfinding and visibility challenges that do not apply to interior lots within the same zoning district. The proposed second monument sign is necessary to provide clear identification and guidance for vehicles and pedestrians approaching the site from multiple directions, improving access and safety. These conditions are specific to the property's location and are not common to other properties in the district.

Town Staff is not aware of any other corner lots on Southern Blvd that were permitted to install two monument signs.

Hardship
The applicant stated: The need for Monument Sign A does not result from a self-created hardship, nor from disregard or ignorance of the Code. Instead, it arises directly from the property's unique conditions, including its location on a corner lot with frontage on two public streets but only a single driveway entrance. This configuration creates inherent challenges for wayfinding and visibility for both vehicles and pedestrians approaching from multiple directions. The request for a second monument sign along the street frontage without a driveway is a reasonable response to these site-specific conditions and is intended to improve site identification, access, and safety.

Literal Interpretation
The applicant stated: A literal interpretation of the Code would deprive the applicant of reasonable use of the property by limiting adequate wayfinding for a corner lot with frontage on two public streets. Unlike interior lots, the property must accommodate multiple approach directions. Denial of Monument Sign A would place the property at a disadvantage compared to others in the zoning district and create an unnecessary and undue hardship related to visibility.

Minimum Variance
The applicant stated: The proposed Monument Sign A located not on a driveway entrance represents the minimum variance necessary to provide reasonable wayfinding for the property, given its location on a corner lot with frontage on two public streets and only one driveway entrance. The request is limited in scope and is intended solely to address visibility challenges. It does not confer any special privilege beyond what is necessary for reasonable use, nor does it provide an advantage not available to other properties in the same zoning district that have similar corner-lot conditions.

Harmony
The applicant stated: Granting the variance to allow Monument Sign A to be located away from a driveway entrance is consistent with the intent of the Code, as it supports safe and effective wayfinding for a corner lot with frontage on two public streets. The proposed sign will enhance visibility without adversely affecting surrounding properties and will not be detrimental to the character of the area or the public welfare.

VII. Staff Recommendation:

Approval of SPA-04-2026-02 with the following conditions:

1. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated July 1, 2026, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B"

    a. Sign Plan prepared by ASI (LP, ST-ID, DV-S1.1, DV-D1.1) last dated May 20, 2026,
    b. Monument Sign A prepared by ASI (EM-LC – 2 pages) last dated May 21, 2026

2. The site shall be developed in accordance with the approved Variance (SE 22-01). (Planning)
3. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the issuance of building permits. (Planning)
4. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

Attachments:

1. Application and Plans

RESOLUTION NO. 2026-51

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A SIGN-RELATED VARIANCE FOR AN ADDITIONAL MONUMENT SIGN NOT LOCATED AT A DRIVEWAY, CONSISTING OF APPROXIMATELY 3.43 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "F" ROAD WITH AN ADDRESS OF 13475 SOUTHERN BLVD; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Variance Application has been submitted to the Town of Loxahatchee Groves (the "Town") by Groves Medical Plaza, LLC (the "Applicant") seeking approval of sign-related variance for installation of a monument sign which is not located at a driveway ("Development") on the property located at 13475 Southern Blvd ; and

WHEREAS, the site for the Development is, generally located at the northeast corner of Southern Boulevard and F Road and possesses an address of 13475 Southern Blvd ("Subject Site"); and

WHEREAS, the requested variance pertains to an additional monument sign not located at a driveway; and

WHEREAS, signs are regulated by Article 90 of the Unified Land Development Code; and

WHEREAS, variances are regulated by Article 150 of the Unified Land Development Code; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider development applications for development on property within the Town; and

WHEREAS, the Town Planning and Zoning Board (P&Z Board), at its meeting on _____recommended _____ of the Variance Application; and

WHEREAS, the aforementioned Application was presented to the Town Council at a quasi-judicial public hearing conducted on _____; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of Town staff and Town P&Z Board.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Variance Applications are hereby approved, subject to compliance with all of the following conditions to be satisfied by the Applicant:

1. Monument Sign A must be located and per the design as outlined in this Resolution and Site and Architectural Plans.
2. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
3. Failure to comply with all requirements as set forth herein shall constitute a violation of the land development code and shall be enforceable as such.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS _____ DAY OF _____, 2026.

ATTEST:

_____

Acting Town Clerk

APPROVED AS TO LEGAL FORM:

_____

Office of the Town Attorney

_____ *Voted:___*
Mayor Lisa El-Ramey, Seat 2

_____ *Voted:_____*
Vice Mayor Manish Sood, Seat 5

_____ *Voted:___*
Councilmember Anita Kane, Seat 3

_____ *Voted:_____*
Councilmember Paul Coleman, Seat 4

_____ *Voted:_____*
Councilmember William "Joe" Stephens, Seat 1

EXHIBIT A – LEGAL DESCRIPTION AND LOCATION MAP

The South 700 feet of the West 310 feet of that part of Tract 5, Block K, lying North of State Road 80, replat of Loxahatchee Groves subdivision, Section 33, Township 43 South, Range 41 East, recorded in Plat Book 12, Page 29, public records of Palm Beach County, Florida

Less and except that portion acquired by the Order of Taking recorded in O.R. Book 5444, Page 1644 described as follows:

That part of Tract 5 in Block K of LOXAHATCHEE GROVES, according to the plat thereof, as recorded in Plat Book 12, Page 29 of the Public Records in Palm Beach County, Florida, said part being more particularly described as follows:

Commence at the Northwest corner of Section 33, Township 43 South, Range 41 East: thence S 01°22'50" W a1ong,the West line of said Section. 33 a distance of 3524.15 feet to the Baseline of Survey for State Road 80; thence 88" 26' 59" E a distance of 197.34 feet ; thence S 88"29'13" E a distance of 2418.09 feet; thence N 01"30'47" E a distance of 50.00 feet to the Northerly Existing Right of Way for State Road 80 and the POINT OF BEGINNING: thence N 02 15'12" E a distance of 267.84 feet; thence S 87 44'48" E a distance of 776.00 feet; thence S 02 15' 12" W a distance of 111.84 feet; thence S 43 07'00" E a distance of 49.18 feet; thence S 88 29'13" E a distance of 198.61 feet; thence S 02 14'53" W a distance of N 88 29'13" W a distance of 309.68 feet to the POINT OF BEGINNING.

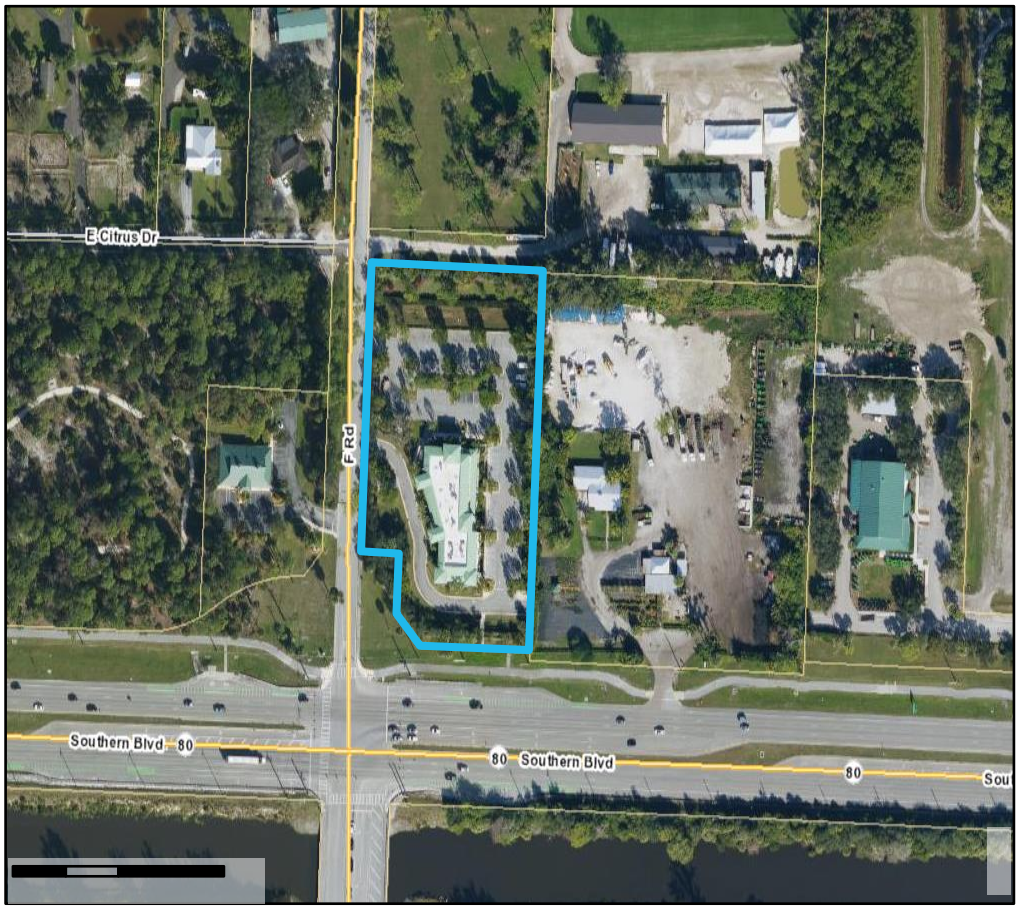


EXHIBIT B – APPLICATIONS, PLANS, AND PROJECT NARRATIVE

iPLAN & DESIGN

13475 Southern Boulevard, Loxahatchee Groves – Groves Medical Plaza

Site Plan Review and Variance Application

Proposed Modification to Signage

From To Statement

05.26.2026

Code Section Variance Requested: Section 90-040.B.5.b.i

Nature of the Request:

The purpose of this variance request is to allow the replacement of an existing monument sign, referred to as Monument Sign A, which is not currently located at a driveway entrance as required under Section 90-040.B.5.b.i of the current applicable code requirements. The proposal includes installing a new monument sign in its place.

Aside from the proposed sign location, all other signage elements will comply with Article 90 of the code. The proposed improvements are intended to enhance site visibility and improve wayfinding from both Southern Boulevard and F Road, thereby supporting accessibility and the continued success of the medical office facility (see Justification Statement for Variance Responses).

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401 T 561.797.4217
W IPLANANDDESIGN.COM
E IPLANADMIN@IPLANANDDESIGN.COM

Town of Loxahatchee Groves
Universal Planning and Zoning Application

Instructions to Applicant
This application shall be submitted with the required items identified in the Application Matrix.
Separate Applications must be submitted when multiple applications are associated with the same request.
Contact the Community Standards Department at 561-807-6670 for a pre-application submittal meeting.

Please check each relevant application box below:

☐ Annexation	☐ PUD Amendment Major	☒ Variance (Sign)
☐ Comprehensive Plan	☐ Plat Preliminary	☐ Variance
☐ Master Sign Plan Program	☐ Plat Final	☐ Waiver
☐ Planned Unit Development	☐ Similar Use	☐ Zoning Map Amendment
☐ PUD Amendment Minor	☐ Special Exception	☐ Zoning Text Amendment

Other:

☐ Administrative Site Plan Amendment	
☐ Appeal of Administrative Decision	☐ Postponement & Decision Withdrawal
☐ Extension of Time	☐ Pre-application meeting

Project Name Groves Medical Plaza **Agent's Name** Brian Cheguis

Address 823 N Olive Ave City West Palm Beach State FL Zip code 33401

Phone 561.797.4217 Email brian@iplananddesign.com

Owner's Name Michael J. Porter

Address PO Box 2406 City Jupiter State FL Zip code 33469

Phone 561-401-2778 Email portercfo@bellsouth.net

Correspondence Address: *(If different than agent or owner)*

Address _____ City _____State ___ Zip code _____

Phone _____ Email _____

This is the address to which all agendas, letters and other materials will be forwarded.

Project Location & Address 13475 Southern Blvd, Loxahatchee Groves, FL 33470

Parcel Identification Number(s) 41-41-43-33-05-001-0000

Property Size (Square feet/Acres) 158,442 SF / 3.637 AC

Existing Use of Property Medical Office

Proposed Use of Property Medical Office

Existing Future Land Use Designation CLO (Commercial Low Office) / RR10 (Rural Residential)

Proposed Future Land Use Designation CLO (Commercial Low Office) / RR10 (Rural Residential)

Existing Zoning of Property CLO / Class A Conditional Use

Proposed Zoning of Property CLO / Class A Conditional Use

Financial Responsibility Form

The owner understands that all Town-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the Town of Loxahatchee Groves.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the Town incurred during the previous month. The owner and/or designee shall reimburse the Town within thirty (30) days from date of invoice. If payment is not received, the Town may utilize the security deposit for re-imbursement purposes. **All activities related to the pending permit(s) will cease until any outstanding invoices are paid.**

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the Community Standards Department if the name and/or address of the responsible party changes at anytime during the application review process.

Owner signature

3/9/2026
Date

Michael J. Porter
Owner printed name

41-41-43-33-05-001-0000
Property Control Number

DESIGNEE/BILL TO:

Same as above (Owner)

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of March, 2026, by Michael J. Porter. He or she is personally known to me or has produced FL Driver License as identification.

Notary public signature

Chantal Samlal
Printed name

CHANTAL SAMLAL
MY COMMISSION # HH 534163
EXPIRES: July 5, 2028

State of Florida at-large

My Commission expires: 07/05/2028

Agent Authorization Form

I hereby give AUTHORIZATION to Brian Cheguis to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions, which may arise as part of the approval of this application for the proposed use of Variance (Signage)

Applicant Information

Signature _____ Print Name Michael J. Porter

Address PO Box 2406 City Jupiter State FL Zip 33469

Agent Information:

Signature _____ Print Name Brian Cheguis

Address 823 North Olive Ave. City West Palm Beach State FL Zip 33401

Notary Public Information:

The foregoing instrument was acknowledged before me this 9 day of March 2026 by Michael J. Porter Name of person acknowledging. He or she is personally known to me, or who has produced FL Driver License as identification (type of identification and did or did not take an oath (circle correct response).

Signature of Notary Public _____ Print Name Chantal Samlal

Notary Public State of FLORIDA County of Palm Beach

Commission Number HH 534163 Commission Expires 07/05/2028

Notary Seal or Stamp

CHANTAL SAMLAL
MY COMMISSION # HH 534163
EXPIRES: July 5, 2028

Town of Loxahatchee Groves
Community Development Department

Owner's Authorization: Each petition must bear the signatures of all owners of property in the petitioned area. **A letter of authorization allowing a person other than the owner to sign or represent such a petition must be attached to and accompany said petition.**

Signature of Owner(s) of Record _____ Print Name Michael J. Porter

Signature of Applicant or Agent _____ Print Name Brian Cheguis

Sworn to and subscribed before me this 9 **day of** March **20**26

By Michael J. Porter **who is personally known to me, or who has**

produced FL Drivers License **as identification.**

Signature of Notary Public _____ Print Name Chantal Samlal

Notary Public State of Florida County of Palm Beach

Commission Number HH534163 Commission Expires 07/05/2028

Notary Seal _____

NOTARY PUBLIC STATE OF FLORIDA
CHANTAL SAMLAL
MY COMMISSION # HH 534163
EXPIRES: July 5, 2028

(Print, Type, or Stamp Commissioned Name of Notary Public)

Agent Authorization Form

I hereby give AUTHORIZATION to Brian Cheguis to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions, which may arise as part of the approval of this application for the proposed use of Variance (Signage)

Applicant Information

Signature *Submitted Separately Print Name Michael J. Porter

Address PO Box 2406 City Jupiter State FL Zip 33469

Agent Information:

Signature [signature] Print Name Brian Cheguis

Address 823 North Olive Ave. City West Palm Beach State FL Zip 33401

Notary Public Information:

The foregoing instrument was acknowledged before me this 9th day of March

2026 by Brian Cheguis Name of person acknowledging. He or she is personally known to me, or who has produced _____ as identification (type of identification and did or did not take an oath (circle correct response).

Signature of Notary Public Tabetha Day Print Name Tabetha Day

Notary Public State of Florida County of Palm Beach

Commission Number HH 484604 Commission Expires 3/15/2028

Notary Seal or Stamp

Notary Public State of Florida
Tabetha Day
My Commission HH 484604
Expires 3/15/2028

CFN 20060393376
OR BK 20561 PG 0741
RECORDED 07/05/2006 12:12:32
Palm Beach County, Florida
AMT 1,650,000.00
Doc Stamp 11,550.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0741 - 744; (4pgs)

(6)

PREPARED BY:
Drake M. Batchelder, Esq.
AKERMAN, SENTERFITT & EIDSON, P. A.
350 E. LAS OLAS BOULEVARD
SUITE 1600
FORT LAUDERDALE, FL 33301

Tax ID No. 00414317019050040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of June 2006, by and between **SOUTHERN DEVELOPMENT SERVICES, INC., a Florida corporation,** whose post office address is 1120 S. Federal Highway, Suite 200, Delray Beach, FL, 33483 as Grantor, to **GROVES MEDICAL PLAZA, LLC, a Florida limited liability company,** whose post office address is 250 South Australian Ave., Suite 1100, West Palm Beach, FL 33401, as Grantee, party of the second party.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed unto Grantee and Grantee's heirs and assigns forever, all that certain land situate in Palm Beach County, Florida, to wit:

See attached Exhibit "A" and by this reference, made a part hereof

hereinafter referred to as the "Property".

Subject to those matters listed on the Permitted Exceptions attached as Exhibit "B", and zoning ordinances.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby warrants the title to the Property and covenants with Grantee that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print name Linda Irvin

Print name VIRGINIA HASLETT

SOUTHERN DEVELOPMENT SERVICES, INC.
a Florida corporation

By: James A. Zengage
James A. Zengage, President

{FT326037;1}

4 pgs 36.10
Doc Stamps 11,550
11,586.10

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 16 day of June, 2006 by **James A. Zengage, as President of SOUTHERN DEVELOPMENT SERVICES, INC., a Florida corporation**, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

LINDA IRVIN
MY COMMISSION # DD 350194
EXPIRES: September 1, 2008
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)

EXHIBIT "A"

The South 700 feet of the West 310 feet of that part of Tract 5, Block K, lying North of State Road 80, Replat of Loxahatchee Groves Subdivision, Section 33, Township 43 South, Range 41 East, recorded in Plat Book 12, page 29, public records of Palm Beach County, Florida.

Less and except that portion acquired by the Order of Taking recorded in O.R. Book 5444, Page 1644, described as follows:

That part of Tract 5 in Block K of LOXAHATCHEE GROVES, according to the plat thereof, as recorded in Plat Book 12, Page 29 of the Public Records in Palm Beach County, Florida, said part being more particularly described as follows:

Commence at the Northwest corner of Section 33, Township 43 South, Range 41 East; thence S 01°22'50" W along the West line of said Section 33 a distance of 3524.15 feet to the Baseline of Survey for State Road 80; thence S 88°26'59" E a distance of 197.34 feet; thence S 88°29'13" E a distance of 2418.09 feet; thence N 01°30'47" E a distance of 50.00 feet to the Northerly Existing Right of Way for State Road 80 and the POINT OF BEGINNING; thence N 02°15'12" E a distance of 267.84 feet; thence S 87°44'48" E a distance of 76.00 feet; thence S 02°15'12" W a distance of 111.84 feet; thence S 43°07'00" E a distance of 49.18 feet; thence S 88°29'13" E a distance of 198.61 feet; thence S 02°14'53" W a distance of 120.01 feet to the Northerly Existing Right of Way for State Road 80; thence N 88°29'13" W a distance of 309.68 feet to the POINT OF BEGINNING.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year **2006** and subsequent years, which are not yet due and payable.

2. Reservations, restrictions and easements contained on the Plat of Replat of Loxahatchee District Subdivision, Loxahatchee Groves, as recorded in Plat Book 12, Page(s) 29, Public Records of Palm Beach County, Florida.

3. Judgment in re: Boundary Lines of Loxahatchee Sub-Drainage District recorded in O.R. Book 1864, Page 662, Public Records of Palm Beach County, Florida.

4. Oil and Mineral Rights contained in Deed recorded in Deed Book 1098, Page 133, as affected by Assignments recorded in O.R. Book 1635, Page 634; O.R. Book 2391, Page 153 and O.R. Book 2394, Page 1347, Public Records of Palm Beach County, Florida without right of entry.

5. Agreement between F Road, Inc. and Village of Royal Palm Beach as recorded in O.R. Book 6883, Page 1150, Public Records of Palm Beach County, Florida.

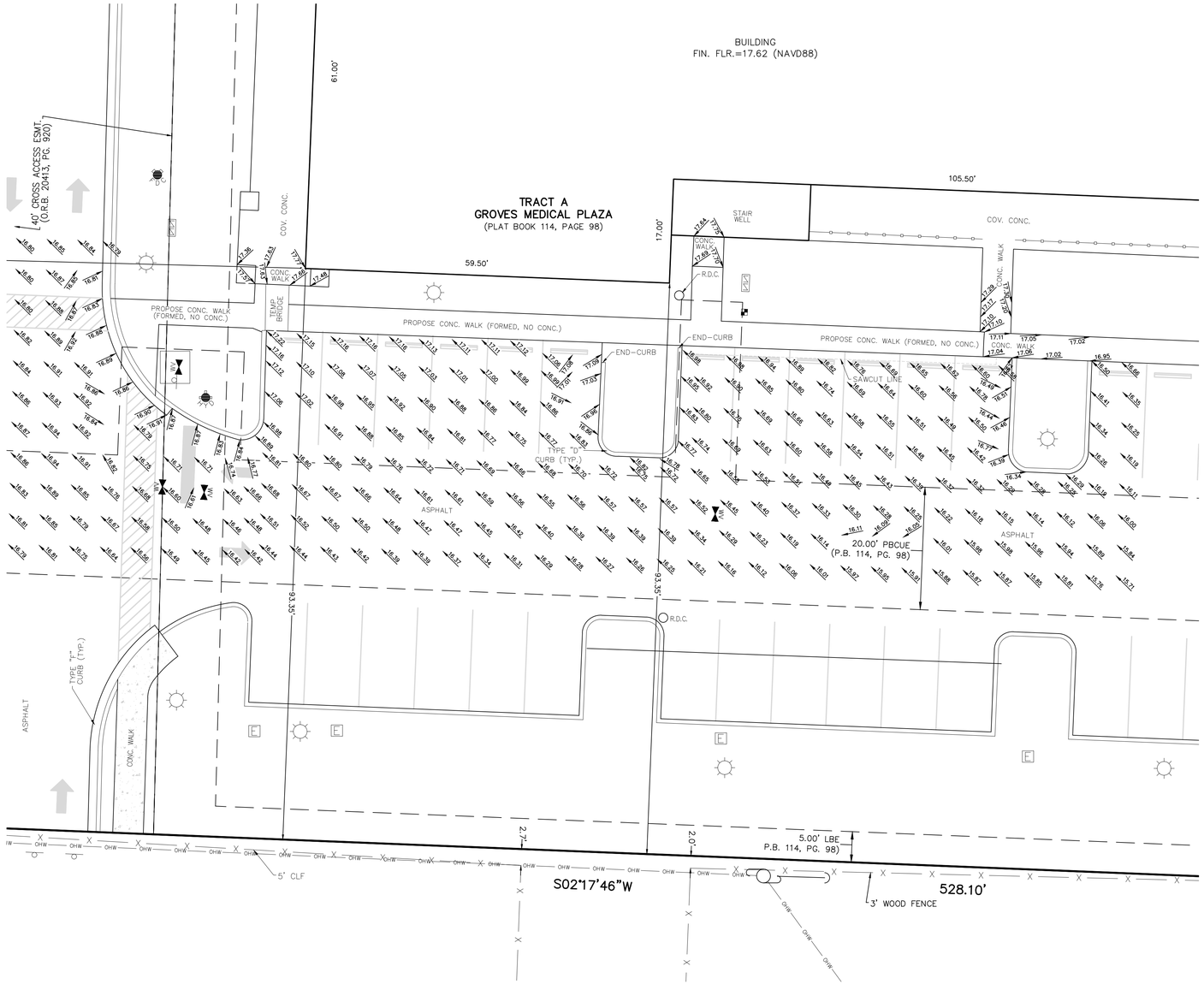
6. Cross Access Easement as recorded in O.R. Book 20413, Page 0920, Public Records of Palm Beach County, Florida.

NORTH

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 INCH = 10 FEET



LEGEND NOTES

A/C – AIR CONDITIONER
C.O. – CLEANOUT
CONC. – CONCRETE
COV. – COVERED
ESMT. – EASEMENT
FIN. – FINISHED
FLR. – FLOOR
LBE – LANDSCAPE BUFFER EASEMENT
NAVD88 – NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
PG. – PAGE
R.D.C. – ROOF DRAIN CLEANOUT
– STORM MANHOLE
– SANITARY MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CONCRETE MITERED END STRUCTURE
– CATCH BASIN INLET
OHW – ELECTRICAL WIRES OVERHEAD
– LIGHT POLE
– ELECTRIC HAND HOLE
– TRAFFIC SIGN
– DOUBLE DETECTOR CHECK VALVE
– WATER VALVE
– FIRE DEPARTMENT CONNECTION
– FIRE HYDRANT
– WATER METER
– EXISTING ELEVATION

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FUND; FILE NUMBER 06-2014-106997; DATED SEPTEMBER 24, 2014 AT 11:00 P.M.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF SAID PLAT BEARING N02°17'46"E, AS RECORDED IN PLAT BOOK 114, PAGE 98. BEARING N.02°17'46"E.
6. THE "DESCRIPTION" SHOWN HEREON WAS PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "FIDEL", LOCATED AT THE NW CORNER OF SOUTHERN BLVD. (S.R. 80) AND ROYAL PALM BEACH BLVD., ELEVATION 19.183 NAVD88
   CONVERSION: [PUBLISHED 20.662 (NGVD29) – 1.479' = 19.183 (NAVD88)]
10. PROPERTY ADDRESS: 13475 SOUTHERN BOULEVARD, LOXAHATCHEE GROVES, FL

DESCRIPTION:

A PORTION OF TRACT "A", "GROVES MEDICAL PLAZA" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 98 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

CONTAINING 149,427 SQUARE FEET OR 3.43 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 5, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

	DATE	BY
REVISIONS		
FILE NAME 4165-SUR-FINAL-2.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

TRACT "A"
"GROVES MEDICAL PLAZA"
SPECIFIC PURPOSE SURVEY

DATE	9/13/13
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

Digitally signed by David Lindley
Date: 2025.09.09 07:40:14 -04'00'
Adobe Acrobat Version: 2025.001.20643

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB	#4165-5
SHT.NO.	1
	OF 1 SHEETS

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470
Phone: 561.807.6675 Fax: 561.793.2420
www.loxahatcheegrovesfl.gov

UTILITIES EASEMENT CONSENT FORM

Fill out the form and sign then send the form to **each Utility Department** Please include Survey

Comcast Cable	**Fax: 561.454.5899** **Email: Daniel_Tiburcio2@comcast.com** **Tel: 561.815.6659**
AT&T	**Email: G44448@att.com** **Please be sure to type the following information in the subject line: Easement, Customer Address & City**
FP&L	**Tel: 561.616.1657 / 561.616.1601** **Email: DCP-Group.SharedMailbox@NextEraEnergy.com**
Florida Public Utilities	**Fax: 561.838.1769** **Tel: 561.838.1817** **Email: Engineering-wpb@fpuc.com**

I am the record title holder of property located at 13475 Southern Boulevard

I propose to apply for a permit from The Town of Loxahatchee Groves to construct or install a Monument Sign in the Utilty easement on my property. The legal description of this property is LOT: Tract 5 BLOCK: K SUBDIVISION: Loxahatchee Groves - Section 33 Township 43 South, Range 41 East.

In the event your company has no objections to this improvement, please complete this form. I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above referenced improvement and that any removal or replacement of this improvement necessary for your use or access of this easement will be done at the expense of the property owner or their successors in interest.

PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE: _____

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: AT&T

By: Cassandra Hendrix

Title: Engineering Assistant

Date: 1/5/26

Please return this form to the applicant for submittal with the application

AT&T Florida
Construction & Engineering
120 N K St
Lake Worth, FL 33460

T: 561-540-1068
F: 561-272-8695

January 12, 2026

Alexis Sangeleer.
Senior Land Planner
iPlan & Design, LLC
823 N. Olive Avenue
West Palm Beach, FL 33401

Re: 13475 Southern Boulevard – Site Plan Review – Proposed Modification to Signage
AT&T Availability of Services and Easement Review Request

Dear Mrs. Alexis Sangleer:

In response to your inquiry, this letter shall serve as notice that AT&T Florida has NO objection to the above improvement project as long as the existing cables are not removed or damaged. Please make sure to call locates before digging, we show cables that feed the building in the utility easement. If you have any additional questions, please let me know.

Cordially,

Johnny Regis
SR SPECIALIST-OSP DESIGN ENGINEER
Wireline Access – Construction & Engineering SE

AT&T
120 N K ST, Lake Worth, Fl 33460
O: 561-540-1068
M: 561-706-7913 | jr8413@att.com

Proud Sponsor of the U.S. Olympic Team

Town of Loxahatchee Groves
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Phone: 561.807.6675 Fax: 561.793.2420
www.loxahatcheegrovesfl.gov

UTILITIES EASEMENT CONSENT FORM

Fill out the form and sign then send the form to **each Utility Department** Please include Survey

Comcast Cable	**Fax: 561.454.5899** **Email: Daniel_Tiburcio2@comcast.com** **Tel: 561.815.6659**
AT&T	**Email: G44448@att.com** **Please be sure to type the following information in the subject line: Easement, Customer Address & City**
FP&L	**Tel: 561.616.1657 / 561.616.1601** **Email: DCP-Group.SharedMailbox@NextEraEnergy.com**
Florida Public Utilities	**Fax: 561.838.1769** **Tel: 561.838.1817** **Email: Engineering-wpb@fpuc.com**

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PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE: _____

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: Florida Power & Light Co.

By: _____

Title: Engineer II

Date: 01/05/2026

Please return this form to the applicant for submittal with the application

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470
Phone: 561.807.6675 Fax: 561.793.2420
www.loxahatcheegrovesfl.gov

UTILITIES EASEMENT CONSENT FORM

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PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE: _____

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: FPUC

By: F. VANLEEUWEN F. Van Leeuwen

Title: Engineeering Supervisor

Date: 01/02/2026

Please return this form to the applicant for submittal with the application

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470
Phone: 561.807.6675 Fax: 561.793.2420
www.loxahatcheegrovesfl.gov

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PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE:

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

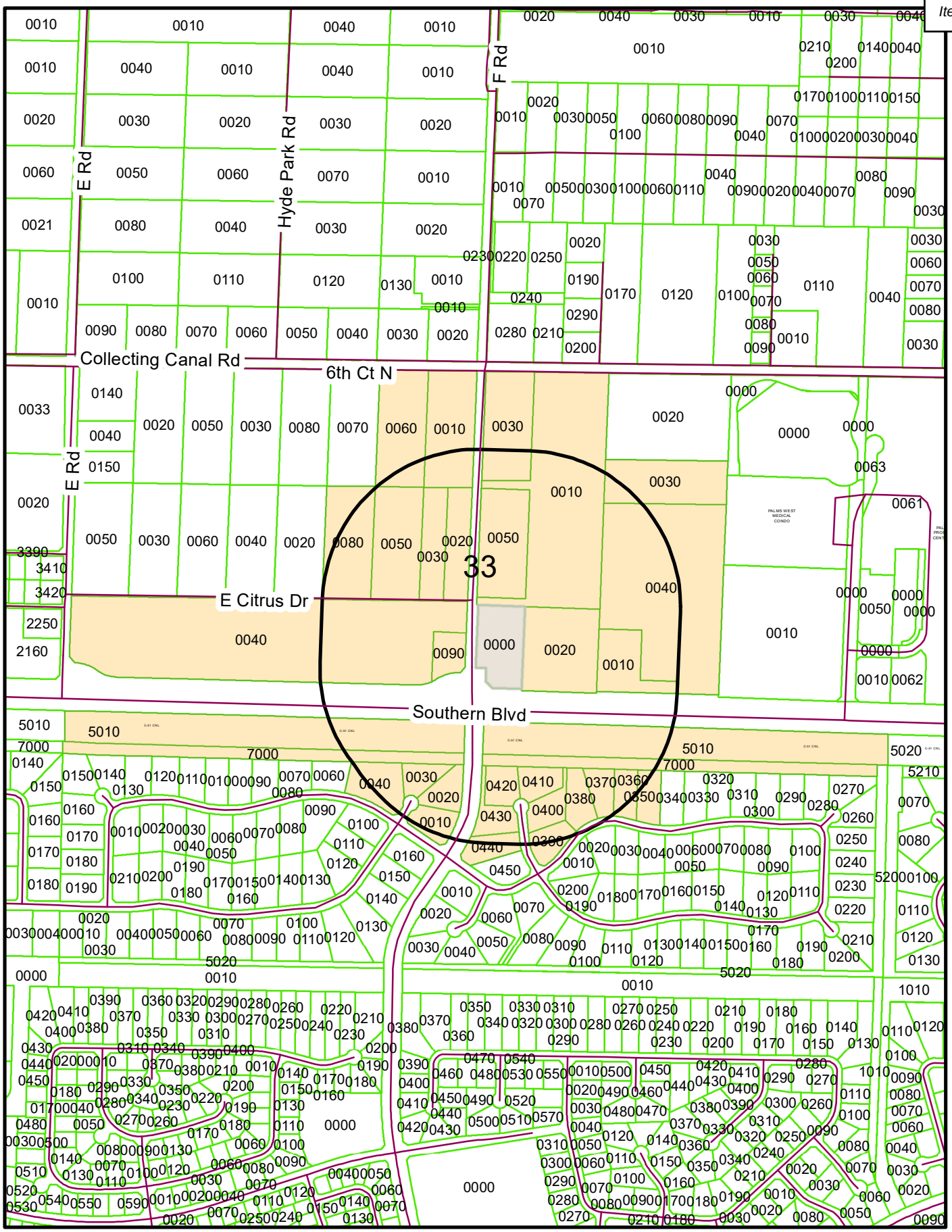
Name of easement holder: COMCAST CABLE

By: Daniel Tiburcio

Title: CONSTRUCTION SPECIALIST 2

Date: 01/02/2025

Please return this form to the applicant for submittal with the application



Dorothy Jacks, CFA
Palm Beach County
Property Appraiser

Location: Downtown Service Center

0 175 350 700 1,050 1,400 Feet

Map Scale

Notes:

Produced on: 3/6/2026

Key

Selected Parcels 100 300 500

Others 200 400

Property Appraiser GIS - Property Detail list by parcel control number

Buffer:

41414333050010000	Acres	3.43	Sales instr		MTG		GRO
GROVES MEDICAL PLAZA LLC	Value $	3,875,000.00	Price $		PUSE	MEDICAL OFFICE- BUILDING UP	TR A
PO BOX 2406	Taxbl $	3,875,000.00	Date		TaxDist	41486	
	Bldg $	0.00	Book				
JUPITER FL 33468 2406	Land $	0.00	Page		NAV		

Buffer: 1000

00414317019040040	Acres	18.91	Sales instr	WD	MTG		LOX
PALMS WEST HOSPITAL LIMITED PARTNERSHIP	Value $	6,053,247.00	Price $	3,787,205.00	PUSE	VACANT COMMERCIAL LAND	TR 4
PO BOX 80610	Taxbl $	4,529,800.00	Date	9/6/2005 12:(	TaxDist	00196	401.
	Bldg $	0.00	Book	19231			
INDIANAPOLIS IN 46280 0610	Land $	6,053,247.00	Page	919	NAV		

00414333000005010	Acres	24.25	Sales instr		MTG		33-4
SOUTH FLA WATER MGMT DIST	Value $	7,276.00	Price $		PUSE	RIVER/LAKES	
3301 GUN CLUB RD	Taxbl $	0.00	Date		TaxDist	00196	
	Bldg $	0.00	Book				
WEST PALM BEACH FL 33406 3089	Land $	7,276.00	Page		NAV		

41414317019040010	Acres	3.01	Sales instr	WD	MTG		LOX
EVERGLADES FARM EQUIP CO	Value $	3,036,894.00	Price $	1,430,000.00	PUSE	AUTO SALES	SLY
PO BOX 910	Taxbl $	2,971,592.00	Date	9/1/1999 12:(	TaxDist	41486	523.
	Bldg $	969,643.00	Book	11390			
BELLE GLADE FL 33430 0910	Land $	2,067,251.00	Page	1934	NAV		

41414317019040030	Acres	5.00	Sales instr	WD	MTG		LOX
VINCEREMOS RIDING CENTER INC	Value $	165,825.00	Price $	10.00	PUSE	ORPHNG/NON-PROF	BLK
13300 6TH CT N	Taxbl $	0.00	Date	10/13/2010 1	TaxDist	41486	
	Bldg $	0.00	Book	24149			
LOXAHATCHEE FL 33470 4901	Land $	165,825.00	Page	1376	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

41414317019050010	Acres	17.40	Sales instr	WD	MTG		LOX
150 F ROAD LLC	Value $	1,528,833.00	Price $	4,500,000.00	PUSE	AG Classification EQUESTRIAN	FT C
13501 S SHORE BLVD STE 103	Taxbl $	326,710.00	Date	3/31/2022 12	TaxDist	41486	CO I
	Bldg $	171,850.00	Book	33509			
WELLINGTON FL 33414 7211	Land $	1,356,983.00	Page	155	NAV		
41414317019050020	Acres	6.12	Sales instr	QC	MTG		LOX
MARRON ROSA A	Value $	2,222,542.00	Price $	1.00	PUSE	AG Classification ORN/MISC AGR	5 (LI
12788 FOREST HILL BLVD # 1001	Taxbl $	1,726,443.00	Date	6/24/2022 12	TaxDist	41486	
	Bldg $	152,158.00	Book	33683			
WELLINGTON FL 33414 4780	Land $	2,070,384.00	Page	565	NAV		
41414317019050030	Acres	5.00	Sales instr	WD	MTG		LOX
MCMAHON REAL ESTATE IV LP	Value $	1,394,145.00	Price $	1,750,000.00	PUSE	AG Classification EQUESTRIAN	BLK
176 SPYGLASS LN	Taxbl $	848,034.00	Date	11/2/2021 12	TaxDist	41486	
	Bldg $	935,395.00	Book	33403			
JUPITER FL 33477 4037	Land $	458,750.00	Page	106	NAV		
41414317019050050	Acres	4.98	Sales instr	WD	MTG		LOX
PBP INVESTMENTS LLC	Value $	607,560.00	Price $	497,425.00	PUSE	VACANT	FT C
8333 NW 53RD ST STE 450	Taxbl $	457,160.00	Date	6/12/2014 12	TaxDist	41486	
	Bldg $	0.00	Book	26862			
DORAL FL 33166 4837	Land $	607,560.00	Page	60	NAV		
41414317019060010	Acres	5.22	Sales instr	WD	MTG		LOX
SMITH RONALD O &	Value $	1,140,101.00	Price $	1,325,000.00	PUSE	AG Classification ORN/MISC AGR	TR 6
13528 6TH CT N	Taxbl $	934,591.00	Date	2/27/2022 12	TaxDist	41486	
	Bldg $	661,165.00	Book	33337			
LOXAHATCHEE FL 33470 4902	Land $	478,936.00	Page	1454	NAV		
41414317019060020	Acres	2.61	Sales instr	WD	MTG		LOX
ROBINSON ISAIAH &	Value $	758,159.00	Price $	870,000.00	PUSE	AG Classification EQUESTRIAN	N 14
117 SOUND RD	Taxbl $	519,518.00	Date	3/1/2021 12:(	TaxDist	41486	
	Bldg $	439,739.00	Book	32255			
WADING RIVER NY 11792 1032	Land $	318,420.00	Page	484	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

41414317019060030	Acres	2.61	Sales instr	WD	MTG		LOX
STEPHENS JULIA &	Value $	689,027.00	Price $	755,000.00	PUSE	SINGLE FAMILY	OF S
13557 E CITRUS DR	Taxbl $	201,918.00	Date	9/7/2021 12:(	TaxDist	41486	
	Bldg $	370,607.00	Book	32862			
LOXAHATCHEE FL 33470 4878	Land $	318,420.00	Page	1601	NAV		
41414317019060040	Acres	28.79	Sales instr		MTG		LOX
PALM BEACH COUNTY	Value $	6,671,283.00	Price $		PUSE	FOREST/PK/REC	TR 6
2633 VISTA PKWY	Taxbl $	0.00	Date		TaxDist	41486	322.
	Bldg $	49,951.00	Book				
WEST PALM BEACH FL 33411 5613	Land $	6,621,332.00	Page		NAV		
41414317019060050	Acres	5.21	Sales instr	WD	MTG		LOX
CACIOPPO MICHAEL L &	Value $	1,579,267.00	Price $	677,000.00	PUSE	AG Classification EQUESTRIAN	311.
13593 E CITRUS DR	Taxbl $	949,373.00	Date	6/1/2017 12:(	TaxDist	41486	
	Bldg $	1,101,249.00	Book	29126			
LOXAHATCHEE FL 33470 4878	Land $	478,018.00	Page	1499	NAV		
41414317019060060	Acres	5.22	Sales instr	WD	MTG		LOX
SHIPP BRYAN C &	Value $	701,630.00	Price $	379,000.00	PUSE	SINGLE FAMILY	483.
13596 6TH CT N	Taxbl $	552,064.00	Date	3/26/2021 12	TaxDist	41486	
	Bldg $	222,694.00	Book	32335			
LOXAHATCHEE FL 33470 4902	Land $	478,936.00	Page	1655	NAV		
41414317019060080	Acres	5.21	Sales instr	WD	MTG		LOX
REAGAN BOBBIE H	Value $	849,271.00	Price $	260,000.00	PUSE	SINGLE FAMILY	148(
13667 E CITRUS DR	Taxbl $	404,341.00	Date	6/26/2000 12	TaxDist	41486	OF T
	Bldg $	371,253.00	Book	11881			
LOXAHATCHEE FL 33470 4878	Land $	478,018.00	Page	1001	NAV		
41414317019060090	Acres	1.32	Sales instr	CO	MTG		LOX
LOXAHATCHEE GROVES TOWN OF	Value $	915,455.00	Price $	0.00	PUSE	MUNICIPAL	SLY
155 F RD	Taxbl $	0.00	Date	2/3/2015 12:(	TaxDist	41486	SOU
	Bldg $	592,692.00	Book	27437			
LOXAHATCHEE GROVES FL 33470 4949	Land $	322,763.00	Page	1574	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

73414333000007000	Acres	8.80	Sales instr	WD	MTG			33-4
ACME IMPROVEMENT DIST	Value $	2,639.00	Price $	10.00	PUSE	DISTRICTS		OF V
12300 FOREST HILL BLVD	Taxbl $	0.00	Date	7/16/1990 12	TaxDist	73486		
	Bldg $	0.00	Book	6649				
WELLINGTON FL 33414 5785	Land $	2,639.00	Page	268	NAV			
73414333010020350	Acres	1.17	Sales instr	RD	MTG			PINE
NIEMELA BRANDON &	Value $	784,910.00	Price $	905,000.00	PUSE	SINGLE FAMILY		
13365 DOUBLETREE CIR	Taxbl $	784,910.00	Date	9/24/2024 12	TaxDist	73486		
	Bldg $	333,680.00	Book	35304				
WELLINGTON FL 33414 4012	Land $	451,230.00	Page	1838	NAV			
73414333010020360	Acres	1.07	Sales instr	WD	MTG			PINE
SKIVINGTON JOSHUA L &	Value $	1,060,242.00	Price $	1,200,000.00	PUSE	SINGLE FAMILY		
13377 DOUBLETREE CIR	Taxbl $	713,050.00	Date	1/29/2024 12	TaxDist	73486		
	Bldg $	617,962.00	Book	34808				
WELLINGTON FL 33414 4012	Land $	442,280.00	Page	893	NAV			
73414333010020370	Acres	1.09	Sales instr	WD	MTG			PINE
KANE TERRENCE E &	Value $	1,107,115.00	Price $	810,000.00	PUSE	SINGLE FAMILY		
13387 DOUBLETREE CIR	Taxbl $	627,566.00	Date	6/19/2019 12	TaxDist	73486		
	Bldg $	663,319.00	Book	30700				
WELLINGTON FL 33414 4012	Land $	443,796.00	Page	981	NAV			
73414333010020380	Acres	1.32	Sales instr	WD	MTG			PINE
MOORE FAMILY TRUST	Value $	1,029,160.00	Price $	1,250,000.00	PUSE	SINGLE FAMILY		
420 VIA DEL REY	Taxbl $	1,029,160.00	Date	9/9/2024 12:(	TaxDist	73486		
	Bldg $	565,346.00	Book	35275				
ALAMO CA 94507 1568	Land $	463,814.00	Page	1611	NAV			
73414333010020390	Acres	1.19	Sales instr	WD	MTG			PINE
FULTON JOHN S &	Value $	1,051,148.00	Price $	10.00	PUSE	SINGLE FAMILY		
13411 DOUBLETREE CIR	Taxbl $	401,547.00	Date	4/28/2015 12	TaxDist	73486		
	Bldg $	598,428.00	Book	27609				
WELLINGTON FL 33414 4040	Land $	452,720.00	Page	1819	NAV			

Property Appraiser GIS - Property Detail list by parcel control number

73414333010020400	Acres	1.23	Sales instr	WD	MTG	PINE
WILLIAMSON JAMES T &	Value $	456,130.00	Price $	290,000.00	PUSE	VACANT
9657 WORSWICK CT	Taxbl $	314,210.00	Date	9/21/2004 12	TaxDist	73486
	Bldg $	0.00	Book	17597		
WELLINGTON FL 33414 6425	Land $	456,130.00	Page	1325	NAV	
73414333010020410	Acres	1.20	Sales instr	WD	MTG	PINE
WPT 82 LLC	Value $	1,245,102.00	Price $	800,000.00	PUSE	SINGLE FAMILY
170 NE 2ND ST UNIT 1862	Taxbl $	1,087,497.00	Date	1/4/2019 12:(	TaxDist	73486
	Bldg $	791,242.00	Book	30349		
BOCA RATON FL 33429 5082	Land $	453,860.00	Page	971	NAV	
73414333010020420	Acres	1.24	Sales instr	WD	MTG	PINE
CALVO JOSE &	Value $	433,764.00	Price $	450,000.00	PUSE	VACANT
105 PRINCESS CT	Taxbl $	433,764.00	Date	5/9/2023 12:(	TaxDist	73486
	Bldg $	0.00	Book	34303		
ROYAL PALM BEACH FL 33411 1571	Land $	433,764.00	Page	382	NAV	
73414333010020430	Acres	1.24	Sales instr	WD	MTG	PINE
PIERRE LOUIS PIERRE M	Value $	1,035,202.00	Price $	530,000.00	PUSE	SINGLE FAMILY
119 MID PINES TER	Taxbl $	529,426.00	Date	2/22/2015 12	TaxDist	73486
	Bldg $	600,741.00	Book	27379		
WELLINGTON FL 33414 4029	Land $	434,461.00	Page	1748	NAV	
73414333010020440	Acres	1.29	Sales instr	QC	MTG	PINE
BEYER ARTHUR &	Value $	1,043,812.00	Price $	10.00	PUSE	SINGLE FAMILY
155 MIDPINES TER	Taxbl $	463,752.00	Date	8/8/2025 12:(	TaxDist	73486
	Bldg $	605,889.00	Book	35936		
WELLINGTON FL 33414 4029	Land $	437,923.00	Page	822	NAV	
73414333010040010	Acres	1.26	Sales instr	WD	MTG	PINE
AEDO LORENZO J &	Value $	1,126,716.00	Price $	510,000.00	PUSE	SINGLE FAMILY
13543 DOUBLETREE TRL	Taxbl $	607,508.00	Date	12/11/2012 1	TaxDist	73486
	Bldg $	691,229.00	Book	25654		
WELLINGTON FL 33414 4016	Land $	435,487.00	Page	1479	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

73414333010040020	Acres	1.25	Sales instr	WD	MTG	PINE
RUSS GARY R &	Value $	756,483.00	Price	$ 470,000.00	PUSE	SINGLE FAMILY
13567 GREENTREE TRL	Taxbl $	606,806.00	Date	6/16/2017 12	TaxDist	73486
	Bldg $	321,300.00	Book	29159		
WELLINGTON FL 33414 4045	Land $	435,183.00	Page	305	NAV	
73414333010040030	Acres	1.06	Sales instr	WD	MTG	PINE
FAIRCLOUGH SONIA	Value $	844,093.00	Price	$ 1.00	PUSE	SINGLE FAMILY
13591 GREENTREE TRL	Taxbl $	434,663.00	Date	9/13/2005 12	TaxDist	73486
	Bldg $	402,889.00	Book	19261		
WELLINGTON FL 33414 4047	Land $	441,204.00	Page	1574	NAV	
73414333010040040	Acres	2.19	Sales instr	QC	MTG	PINE
LEVE DAVID M	Value $	1,168,186.00	Price	$ 10.00	PUSE	SINGLE FAMILY
13615 DOUBLETREE TRL	Taxbl $	594,724.00	Date	12/15/2014 1	TaxDist	73486
	Bldg $	628,070.00	Book	27246		
WELLINGTON FL 33414 4018	Land $	540,116.00	Page	1741	NAV	

PUBSVC
to me, PUBSVC, Brian

8:44 AM (8 minutes ago)

Good morning,

Attached are the requested PDF's.

Jonathon J. Johnson
Facilities Coordinator
Public Services Department
Palm Beach County Property Appraiser's Office
301 N Olive Ave, West Palm Beach, FL 33401
Tel: 561 355-2126 Fax: 561 355-1528
Website: www.pbcpao.gov

We Value What You Value

DOROTHY JACKS CFA, AAS
Palm Beach County Property Appraiser

Recipient of the Certificate of Excellence in Assessment Administration

---

From: Alexis Sangeleer <planner@iplananddesign.com>
Sent: Friday, March 6, 2026 11:04 AM
To: PUBSVC <PA-PUBSVC@pbcpao.gov>
Cc: Brian Cheguis <brian@iplananddesign.com>
Subject: (41-41-43-33-05-001-0000) Loxahatchee Groves - Data Run Request

iPLAN & DESIGN

13475 Southern Blvd, Loxahatchee Groves, FL

Groves Medical Plaza

Variance Application

Location Map

The subject property is located northeast corner of F Road and Southern Boulevard. The site is addressed at 13475 Southern Blvd, Loxahatchee Groves, FL 33470.

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401
T 561.797.4217
W IPLANANDDESIGN.COM
E IPLANADMIN@IPLANANDDESIGN.COM

Item 3.

Property Detail

Location Address : 13475 SOUTHERN BLVD
Municipality : LOXAHATCHEE GROVES
Parcel Control Number : 41-41-43-33-05-001-0000
Subdivision : GROVES MEDICAL PLAZA
Official Records Book/Page : /
Sale Date :
Legal Description : GROVES MEDICAL PLAZA TR A K/A FUTURE DEVELOPMENT

Owner Information

Owner(s)

GROVES MEDICAL PLAZA LLC

Mailing Address

PO BOX 2406
JUPITER FL 33468 2406

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 22047
Acres : 3.43
Property Use Code : 1900—MEDICAL OFFICE- BUILDING UP TO 4 STORIES
Zoning : CLO—COMMERCIAL LOW: OFFICE (41-LOXAHATCHEE GROVES)

Building Details

Structural Details

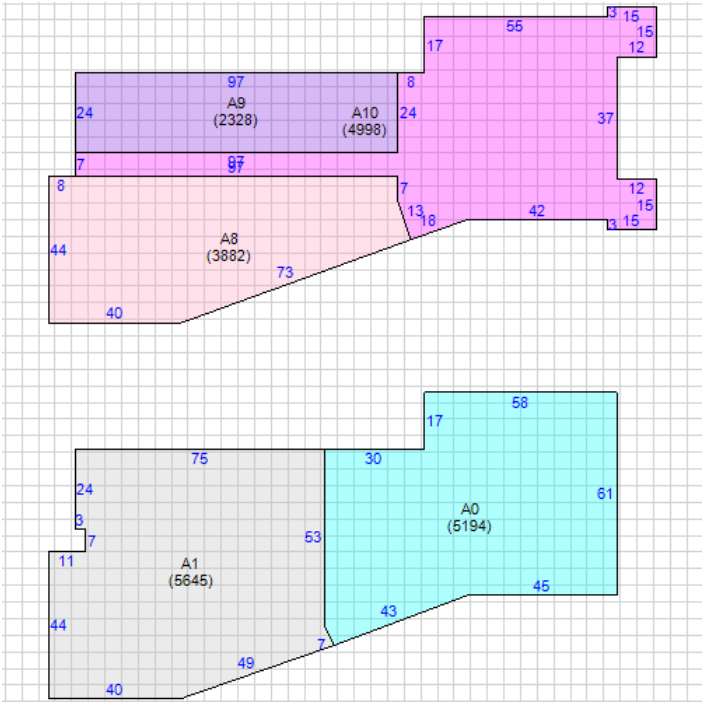
Structural Element for Building 1

Year Built	2015
MEDICAL OFFICE BLDG	22047

Subarea and Square Footage for Building 1

Code Description	square Footage
MEDICAL OFFICE	5194
MEDICAL OFFICE	5645
MEDICAL OFFICE	4998
UNFINISHED OFFICE BASE	3882
UNFINISHED OFFICE BASE	2328
Total Square Footage	22047

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	2015	46074
Paving- Asphalt	2015	739
Walkway-Concrete	2015	1850
Walkway-Concrete	2015	231
Wall	2015	856

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	CLO	3.4302

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Total Market Value	$3,975,000	$3,975,000	$3,750,000	$3,500,000	$3,500,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$3,975,000	$3,975,000	$3,750,000	$3,500,000	$3,500,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,975,000	$3,975,000	$3,750,000	$3,500,000	$3,500,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$76,624	$77,193	$74,393	$71,292	$71,887
NON AD VALOREM	$5,815	$5,618	$5,407	$5,246	$5,141
TOTAL TAX	$82,439	$82,811	$79,800	$76,538	$77,028

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Detail by Entity Name

Florida Limited Liability Company
GEORGE W. FOWLER COMPANY, LLC

Filing Information

Document Number	L06000021042
FEI/EIN Number	20-4392644
Date Filed	02/24/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDED AND RESTATED ARTICLES
Event Date Filed	04/03/2023
Event Effective Date	NONE

Principal Address

304 W RIVERSIDE DR
TEQUESTA, FL 33469

Changed: 04/03/2023

Mailing Address

P.O. BOX 2406
JUPITER, FL 33468

Changed: 04/03/2023

Registered Agent Name & Address

PORTER, MICHAEL J
3248 Cove Road
JUPITER, FL 33469

Name Changed: 04/03/2023

Address Changed: 03/06/2024

Authorized Person(s) Detail

Name & Address

Title MGR

PORTER, DOUGLAS B
304 W Riverside Drive
Tequesta, FL 33469

Title Authorized Member

Porter, Michael
PO Box 2406
Jupiter, FL 33468

Title MGR

William B. Porter Family, LLC
304 W RIVERSIDE DR
TEQUESTA, FL 33469

Annual Reports

Report Year	Filed Date
2024	03/06/2024
2024	03/07/2024
2025	02/23/2025

Document Images

02/23/2025 -- ANNUAL REPORT	View image in PDF format
03/07/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
03/06/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- LC Amended and Restated Art	View image in PDF format
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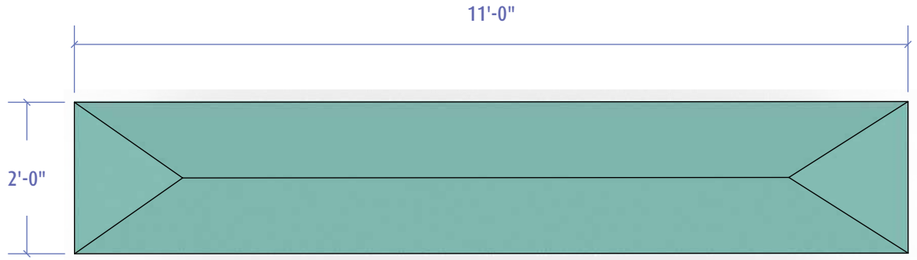
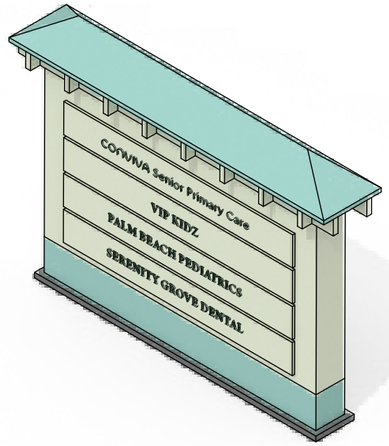
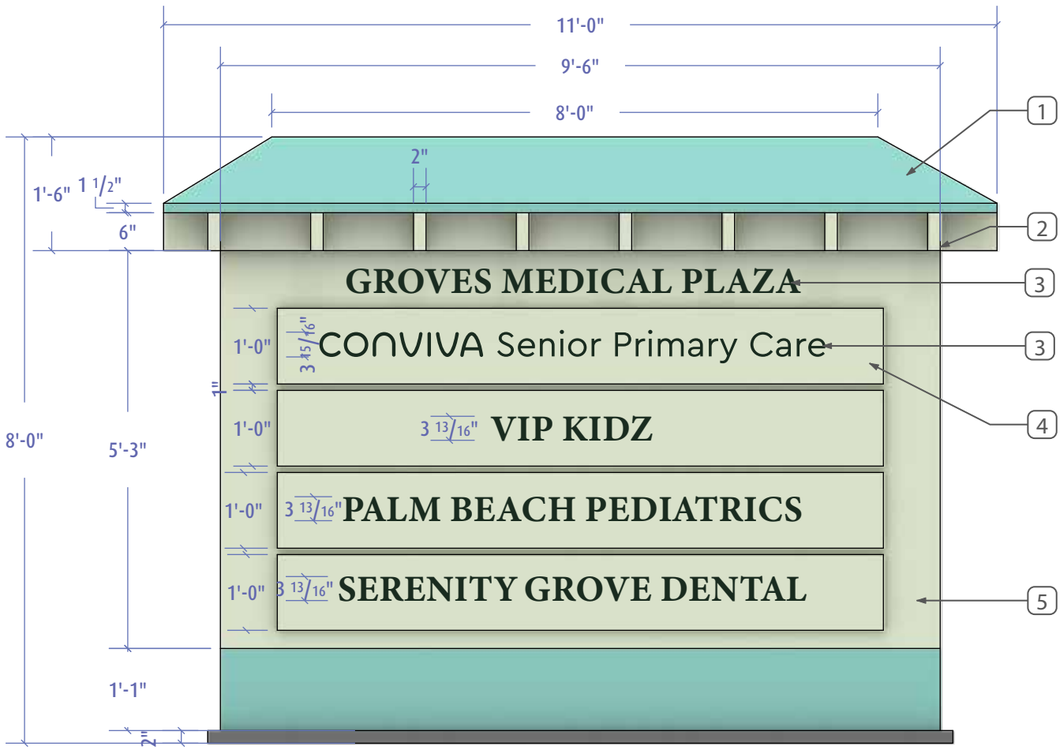
02/14/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
08/11/2008 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

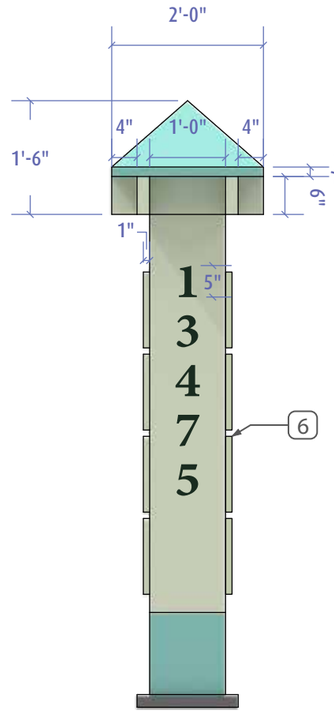


Top View | Scale: 1/2" = 1'-0"





Elevation | Scale: 1/2" = 1'-0"



Side View | Scale: 1/2" = 1'-0"

Detail Descriptions:

1. Fabricated Aluminum Roof.
2. 2" x 6" Aluminum Tube Elements.
3. Vinyl Graphic letters and numbers 3/8"h.
4. 5/16" deep Fabricated Aluminum Pan.
5. Fabricated Aluminum Cabinet

6Cabinets on both sides

Monument ID - WithOUT Logo - MONUMENT A SF: 88 (MONUMENT), SF: 42 (FACE)

MATERIAL DESCRIPTION

Aluminum Cabinet Sign

Item 3.

MATERIAL TYPE	PROCESS
☐ Clear Gloss Acrylic	☐ Screen Print
☐ P95 Matte Acrylic	☐ Flat Bed Digital
☐ Non Glare Acrylic	☐ Vinyl Digital
☐ Photopolymer	☒ Vinyl Graphics
☒ Aluminum	☐ 3D Form

FONTS

N/A

IMAGE COLORS

TBD
TBD
TBD

BACKGROUND COLORS/FINISHES

TBD

CLEAR COAT

☐ Gloss
☐ Matte
☐ Satin
☒ None

MOUNTING

Direct burried.

Legal Notice:

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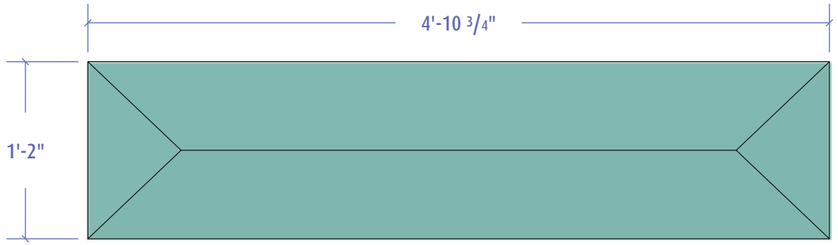
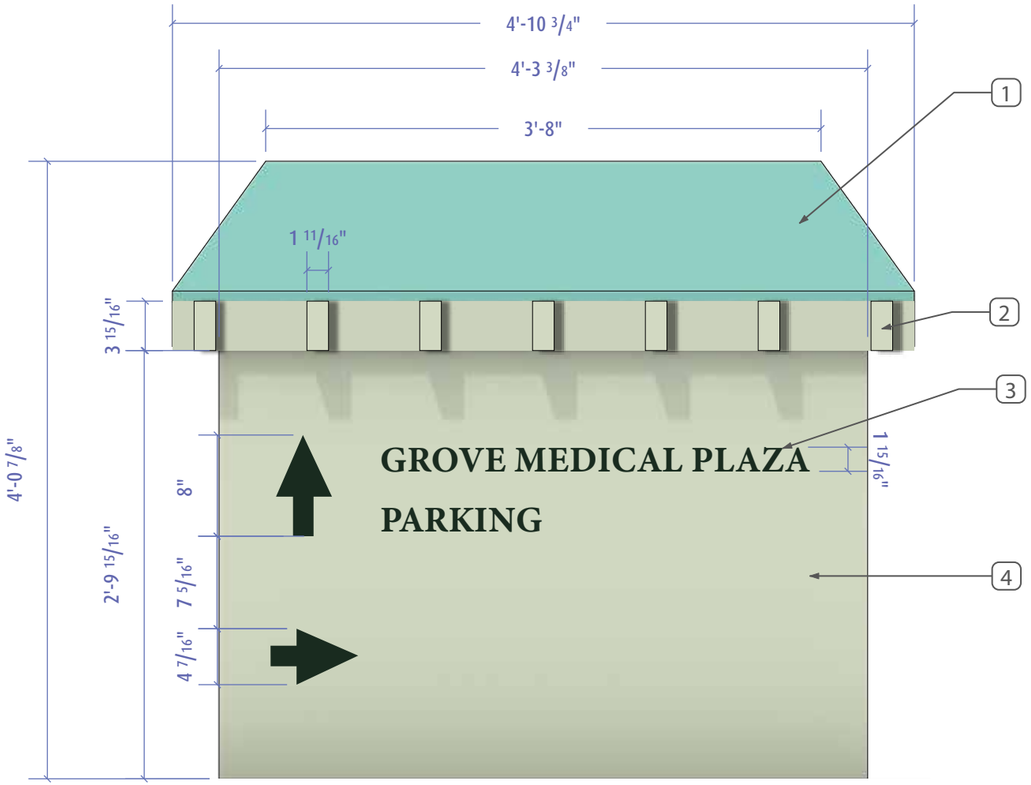
asi Signage Innovations
8181 Jetstar Drive
Suite 110
Dallas, TX 75063
972.915.3800
www.asisignage.com

Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470		Dims revised per request	AG	12.11.25	Projects 2025
Date: 12-11-2025	Project Manager: CA	Dims revised per request	AG	01.13.26	C / Conviva Care Center / FL / LOXAHATCHEE GROVES /
Scale: as noted	Artist: AG	Letter depth added	AC	05.21.26	13475 SOUTHERN BLVD - (WELLINGTON) /
					2 - SHOP DRAWINGS / EXTERIOR / MONUMENT
					Monument A Rev 01-30-26.ai

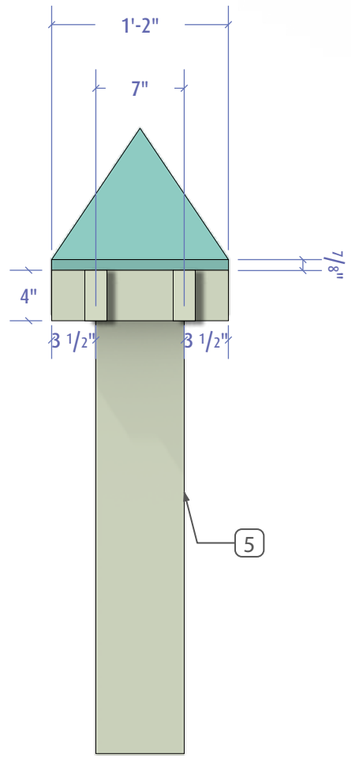
EM-LC



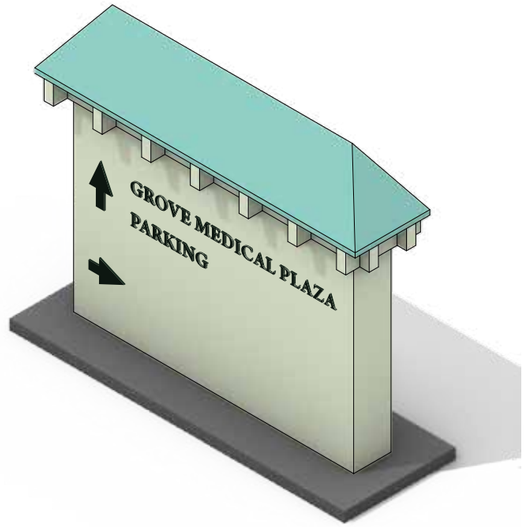
Top View | Scale: 1" = 1'-0"



Elevation | Scale: 1" = 1'-0"



Side View | Scale: 1" = 1'-0"



Detail Descriptions:

1. Fabricated Aluminum Roof.
2. 1-3/4" x 4" Aluminum Tube Elements.
3. Vinyl Graphics/Letters 3/8"th.
4. Fabricated Aluminum Cabinet.
5. Vinyl Graphics on both sides.

Monument ID - MONUMENT B SF: 19.33 (MONUMENT), SF: 11.69 (FACE)

MATERIAL DESCRIPTION

Aluminum Cabinet Sign

MATERIAL TYPE	PROCESS
☐ Clear Gloss Acrylic	☐ Screen Print
☐ P95 Matte Acrylic	☐ Flat Bed Digital
☐ Non Glare Acrylic	☐ Vinyl Digital
☐ Photopolymer	☒ Vinyl Graphics
☒ Aluminum	☐ 3D Form

FONTS

N/A

IMAGE COLORS

- TBD
- TBD
- TBD

BACKGROUND COLORS/FINISHES

- TBD

CLEAR COAT

- ☐ Gloss
- ☐ Matte
- ☐ Satin
- ☒ None

MOUNTING

Direct burried.

Legal Notice:

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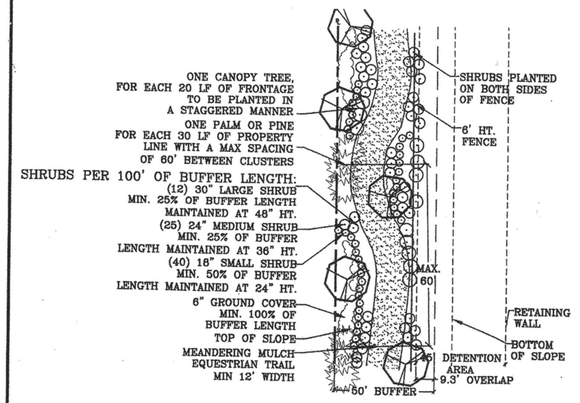
asi Signage Innovations
8181 Jetstar Drive
Suite 110
Dallas, TX 75063
972.915.3800
www.asisignage.com

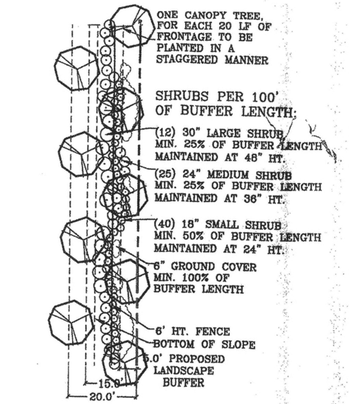
Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470		Dims revised per request	AG	12.11.25	Projects 2025
Date: 12-11-2025	Project Manager: CA	Dims revised per request	AG	01.30.26	C / Conviva Care Center / FL / LOXAHATCHEE GROVES /
Scale: as noted	Artist: AG	Letter depth added	AC	05.21.26	13475 SOUTHERN BLVD - (WELLINGTON) / 2 - SHOP DRAWINGS / EXTERIOR / MONUMENT / Monument B Rev 01-30-26.ai

EM-LC

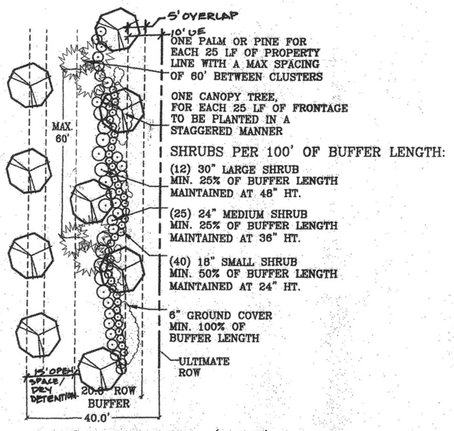
ACCOMMODATION OF A DETENTION SWALE.
NOTE: DUE TO C-51 BASIN REQUIREMENTS, MINIMUM PERIMETER ELEVATION IS EXCEEDED AT SITE PERIMETER. (CALCULATED 25 YEAR-3 DAY;±17.0') THUS, NO BERMING IS REQUIRED.
PER ZONING-LANDSCAPE-STANDARDS CONDITION 2: A MINIMUM OF 75% OF CANOPY TREES TO BE PLANTED IN THE LANDSCAPE BUFFERS SHALL BE NATIVE WITH A MINIMUM 14' HEIGHT AND 7' CANOPY DIAMETER.



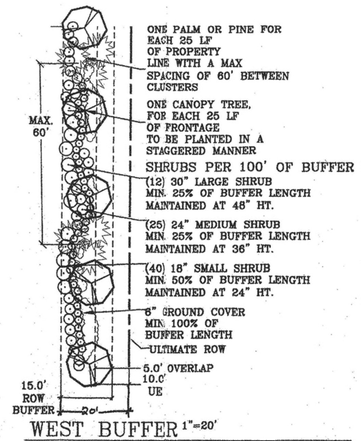
NORTH BUFFER 1"=20'
TYPICAL 100' LENGTH



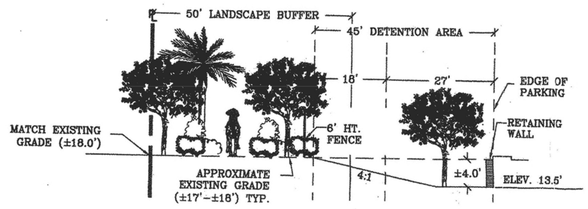
EAST BUFFER 1"=20'
TYPICAL 100' LENGTH



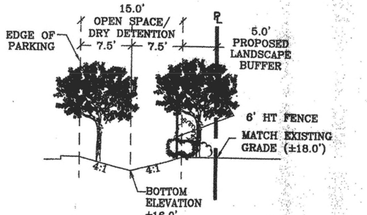
SOUTH BUFFER (ROW) 1"=20'
TYPICAL 100' LENGTH



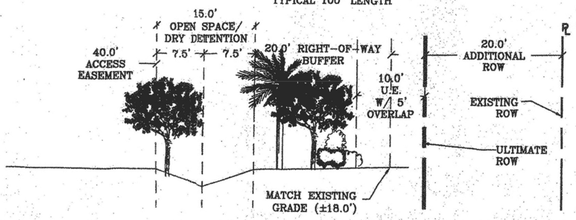
WEST BUFFER 1"=20'
TYPICAL 100' LENGTH



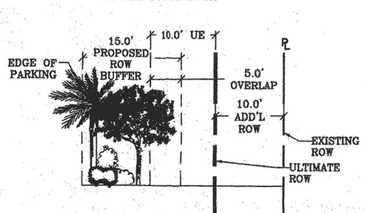
SECTION A-A' NORTH BUFFER 1"=10'
NOTE:PLANT MATERIAL SHALL CREATE A 100% OPAQUE BARRIER.
ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)"



SECTION B-B' EAST BUFFER 1"=10'
SUBJECT OF VARIANCE APPROVAL
NOTE:ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.

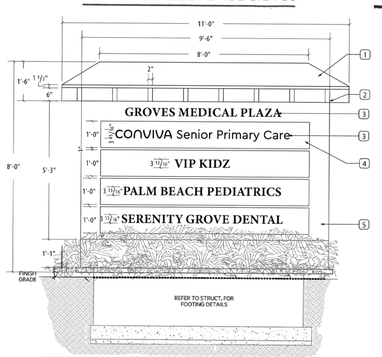


SECTION C-C' SOUTH BUFFER (ROW) 1"=10'
NOTE:ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF SOUTHERN BOULEVARD)"

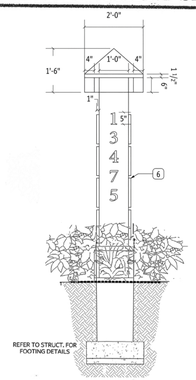


SECTION D-D' WEST BUFFER 1"=10'
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF "F" ROAD)"

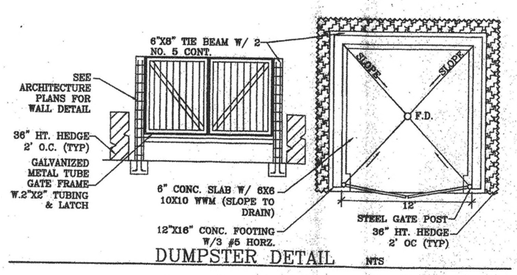
MONUMENT SIGN A



MASTER MONUMENT SIGN A



PRIMARY WALL SIGN

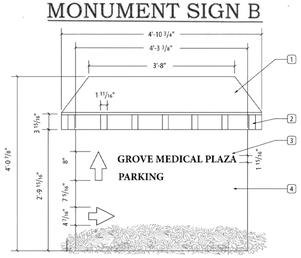


DUMPSTER DETAIL NTS

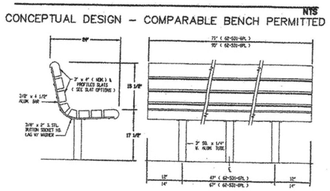
FINAL PLAN APPROVED AT 04/21/2006 DRC

PROJECT NO. 05151-000
91-043
PETITION NO./CONTROL NO:
DATE SUBMITTED: 4/26/2006
EXHIBIT NO: 21 (2 of 2)
SUPERSEDES EXH. 19

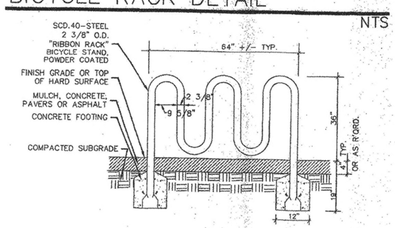
MONUMENT SIGN B



TYP. BENCH DETAIL NTS
CONCEPTUAL DESIGN - COMPARABLE BENCH PERMITTED

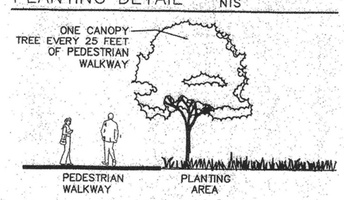


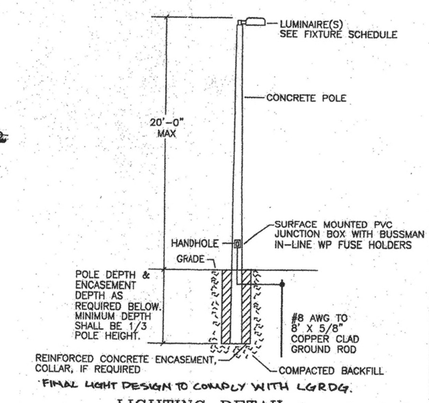
BICYCLE RACK DETAIL NTS



VEGETATION TRACKING # VP06-020

SHADED PEDESTRIAN AREA PLANTING DETAIL NTS





LIGHTING DETAIL NTS

Grove Medical Plaza Reg-Plan (2 of 2)

Landscape Architects / Planners
Kilday & Associates
Landscape Architects / Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
Phone: (561) 689-5522
Fax: (561)689-2592
This Drawing, as an instrument of service, shall remain the property of KILDAY & ASSOCIATES, INC., and shall NOT be reproduced, published or used in any way without the written premission of the same.

PALM BEACH COUNTY, FL

GROVE MEDICAL PLAZA

REGULATING PLAN

Scale:	1"=40'
Date:	3/02/05
Design By:	JLC
Drawn By:	JLC
Check By:	CW
File No.	900.15
Drawing No.	05-04

REVISIONS / SUBMISSIONS
- 4/05/05 - JLC VARIANCE SUBMITTAL
- 4/25/05 - JLC - DRO COMMENTS RESUBMITTAL
- 08/30/05 - JLC - DRO COMMENTS RESUBMITTAL
- 09/19/05 - JLC UTILITY EASEMENT- THW
- 02/15/06 - FDRO SUBMITTAL - JLC
- 04/03/06-FDRO COMMENTS RESUBMITTAL - JLC

REGULATING PLAN

SP-2 of 2

iPLAN & DESIGN

13475 Southern Boulevard, Loxahatchee Groves – Groves Medical Plaza

Monument Sign Along F Road

Variance Justification Statement

06.12.2026

Introduction:

iPlan and Design, LLC, on behalf of GROVES MEDICAL PLAZA LLC (the "Applicant"), respectfully submits this request for a Variance Application to the previously approved Site Plan for the Medical Office Building. This submission is made in accordance with the Town of Loxahatchee Groves Land Development Code and aims to maintain compliance with local regulations while improving the site's functionality and visibility.

Background:

The subject property is located at 13475 Southern Boulevard, at the northeast corner of Southern Boulevard and F Road, within the municipal limits of the Town of Loxahatchee Groves, Florida (PCN: 41-41-43-33-05-001-0000). The site encompasses approximately 3.637 acres (158,442 square feet) and is currently developed with an operational medical office building. The property has a Future Land Use designation of Commercial Low Office (CL-O) and a corresponding zoning designation of Commercial Low Office (CL-O). The proposed minor modifications to the monument signage are associated with an existing approved site plan, which was originally approved by the Palm Beach County Board of County Commissioners on March 26, 2006, in accordance with Palm Beach County regulations. The property is also subject to a Class A Conditional Use Permit granted on January 26, 2006.

Variance Request:

There is currently an existing monument sign located on F Road that was approved as part of the original site plan. However, under the current Zoning and Land Development Code, this sign would not be permitted at its existing location because it is not situated at a driveway entry point, as required by Section 90-040.B.5.b.i. Since the proposed scope of work plan involves the complete replacement of the existing monument sign structure, rather than simply resurfacing or refurbishing the existing sign, approval of a variance is required. The proposed monument sign will be installed in the exact same location as the existing structure. Aside from its nonconforming location, the proposed sign complies with all current monument sign regulations and requirements contained within the applicable code. The following variance responses below address the applicable standards for code compliance to allow the replacement of Monument Sign A.

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401
T 561.797.4217
W IPLANANDDESIGN.COM
E IPLANADMIN@IPLANANDDESIGN.COM

iPLAN & DESIGN

Variance Standard Responses:

That special conditions and circumstances exist which are unique to the property in question, or to the intended use of property, that do not generally apply to other properties in the same zoning district.

Response: Special conditions and circumstances exist that are unique to the subject property due to its location on a corner lot with frontage on two public streets. This configuration creates distinct wayfinding and visibility challenges that do not apply to interior lots within the same zoning district. The proposed second monument sign is necessary to provide clear identification and guidance for vehicles and pedestrians approaching the site from multiple directions, improving access and safety. These conditions are specific to the property's location and are not common to other properties in the district.

That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

Response: The need for Monument Sign A does not result from a self-created hardship, nor from disregard or ignorance of the Code. Instead, it arises directly from the property's unique conditions, including its location on a corner lot with frontage on two public streets but only a single driveway entrance. This configuration creates inherent challenges for wayfinding and visibility for both vehicles and pedestrians approaching from multiple directions. The request for a second monument sign along the street frontage without a driveway is a reasonable response to these site specific conditions and is intended to improve site identification, access, and safety.

That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship.

Response: A literal interpretation of the Code would deprive the applicant of reasonable use of the property by limiting adequate wayfinding for a corner lot with frontage on two public streets. Unlike interior lots, the property must accommodate multiple approach directions. Denial of Monument Sign A would place the property at a disadvantage compared to others in the zoning district and create an unnecessary and undue hardship related to visibility.

That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

Response: The proposed Monument Sign A located not on a driveway entrance represents the minimum variance necessary to provide reasonable wayfinding for the property, given its location on a corner lot with frontage on two public streets and only one driveway entrance. The request is limited in scope and is

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401
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W IPLANANDDESIGN.COM
E IPLANADMIN@IPLANANDDESIGN.COM

intended solely to address visibility challenges. It does not confer any special privilege beyond what is necessary for reasonable use, nor does it provide an advantage not available to other properties in the same zoning district that have similar corner-lot conditions.

That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
Response: Granting the variance to allow Monument Sign A to be located away from a driveway entrance is consistent with the intent of the Code, as it supports safe and effective wayfinding for a corner lot with frontage on two public streets. The proposed sign will enhance visibility without adversely affecting surrounding properties and will not be detrimental to the character of the area or the public welfare.

Conclusion:

In conclusion, the Applicant respectfully requests approval of this Variance Application to permit the proposed monument sign along F Road. The proposed improvement is intended to enhance visibility, improve wayfinding, and support the overall functionality of the site. The requested variance is limited in scope, consistent with the intent of the Town's Sign Code, and compatible with the character of the existing development. The Applicant appreciates the Town's consideration of this request and remains committed to maintaining a high-quality, professionally managed medical office facility that serves the community of Loxahatchee Groves.

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401
T 561.797.4217
W IPLANANDDESIGN.COM
E IPLANADMIN@IPLANANDDESIGN.COM

RESOLUTION NO. 2026-52

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A SITE PLAN AMENDMENT APPLICATION TO APPROVE A MASTER SIGN PLAN AND MODIFICATIONS TO AN EXISTING MONUMENT SIGN ALONG SOUTHERN BLVD. FOR THE GROVES MEDICAL PLAZA, CONSISTING OF APPROXIMATELY 3.43 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "F" ROAD, MORE SPECIFICALLY LOCATED AT 13475 SOUTHERN BLVD.; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, a Site Plan Amendment Application and a Master Sign Plan Application have been submitted to the Town of Loxahatchee Groves (the "Town") by Groves Medical Plaza LLC (the "Applicant") seeking approval to modify an existing monument sign along Southern Blvd and approval of a Master Sign Plan for the Groves Medical Plaza located at 13475 Southern Blvd (Subject Property); and

WHEREAS, the existing medical offices and professional uses are a permitted use within a Commerical Low Office zoning district; and

WHEREAS, the Applicant requests approval of a Site Plan Amendment for a Master Sign Plan to include the installation of door signage, one (1) new wall-mounted sign, and the construction and update of two monument signs identified as "Monument Sign A" and "Monument Sign B." The proposal also includes the relocation of Monument Sign B from its previously approved location; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider applications relating to Site Plan Amendments and Master Sign Plans for development on property within the Town; and

WHEREAS, the Council, pursuant to Article 2 (Development Review Process) of the Town of Loxahatchee Groves Unified Land Development Code is authorized and empowered to consider, approve, approve with conditions or deny Site Plan Amendments; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Town of Loxahatchee Groves Unified Land Development Code have been satisfied; and

WHEREAS, the Town Planning and Zoning Board (P&Z Board), at its meeting on July 14, 2026 recommended _____ of the Site Plan Amendment Application and the Master Sign Plan; and

WHEREAS, the aforementioned Applications were presented to the Town Council at a quasi-judicial public hearing conducted on _____; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of Town staff and Town P&Z Board.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Site Plan Amendment Application and the Master Sign Plan are hereby approved, subject to compliance with all of the following conditions to be satisfied by the Applicant:

1. Master Sign Plan shall be subject to approval of Resolution No. 2026-52 for the requested variances.
2. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
3. Failure to comply with all requirements as set forth herein shall constitute a violation of the site plan and the land development code and shall be enforceable as such.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS _____ DAY OF _____, 2026.

ATTEST:

_____

Acting Town Clerk

_____ *Voted:___*
Mayor Lisa El-Ramey, Seat 2

_____ *Voted:_____*
Vice Mayor Manish Sood, Seat 5

_____ *Voted:__*
Councilmember Anita Kane, Seat 3

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Voted: _____
Councilmember Paul Coleman, Seat 4

Voted: _____
Councilmember William “Joe” Stephens, Seat 1

EXHIBIT A – LEGAL DESCRIPTION AND LOCATION MAP

The South 700 feet of the West 310 feet of that part of Tract 5, Block K, lying North of State Road 80, replat of Loxahatchee Groves subdivision, Section 33, Township 43 South, Range 41 East, recorded in Plat Book 12, Page 29, public records of Palm Beach County, Florida

Less and except that portion acquired by the Order of Taking recorded in O.R. Book 5444, Page 1644 described as follows:

That part of Tract 5 in Block K of LOXAHATCHEE GROVES, according to the plat thereof, as recorded in Plat Book 12, Page 29 of the Public Records in Palm Beach County, Florida, said part being more particularly described as follows:

Commence at the Northwest corner of Section 33, Township 43 South, Range 41 East: thence S 01°22'50" W a1ong,the West line of said Section. 33 a distance of 3524.15 feet to the Baseline of Survey for State Road 80; thence 88" 26' 59" E a distance of 197.34 feet ; thence S 88"29'13" E a distance of 2418.09 feet; thence N 01"30'47" E a distance of 50.00 feet to the Northerly Existing Right of Way for State Road 80 and the POINT OF BEGINNING: thence N 02 15'12" E a distance of 267.84 feet; thence S 87 44'48" E a distance of 776.00 feet; thence S 02 15' 12" W a distance of 111.84 feet; thence S 43 07'00" E a distance of 49.18 feet; thence S 88 29'13" E a distance of 198.61 feet; thence S 02 14'53" W a distance of N 88 29'13" W a distance of 309.68 feet to the POINT OF BEGINNING.

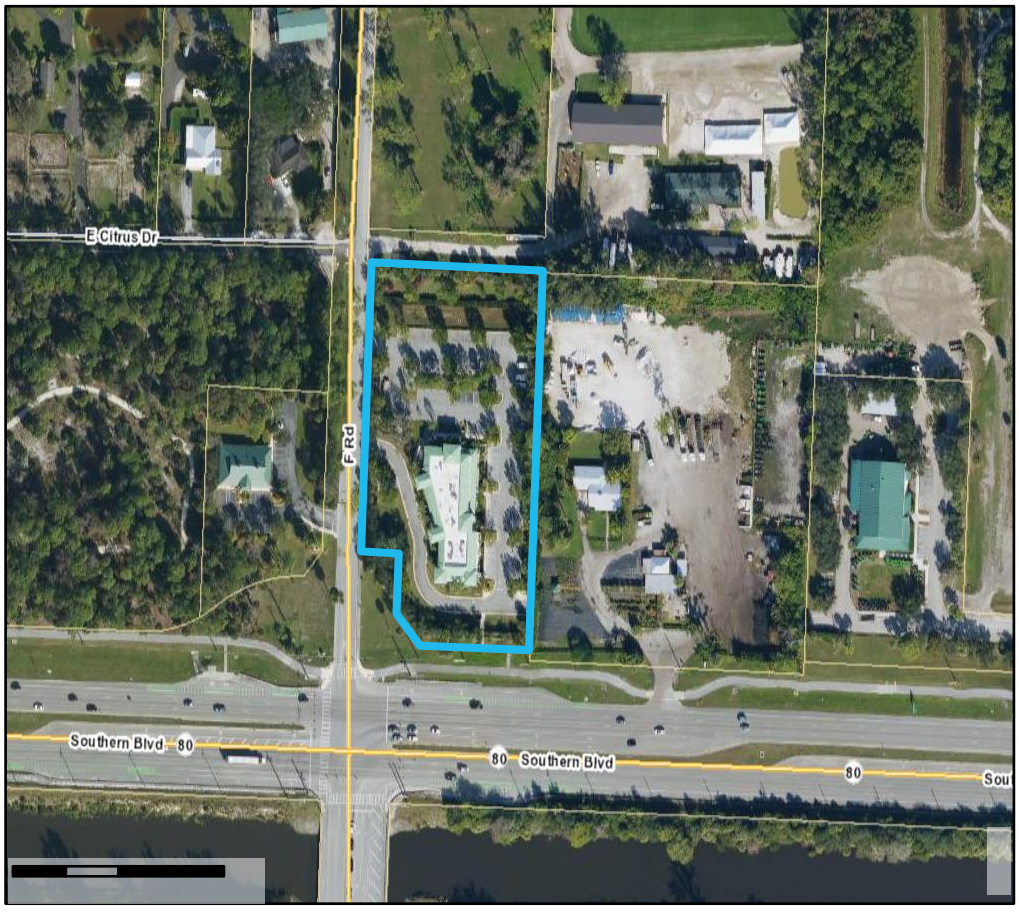


EXHIBIT B – APPLICATIONS, PLANS, AND PROJECT NARRATIVE

INTERNAL USE
Date: _____
Permit #: _____

SITE AND DEVELOPMENT PLAN SUBMITTAL CHECKLIST

Project Address: 13475 Southern Blvd, Loxahatchee Groves, FL 33470	
Project Name: Groves Medical Plaza	Parcel Number: 41-41-43-33-05-001-0000

INSTRUCTIONS TO APPLICANT

- Include all applicable required documentation (I.E. Warranty Deed, survey, and plans) and site plan requirements pursuant to Town ULDC, Article 155.
- Application fees shall be as established by the city council and paid at the time of application. **As special service costs may vary, the final amount will be reconciled upon receipt of invoices from the consultants.**

GENERAL REQUIREMENTS

N/A	Meet	Need	
☐	☒	☐	1. Application Review Fee.
☐	☒	☐	2. Copy of the Warranty Deed.
☐	☒	☐	3. Completed Universal Permit application signed by owner and applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner.
☐	☒	☐	4. Project Description/Justification Statement with detailed description of the current site conditions and a comprehensive overview of the property's history, including any prior approvals including but not limited to: A statement that demonstrates how the project complies with all relevant zoning regulations and aligns with the goals, objectives, and policies of the Comprehensive Plan. Identify and describe how the project meets each of the relevant criteria of the general principles outlined in Section 155-020. The narrative should describe proposed operations, including hours and days of operation, number of employees or users, and confirmation of any food and/or alcohol service on-site. Additionally, include a section on sustainability measures incorporated into the project, such as Low Impact Development (LID) techniques, energy-efficient design, water conservation strategies, or green building certifications (e.g., LEED). Outline any Crime Prevention Through Environmental Design (CPTED) practices, including methods such as natural surveillance and territorial reinforcement being utilized to enhance safety and deter crime.
☒	☐	☐	5. Provide either a Service Availability or Will Serve letter from the appropriate service provider, as applicable, to address all Level of Service (LOS) and Concurrency requirements.
☒	☐	☐	6. Include a Level of Service (LOS) analysis with a statement the development will provide the necessary LOS as required by the Comprehensive Plan to meet the following standards: (1) Sanitary Sewer (2) Solid Waste (3) Drainage (4) Potable Water (5) Roadways (6) Mass Transit (7) Recreation & Open Space
☒	☐	☐	7. All residential projects must submit a completed School Concurrency Form (attached). The form will be sent back to the applicant after completeness review. The applicant must then submit it to the School District and pay any submittal fees. Provide correspondence from the School District regarding school bus stops and otherwise Safe Routes to Schools.

N/A ☒	Meet ☐	Need ☐	8. Summarize all community outreach efforts conducted or planned. Provide documentation of any feedback received and a clear explanation of how this input has been incorporated into the project design.
N/A ☒	Meet ☐	Need ☐	9. Depending on the nature of your application, additional items, plans, or studies may be required. Please check with the Planning, Zoning, & Engineering Division at the time of submittal as well as during the processing period.

			SURVEY
N/A ☐	Meet ☒	Need ☐	1. Submit two (2) copies 24" x 36", one (1) set 11" x 17", and one (1) Electronic Digital Copy.
N/A ☐	Meet ☒	Need ☐	2. Existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100' of project boundary.
N/A ☒	Meet ☐	Need ☐	3. Survey (not more than a year old) including legal description of the property, all easements of record (referenced by Official Records or Book and page number) and signed and sealed by a surveyor registered in the State of Florida.
N/A ☐	Meet ☒	Need ☐	4. Existing structures within 100' of project boundary.
N/A ☒	Meet ☐	Need ☐	5. Existing topographical conditions of the property.
N/A ☒	Meet ☐	Need ☐	6. Existing utilities (including inverts of pipes, rim elevations, well fields, and septic tanks, etc.) within 100' of project site.
N/A ☒	Meet ☐	Need ☐	7. Existing trees identified by caliper and species.

			SITE PLAN
N/A ☐	Meet ☒	Need ☐	1. Submit two (2) copies 24" x 36", one (1) set 11" x 17", and one (1) Electronic Digital Copy with manual or digital Signature and Seal of a Florida Registered Professional.
N/A ☐	Meet ☒	Need ☐	2. Project name, date, scale, north arrow, and revision dates on each drawing.
N/A ☐	Meet ☒	Need ☐	3. Location Map – clearly showing the location of the property in relation to existing roads and landmarks.
N/A ☐	Meet ☒	Need ☐	4. Zoning of the site and identification of land use and zoning of adjacent properties.
N/A ☐	Meet ☒	Need ☐	5. Location of lots, buildings and structures with finished floor elevations and applicable setbacks.
N/A ☐	Meet ☒	Need ☐	6. Tabular Project Data to include the following information: ☒ Site area in acres and square feet ☐ Residential Only: Density per acre ☒ Required and proposed parking with calculation (By proposed use, if multi-use), including ADA, bicycle, and Electric Vehicle (EV) charging parking spaces ☒ Required and proposed Dimensional Criteria (Setback, height, lot width, depth, frontage, etc) ☒ Required and proposed Floor area ☒ Required and proposed Building lot coverage ☒ Impervious area (Excluding lot coverage) ☒ Pervious or landscape area ☐ Square footage of useable open space ☐ Number of users of facility (Employees, seating, etc. as necessary depending on project type) ☐ Hours of operation

N/A ☐ Meet ☒ Need ☐	7. Off-street parking and loading layout with typical details. ☐Provide parking space row total counts. ☐Depict wheel stops and/or curbs for parking. Provide dimensions for the: ☐ Aisle and driveway widths ☐ Interior and terminal landscaping islands ☐ Parking spaces, including ADA
N/A ☒ Meet ☐ Need ☐	8. Provide a Waste Management Plan for garbage and recyclables including the required Site Plan details, plus the following: ☐ Location and design of solid waste enclosures and/or storage areas. Where containers shall be placed for collection purposes (if applicable). Detail shall be provided of solid waste enclosures which identifies the enclosures height, screening, gates, and type of materials to be used for the enclosure. ☐ Type & size of solid waste enclosures, collection containers and/or storage areas. ☐ Any proposed turnaround areas for collection vehicles (if applicable). For any questions, please contact the Solid Waste Authority or the Town's Public Works Department.
N/A ☐ Meet ☒ Need ☐	9. Bicycle racks provided on site plan with accompanying detail. Bike rack “blow-up” plans showing layout and clear dimensions
N/A ☒ Meet ☐ Need ☐	10. Provide certified auto-turn analysis as applicable (fire, solid waste, and delivery vehicles). Include the vehicle specifications used to run the auto-turn analysis.
N/A ☒ Meet ☐ Need ☐	11. Labeled dimensions for loading and maneuvering areas and screening as necessary. For drive-thru site, show and dimension the required vehicle stacking.
N/A ☒ Meet ☐ Need ☐	12. Photometric Plan of all outdoor illumination: Location and height of lighting fixtures; and Illumination levels, direction and shielding. Details for lighting including materials, finishes, colors, and anchoring. Exterior lighting shall be an integral part of the project’s architectural and landscape design. Fixture style and design should be compatible with the building design, while providing appropriate and safe levels of lighting.
N/A ☒ Meet ☐ Need ☐	13. Indicate that all light fixtures are Dark Sky certified and conform to relevant standards established by the International Dark Sky Association (IDA), the Design Lights Consortium (DLC), or an equivalent respected organization.
N/A ☒ Meet ☐ Need ☐	14. Location, details, and nature of all recreational facilities and common areas amenities, if any. Provide the acreage to be conveyed, dedicated or preserved as usable open space. Provide the acreage, percentage, and locations of usable Open Space for recreational and similar uses, which are areas designated for active or passive activities. Usable Open Space should be categorized as follows: *Public Spaces:* Areas intended for public gathering and socialization, such as plazas, public squares, gardens, outdoor dining courtyards, enhanced pedestrian areas, and similar spaces. These areas may also include public art easements. *Private Spaces:* Areas primarily for the use of the property's residents or occupants, such as park spaces, gardens, courtyards, enhanced pathways with seating and shade structures, and similar amenities. Note: Usable Open Space does not include areas such as private or fenced courtyards, patios, or similar spaces associated with individual unit owners.
N/A ☒ Meet ☐ Need ☐	15. Ensure all focal points and terminal vistas are clearly marked and incorporated into the overall site design to enhance visual appeal and connectivity with surrounding environment.
N/A ☒ Meet ☐ Need ☐	16. Location, details, and specifications of accessories and furnishings (i.e. tree grates, planters, benches, etc.)

N/A ☐	Meet ☒	Need ☐	17. Location, size, and orientation of signs.
N/A ☒	Meet ☐	Need ☐	18. Proposed phasing of construction if applicable including any temporary access drives, etc.

LANDSCAPE PLANS			
N/A ☒	Meet ☐	Need ☐	1. Submit two (2) copies 24" x 36", one (1) set 11" x 17", and one (1) Electronic Digital Copy signed and sealed by a Florida Registered Landscape Architect.
N/A ☒	Meet ☐	Need ☐	2. Landscape plan, drawn to a standard scale with Project name, date, north arrow, and revision dates on each drawing.
N/A ☒	Meet ☐	Need ☐	3. Irrigation Plans showing irrigation layout with a note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material; such system shall include a rain sensor."
N/A ☒	Meet ☐	Need ☐	4. Clearly depict and label all existing landscaping, including caliper, species, and condition, as well as their designation for preservation, relocation, or removal. Provide details for the tree protection and removal procedure with locations of fencing, critical root zone, and root pruning shown on plan.
N/A ☒	Meet ☐	Need ☐	5. Provide a legend including the botanical and common names, height, water usage ratio, spread and spacing of all plant materials. Indicate if native, drought-tolerant, Florida-Friendly, and/or flowering.
N/A ☒	Meet ☐	Need ☐	6. Tabular Landscape Data to include the following information: ☐ Pervious and impervious calculations ☐ Required and proposed perimeter landscaping with calculations ☐ Required and proposed interior landscaping with calculations ☐ Indication of native species and calculations. ☐ Indication of flowering species and calculations. ☐ Provide such other information that may be required to determine whether the landscape plan meets the Code requirements.
N/A ☒	Meet ☐	Need ☐	7. Site visibility triangles should be shown adhering to the Code requirements.
N/A ☒	Meet ☐	Need ☐	9. Light pole fixtures and light pole locations showing a 15-foot radius around each light pole.
N/A ☒	Meet ☐	Need ☐	10. Indicate required plantings around any freestanding signs.
N/A ☒	Meet ☐	Need ☐	11. Root Barrier is provided if within 7' of utility pipe, curbs, pavement, foundations and other infrastructure.

N/A ☒ Meet ☐ Need ☐	12. Indicate required plantings around any dumpster/recycling enclosures.
N/A ☒ Meet ☐ Need ☐	13. Berm Details: ☐ Cross-Sectional Drawing: Where a berm is provided, submit a cross-sectional drawing illustrating the proposed landscaping in the context of surrounding features, including adjacent buildings, signs, and roadways. ☐ Non-Linear Construction: A landscape berm that does not incorporate a wall shall be constructed in a meandering and undulating manner.
N/A ☒ Meet ☐ Need ☐	14. Indicate required screening around any ground-mounted mechanical equipment with location of service openings. Specifically indicate perimeter clearance/safety zone.
N/A ☒ Meet ☐ Need ☐	15. Location of accessories and furnishings (i.e. tree grates, planters, benches, etc.)
N/A ☒ Meet ☐ Need ☐	16. Provide a detailed diagram of the Vehicle Use Area clearly indicating the location, dimensions, and total area of all interior landscape planting zones. The exhibit must verify that the required number and type of trees, shrubs, and other plant materials have been included within these interior planting areas, separate from the perimeter buffer requirements.
N/A ☒ Meet ☐ Need ☐	17. Describe how the landscaping areas and plan incorporates stormwater management features such as rain gardens, bioswales, permeable pavements, or other Low Impact Development (LID) practices. Show locations and details of these features on the landscape plan.
N/A ☒ Meet ☐ Need ☐	18. Environmental Impact Statement. Provide a written assessment of the current environmental conditions found on site, including any endangered or threatened flora or fauna, or ecological communities. Detail any existing invasive plant species on-site and provide a management plan for their removal. Detail the potential impacts on the environment and any necessary mitigation measures.
N/A ☒ Meet ☐ Need ☐	19. Ensure that the selected plant species are well-suited to the site's soil, light, water conditions, and are appropriate for the specific location within the property. Plantings within the vicinity of any above-ground utility lines shall conform to the criteria shown in “Right Tree, Right Place" document issued by Florida Power & Light, or any successor document.

ARCHITECTURAL PLANS	
N/A ☐ Meet ☒ Need ☐	1. Submit two (2) copies 24” x 36”, one (1) set 11” x 17”, and one (1) Electronic Digital Copy signed and sealed by a Florida Registered Professional.
N/A ☐ Meet ☒ Need ☐	2. Identify construction material with finishes, colors, ornaments, and type of construction of all structures per Florida Building Code including roof, walls, trim, pavers, etc
N/A ☐ Meet ☒ Need ☐	3. Color and rendered elevations of the project which accurately depict the proposed development and landscaping upon completion. Closely adjacent buildings are to be included for proper context. All buildings shall incorporate well-proportioned architectural features, elements and details to achieve good human scale.
N/A ☐ Meet ☒ Need ☐	4. Front, side and rear elevations of all buildings showing the concealment/screening of any rooftop mechanical/accessory equipment. If multiple levels are proposed, provide dimensions and clear heights for each.

N/A ☒ Meet ☐ Need ☐	5. Dimensioned floor plans for all floors with identification of the proposed use(s) and the area of the proposed use(s). Include square footage of each typical residential unit.
N/A ☒ Meet ☐ Need ☐	6. Detail sheet identifying all perimeter fences, walls, and gates, with elevation demonstrating the height, material, color, and finish for both sides.

PRELIMINARY ENGINEERING PLANS	
N/A ☒ Meet ☐ Need ☐	1. Submit two (2) copies 24" x 36", one (1) set 11" x 17", and one (1) Electronic Digital Copy.
N/A ☒ Meet ☐ Need ☐	2. Provide all engineering plans: ☐ Demolition Plan including full area of disturbance ☐ Separate Pavement Marking and Signage plan, showing all pavement markings and traffic signage. ☐ Paving Grading and Drainage Plans ☐ Paving Grading and Drainage Details ☐ Water and Sewer Plans ☐ Typical Cross Sections of full length of site in both directions and of all road right of ways ☐ Fire Access Plan Showing How Fire/Garbage Trucks Enter and Exit Site with Min 38' inside radius and 50' outside radius.
N/A ☒ Meet ☐ Need ☐	3. Written drainage statement providing a comprehensive description of the system design and the applicable design standards utilized. Runoff calculations must adhere to the methodologies established by the South Florida Water Management District (SFWMD) and the Loxahatchee Groves Water Control District.. This statement should include the strategies employed to manage stormwater, including any detention, retention, or infiltration systems designed to control runoff and ensure the peak discharge rate and volume remains below pre-development condition. Runoff from any impervious surfaces should be directed over areas where percolation into the soil can occur prior to introduction into any storm sewer or other receiving facilities. Additionally, the statement must demonstrate how water quality requirements will be addressed.
N/A ☒ Meet ☐ Need ☐	4. Proposed stormwater management system with location of inlets, piping, and positive outfall along with typical sections of stormwater retention/detention pond, including soil types, slope, top elevation, bottom elevation, normal water surface elevation, and the max water surface elevations for storm events.
N/A ☒ Meet ☐ Need ☐	5. Show the location of all downspouts on the buildings and structures and clearly show the direction of water flow from each downspout.
N/A ☒ Meet ☐ Need ☐	6. Provide an Operations & Maintenance Plan including a standard schedule of maintenance procedures. Include inspection frequencies, typical maintenance activities and other responsibilities as necessary for long-term functioning.
N/A ☒ Meet ☐ Need ☐	7. Proposed water distribution system showing location of all existing and proposed utilities for water. Fire hydrants, water mains, service lines and Fire Department connections, with size of line.
N/A ☐ Meet ☐ Need ☐	8. Proposed sanitary sewer collection system and point of connection, or size and location of septic tank and drain field if applicable.
N/A ☒ Meet ☐ Need ☐	9. Proposed streets and roadways with dimensions and cross section.
N/A ☒ Meet ☐ Need ☐	10. Curve radii for all internal and external vehicular use areas.
N/A ☒ Meet ☐ Need ☐	11. Provide written correspondence you have met with PBCWUD to go over layout of water and sewer layout and easement requirements of PBCWUD.
N/A ☒ Meet ☐ Need ☐	12. Provide copy of water and sewer capacity letter for project from PBCWUD

N/A ☒ Meet ☐ Need ☐	13. Provide written correspondence from Palm Beach County Traffic Indicating driveway locations, widths, and stacking is acceptable if project is adjacent to Palm Beach County Roadway
N/A ☒ Meet ☐ Need ☐	14. Provide written correspondence from the entity who will own and maintain each adjacent roads that the entity will indeed own and maintain the particular road adjacent to the project.
N/A ☒ Meet ☐ Need ☐	15. Provide FDOT Pre Application Letter for Project if Project is adjacent to FDOT Roadway
N/A ☒ Meet ☐ Need ☐	16. Provide Fire/Garbage Access Plans showing truck routes with min radius of 38' inside and 50' outside dimensioned at all turns showing how the vehicle enters and exits the property. Fire access plan shall include fire hydrant locations, FDC locations, and fire flow calculations. Dimension distance between hydrants and between hydrants and FDC.
N/A ☒ Meet ☐ Need ☐	17. Existing and proposed fire hydrants and FDC's.
N/A ☒ Meet ☐ Need ☐	18. Cross sections shall be submitted depicting the major high points and low points throughout the project across the full length of the property in both directions and through parking lots and building(s). Both existing grades and proposed final grades shall be shown as well as proposed slope, materials, thickness of material, compaction and LBR (Lime Rock Bearing Ratio) of material if applicable.
N/A ☒ Meet ☐ Need ☐	19. Provide evidence of legal positive fallout with peak discharge rate and volume below pre-development conditions.
N/A ☒ Meet ☐ Need ☐	20. Access to the project by means of paved dedicated right-of-way.
N/A ☒ Meet ☐ Need ☐	21. Demonstrate that all pedestrian pathways, sidewalks, curb ramps, parking areas, and building entrances comply with ADA standards, including: Width and slope requirements; Detectable warnings at curb ramps; Accessible routes from parking areas to building entrances; Accessible path from public way to accessible entrances.
N/A ☒ Meet ☐ Need ☐	22. Provide a Construction Staging and Truck Logistics Plan. Demonstrate how and where contractors will park, deliver and store materials, and include the location of dumpsters, mobile office, portable toilets, silt fencing, and tire cleaning areas.

TRAFFIC/MULTI-MODAL	
N/A ☒ Meet ☐ Need ☐	1. Provide the approval for Palm Beach County Traffic Performance Standards (TPS). Obtaining County TPS approval does not preclude the City from requesting further traffic analysis considering potential traffic concerns or impacts on the transportation network, including the City's local network.
N/A ☒ Meet ☐ Need ☐	2. Provide a Traffic Impact Analysis addressing at a minimum: ☐ Traffic generation analysis ☐ Distribution and assignment of traffic ☐ Intersection improvements ☐ Additional roadway needs (travel lanes and turn lanes) ☐ Traffic control devices ☐ Future right-of-way
N/A ☒ Meet ☐ Need ☐	3. Provide documentation of coordination with Palm Beach County Traffic Division, Palm Tran, Palm Beach Transportation Planning Agency (TPA), including any planned improvements to transit facilities or services. Include any comments or requirements from these agencies.
N/A ☒ Meet ☐ Need ☐	4. Identify pedestrian connections to nearby transit stops and provide the dimensions of any existing and/or proposed transit shelters, benches, bike racks.
N/A ☒ Meet ☐ Need ☐	5. Identify any schools within project's walking or biking distance. Provide plans showing Safe Routes to Schools, including sidewalks, crosswalks, signage, and any proposed improvements to enhance student safety.

N/A ☒ Meet ☐ Need ☐	6. Demonstrate how the project aligns with any relevant local and state transportation plans and policies, including: ☐ Comprehensive Plan transportation elements. ☐ TPA's Long-Range Transportation Plans (LRTP). ☐ Bicycle and Pedestrian Master Plans. ☐ Any corridor or area-specific transportation studies.

PRELIMINARY LIFE SAFETY PLANS	
N/A ☒ Meet ☐ Need ☐	1. Submit two (2) copies 24" x 36", one (1) set 11" x 17", and one (1) Electronic Digital Copy.
N/A ☒ Meet ☐ Need ☐	2. Fire apparatus circulation plan incorporating approved road widths and turning radius. Provide both arcs and center point that arcs are measured from.
N/A ☒ Meet ☐ Need ☐	3. All proposed and existing buildings: provide occupancy classification, construction type, square footage, number of floors and height of building to highest occupiable floor level
N/A ☒ Meet ☐ Need ☐	4. Location of all existing and proposed water utilities, fire hydrants, and main sizes. Fire hydrants and other fire protection appliances need to be placed along fire department access routes.

PLAN REVISIONS	
N/A ☒ Meet ☐ Need ☐	1. Submit two (2) copies 24" x 36", one (1) set 11" x 17", and one (1) Electronic Digital Copy.
N/A ☒ Meet ☐ Need ☐	2. Each revision/resubmittal date pertaining to the application must be identified in a revision chart.

Additional Comments:

Town of Loxahatchee Groves
Universal Planning and Zoning Application

Instructions to Applicant

This application shall be submitted with the required items identified in the Application Matrix.

Separate Applications must be submitted when multiple applications are associated with the same request.

Contact the Community Standards Department at 561-807-6670 for a pre-application submittal meeting.

Please check each relevant application box below:

☐ Annexation	☐ PUD Amendment Major	☐ Variance (Sign)
☐ Comprehensive Plan	☐ Plat Preliminary	☐ Variance
☒ Master Sign Plan Program	☐ Plat Final	☐ Waiver
☐ Planned Unit Development	☐ Similar Use	☐ Zoning Map Amendment
☐ PUD Amendment Minor	☐ Special Exception	☐ Zoning Text Amendment

Other:

☐ Appeal of Administrative Decision	☐ Site Plan Amendment
☐ Extension of Time	☐ Postponement & Decision Withdrawal
	☐ Pre-application meeting

Project Name Groves Medical Plaza **Agent's Name** Brian Cheguis

Address 823 N Olive Ave City West Palm Beach State FL Zip code 33401

Phone 561.797.4217 Email brian@iplananddesign.com

Owner's Name Michael J. Porter

Address PO Box 2406 City Jupiter State FL Zip code 33469

Phone _____ Email _____

Correspondence Address: *(If different than agent or owner)*

Address _____ City _____State ___ Zip code _____

Phone _____ Email _____

This is the address to which all agendas, letters and other materials will be forwarded.

Project Location & Address 13475 Southern Blvd, Loxahatchee Groves, FL 33470

Parcel Identification Number(s) 41-41-43-33-05-001-0000

Property Size (Square feet/Acres) 158,442 SF / 3.637 AC

Existing Use of Property Medical Office

Proposed Use of Property Medical Office

Existing Future Land Use Designation CLO (Commercial Low Office) / RR10 (Rural Residential)

Proposed Future Land Use Designation CLO (Commercial Low Office) / RR10 (Rural Residential)

Existing Zoning of Property CLO / Class A Conditional Use

Proposed Zoning of Property CLO / Class A Conditional Use

Town of Loxahatchee Groves
Community Development Department

Owner's Authorization: Each petition must bear the signatures of all owners of property in the petitioned area. **A letter of authorization allowing a person other than the owner to sign or represent such a petition must be attached to and accompany said petition.**

Signature of Owner(s) of Record _____ Print Name Michael J. Porter

Signature of Applicant or Agent _____ Print Name Brian Cheguis

Sworn to and subscribed before me this 3rd **day of** June **20**25

By Michael J Porter **who is personally known to me, or who has**

produced FL Drivers license **as identification.**

Signature of Notary Public Tabetha Day Print Name Tabetha Day

Notary Public State of Florida County of Palm Beach

Commission Number 484604 Commission Expires 3/15/2028

Notary Seal _____

Notary Public State of Florida
Tabetha Day
My Commission HH 484604
Expires 3/15/2028

Notary Public State of Florida
Tabetha Day
My Commission HH 484604
Expires 3/15/2028

(Print, Type, or Stamp Commissioned Name of Notary Public)

Agent Authorization Form

I hereby give AUTHORIZATION to Brian Cheguis to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions, which may arise as part of the approval of this application for the proposed use of Minor Site Plan Amendment (Signage & Striping)

Applicant Information

Signature _____ Print Name Michael J. Porter

Address PO Box 2406 City Jupiter State FL Zip 33469

Agent Information:

Signature _____ Print Name Brian Cheguis

Address 823 N Olive Ave City West Palm Beach State FL Zip 33401

Notary Public Information:

The foregoing instrument was acknowledged before me this 3rd day of June 20 25 by Michael Porter Name of person acknowledging. He or she is personally known to me, or who has produced FL Drivers license as identification (type of identification and did or did not take an oath (circle correct response).

Signature of Notary Public Tabetha Day Print Name Tabetha Day

Notary Public State of Florida County of Palm Beach

Commission Number 484604 Commission Expires 3/15/2028

Notary Seal or Stamp

Notary Public State of Florida
Tabetha Day
My Commission HH 484604
Expires 3/15/2028

Financial Responsibility Form

The owner understands that all Town-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the Town of Loxahatchee Groves.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the Town incurred during the previous month. The owner and/or designee shall reimburse the Town within thirty (30) days from date of invoice. If payment is not received, the Town may utilize the security deposit for re-imbursement purposes. **All activities related to the pending permit(s) will cease until any outstanding invoices are paid.**

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the Community Standards Department if the name and/or address of the responsible party changes at anytime during the application review process.

Owner signature

6/3/2025
Date

Michael J. Porter
Owner printed name

41-41-43-33-05-001-0000
Property Control Number

DESIGNEE/BILL TO:

Same as above (Owner)

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 3rd day of June, 20 25, by Michael Porter. He or she is personally known to me or has produced FL Drivers license as identification.

Tabetha Day
Notary public signature

Tabetha Day
Printed name

Notary Public State of Florida
Tabetha Day
My Commission HH 484604
Expires 3/15/2028

State of Florida at-large

My Commission expires: 3/15/2028

iPLAN & DESIGN

Groves Medical Plaza - 13475 Southern Blvd, Loxahatchee Groves, FL

SITE PLAN APPROVAL

LOCATION MAP

The subject property is located northeast corner of F Road and Southern Boulevard. The site is addressed at 13475 Southern Blvd, Loxahatchee Groves, FL 33470.

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401
T 561.797.4217
W IPLANANDDESIGN.COM
E IPLANADMIN@IPLANANDDESIGN.COM

Item 3.

Property Detail

Location Address : 13475 SOUTHERN BLVD
Municipality : LOXAHATCHEE GROVES
Parcel Control Number : 41-41-43-33-05-001-0000
Subdivision : GROVES MEDICAL PLAZA
Official Records Book/Page : /
Sale Date :
Legal Description : GROVES MEDICAL PLAZA TR A K/A FUTURE DEVELOPMENT

Owner Information

Owner(s)

GROVES MEDICAL PLAZA LLC

Mailing Address

PO BOX 2406
JUPITER FL 33468 2406

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 22047
Acres : 3.43
Property Use Code : 1900—MEDICAL OFFICE- BUILDING UP TO 4 STORIES
Zoning : CLO—COMMERCIAL LOW: OFFICE (41-LOXAHATCHEE GROVES)

Building Details

Structural Details

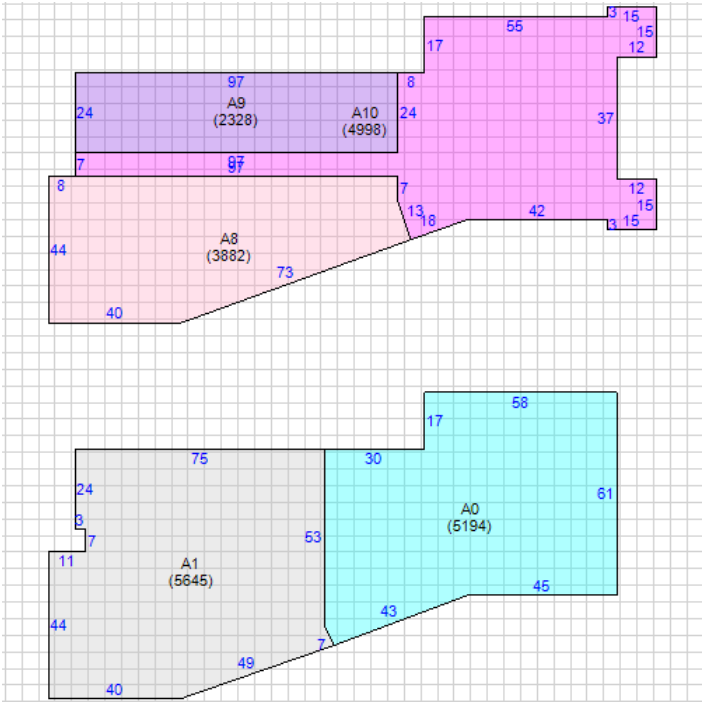
Structural Element for Building 1

Year Built	2015
MEDICAL OFFICE BLDG	22047

Subarea and Square Footage for Building 1

Code Description	square Footage
MEDICAL OFFICE	5194
MEDICAL OFFICE	5645
MEDICAL OFFICE	4998
UNFINISHED OFFICE BASE	3882
UNFINISHED OFFICE BASE	2328
Total Square Footage	22047

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	2015	46074
Paving- Asphalt	2015	739
Walkway-Concrete	2015	1850
Walkway-Concrete	2015	231
Wall	2015	856

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	CLO	3.4302

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Total Market Value	$3,975,000	$3,975,000	$3,750,000	$3,500,000	$3,500,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$3,975,000	$3,975,000	$3,750,000	$3,500,000	$3,500,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$3,975,000	$3,975,000	$3,750,000	$3,500,000	$3,500,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$76,624	$77,193	$74,393	$71,292	$71,887
NON AD VALOREM	$5,815	$5,618	$5,407	$5,246	$5,141
TOTAL TAX	$82,439	$82,811	$79,800	$76,538	$77,028

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

(6)

CFN 20060393376
OR BK 20561 PG 0741
RECORDED 07/05/2006 12:12:32
Palm Beach County, Florida
AMT 1,650,000.00
Doc Stamp 11,550.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0741 - 744; (4pgs)

PREPARED BY:
Drake M. Batchelder, Esq.
AKERMAN, SENTERFITT & EIDSON, P. A.
350 E. LAS OLAS BOULEVARD
SUITE 1600
FORT LAUDERDALE, FL 33301

Tax ID No. 00414317019050040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of June 2006, by and between **SOUTHERN DEVELOPMENT SERVICES, INC., a Florida corporation,** whose post office address is 1120 S. Federal Highway, Suite 200, Delray Beach, FL, 33483 as Grantor, to **GROVES MEDICAL PLAZA, LLC, a Florida limited liability company,** whose post office address is 250 South Australian Ave., Suite 1100, West Palm Beach, FL 33401, as Grantee, party of the second party.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed unto Grantee and Grantee's heirs and assigns forever, all that certain land situate in Palm Beach County, Florida, to wit:

See attached Exhibit "A" and by this reference, made a part hereof

hereinafter referred to as the "Property".

Subject to those matters listed on the Permitted Exceptions attached as Exhibit "B", and zoning ordinances.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby warrants the title to the Property and covenants with Grantee that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print name Linda Irvin

Print name VIRGINIA HASLETT

SOUTHERN DEVELOPMENT SERVICES, INC.
a Florida corporation

By: James A. Zengage, President

{FT326037;1}

4 pgs 36.10
Doc Stamps 11,550
11,586.10

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 16 day of June, 2006 by **James A. Zengage, as President of SOUTHERN DEVELOPMENT SERVICES, INC., a Florida corporation**, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

LINDA IRVIN
MY COMMISSION # DD 350194
EXPIRES: September 1, 2008
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)

{FT326037;1}

EXHIBIT "A"

The South 700 feet of the West 310 feet of that part of Tract 5, Block K, lying North of State Road 80, Replat of Loxahatchee Groves Subdivision, Section 33, Township 43 South, Range 41 East, recorded in Plat Book 12, page 29, public records of Palm Beach County, Florida.

Less and except that portion acquired by the Order of Taking recorded in O.R. Book 5444, Page 1644, described as follows:

That part of Tract 5 in Block K of LOXAHATCHEE GROVES, according to the plat thereof, as recorded in Plat Book 12, Page 29 of the Public Records in Palm Beach County, Florida, said part being more particularly described as follows:

Commence at the Northwest corner of Section 33, Township 43 South, Range 41 East; thence S 01°22'50" W along the West line of said Section 33 a distance of 3524.15 feet to the Baseline of Survey for State Road 80; thence S 88°26'59" E a distance of 197.34 feet; thence S 88°29'13" E a distance of 2418.09 feet; thence N 01°30'47" E a distance of 50.00 feet to the Northerly Existing Right of Way for State Road 80 and the POINT OF BEGINNING; thence N 02°15'12" E a distance of 267.84 feet; thence S 87°44'48" E a distance of 76.00 feet; thence S 02°15'12" W a distance of 111.84 feet; thence S 43°07'00" E a distance of 49.18 feet; thence S 88°29'13" E a distance of 198.61 feet; thence S 02°14'53" W a distance of 120.01 feet to the Northerly Existing Right of Way for State Road 80; thence N 88°29'13" W a distance of 309.68 feet to the POINT OF BEGINNING.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year **2006** and subsequent years, which are not yet due and payable.

2. Reservations, restrictions and easements contained on the Plat of Replat of Loxahatchee District Subdivision, Loxahatchee Groves, as recorded in Plat Book 12, Page(s) 29, Public Records of Palm Beach County, Florida.

3. Judgment in re: Boundary Lines of Loxahatchee Sub-Drainage District recorded in O.R. Book 1864, Page 662, Public Records of Palm Beach County, Florida.

4. Oil and Mineral Rights contained in Deed recorded in Deed Book 1098, Page 133, as affected by Assignments recorded in O.R. Book 1635, Page 634; O.R. Book 2391, Page 153 and O.R. Book 2394, Page 1347, Public Records of Palm Beach County, Florida without right of entry.

5. Agreement between F Road, Inc. and Village of Royal Palm Beach as recorded in O.R. Book 6883, Page 1150, Public Records of Palm Beach County, Florida.

6. Cross Access Easement as recorded in O.R. Book 20413, Page 0920, Public Records of Palm Beach County, Florida.

Detail by Entity Name

Florida Limited Liability Company
GEORGE W. FOWLER COMPANY, LLC

Filing Information

Document Number	L06000021042
FEI/EIN Number	20-4392644
Date Filed	02/24/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDED AND RESTATED ARTICLES
Event Date Filed	04/03/2023
Event Effective Date	NONE

Principal Address

304 W RIVERSIDE DR
TEQUESTA, FL 33469

Changed: 04/03/2023

Mailing Address

P.O. BOX 2406
JUPITER, FL 33468

Changed: 04/03/2023

Registered Agent Name & Address

PORTER, MICHAEL J
3248 Cove Road
JUPITER, FL 33469

Name Changed: 04/03/2023

Address Changed: 03/06/2024

Authorized Person(s) Detail

Name & Address

Title MGR

PORTER, DOUGLAS B
304 W Riverside Drive
Tequesta, FL 33469

Title Authorized Member

Porter, Michael
PO Box 2406
Jupiter, FL 33468

Title MGR

William B. Porter Family, LLC
304 W RIVERSIDE DR
TEQUESTA, FL 33469

Annual Reports

Report Year	Filed Date
2024	03/06/2024
2024	03/07/2024
2025	02/23/2025

Document Images

02/23/2025 -- ANNUAL REPORT	View image in PDF format
03/07/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
03/06/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- LC Amended and Restated Art	View image in PDF format
03/11/2023 -- ANNUAL REPORT	View image in PDF format
02/21/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
02/27/2020 -- ANNUAL REPORT	View image in PDF format
02/25/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
02/14/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
08/11/2008 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- Florida Limited Liability	View image in PDF format

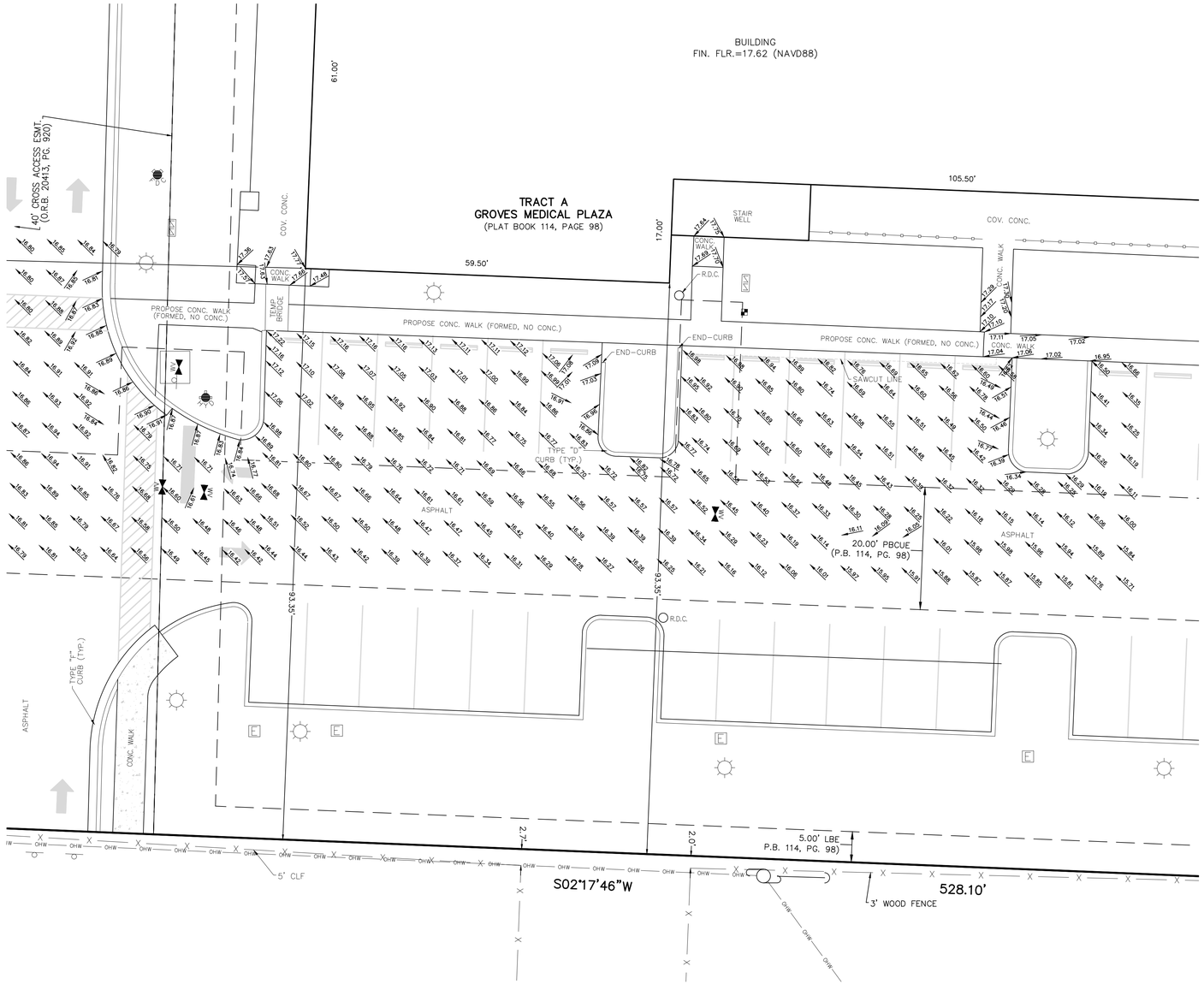
Florida Department of State, Division of Corporations

NORTH

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 INCH = 10 FEET



LEGEND NOTES

A/C – AIR CONDITIONER
C.O. – CLEANOUT
CONC. – CONCRETE
COV. – COVERED
ESMT. – EASEMENT
FIN. – FINISHED
FLR. – FLOOR
LBE – LANDSCAPE BUFFER EASEMENT
NAVD88 – NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
PG. – PAGE
R.D.C. – ROOF DRAIN CLEANOUT
– STORM MANHOLE
– SANITARY MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CONCRETE MITERED END STRUCTURE
– CATCH BASIN INLET
OHW – ELECTRICAL WIRES OVERHEAD
– LIGHT POLE
– ELECTRIC HAND HOLE
– TRAFFIC SIGN
– DOUBLE DETECTOR CHECK VALVE
– WATER VALVE
– FIRE DEPARTMENT CONNECTION
– FIRE HYDRANT
– WATER METER
– EXISTING ELEVATION

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FUND; FILE NUMBER 06-2014-106997; DATED SEPTEMBER 24, 2014 AT 11:00 P.M.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF SAID PLAT BEARING N02°17'46"E, AS RECORDED IN PLAT BOOK 114, PAGE 98. BEARING N.02°17'46"E.
6. THE "DESCRIPTION" SHOWN HEREON WAS PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "FIDEL", LOCATED AT THE NW CORNER OF SOUTHERN BLVD. (S.R. 80) AND ROYAL PALM BEACH BLVD., ELEVATION 19.183 NAVD88
   CONVERSION: [PUBLISHED 20.662 (NGVD29) – 1.479' = 19.183 (NAVD88)]
10. PROPERTY ADDRESS: 13475 SOUTHERN BOULEVARD, LOXAHATCHEE GROVES, FL

DESCRIPTION:

A PORTION OF TRACT "A", "GROVES MEDICAL PLAZA" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 98 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

CONTAINING 149,427 SQUARE FEET OR 3.43 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 5, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

	DATE	BY
REVISIONS		
FILE NAME 4165-SUR-FINAL-2.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

TRACT "A"
"GROVES MEDICAL PLAZA"
SPECIFIC PURPOSE SURVEY

DATE	9/13/13
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

Digitally signed by David Lindley
Date: 2025.09.09 07:40:14 -04'00'
Adobe Acrobat version: 2025.001.20643

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB	#4165-5
SHT.NO.	1
OF	1 SHEETS

RESOLUTION NO. R-2006-0156

RESOLUTION APPROVING ZONING APPLICATION Z2005-299
(CONTROL NO. 1991-043)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
APPLICATION OF JOSEPH BEVERLY, GARY HORVATH BUSS COOPER
BY KILDAY & ASSOCIATES, INC., AGENT
(GROVE MEDICAL PLAZA)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), as amended, have been satisfied; and

WHEREAS, Zoning Application Z2005-299 was presented to the Board of County Commissioners at a public hearing conducted on January 26, 2006; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, the recommendations of the various county review agencies, and the recommendation of the Zoning Commission; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;

2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;

3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;

4. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

5. This official zoning map amendment (rezoning) will result in a logical and orderly development pattern;

6. This official zoning map amendment (rezoning) complies with Article 2.F (CONCURRENCY - Adequate Public Facilities Standards) of the Palm Beach County Unified Land Development Code; and,

7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 2.K.3.b (Action by Board of County Commissioners) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application Z2005-299, the application of Joseph Beverly, Gary Horvath and Buss Cooper, by Kilday & Associates, Inc., agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential Zoning District to the Commercial Low Office Zoning District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on January 26, 2006.

Commissioner Koons moved for the approval of the Resolution.

The motion was seconded by Commissioner McCarty and, upon being put to a vote, the vote was as follows:

Tony Masilotti, Chair	-	Absent
Addie L. Greene, Vice Chairperson	-	Absent
Karen T. Marcus	-	Aye
Jeff Koons	-	Aye
Warren H. Newell	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye

The Chairman thereupon declared that the resolution was duly passed and adopted on January 26, 2006.

Filed with the Clerk of the Board of County Commissioners on 26th day of January, 2006.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: _____
DEPUTY CLERK

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 700 FEET OF THE WEST 310 FEET OF THAT PART OF TRACT 5, BLOCK K, LYING NORTH OF STATE ROAD 80, "REPLAT OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29.

LESS AND EXCEPT THAT PORTION ACQUIRED BY THE ORDER OF TAKING RECORDED IN O.R. BOOK 5444, PAGE 1644, DESCRIBED AS FOLLOWS:

THAT PART OF TRACT 5 IN BLOCK K OF "LOXAHATCHEE GROVES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S 01° 22' 50" W ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 3524.15 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 80; THENCE S 88° 26' 59" E, A DISTANCE OF 197.34 FEET; THENCE S 88° 29' 13" E, A DISTANCE OF 2418.09 FEET; THENCE N 01° 30' 47" E, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY FOR STATE ROAD 80 AND THE POINT OF BEGINNING; THENCE N 02° 15' 12" E, A DISTANCE OF 267.84 FEET; THENCE S 87° 44' 48" E, A DISTANCE OF 76.00 FEET; THENCE S 02° 15' 12" W, A DISTANCE OF 111.84 FEET; THENCE S 43° 07' 00" E, A DISTANCE OF 49.18 FEET; THENCE S 88° 29' 13" E, A DISTANCE OF 198.61 FEET; THENCE S 02° 14' 53" W, A DISTANCE OF 120.01 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY FOR STATE ROAD 80; THENCE N 88° 29' 13" W, A DISTANCE OF 309.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

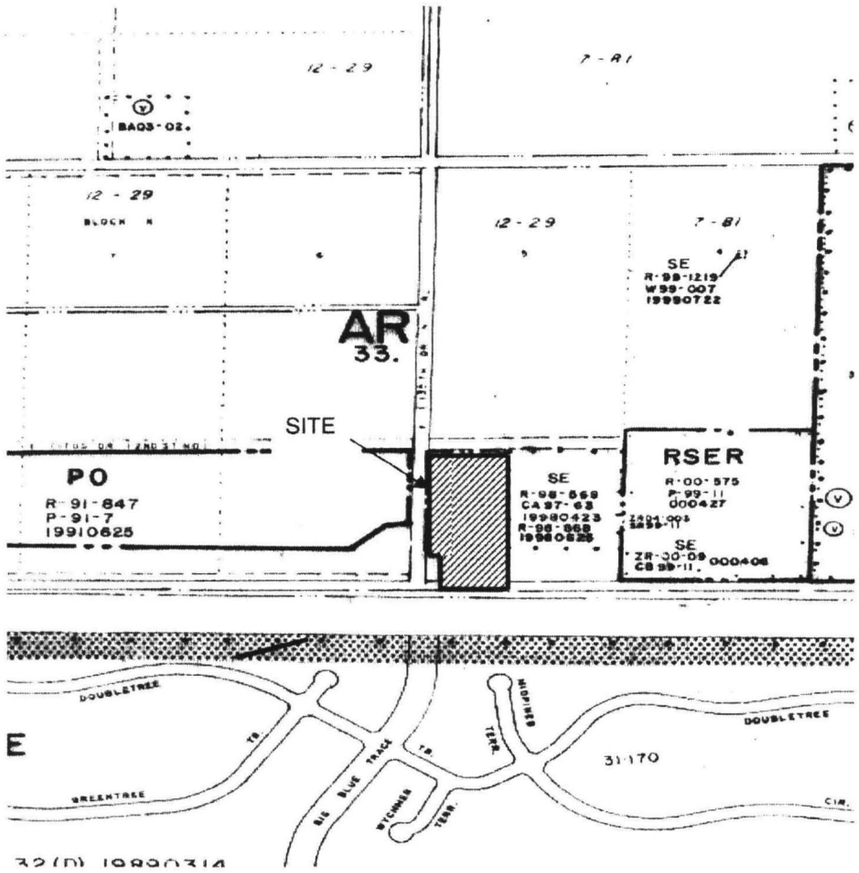
CONTAINING 158,442 SQUARE FEET / 3.637 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B

VICINITY SKETCH

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application No. 2005-299
Zoning Quad 76
Date December 1, 2005

NORTH

RESOLUTION NO. R-2006-0157

RESOLUTION APPROVING ZONING APPLICATION CA2005-299
(CONTROL NO. 1991-043)
CLASS A CONDITIONAL USE
PETITION OF JOSEPH BEVERLY, GARY HORVATH AND BUSS COOPER
BY KILDAY & ASSOCIATES, INC.AGENT
(GROVE MEDICAL PLAZA)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the Board of County Commissioners, pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), as amended, is authorized and empowered to consider, approve, approve with conditions or deny Class A Conditional Uses; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Palm Beach County Unified Land Development Code have been satisfied; and

WHEREAS, Zoning Application CA2005-299 was presented to the Board of County Commissioners at a public hearing conducted on January 26, 2006; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, the recommendations of the various county review agencies, and the recommendations of the Zoning Commission; and

WHEREAS, this approval is subject to Article 2.E (Compliance with Time Limitations) of the Palm Beach County Unified Land Development Code (ULDC) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This Class A Conditional Use is consistent with the Palm Beach County Comprehensive Plan.

2. This Class A Conditional Use complies with relevant and appropriate portions of Article 4.B, Supplementary Use Standards of the Palm Beach County Unified Land Development Code.

3. This Class A Conditional Use is consistent with the requirements of the Palm Beach County Unified Land Development Code.

4. This Class A Conditional Use, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

5. This Class A Conditional Use, with conditions as adopted, complies with standards imposed on it by all other applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.

6. This Class A Conditional Use meets applicable local land development regulations.

7. This Class A Conditional Use, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Class A Conditional Use has a concurrency determination and complies with Article 2.F, Concurrency of the ULDC.

9. This Class A Conditional Use, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

10. This Class A Conditional Use, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 2 of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application CA2005-299, the petition of Joseph Beverly, Gary Horvath and Buss Cooper, by Kilday & Associates, Inc., agent, for a Class A Conditional Use to allow a medical or dental office in the Limited Office Commercial Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 26, 2006, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Koons moved for the approval of the Resolution.

The motion was seconded by Commissioner McCarty and, upon being put to a vote, the vote was as follows:

Tony Masilotti, Chair	-	Absent
Addie L. Greene, Vice Chairperson	-	Absent
Karen T. Marcus	-	Aye
Jeff Koons	-	Aye
Warren H. Newell	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye

The Chairman thereupon declared that the resolution was duly passed and adopted on January 26, 2006.

Filed with the Clerk of the Board of County Commissioners on 26th day of January, 2006.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: _____
DEPUTY CLERK

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 700 FEET OF THE WEST 310 FEET OF THAT PART OF TRACT 5, BLOCK K, LYING NORTH OF STATE ROAD 80, "REPLAT OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29.

LESS AND EXCEPT THAT PORTION ACQUIRED BY THE ORDER OF TAKING RECORDED IN O.R. BOOK 5444, PAGE 1644, DESCRIBED AS FOLLOWS:

THAT PART OF TRACT 5 IN BLOCK K OF "LOXAHATCHEE GROVES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S 01° 22' 50" W ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 3524.15 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 80; THENCE S 88° 26' 59" E, A DISTANCE OF 197.34 FEET; THENCE S 88° 29' 13" E, A DISTANCE OF 2418.09 FEET; THENCE N 01° 30' 47" E, A DISTANCE OF 50.00 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY FOR STATE ROAD 80 AND THE POINT OF BEGINNING; THENCE N 02° 15' 12" E, A DISTANCE OF 267.84 FEET; THENCE S 87° 44' 48" E, A DISTANCE OF 76.00 FEET; THENCE S 02° 15' 12" W, A DISTANCE OF 111.84 FEET; THENCE S 43° 07' 00" E, A DISTANCE OF 49.18 FEET; THENCE S 88° 29' 13" E, A DISTANCE OF 198.61 FEET; THENCE S 02° 14' 53" W, A DISTANCE OF 120.01 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY FOR STATE ROAD 80; THENCE N 88° 29' 13" W, A DISTANCE OF 309.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

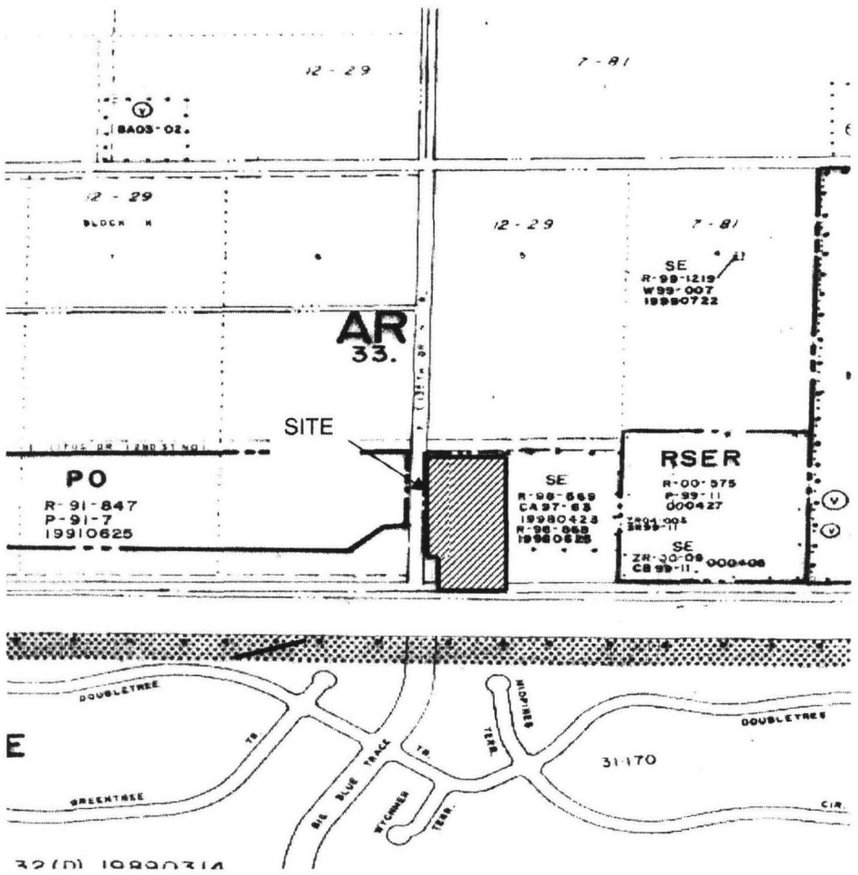
CONTAINING 158,442 SQUARE FEET / 3.637 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B

VICINITY SKETCH

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application No. 2005-299
Zoning Quad 76
Date December 1, 2005

NORTH

EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated September 19, 2005. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (DRO: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for the two (2) story medical office building shall be submitted for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the Loxahatchee Groves Rural Vista Design Guidelines, the DRO approved plans, all applicable conditions of approval, and all ULDC requirements. (DRO: ARCH REVIEW-Zoning)

2. The maximum height of the two (2) story medical building shall be thirty-five feet, excluding architectural features which shall not exceed a maximum height of forty-one (41) feet and shall be generally consistent with the elevations prepared by Marc Wiener, AIA and dated September 19, 2005. All heights shall be measured from finished grade to the highest point of the building, including air conditioning, mechanical equipment, satellite dishes and architectural features. (DRO: ARCH REVIEW -Zoning)

3. Design of gutters and downspouts shall be integrated into the architectural design of the two (2) story medical building. Painting of the gutters and downspouts shall not constitute architectural integration. (DRO: ARCH REVIEW -Zoning)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

   No Building Permits for the site may be issued after May 17, 2008. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)

2. LANDSCAPE WITHIN THE MEDIAN OF SOUTHERN BOULEVARD

   The property owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of Southern Boulevard. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by property owner shall be perpetually maintained by the property owner, his successors and assigns, without recourse to Palm Beach County, unless property owner provides payment for maintenance as set forth in Paragraph d) below.

a) The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

b) All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Eng)

c) At property owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the property owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the property owner. The property owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the property owner. (ONGOING:ENGINEERING-Eng)

d) Also, prior to the issuance of a Building Permit, and at the option of the property owner, the property owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beatification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along Southern Boulevard. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (ONGONG:ENGINEERING-Eng)

3. Prior to final approval of the proposed site plan by the DRO, the property owner shall convey a forty (40) foot access easement to the Public along the south property line. This Access easement shall extend from F Road to the projects east property line as shown on the current DRO site plan. Final approval of the location of the access easement shall be approved by the County Engineer. Easment document shall be approved by the County Attorney. (DRO APPROVAL: ENGINEERING-Eng)

4. Prior to issuance of a certificate of occupancy, construction of the public access easement shall be completed from the projects east property line to F Road. (CO:MONITORING-Eng)

5. F ROAD CONSTRUCTION IMPROVEMENTS

A. The Property owner shall construct F Road from the north side of project's north entrance to the north right of way line of Collecting Canal Road. Construction of this portion of F Road shall be subject to the requirements of the Loxahatchee Groves Water Control District. Construction is intended to be 22 feet in width with the wearing surface to be an Open Graded Emulsified Mix. This condition is subject to an executed agreement between the property owner and Loxhatchee Groves Water Control District Board of Supervisors, which includes provisions for the property owner to fund, in lieu of constructing, the aforementioned improvements. This agreement must be approved by the District prior to the issuance of a Building Permit for the proposed medical office building. (ONGOING: ENG-Eng)

B. The Property owner shall construct F Road from the north side of projects north entrance to Southern Boulevard. Construction of this portion of F Road shall be to collector street standards, minimium 2 - 12 foot paved travel lanes. (ONGOING: ENG-Eng)

C. Construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. (ONGOING: ENG-Eng)

D. Permits required by Loxahatchee Groves Water Control District for the construction in A and B shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)

E. Construction and/or funding for the improvements in A and B shall be completed prior to the issuance of the first Certificate of Occupancy. (CO:MONITORING-Eng)

ENVIRONMENTAL

1. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. No grade changes, or the toe of proposed grade changes, shall occur within the dripline of existing native vegetation depicted to remain. (ONGOING: ERM-Erm)

HEALTH

1. Property owners and operators of facilities generating industrial, hazardous or toxic waste shall not deposit or cause to be deposited any such waste into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: HEALTH-Code Enf)

ZONING – LANDSCAPE -STANDARDS

1. Prior to the issuance of the first building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all the landscape conditions as contained herein and Conditions under the Board of Adjustment BA 2005-00461. (BLDG PERMT:LANDSCAPE-Zoning)

2. A minimum of seventy (75) percent of canopy trees to be planted in the landscape buffers shall be native and meet the following minimum standards at installation:

   a. tree height: Fourteen (14) feet;
   b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
   c. canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
   d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDG PERMIT:LANDSCAPE-Zoning)

3. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDG PERMIT: LANDSCAPE-Zoning)

4. Field adjustment of berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT: LANDSCAPE-Zoning)

ZONING - LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF SOUTHERN BOULEVARD)

1. In addition to the proposed landscaping and code requirements, landscaping and/or buffer width along the south property line shall be upgraded to include:

    a. a minimum twenty (20) foot wide landscape buffer strip; and,
    b. one (1) palm or pine for each for each twenty (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

ZONING - LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF "F" ROAD)

1. In addition to the proposed landscaping and code requirements, landscaping and/or buffer width along the west property line shall be upgraded to include:

    a. a minimum fifteen (15) foot wide landscape buffer strip; and,
    b. one (1) palm or pine for each for each twenty (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

ZONING - LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)

1. In addition to the proposed landscaping and code requirements, landscaping and/or buffer width along the north property line shall be upgraded to include:

    a. a minimum fifty (50) foot wide landscape buffer strip as shown on the Site Plan and Regulating Plan as Section A-A and dated September 19, 2005;
    b. a minimum twelve (12) foot wide meandering equestrian trail; and,
    c. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

LIGHTING

1. All outdoor lighting shall be extinguished no later than one-half (1/2) hour after operating hours excluding security lighting only. (ONGOING: CODE ENF - Zoning)

2. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning)

3. All outdoor, freestanding lighting fixtures shall be in conformance with the Loxahatchee Groves Rural Vista Design Guidelines and shall not exceed twenty (20) feet in height measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning)

PLANNING

1. The site shall be limited to medical office uses only. (ONGOING: MONITORING-Planning)

SIGNS

1. Freestanding signs fronting on Southern Boulevard and "F" Road shall conform to the Loxahatchee Groves Rural Vista Design Guidelines and shall be limited as follows:
   a. maximum sign height, measured from finished grade to highest point - fifty (50) inches in height;
   b. maximum sign face area per side - one hundred (100) square feet;
   c. maximum number of signs - one (1) for each road frontage;
   d. style - monument style only;
   e. location - Sign B within fifty (50) feet of the south access point of "F" Road; and,
   f. signs shall be limited to identification of tenants only. (BLDG PERMIT: BLDG - Zoning)

USE LIMITATIONS

1. Development and use of the site is limited to a medical or dental office and shall not be modified unless approved by the BCC. (ONGOING: ZONING - Zoning)

UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: WUD-WUD)

COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)

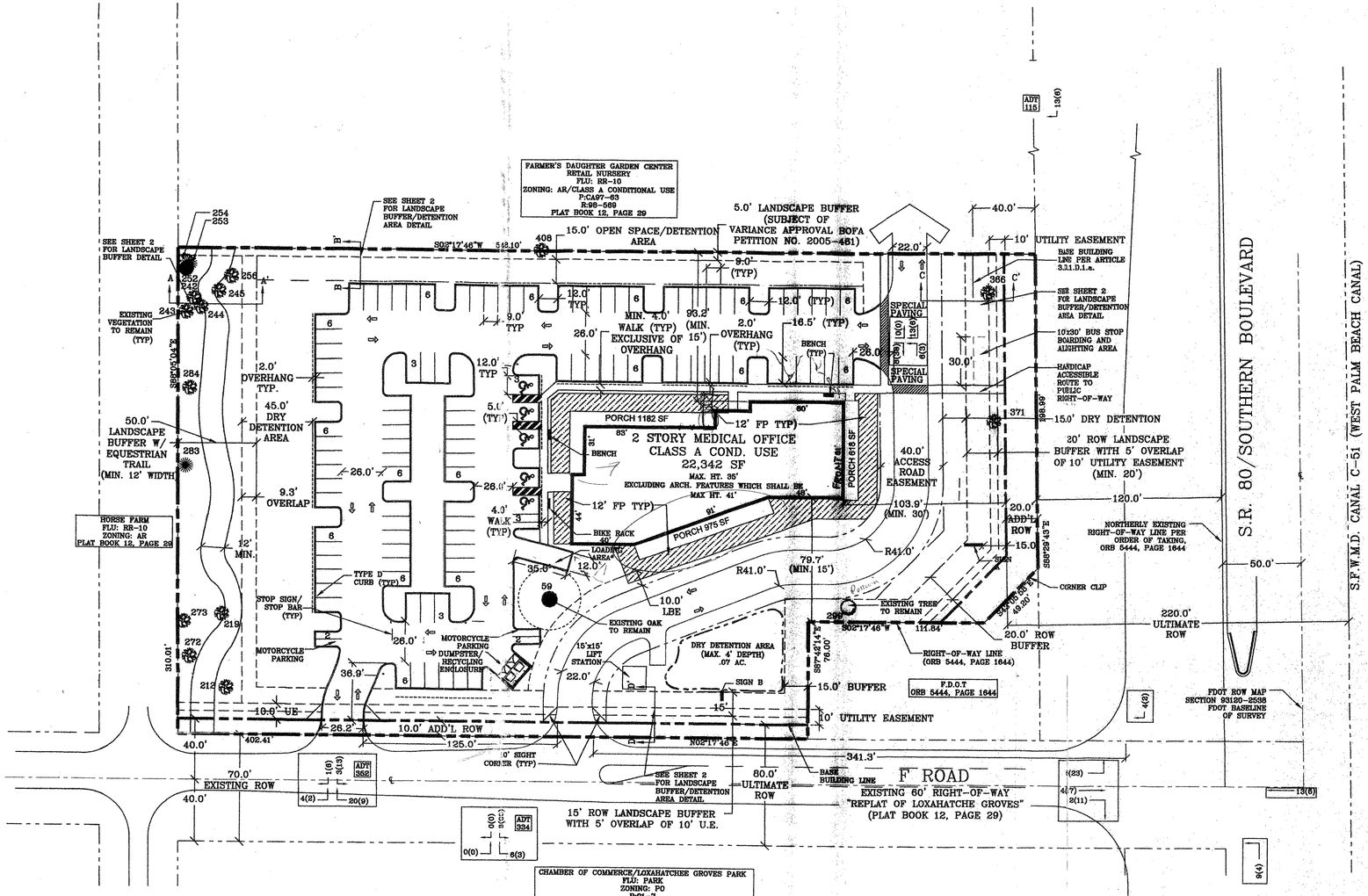
2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:

   a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
   b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
   c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
   d. Referral to code enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (ONGOING: MONITORING - Zoning)



PROJECT NO.	05151-000
RESOLUTION NO.	R2006-0567
NAME OF PROJECT	GROVE MEDICAL PLAZA
PROPOSED USE	MEDICAL OFFICE
FUTURE LAND USE	CL-O/RR-10
TIER	RURAL TIER
ZONING DISTRICT	CL-O/CLASS A COND. USE
SECTION 33 TOWNSHIP 43S	RANGE 41E
PROPERTY CONTROL NUMBER	00-41-43-17-01-905-0040
SPECIAL PLANNING AREA	LOX GROVES NEIGHBORHOOD PLAN
OVERLAY ZONE	SR80 NONRESIDENTIAL

CONCURRENCY APPROVAL*	
MEDICAL OFFICE	22,342 SF

*CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.

TRAFFIC ANALYSIS ZONE	810
LAST BCC APPROVAL	1/26/06
GROSS ACREAGE	158,442 SF 3.637 AC.
GROSS FLOOR AREA	22,342 SF
FLOOR AREA RATIO (MAX. 0.20)	0.14
BUILDING COVERAGE (INCLUDES 2775 SF PORCH)	9%
IMPERVIOUS SURFACE AREA (MAX. 50%)	71,824 SF 45.3%
PERVIOUS AREA (MIN. 50%)	86,618 SF 54.7%
BUILDING HEIGHT	MAX. 35'(41' TO ARCH. FEATURES)
# OF STORIES/FLOORS	2
PARKING & LOADING	
TOTAL PARKING REQUIRED (1 sp/200 sf)	112
TOTAL PARKING PROVIDED (INCLUDES 4 MOTORCYCLE SP)	112
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED*	1

NOTES

LAND USE ORDINANCE 2004-067 STATES "SITE SHALL BE LIMITED TO MEDICAL OFFICE USE ONLY."
SPECIAL PAVING TO BE SPECIFIED AT TIME OF BLDG PERMIT SUBMITTAL.
BASE INFORMATION TAKEN FROM A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. AND DATED 2/25/05.

*A REDUCTION IN THE SIZE OF THE LOADING AREA HAS BEEN REQUESTED FROM 12'X55' TO 12'X35'.

BASED ON ULDC ARTICLE 8.F.1.B., THE SETBACK FOR THE SIGN ON SOUTHERN BOULEVARD IS REQUESTED TO BE MEASURED FROM THE PROPERTY LINE INSTEAD OF THE BASE BUILDING LINE.

PURSUANT TO ULDC FIGURE 7.G.2.A-14, A MINIMUM OF ONE TREE PER LANDSCAPE ISLAND WILL BE PROVIDED.
LGRDG#1.OXAHATCHEE GROVES RURAL DESIGN GUIDELINES

DEVELOPMENT TEAM

OWNER:
GARY COOPER, BEVERLY BUSS, AND JOSEPH HORVATH

PLANNING/LANDSCAPE ARCHITECTURE:
KILDAY & ASSOCIATES
1551 FORUM PLACE, SUITE 100A
WEST PALM BEACH, FL 33401
PHONE: 561-689-5522
FAX: 561-689-2592

ARCHITECT
MARC WIENER ARCHITECTURE
33 SE FOURTH STREET, SUITE 101
BOCA RATON, FL 33432
PHONE: 561-750-4111
FAX: 561-750-5298

TRAFFIC/CIVIL ENGINEER:
SIMMONS AND WHITE
5601 CORPORATE WAY, SUITE 200
WEST PALM BEACH, FL 33407
PHONE: 561-478-7848
FAX: 561-478-3738

SURVEYOR:
CAULFIELD & WHEELER, INC.
7301A W. PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FL 33433
PHONE: 561-392-1992
FAX: 561-750-1452

Landscape Architects / Planners
Kilday & Associates
Landscape Architects / Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
Phone: (561) 689-5522
Fax: (561)689-2592

This Drawing, as an instrument of service, shall remain the property of KILDAY & ASSOCIATES, INC., and shall NOT be reproduced, published or used in any way without the written premission of the same.

PALM BEACH COUNTY, FL

GROVE MEDICAL PLAZA

SITE PLAN

Scale:	1"=40'
Date:	03/02/05
Design By:	JLC
Drawn By:	JLC
Check By:	CW
File No.	900.15
Drawing No.	05-04

REVISIONS / SUBMISSIONS
1. 4/05/05 - JLC VARIANCE SUBMITTAL
2. 4/25/05 - JLC - DRO COMMENTS RESUBMITTAL
3. 08/30/05 - JLC - DRO COMMENTS RESUBMITTAL
4. 09/19/05 - 10' UTILITY EASEMENT- THW
5. 02/15/06 - FDRO SUBMITTAL - JLC
6. 04/03/06-FDRO COMMENTS RESUBMITTAL - JLC
7.

SITE PLAN

SP-1 of 2

LANDSCAPE CHART

COMMERCIAL LANDSCAPE REQUIREMENTS			
CATEGORY	CODE/CONDITION REQUIREMENT	REQUIRED	PROVIDED
PERIMETER LANDSCAPE			
ROW BUFFERS (SOUTH AND WEST BUFFERS) (838 L.F.)			
CANOPY TREES	1/25 LF	34	34
SHRUBS (PER 100' SECTION)	12 LARGE 25 MEDIUM 40 SMALL	101 210 335	101 210 335
INCOMPATIBILITY BUFFER (NORTH BUFFER) (310 L.F.)			
CANOPY TREES	1/20 LF	16	16
SHRUBS (PER 100' SECTION)	12 LARGE 25 MEDIUM 40 SMALL	37 78 124	37 78 124
INCOMPATIBILITY BUFFER (EAST BUFFER) (548 L.F.)			
CANOPY TREES	1/20 LF	27	16
SHRUBS (PER 100' SECTION)	12 LARGE 25 MEDIUM 40 SMALL	66 137 219	66 137 219
TOTAL PERIMETER TREES		77	77
INTERIOR LANDSCAPE			
CANOPY TREES	1/1200 SF	132	132
MEDIUM SHRUBS	3/1200 SF	396	396
TOTAL INTERIOR TREES		16	21
TOTAL TREES		209	209
TOTAL SHRUBS		1703	1703
*REQUIRED NUMBER OF SPECIES PER TABLE 7.D.2.C-3, ULDC (7)			

EXISTING TREES TO REMAIN:

59 52.1" LIVE OAK	272 19.4" SLASH PINE
212 22.6" SLASH PINE	273 12.5" SLASH PINE
~~215 14.0" SLASH PINE~~	~~277 20.4" SLASH PINE~~
~~216 11.9" SLASH PINE~~	~~282 18.7" SLASH PINE~~
219 12.0" SLASH PINE	283 7.8" LIVE OAK
~~241 13.8" SLASH PINE~~	284 21.0" SLASH PINE
242 17.8" SLASH PINE	299 49.9" POINCIANA
243 17.0" SLASH PINE	366 13.8" SLASH PINE
244 6.1" SLASH PINE	371 18.7" SLASH PINE
245 17.5" SLASH PINE	~~372 14.4" SLASH PINE~~
252 7.9" CYPRESS	408 15.8" SLASH PINE
253 9.0" LIVE OAK	~~443 9.2" SLASH PINE~~
254 15.0" CABBAGE PALM	
~~255 9.7" SLASHPINE~~	
256 17.3" SLASH PINE	
~~268 20.9" CABBAGE PALM~~	

~STRIKE-OUT = TREES NO LONGER EXIST DUE TO HURRICANE DAMAGE

VEGETATION TRACKING #VP06-020

ZONING VARIANCE APPROVAL
B OF A PETITION # 2005-00461

ULDC SECT.	REQUIRED	PROPOSED	VARIANCE
7.F.9.A-7 INCOMPATIBILITY BUFFER STANDARDS TYPE 2 (ALONG THE EAST PROPERTY LINE)	15'	5'	10'
7.F.2. LANDSCAPE - TREES, SHRUBS, AND HEDGES	PER 100 FEET OF BUFFER: 12 LARGE SHRUBS; 25 MEDIUM SHRUBS; 40 SMALL SHRUBS	TO ALLOW SHRUBS TO BE PLANTED WITHIN THE PROPOSED 5 FEET BUFFER AND THE FIRST 10 FEET OF ADJACENT OPEN SPACE	SHRUBS TO BE PLANTED WITHIN THE PROPOSED 5 FEET BUFFER AND THE FIRST 10 FEET OF ADJACENT OPEN SPACE

THE ABOVE VARIANCE(S) WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
DEVELOPMENT ORDER:
THE DEVELOPMENT ORDER FOR THIS PARTICULAR VARIANCE SHALL LAPSE ON MAY 19, 2008, ONE YEAR FROM THE APPROVAL DATE. (DATE:MONITORING:ZONING)
ZONING CONDITIONS
1. ZONING - BY MAY 19, 2006, OR UPON DRO CERTIFICATION, THE APPLICANT SHALL AMEND THE SITE PLAN TO REFLECT THE VARIANCE APPROVAL PURSUANT TO BA-2005-461. (DATE:DRO:ZONING)
2. ZONING - ALL PLANT MATERIAL REQUIRED BY THE ULDC, WITHIN THE 15 FEET INCOMPATIBILITY BUFFER ALONG THE EAST PROPERTY LINE, SHALL BE INSTALLED WITHIN THE APPROVED 5 FEET INCOMPATIBILITY BUFFER AND THE ADJOINING 10 FEET DRAINAGE EASEMENT. (ON-GOING: LANDSCAPE:ZONING)
3. ZONING - THE APPLICANT SHALL COMPLY WITH THE LOXAHATCHEE GROVES NEIGHBORHOOD RECOMMENDATION 1, ITEM 2, THAT REQUIRES THE REAR 50 FEET OF THE PROPERTY SHALL PROVIDE A 100 PERCENT OPAQUE BARRIER. THE RECOMMENDATION STATES THAT OPACITY CAN BE PROVIDED BY EITHER 1)LANDSCAPING; AND 2) A FENCE OR A WALL. (ON-GOING: CODE ENFORCEMENT: ZONING)

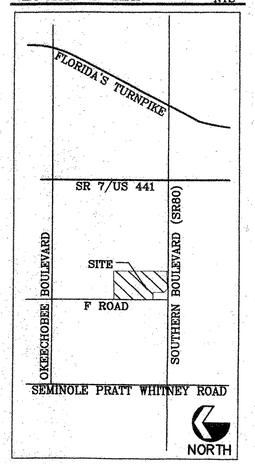
PROPERTY DEVELOPMENT REGULATIONS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS			DENSITY		MAX FAR	MAX BLDG. COVER	MIN. BLDG SETBACKS (FT.)			
		SIZE	WIDTH	DEPTH	MIN.	MAX.			FRONT	SIDE	STREET	REAR
REQUIRED	CLO	1 AC.	100'	200'	N/A	N/A	0.20	25%	30'	15'	*	20'
PROVIDED	CLO	3.637 AC.	310'	548'	N/A	N/A	0.14	9%	111.7'	90.2'	123.9'	245.9'

*SETBACK EQUAL TO WIDTH OF R-O-W BUFFER PURSUANT TO ULDC ARTICLE 7, LANDSCAPING.

Control # 1991-043
Project # 05151-000
TAZ 810
PCN 00-41-43-17-01-905-0040
BOARD OF ADJUSTMENT PET. #2005-00461 Date: 05/19/05
CERTIFICATION D.R.C. Date: 09/14/05
ZONING COMMISSION Date: 11/03/05
B.C.C. Date: 01/05/06
FINAL D.R.O. Rx #: Date:

LOCATION MAP NTS



SEE CONDITIONS

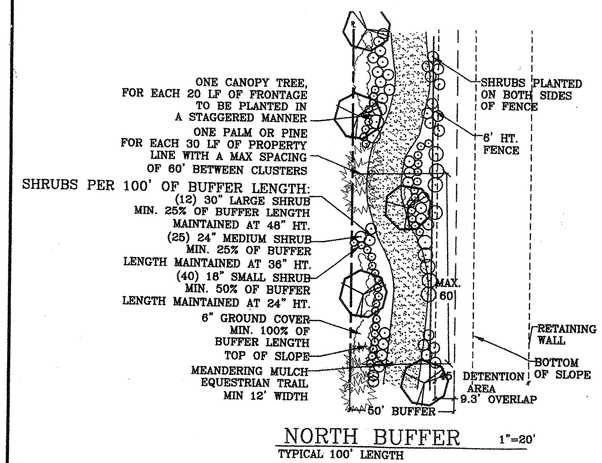
NORTH
0 40' 80' 120'
SCALE 1"=40'

PROJECT NO. 05151-000

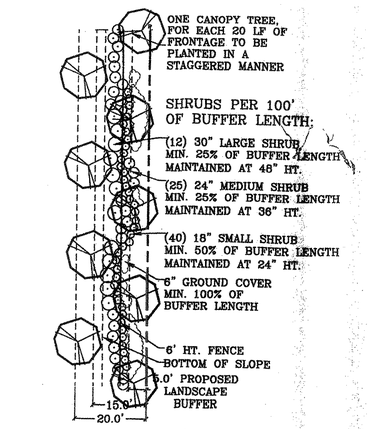
PETITION NO./CONTROL NO: 91-043
DATE SUBMITTED: 4/26/2006
EXHIBIT NO: 21 (1 of 2)
SUPERSEDES EXH. 19
FINAL PLAN APPROVED AT 04/26/2006 DRC

Grove Medical Final Site Plan (1 of 2)

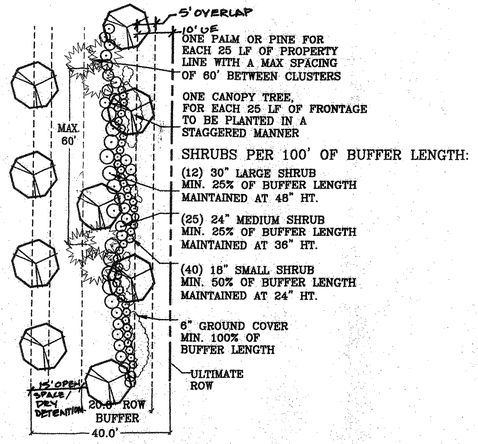
ACCOMMODATION OF A DETENTION SWALE.
NOTE: DUE TO C-51 BASIN REQUIREMENTS, MINIMUM PERIMETER ELEVATION IS EXCEEDED AT SITE PERIMETER. (CALCULATED 25 YEAR-3 DAY;±17.0') THUS, NO BERMING IS REQUIRED.
PER ZONING-LANDSCAPE-STANDARDS CONDITION 2: A MINIMUM OF 75% OF CANOPY TREES TO BE PLANTED IN THE LANDSCAPE BUFFERS SHALL BE NATIVE WITH A MINIMUM 14' HEIGHT AND 7' CANOPY DIAMETER.



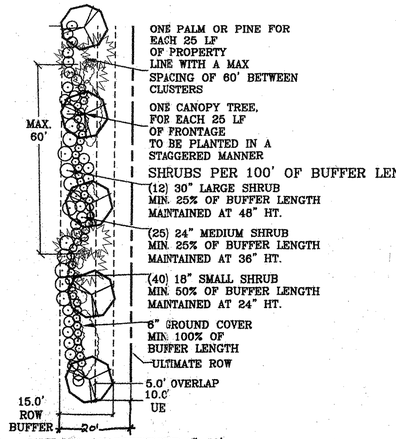
NORTH BUFFER 1"=20'
TYPICAL 100' LENGTH



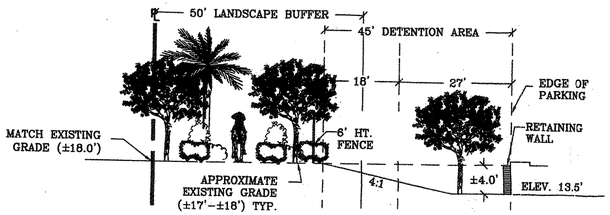
EAST BUFFER 1"=20'
TYPICAL 100' LENGTH



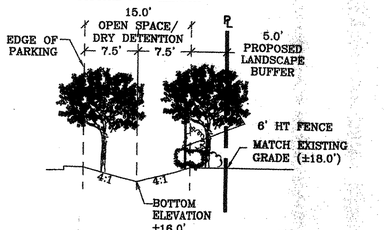
SOUTH BUFFER (ROW) 1"=20'
TYPICAL 100' LENGTH



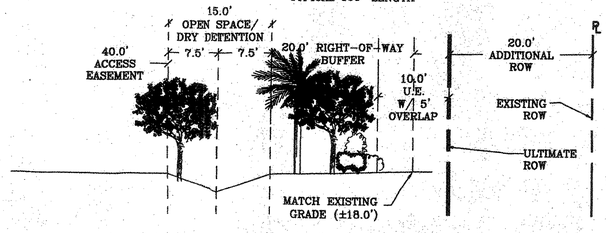
WEST BUFFER 1"=20'
TYPICAL 100' LENGTH



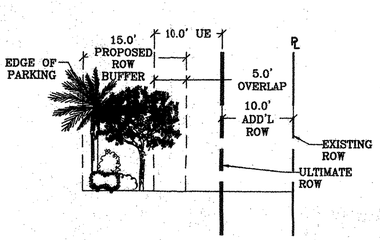
SECTION A-A' NORTH BUFFER 1"=10'
NOTE:PLANT MATERIAL SHALL CREATE A 100% OPAQUE BARRIER. ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)"



SECTION B-B' EAST BUFFER 1"=10'
SUBJECT OF VARIANCE APPROVAL
NOTE:ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.

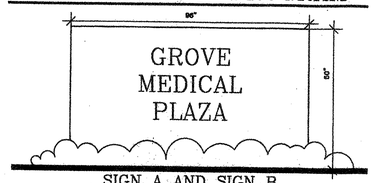


SECTION C-C' SOUTH BUFFER (ROW) 1"=10'
NOTE:ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF SOUTHERN BOULEVARD)"

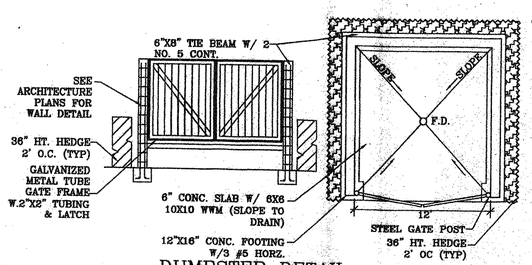


SECTION D-D' WEST BUFFER 1"=10'
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF "F" ROAD)"

MASTER SIGN PROGRAM



SIGN A AND SIGN B
MONUMENT STYLE ONLY — MAXIMUM NUMBER OF SIGNS - 1 PER FRONTAGE
100 SF MAX. SIGN FACE AREA — MAXIMUM SIZE - 60" HT. X 96" WIDTH
PURSUANT TO CONDITION OF APPROVAL "SIGNS"
FINAL DESIGN TO COMPLY WITH LGRDG.

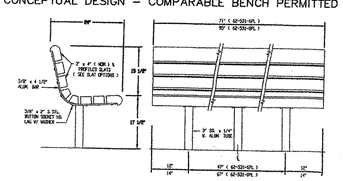


DUMPSTER DETAIL NTS

VEGETATION TRACKING # VP06-020

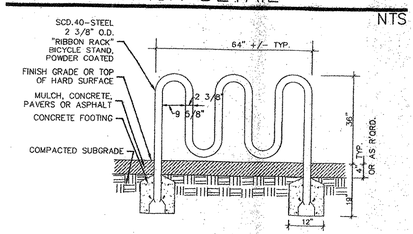
TYP. BENCH DETAIL

CONCEPTUAL DESIGN - COMPARABLE BENCH PERMITTED NTS

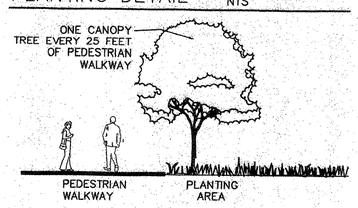


BICYCLE RACK DETAIL

NTS



SHADED PEDESTRIAN AREA PLANTING DETAIL NTS



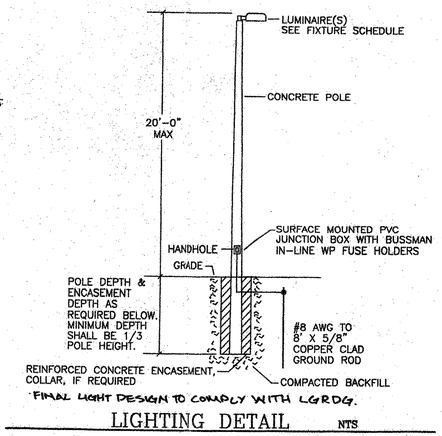
PROJECT NO. 05151-000

91-043

PETITION NO./CONTROL NO:
DATE SUBMITTED: 4/26/2006
EXHEBIT NO: 21 (2 of 2)

SUPERSEDES EXH. 19

FINAL PLAN APPROVED AT 04/26/2006 DRC



FINAL LIGHT DESIGN TO COMPLY WITH LGRDG.

LIGHTING DETAIL NTS

Grove Medical Plaza Reg-Plan (2 of 2)

Landscape Architects / Planners
Kilday & Associates
Landscape Architects / Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
Phone: (561) 689-5522
Fax: (561)689-2592

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PALM BEACH COUNTY, FL

GROVE MEDICAL PLAZA

REGULATING PLAN

Scale:	1"=40'
Date:	3/02/05
Design By:	JLC
Drawn By:	JLC
Check By:	CW
File No.	900.15
Drawing No.	05-04

REVISIONS / SUBMISSIONS
- 4/05/05 - JLC VARIANCE SUBMITTAL
- 4/25/05 - JLC - DRO COMMENTS RESUBMITTAL
- 08/30/05 - JLC - DRO COMMENTS RESUBMITTAL
- 09/15/05 - 10' UTILITY EASEMENT- THW
- 02/15/06 - FDRO SUBMITTAL - JLC
- 04/03/06-FDRO COMMENTS RESUBMITTAL - JLC

REGULATING PLAN

SP-2 of 2

ALL PETITIONS

1. Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated September 19, 2005. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (DRO: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for the two (2) story medical office building shall be submitted for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the Loxahatchee Groves Rural Vista Design Guidelines, the DRO approved plans, all applicable conditions of approval, and all ULDC requirements. (DRO: ARCH REVIEW-Zoning)

2. The maximum height of the two (2) story medical building shall be thirty-five feet, excluding architectural features which shall not exceed a maximum height of forty-one (41) feet and shall be generally consistent with the elevations prepared by Marc Wiener, A1A and dated September 19, 2005. All heights shall be measured from finished grade to the highest point of the building, including air conditioning, mechanical equipment, satellite dishes and architectural features. (DRO: ARCH REVIEW -Zoning)

3. Design of gutters and downspouts shall be integrated into the architectural design of the two (2) story medical building. Painting of the gutters and downspouts shall not constitute architectural integration. (DRO: ARCH REVIEW-Zoning)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

No Building Permits for the site may be issued after May 17, 2008. A time extension for this condition maybe approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)

2. LANDSCAPE WITHIN THE MEDIAN OF SOUTHERN BOULEVARD

The property owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of Southern Boulevard. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by property owner shall be perpetually maintained by the property owner, his successors and assigns, without recourse to Palm Beach County, unless property owner provides payment for maintenance as set forth in Paragraph d) below.

a) The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDG PERMIT:MONITORING-Eng)

b) All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)

c) At property owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the property owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the property owner. The property owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the property owner. (ONGOING: ENGINEERING-Eng)

d) Also, prior to the issuance of a Building Permit, and at the option of the property owner, the property owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beatification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along Southern Boulevard. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (ONGONG: ENGINEERING-Eng)

3. Prior to final approval of the proposed site plan by the DRO, the property owner shall convey a forty (40) foot access easement to the Public along the south property line. This Access easement shall extend from F Road to the projects east property line as shown on the current DRO site plan. Final approval of the location of the access easement shall be approved by the County Engineer. Easement document shall be approved by the County Attorney. (DROAPPROVAL: ENGINEERING-Eng)

4. Prior to issuance of a certificate of occupancy, construction of the public access easement shall be completed from the projects east property line to F Road. (CO: MONITORING-Eng)

5. F ROAD CONSTRUCTION IMPROVEMENTS

A. The Property owner shall construct F Road from the north side of project's north entrance to the north right of way line of Collecting Canal Road. Construction of this portion of F Road shall be subject to the requirements of the Loxahatchee Groves Water Control District. Construction is intended to be 22 feet in width with the wearing surface to be an Open Graded Emulsified Mix. This condition is subject to an executed agreement between the property owner and Loxahatchee Groves Water Control District Board of Supervisors, which includes provisions for the property owner to fund, in lieu of constructing, the aforementioned improvements. This agreement must be approved by the District prior to the issuance of a Building Permit for the proposed medical office building. (ONGOING: ENG-Eng)

B. The Property owner shall construct F Road from the north side of projects north entrance to Southern Boulevard. Construction of this portion of F Road shall be to collector street standards, minimum 2-12 foot paved travel lanes. (ONGOING: ENG-Eng)

C. Construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. (ONGOING: ENG-Eng)

D. Permits required by Loxahatchee Groves Water Control District for the construction in A and B shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)

E. Construction and/or funding for the improvements in A and B shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

naENVIRONMENTAL

1. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. No grade changes, or the toe of proposed grade changes, shall occur within the dripline of existing native vegetation depicted to remain. (ONGOING: ERM-Erm)

HEALTH

1. Property owners and operators of facilities generating industrial, hazardous or toxic waste shall not deposit or cause to be deposited any such waste into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: HEALTH-Code Enf)

ZONING - LANDSCAPE STANDARDS

1. Prior to the issuance of the first building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all the landscape conditions as contained herein and Conditions under the Board of Adjustment BA 2005-00461. (BLDG PERMIT: LANDSCAPE-Zoning)

2. A minimum of seventy (75) percent of canopy trees to be planted in the landscape buffers shall be native and meet the following minimum standards at installation:

a. tree height: Fourteen (14) feet;

b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;

c. canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,

d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDG PERMIT: LANDSCAPE-Zoning)

3. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDG PERMIT:LANDSCAPE-Zoning)

4. Field adjustment of berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT:LANDSCAPE-Zoning)

ZONING - LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF SOUTHERN BOULEVARD)

1. In addition to the proposed landscaping and code requirements, landscaping and/or buffer width along the south property line shall be upgraded to include:

a. a minimum twenty (20) foot wide landscape buffer strip; and,

b. one (1) palm or pine for each for each twenty (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

ZONING - LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF "F" ROAD)

1. In addition to the proposed landscaping and code requirements, landscaping and/or buffer width along the west property line shall be upgraded to include:

a. a minimum fifteen (15) foot wide landscape buffer strip; and,

b. one (1) palm or pine for each for each twenty (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

ZONING - LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)

1. In addition to the proposed landscaping and code requirements, landscaping and/or buffer width along the north property line shall be upgraded to include:

a. a minimum fifty (50) foot wide landscape buffer strip as shown on the Site Plan and Regulating Plan as Section A-A and dated September 19, 2005;

b. a minimum twelve (12) foot wide meandering equestrian trail; and,

c. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE-Zoning)

LIGHTING

1. All outdoor lighting shall be extinguished no later than one-half (1/2) hour after operating hours excluding security lighting only. (ONGOING: CODE ENF -Zoning)

2. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING:CODE ENF - Zoning)

3. All outdoor, freestanding lighting fixtures shall be in conformance with the Loxahatchee Groves Rural Vista Design Guidelines and shall not exceed twenty (20) feet in height measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning)

PLANNING

1. The site shall be limited to medical office uses only. (ONGOING: MONITORING-Planning)

SIGNS

1. Freestanding signs fronting on Southern Boulevard and "F" Road shall conform to the Loxahatchee Groves Rural Vista Design Guidelines and shall be limited as follows:

a. maximum sign height, measured from finished grade to highest point - fifty (50) inches in height;
b. maximum sign face area per side - one hundred (100) square feet;
c. maximum number of signs - one (1) for each road frontage;
d. style - monument style only;
e. location - Sign B within fifty (50) feet of the south access point of "F" Road; and,
f. signs shall be limited to identification of tenants only. (BLDG PERMIT: BLDG - Zoning)

USE LIMITATIONS

1. Development and use of the site is limited to a medical or dental office and shall not be modified unless approved by the BCC. (ONGOING: ZONING - Zoning)

UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: WUD-WUD)

COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:

a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy;the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or

b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or

d. Referral to code enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (ONGOING: MONITORING - Zoning)

PETITION NO./CONTROL NO: 91-043
DATE SUBMITTED: 04-26-2006
EXHIBIT NO: 22

APPROVED FOR INFORMATION ONLY
4/26/2006

Petition #1991-043
Project # 05151-000
TAZ SIO:
PCN 00-41-43-17-01-005-0040
BOARD OF ADJUSTMENT Ltr. #2006-00481 Date: 05/19/06
CERTIFICATION D.R.C. Date: 09/14/05
ZONING COMMISSION Date: 11/03/05
B.C.C. Date: 01/26/06
FINAL D.R.O. Re #: Date:

Landscape Architects / Planners
Kilday & Associates
Landscape Architects / Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
Phone: (561) 689-5522
Fax: (561)689-2592

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PALM BEACH COUNTY, FL

GROVE MEDICAL PLAZA

CONDITIONS OF APPROVAL

Scale: NTS
Date: 02/15/06
Design By: ML
Drawn By: ML
Check By: JLC
File No. 900.15
Drawing No. 05-04

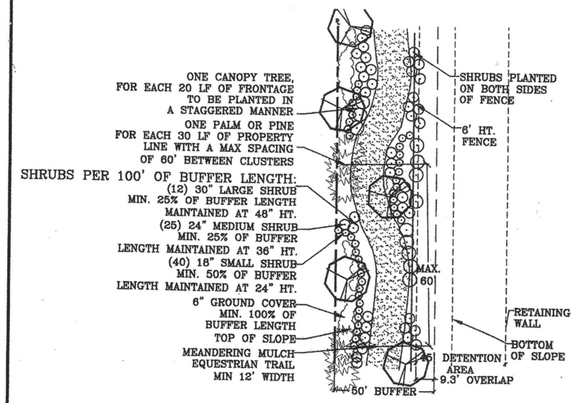
REVISIONS / SUBMISSIONS

CONDITIONS OF APPROVAL

COA-1 of 1

Grove Medical Plaza Conditions of Approval

ACCOMMODATION OF A DETENTION SWALE.
NOTE: DUE TO C-51 BASIN REQUIREMENTS, MINIMUM PERIMETER ELEVATION IS EXCEEDED AT SITE PERIMETER. (CALCULATED 25 YEAR-3 DAY;±17.0') THUS, NO BERMING IS REQUIRED.
PER ZONING-LANDSCAPE-STANDARDS CONDITION 2: A MINIMUM OF 75% OF CANOPY TREES TO BE PLANTED IN THE LANDSCAPE BUFFERS SHALL BE NATIVE WITH A MINIMUM 14' HEIGHT AND 7' CANOPY DIAMETER.



NORTH BUFFER 1"=20'
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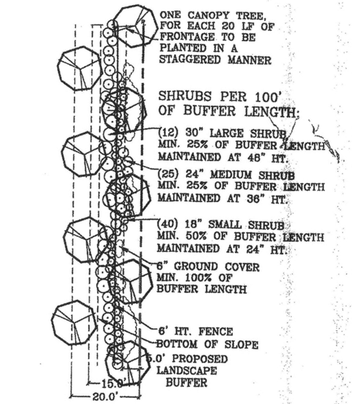

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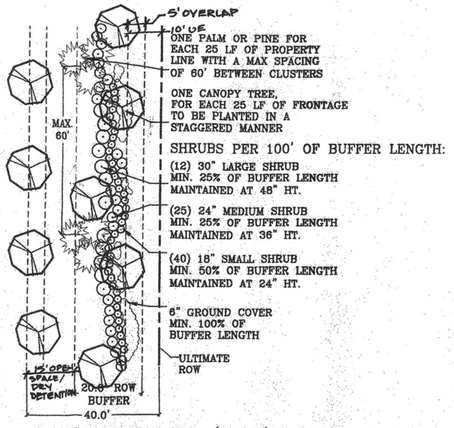

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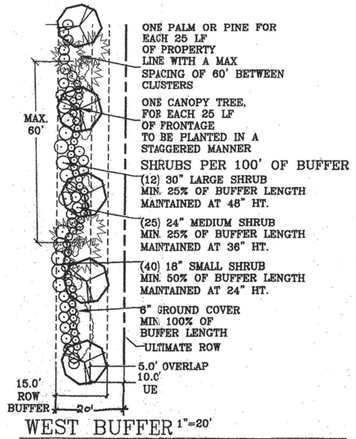

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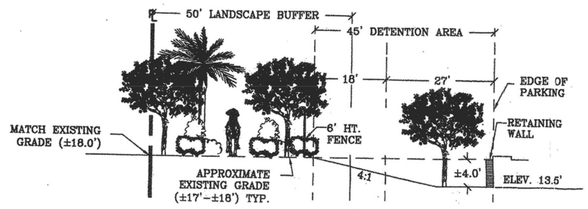

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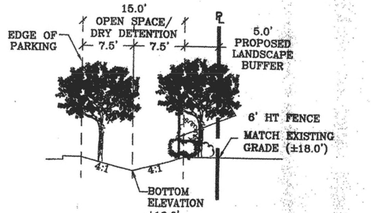

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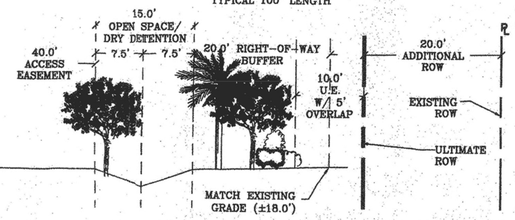
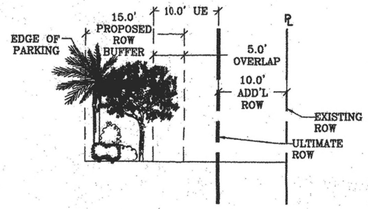
SUBJECT OF VARIANCE APPROVAL
NOTE:ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.

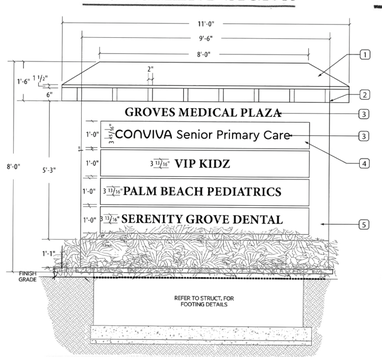


SECTION C-C' SOUTH BUFFER (ROW) 1"=10'
NOTE:ALL VEGETATION PLANTED WITHIN OPEN SPACE/DETENTION AREA SHALL BE WET-TOLERANT SPECIES.
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF SOUTHERN BOULEVARD)"

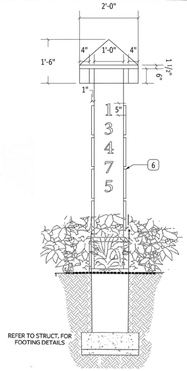


SECTION D-D' WEST BUFFER 1"=10'
PURSUANT TO CONDITION OF APPROVAL "ZONING-LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF "F" ROAD)"

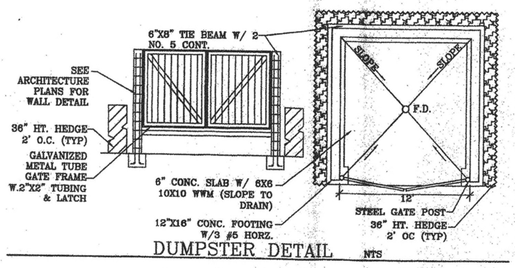
MONUMENT SIGN A



MASTER MONUMENT SIGN A



PRIMARY WALL SIGN

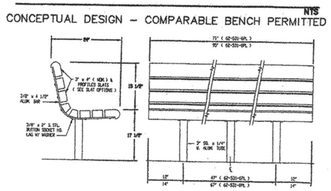


DUMPSTER DETAIL NTS

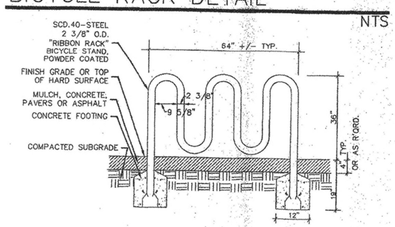
FINAL PLAN APPROVED AT 04/21/2006 DRC

PROJECT NO. 05151-000
91-043
PETITION NO./CONTROL NO:
DATE SUBMITTED: 4/26/2006
EXHIBIT NO: 21 (2 of 2)
SUPERSEDES EXH. 19

TYP. BENCH DETAIL NTS
CONCEPTUAL DESIGN - COMPARABLE BENCH PERMITTED

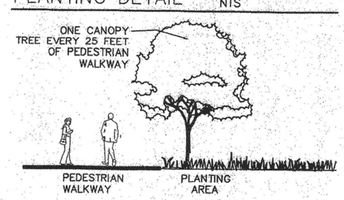


BICYCLE RACK DETAIL NTS

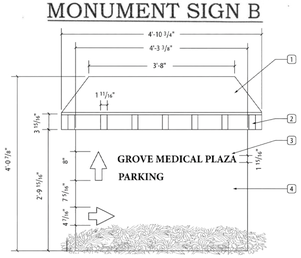


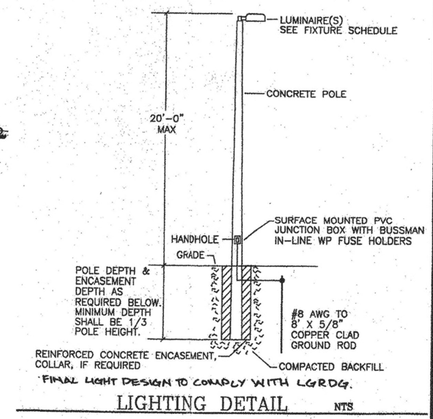
VEGETATION TRACKING # VP06-020

SHADED PEDESTRIAN AREA PLANTING DETAIL NTS



MONUMENT SIGN B





LIGHTING DETAIL NTS

Grove Medical Plaza Reg-Plan (2 of 2)

Landscape Architects / Planners
Kilday & Associates
Landscape Architects / Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
Phone: (561) 689-5522
Fax: (561)689-2592
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PALM BEACH COUNTY, FL

GROVE MEDICAL PLAZA

REGULATING PLAN

Scale:	1"=40'
Date:	3/02/05
Design By:	JLC
Drawn By:	JLC
Check By:	CW
File No.	900.15
Drawing No.	05-04

REVISIONS / SUBMISSIONS
- 4/05/05 - JLC VARIANCE SUBMITTAL
- 4/25/05 - JLC - DRO COMMENTS RESUBMITTAL
- 08/30/05 - JLC - DRO COMMENTS RESUBMITTAL
- 09/19/05 - JLC UTILITY EASEMENT- THW
- 02/15/06 - FDRO SUBMITTAL - JLC
- 04/03/06-FDRO COMMENTS RESUBMITTAL - JLC

REGULATING PLAN

SP-2 of 2

Location name: **CONVIVA Covina Loxahatchee (WELLINGTON)**
Address: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470, US

Revision Log

Date	Rev#	Revision Notes
06-18-2025	0	Initial package created based on survey
07-07-2025	1	Option 3 chosen for Building Logo
07-09-2025	2	Hours and Phone number added
08-25-2025	3	Doctor Names updated
11-19-2025	4	Door Vinyl layout revised
01-21-2026	5	Prohibited items revised
01-22-2026	6	Prohibited items revised
03-04-2026	7	Prohibited items removed from package
04-23-2026	8	Door vynil: SF added per request, Tower dims added
05-20-2026	9	Door vynil: SF revised per request, Tower dims added

CONVIVA
Senior Primary Care

A CenterWell company

asi
Signage Innovations

8181 Jetstar Drive
Suite 110
Irving, TX 75063
972-915-3800
www.asisignage.com

Exterior Sign Package - WELLINGTON

13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470.
May 20, 2026

Project Manager:
Cinthia Aguilar

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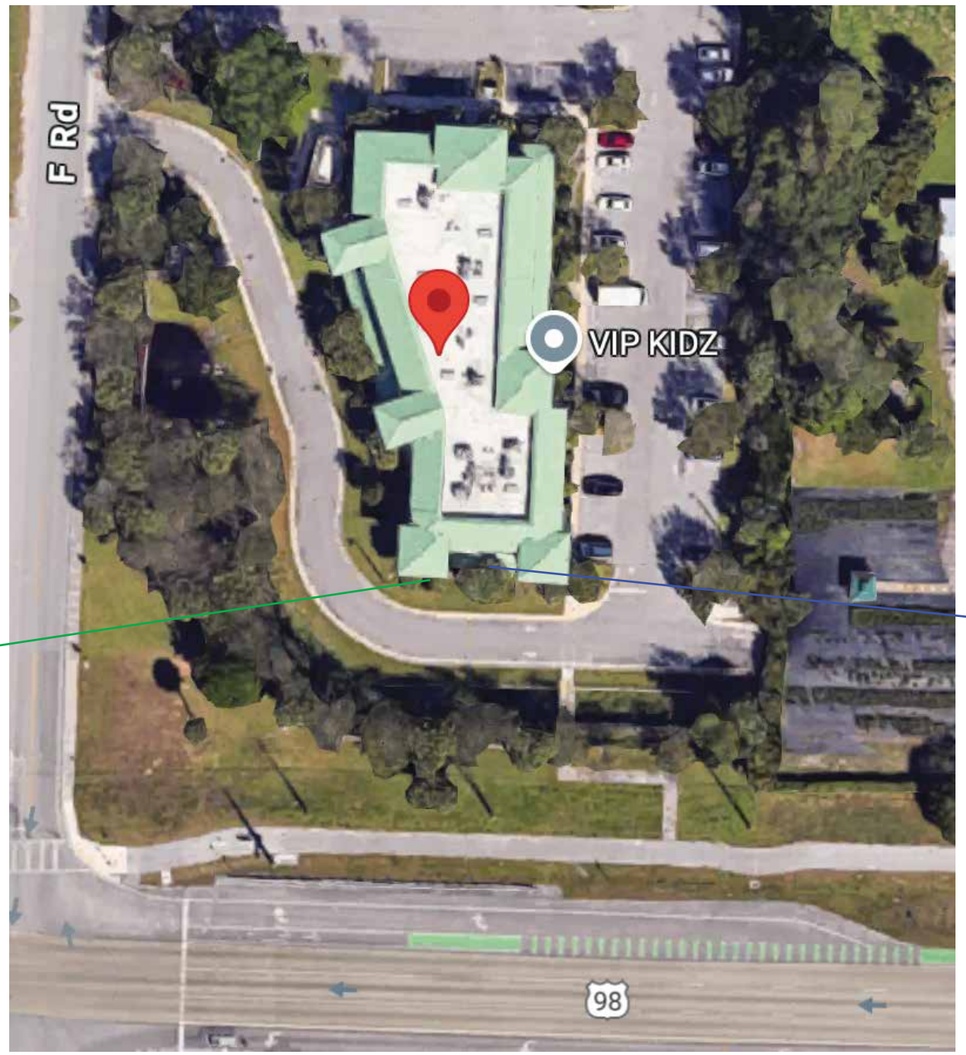
Location name: **CONVIVA Covina Loxahatchee (WELLINGTON)**
Address: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470, US
City code:
1 sq. ft. per one linear foot of anchor tenant frontage, or 60 square feet, whichever is less.



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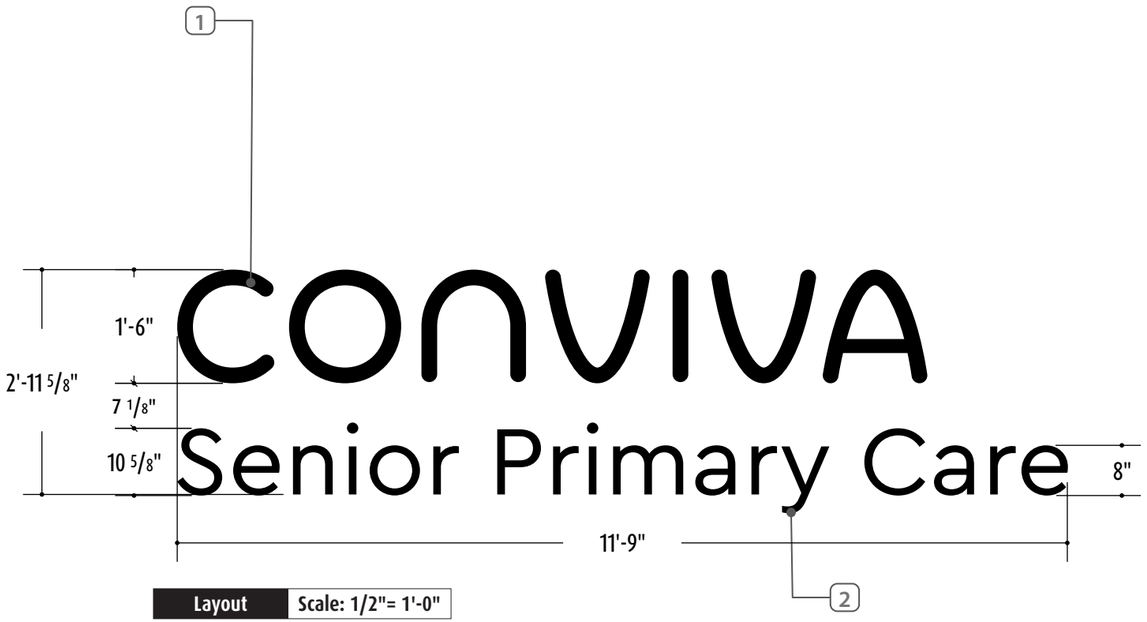
Suite 110
Dallas, TX 75063
972.915.3800
www.asisignage.com

Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470					Projects 2025 → C / Conviva Care Center / FL / LOXAHATCHEE GROVES / → 13475 SOUTHERN BLVD - (WELLINGTON) / → 2 - SHOP DRAWINGS / EXTERIOR → ST_LP_Wellington.ai
Date: 06-18-2025	Project Manager: CA				
Scale: as noted	Artist: AC				

Non Illuminated ID - Stacked with Tagline - OPTION 3

City code:

1 sq. ft. per one linear foot of anchor tenant frontage, or 60 square feet, whichever is less.



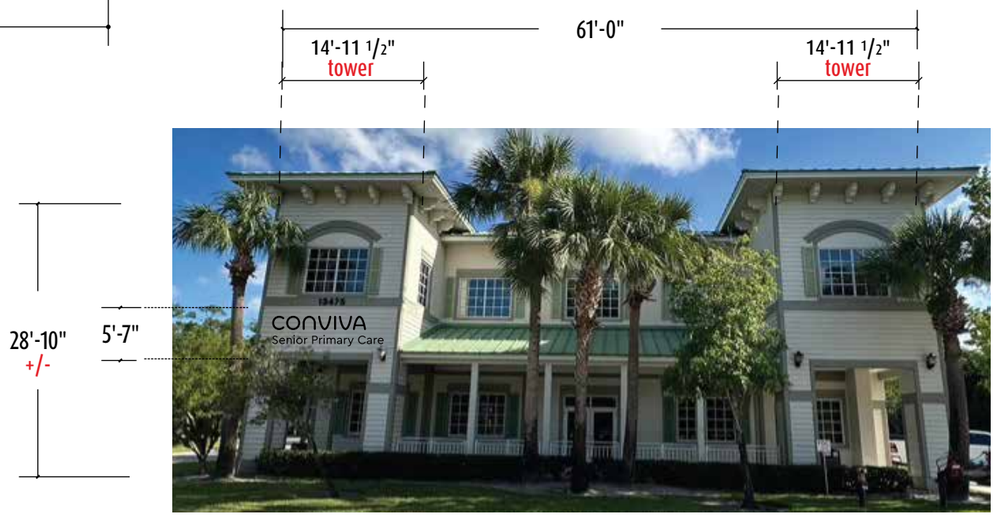
Layout Scale: 1/2"= 1'-0"

SF: 34.27ft²

Minimum size due size of "e" 8"H

Detail Descriptions:

1. 2" deep fabricated aluminum channel letters. Painted black.



Loc: ID- STO-FMV-1.1#

Install Elevation Scale: 1/16"- 1'-0"

ST-ID-STO-FMV-1.1 | QTY: 1

MATERIAL DESCRIPTION

Channel Lettering non illuminated.

Item 3.

MATERIAL TYPE	PROCESS
☐ Clear Gloss Acrylic	☐ Screen Print
☐ P95 Matte Acrylic	☐ Flat Bed Digital
☐ Non Glare Acrylic	☐ Vinyl Digital
☐ Photopolymer	☐ Vinyl Graphics
☒ Aluminum	☐ 3D Form

FONTS

Artwork provided

IMAGE COLORS

Black

BACKGROUND COLORS/FINISHES

Black Returns and Face

CLEAR COAT

☐ Gloss
☐ Matte
☐ Satin
☒ None

MOUNTING

See mounting details.

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Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470		Option 3 chosen due no window graphics	AC	7.7.25	Projects 2025 → C / Conviva Care Center / FL / LOXAHATCHEE GROVES / → 13475 SOUTHERN BLVD - (WELLINGTON) / → 2 - SHOP DRAWINGS / EXTERIOR → ST_ID_Wellington.ai
Date: 06-18-2025	Project Manager: CA	Tower dims added	AC	4.23.26	
Scale: as noted	Artist: AC				

ST_ID

Sheet 1 | 108

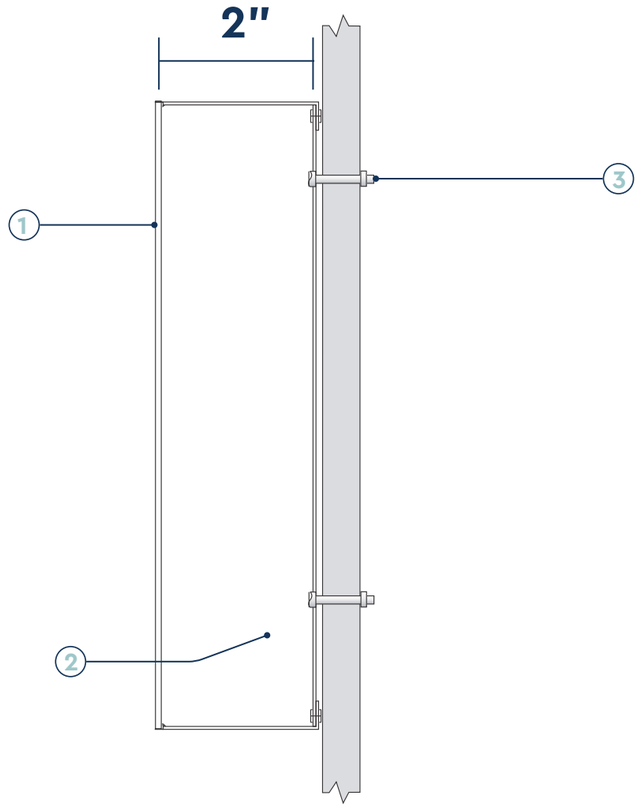
Side Section Detail

SPECIFICATIONS

(1) 2" Deep Aluminum letters

(2) Face and returns painted black

(3) Mounting Hardware



Elevation: **Scale: NTS**

FLUSH INDIVIDUAL MOUNTED VARIATION

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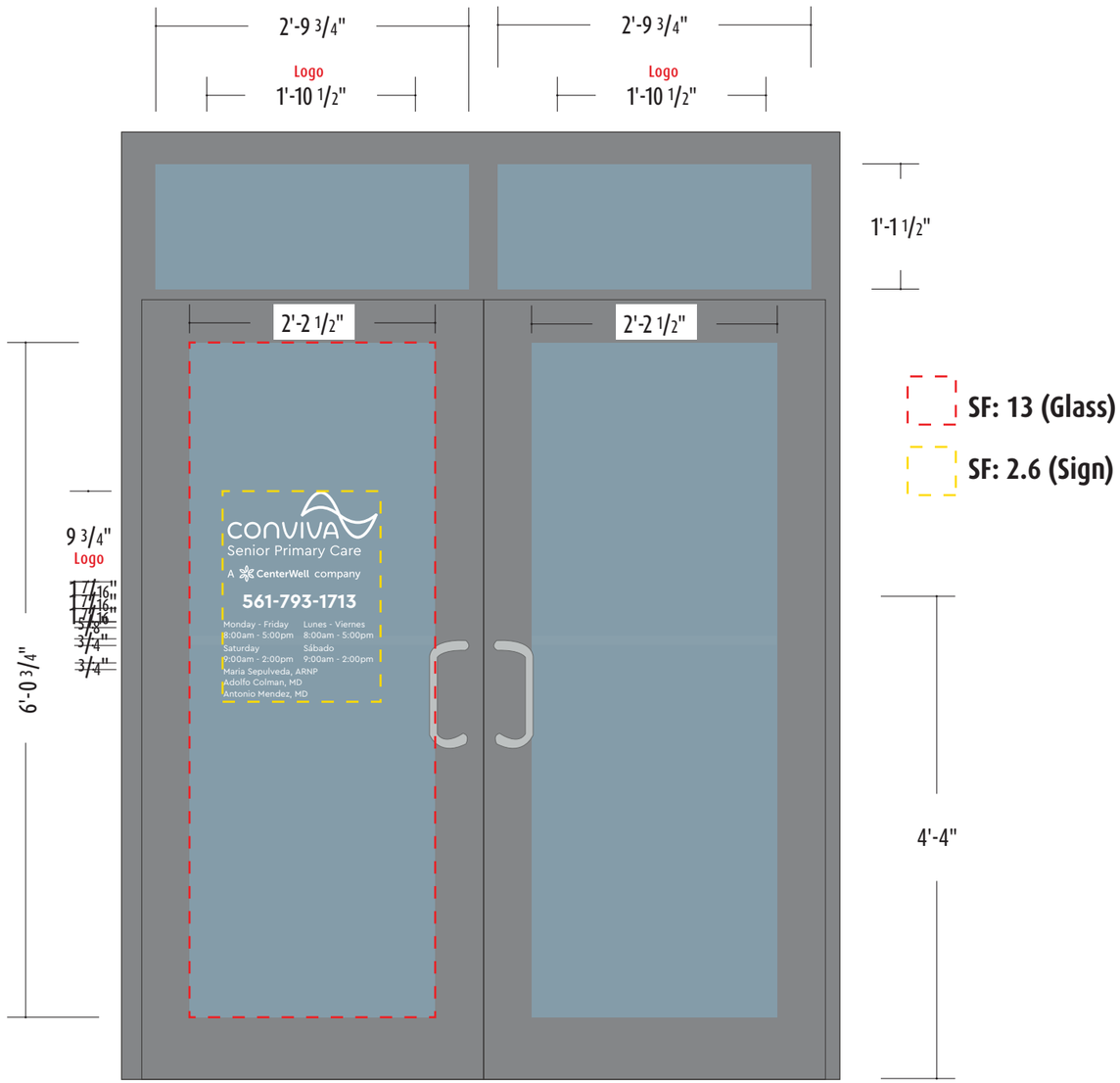
Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470					Projects 2025 ↳ C / Conviva Care Center / FL / LOXAHATCHEE GROVES / ↳ 13475 SOUTHERN BLVD - (WELLINGTON) / ↳ 2 - SHOP DRAWINGS / EXTERIOR ↳ ST_ID_Wellington.ai
Date: 06-18-2025	Project Manager: CA				
Scale: as noted	Artist: AC				

Door Vinyl - Main Entry - Not to exceed lesser of 6 SF or 20%.

Door Type Variants



Typical Layout Scale: 3/4"= 1'-0"

Detail Descriptions:

1. First surface digitally printed vinyl graphics.

Loc: DV-D-1.1#

Install Elevation Scale: 1/2"- 1'-0"

DV-D1.1- Double Door **QTY: 1**

MATERIAL DESCRIPTION

First surface digitally printed vinyl graphics.

Item 3.

MATERIAL TYPE	PROCESS
☐ Clear Gloss Acrylic	☐ Screen Print
☐ P95 Matte Acrylic	☐ Flat Bed Digital
☐ Non Glare Acrylic	☐ Vinyl Digital
☐ Photopolymer	☒ Vinyl Graphics
☐ Tactile ADA	☐ 3D Form

FONTS

Cera Pro Regular

IMAGE COLORS

☐ VNL-02 Matte White Vinyl

BACKGROUND COLORS/FINISHES

CLEAR COAT

☐ Gloss
☐ Matte
☐ Satin
☒ None

MOUNTING

Applied to glass.

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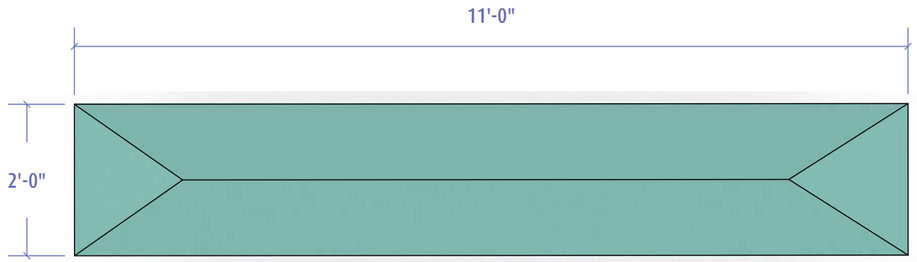
Project:	CONVIVA - Loxahatchee		
Location:	13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470		
Date:	06-18-2025	Project Manager:	CA
Scale:	as noted	Artist:	AC

Revisions	Initials	Date
Hours and Phone # updated	AC	7.9.25
Doctor Names updated	AC	8.25.25
Layout updated, one door only	AC	11.19.25
SF revised based on comments	AC	5.20.26

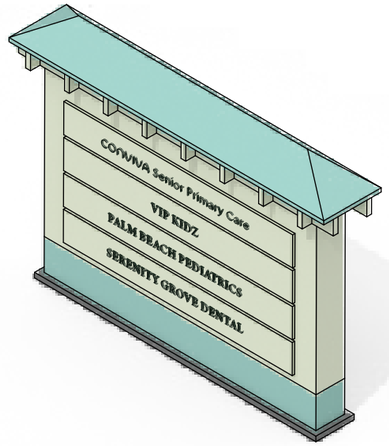
Folder Location

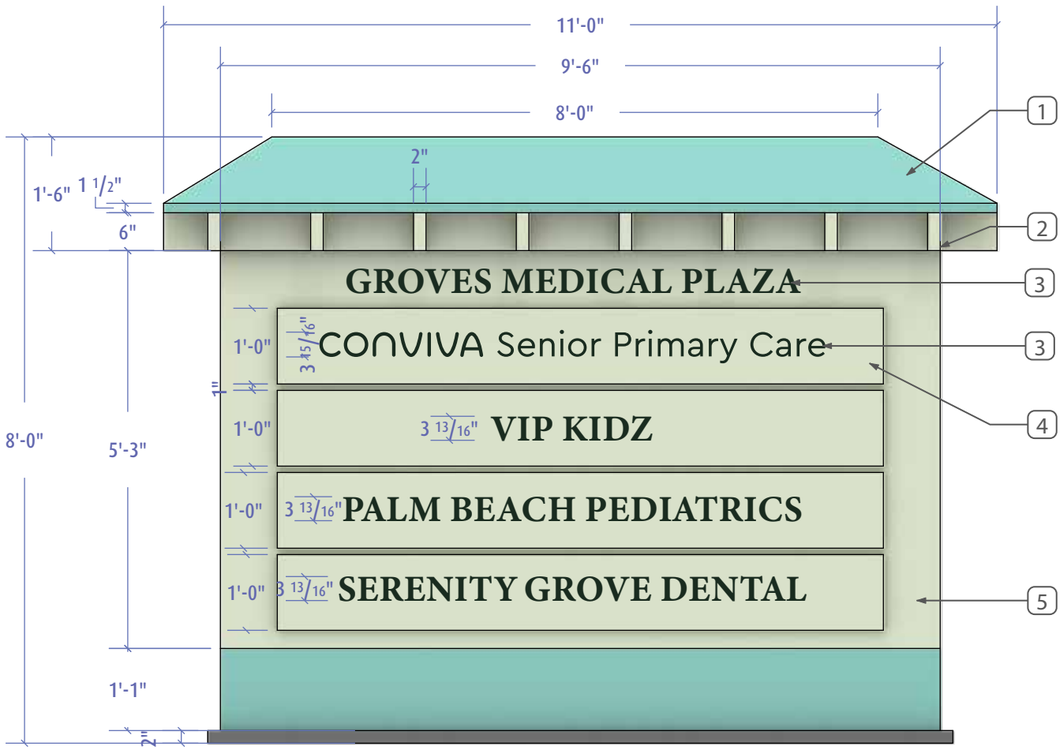
Projects 2025
↳ C / Conviva Care Center / FL / LOXAHATCHEE GROVES /
↳ 13475 SOUTHERN BLVD - (WELLINGTON) /
↳ 2 - SHOP DRAWINGS / EXTERIOR
↳ ST_DV-S-1_ DV-D-1_Wellington.ai

DV-S1.1
DV-D1.1
Sheet 1

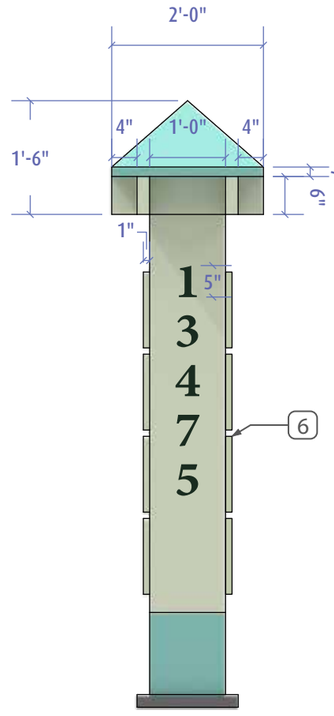


Top View | Scale: 1/2" = 1'-0"





Elevation | Scale: 1/2" = 1'-0"



Side View | Scale: 1/2" = 1'-0"

Detail Descriptions:

1. Fabricated Aluminum Roof.
2. 2" x 6" Aluminum Tube Elements.
3. Vinyl Graphic letters and numbers 3/8"h.
4. 5/16" deep Fabricated Aluminum Pan.
5. Fabricated Aluminum Cabinet

6Cabinets on both sides

Monument ID - WithOUT Logo - MONUMENT A SF: 88 (MONUMENT), SF: 42 (FACE)

MATERIAL DESCRIPTION

Aluminum Cabinet Sign

MATERIAL TYPE	PROCESS
[ ] Clear Gloss Acrylic	[ ] Screen Print
[ ] P95 Matte Acrylic	[ ] Flat Bed Digital
[ ] Non Glare Acrylic	[ ] Vinyl Digital
[ ] Photopolymer	[X] Vinyl Graphics
[X] Aluminum	[ ] 3D Form

FONTS

N/A

IMAGE COLORS

TBD
TBD
TBD

BACKGROUND COLORS/FINISHES

TBD

CLEAR COAT

[ ] Gloss
[ ] Matte
[ ] Satin
[X] None

MOUNTING

Direct burried.

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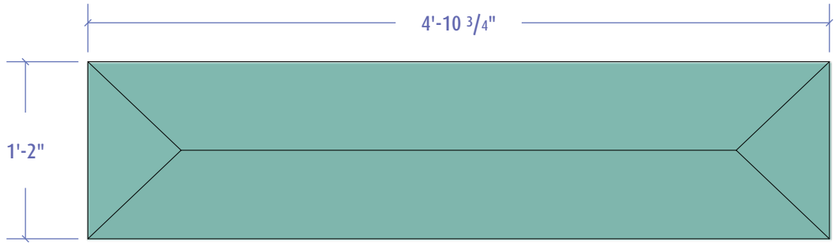
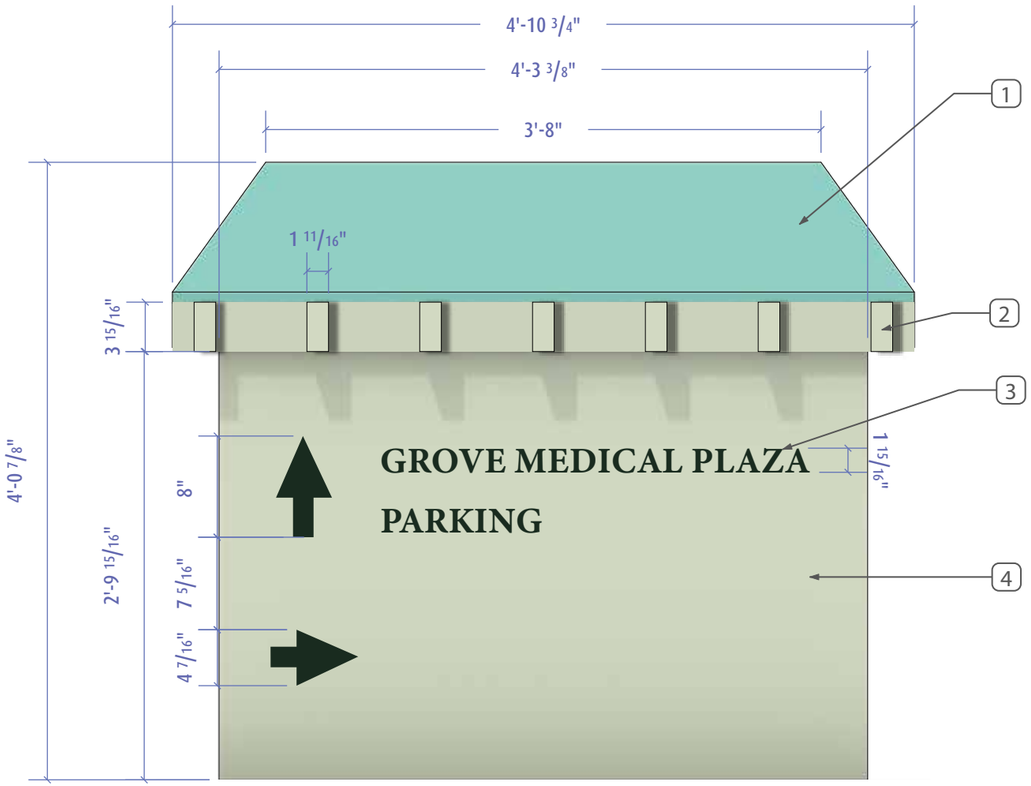
Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470		Dims revised per request	AG	12.11.25	Projects 2025
Date: 12-11-2025	Project Manager: CA	Dims revised per request	AG	01.13.26	C / Conviva Care Center / FL / LOXAHATCHEE GROVES /
Scale: as noted	Artist: AG	Letter depth added	AC	05.21.26	13475 SOUTHERN BLVD - (WELLINGTON) /
					2 - SHOP DRAWINGS / EXTERIOR / MONUMENT
					Monument A Rev 01-30-26.ai

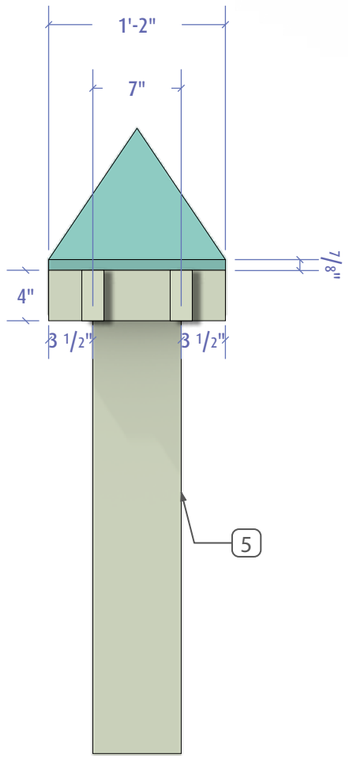
EM-LC



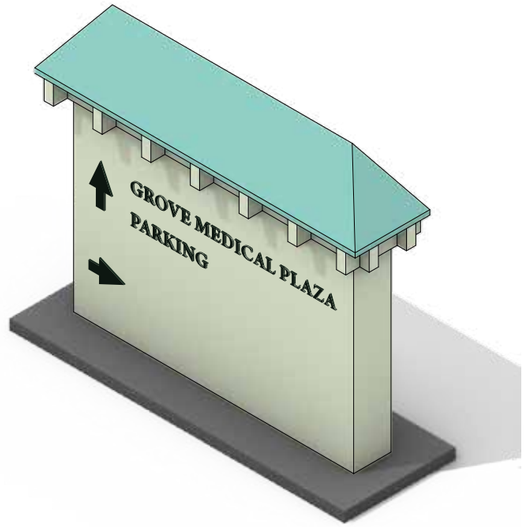
Top View | Scale: 1" = 1'-0"



Elevation | Scale: 1" = 1'-0"



Side View | Scale: 1" = 1'-0"



Detail Descriptions:

1. Fabricated Aluminum Roof.
2. 1-3/4" x 4" Aluminum Tube Elements.
3. Vinyl Graphics/Letters 3/8"th.
4. Fabricated Aluminum Cabinet.
5. Vinyl Graphics on both sides.

Monument ID - MONUMENT B SF: 19.33 (MONUMENT), SF: 11.69 (FACE)

MATERIAL DESCRIPTION

Aluminum Cabinet Sign

Item 3.

MATERIAL TYPE	PROCESS
☐ Clear Gloss Acrylic	☐ Screen Print
☐ P95 Matte Acrylic	☐ Flat Bed Digital
☐ Non Glare Acrylic	☐ Vinyl Digital
☐ Photopolymer	☒ Vinyl Graphics
☒ Aluminum	☐ 3D Form

FONTS

N/A

IMAGE COLORS

- TBD
- TBD
- TBD

BACKGROUND COLORS/FINISHES

- TBD

CLEAR COAT

- ☐ Gloss
- ☐ Matte
- ☐ Satin
- ☒ None

MOUNTING

Direct burried.

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Project: CONVIVA - Loxahatchee		Revisions	Initials	Date	Folder Location
Location: 13475 Southern Blvd, Suite 101, Loxahatchee Groves, FL, 33470		Dims revised per request	AG	12.11.25	Projects 2025
Date: 12-11-2025	Project Manager: CA	Dims revised per request	AG	01.30.26	C / Conviva Care Center / FL / LOXAHATCHEE GROVES /
Scale: as noted	Artist: AG	Letter depth added	AC	05.21.26	13475 SOUTHERN BLVD - (WELLINGTON) / 2 - SHOP DRAWINGS / EXTERIOR / MONUMENT / Monument B Rev 01-30-26.ai

EM-LC

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470
Phone: 561.807.6675 Fax: 561.793.2420
www.loxahatcheegrovesfl.gov

UTILITIES EASEMENT CONSENT FORM

Fill out the form and sign then send the form to **each Utility Department** Please include Survey

Comcast Cable	**Fax: 561.454.5899** **Email: Daniel_Tiburcio2@comcast.com** **Tel: 561.815.6659**
AT&T	**Email: G44448@att.com** **Please be sure to type the following information in the subject line: Easement, Customer Address & City**
FP&L	**Tel: 561.616.1657 / 561.616.1601** **Email: DCP-Group.SharedMailbox@NextEraEnergy.com**
Florida Public Utilities	**Fax: 561.838.1769** **Tel: 561.838.1817** **Email: Engineering-wpb@fpuc.com**

I am the record title holder of property located at 13475 Southern Boulevard

I propose to apply for a permit from The Town of Loxahatchee Groves to construct or install a Monument Sign in the Utilty easement on my property. The legal description of this property is LOT: Tract 5 BLOCK: K SUBDIVISION: Loxahatchee Groves - Section 33 Township 43 South, Range 41 East.

In the event your company has no objections to this improvement, please complete this form. I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above referenced improvement and that any removal or replacement of this improvement necessary for your use or access of this easement will be done at the expense of the property owner or their successors in interest.

PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE:

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: AT&T

By: Cassandra Hendrix

Title: Engineering Assistant

Date: 1/5/26

Please return this form to the applicant for submittal with the application

AT&T Florida
Construction & Engineering
120 N K St
Lake Worth, FL 33460

T: 561-540-1068
F: 561-272-8695

January 12, 2026

Alexis Sangeleer.
Senior Land Planner
iPlan & Design, LLC
823 N. Olive Avenue
West Palm Beach, FL 33401

Re: 13475 Southern Boulevard – Site Plan Review – Proposed Modification to Signage
AT&T Availability of Services and Easement Review Request

Dear Mrs. Alexis Sangleer:

In response to your inquiry, this letter shall serve as notice that AT&T Florida has NO objection to the above improvement project as long as the existing cables are not removed or damaged. Please make sure to call locates before digging, we show cables that feed the building in the utility easement. If you have any additional questions, please let me know.

Cordially,

Johnny Regis
SR SPECIALIST-OSP DESIGN ENGINEER
Wireline Access – Construction & Engineering SE

AT&T
120 N K ST, Lake Worth, Fl 33460
O: 561-540-1068
M: 561-706-7913 | jr8413@att.com

Proud Sponsor of the U.S. Olympic Team

Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470
Phone: 561.807.6675 Fax: 561.793.2420
www.loxahatcheegrovesfl.gov

UTILITIES EASEMENT CONSENT FORM

Fill out the form and sign then send the form to **each Utility Department** Please include Survey

Comcast Cable	**Fax: 561.454.5899** **Email: Daniel_Tiburcio2@comcast.com** **Tel: 561.815.6659**
AT&T	**Email: G44448@att.com** **Please be sure to type the following information in the subject line: Easement, Customer Address & City**
FP&L	**Tel: 561.616.1657 / 561.616.1601** **Email: DCP-Group.SharedMailbox@NextEraEnergy.com**
Florida Public Utilities	**Fax: 561.838.1769** **Tel: 561.838.1817** **Email: Engineering-wpb@fpuc.com**

I am the record title holder of property located at 13475 Southern Boulevard

I propose to apply for a permit from The Town of Loxahatchee Groves to construct or install a Monument Sign in the Utilty easement on my property. The legal description of this property is LOT: Tract 5 BLOCK: K SUBDIVISION: Loxahatchee Groves - Section 33 Township 43 South, Range 41 East.

In the event your company has no objections to this improvement, please complete this form. I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of the above referenced improvement and that any removal or replacement of this improvement necessary for your use or access of this easement will be done at the expense of the property owner or their successors in interest.

PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE: _____

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: Florida Power & Light Co.

By: _____

Title: Engineer II

Date: 01/05/2026

Please return this form to the applicant for submittal with the application

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PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE: _____

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: FPUC

By: F. VANLEEUWEN F. Van Leeuwen

Title: Engineeering Supervisor

Date: 01/02/2026

Please return this form to the applicant for submittal with the application

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PROPERTY OWNER'S NAME: Michael Porter

PROPERTY OWNER'S SIGNATURE: _____

ACKNOWLEDGEMENT:

We agree to the proposed improvement under the circumstances described above.

Name of easement holder: COMCAST CABLE

By: Daniel Tiburcio

Title: CONSTRUCTION SPECIALIST 2

Date: 01/02/2025

Please return this form to the applicant for submittal with the application

iPLAN & DESIGN

13475 Southern Boulevard, Loxahatchee Groves – Groves Medical Plaza

Site Plan Amendment - Signage

Justification Statement

06.15.2026

Introduction:

iPlan and Design, LLC, on behalf of GROVES MEDICAL PLAZA LLC (the "Applicant"), respectfully submits this request for a Minor Site Plan Amendment to the previously approved Site Plan for the Medical Office Building. This submission is made in accordance with the Town of Loxahatchee Groves Land Development Code and aims to maintain compliance with local regulations while improving the site's functionality and visibility.

Background:

The subject property is located at 13475 Southern Boulevard, at the northeast corner of Southern Boulevard and F Road, within the municipal limits of the Town of Loxahatchee Groves, Florida (PCN: 41-41-43-33-05-001-0000). The site encompasses approximately 3.637 acres (158,442 square feet) and is currently developed with an operational medical office building. The property has a Future Land Use designation of Commercial Low Office (CL-O) and a corresponding zoning designation of Commercial Low Office (CL-O). The proposed minor modifications to the monument signage are associated with an existing approved site plan, which was originally approved by the Palm Beach County Board of County Commissioners on March 26, 2006, in accordance with Palm Beach County regulations. The property is also subject to a Class A Conditional Use Permit granted on January 26, 2006. Although the proposed wall sign and door signage were not included in the original approvals, these elements, together with "Monument Sign B," will comply with the current signage regulations of the Town of Loxahatchee Groves.

Request:

The Applicant seeks approval for minor modifications to the existing signage on the property. The proposed improvements include the installation of door signage, one (1) new wall-mounted sign, and the construction and update of two monument signs identified as "Monument Sign A" and "Monument Sign B." The proposal also includes the relocation of Monument Sign B from its previously approved location. Although the sign was approved as part of an earlier application, it was never constructed. In addition, Monument Sign A will replace the existing monument sign with a new structure. A variance is requested to permit the replacement of Monument Sign A, as the sign is not located at a driveway entrance, as required by Section 90-040.B.5.b.i. Refer to the Variance Justification Letter for additional information regarding Monument Sign A. Overall, the proposed signage improvements are intended to enhance site visibility and improve wayfinding from both Southern Boulevard and F Road, thereby supporting accessibility and the continued success of the medical

823 N. OLIVE AVENUE
WEST PALM BEACH, FL. 33401
T 561.797.4217
W IPLANANDDESIGN.COM
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office facility. Additional details are provided in the Variance section. With the exception of the requested variance, all proposed signage complies with the applicable standards set forth in Article 90.

Site Plan Amendment Requirement Responses Section 155-020:

Conformance to the approved and/or recorded plat, if applicable.

Response: N/A

Consistency with the Town of Loxahatchee Groves' Comprehensive Plan.

Response: The proposed Site Plan Amendment is consistent with the goals, objectives, and policies of the Town of Loxahatchee Groves Comprehensive Plan and reflects the Town's principles for managing and guiding future growth and development.

Conformity to the Town of Loxahatchee Groves ULDC.

Response: The proposed Site Plan Amendment complies with the provisions of the Town of Loxahatchee Groves Unified Land Development Code, except for the minor variance requested regarding the location of Monument Sign A.

Conformity to the water control district's requirements and regulations.

Response: The proposed Site Plan Amendment has been designed to comply with the requirements and regulations of the Town of Loxahatchee Groves Water Control District and is therefore consistent with applicable district standards.

Conclusion:

In conclusion, the Applicant respectfully requests approval of the Minor Site Plan Amendment to permit the proposed signage modifications. The proposed improvements are designed to enhance site visibility, improve wayfinding, and support the overall functionality of the medical office facility.

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TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
AGENDA ITEM MEMORANDUM

TO: **Planning and Zoning Board of the Town of Loxahatchee Groves**

FROM: **Complete Cities Planning Group, Planning Consultant**

THRU: **Caryn Gardner-Young, Community Standards Director**

Valerie Oakes, Acting Town Manager

DATE: **July 14, 2026**

SUBJECT: **Consideration of *Ordinance No. 2026-03, Resolution No. 2026-49, and Resolution No. 2026-50* for construction of a Panda Express within the Groves Town Center**

Legal Sufficiency: ☐ **Reviewed** ☐ **Not Reviewed**
☐ **Approved** ☐ **Not Approved**

Background and Summary:

The Groves at Town Center is generally located north of Southern Blvd. and east of B Road. The Groves at Town Center site measures approximately 90 acres and is approved as a Planned Unit Development ("PUD"). The PUD approval includes an overall master plan with conditions of approval. CPH, LLC (the "Applicant") has petitioned the Town of Loxahatchee Groves for approval of an approximately 2,700 square foot fast food establishment, Panda Express (the "Development"). The subject site is 0.94 acres, and is located along Southern Blvd., between the approved Culvers and dental office sites (the "Subject Site").

The Applicant submitted the following applications for consideration:

- Master Plan Amendment to revise previous conditions of approval to allow for additional waivers to be considered by the Town Council (Condition of Approval H, Ord. 2024-10) and to revise the tabular data to show the reduction of remaining square footage within the PUD.
- Site Plan Application inclusive of a Master Sign Plan (on-site) and the following waivers:
  - Reduced parking stall dimensions (Code Sec. 95-025)
  - Extended loading zone distance (Code Sec.95-075)
  - Percentage of façade screened by landscaping (Code Sec. 85-055.B.2)
- Variances pertaining to on-site signage
  - Number of permitted signs (Code Sec. 90-40.B)
  - Size of Menu Boards (Code Sec. 90-040.B.5.a)
  - Type of signs (Code Sec. 90-40.B)

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Overall, site access is provided from Avocado Ave. to the north, as well as through cross access easements with the adjacent properties. The Development incorporates a dual drive-thru lane configuration along the western property line, while the restaurant is located at the center of the Site. The perimeter of the Site is generally used for parking and circulation, buffered by landscaping. Outdoor dining is not proposed. For reference, the Applicant provided additional analyses pertaining to stacking and queuing and parking as supplemental materials to support the proposed site design.

Recommendation/Motion:

Discussion of proposed Master Plan Amendments (Waivers), Site Plan and Variance and provide a recommendation to the Town Council.

COMMUNITY STANDARDS STAFF REPORT AND RECOMENDATION

I. Project Description:

Project: Panda Express

Petitioner: CPH, LLC ("Applicant")
1992 SW 1st Street
Miami, FL 33135

Request: Approval of Master Plan Amendment, Site Plan with waivers (including master sign plan), and Variances for on-site signage, for a Panda Express fast food restaurant within Groves Town Center.

Location: 15239 Southern Blvd., Loxahatchee, FL

II. Site Data:

Existing Use: Vacant

Proposed Use: Fast Food Restaurant (Panda Express, "Development")

Parcel Control Number: 41-41-43-31-13-020-0030 ("Subject Site")

Parcel Size: 0.94 acres

Existing Future Land Use Designation: Mixed Use Land Use (MLU)

Proposed Future Land Use Designation: No Change

Existing Zoning: Mixed Use Planned Development (MUPD)

Proposed Zoning: No Change

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:

Direction	Existing Land Use	Future Land Use	Zoning District
North	Vacant (Approved hotel)	Multiple Land Use (MLU)	Multiple Use Planned Development (MLU)
South	Southern Blvd.	ROW	ROW
East	Dental Office	Multiple Land Use (MLU)	Multiple Use Planned Development (MLU)

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West	Fast Food Restaurant (Culvers)	Multiple Land Use (MLU)	Multiple Use Planned Development (MLU)

III. Annexation/Zoning History:

The Subject Site is located within the Groves Town Center PUD. Through Ordinance 2011-017, a Multiple Land Use future land use designation for the subject property with a maximum of 103,000 square feet of commercial low retail, 44,000 square feet of commercial for professional and medical office, and a 128-bed congregate living facility was approved. The conceptual master plan was amended and approved via Ord. 2013-010 to reconfigure Pod A. A site plan was approved for equestrian trail in the Conservation Tract of the Conceptual Master Plan through Resolution 2018-84. The Plat for Groves Town Center PUD was approved and recorded in Plat Book 128, Page 66 via Resolution 2019-027. An approved Restrictive Covenant and Limited Access and Conservation Easement through Resolution 2019-028. was recorded in Official Records Book 30616, Page 1289. Ordinance 2019 -008 modified the master plan and revised conditions of approval. Ord. 2024-09 amended the permitted development allowance to exchange the 128-bed congregate living for an 81-bedroom hotel. The hotel was officially approved through Resolution 2025-06, permitting a three story, 81 room hotel on Pod TC.

IV. Data and Analysis:

The Groves at Town Center is generally located north of Southern Blvd. and east of B Road. The Groves Town Center site measures approximately 90 acres and is approved as a Planned Unit Development. The PUD approval includes an overall master plan with conditions of approval. CPH, LLC (the "Applicant") has petitioned the Town for approval of an approximately 2,700 square foot fast food establishment, Panda Express (the "Development"). The subject site is 0.94 acres, and is located along Southern Blvd., between the approved Culvers and dental office sites (the "Subject Site").

The Applicant submitted the following applications for consideration:

- Master Plan Amendment to revise previous conditions of approval to allow for additional waivers to be considered by the Town Council (Condition of Approval H, Ord. 2024-10) and to revise the tabular data to show the reduction of remaining square footage within the PUD. *Ordinance No. 2026-03, Project No. PUDA042026-1.*
    - Refer to waivers requested, described below.

- Site Plan Application inclusive of a Master Sign Plan (on-site) and the following waivers *Resolution No. 2026-050 ,Project Nos. SP042026-1 and MSP042026-1.*
    - Reduced parking stall dimensions (Code Sec. 95-025)
        - Applicant proposes to reduce the required standard parking stall size from 11'x22.5' to 11'x20', and to reduce the required ADA parking stall size from 14'x22.5' to 14'x20'. *NOTE: The Federal ADA standards do not establish a minimum parking stall depth (waiver requested), only width (no deviation requested).* 17 reduced-sized parking stalls are proposed, out of

the 25 total parking stalls provided. For reference, surrounding properties have requested, and been granted, similar reductions for parking stall dimensions.
        - The Applicant provides an analysis and justification statement in the attached project narrative.
    - Extended loading zone distance (Code Sec.95-075)
        - Applicant proposes a loading zone that is approximately 51 feet from the primary structure, as compared to the code maximum of 30 feet. The code requirement primarily exists to ensure efficient services and circulation. However, based on the overall site design, the proposed location does not have a negative impact to the remainder of the site.
        - The Applicant provides an analysis and justification statement in the attached project narrative.
    - Percentage of façade screened by landscaping (Code Sec. 85-055.B.2)
        - Applicant proposes a deviation from the requirement to provide a minimum 40% of the lineal frontage of a structure, planted with shrubs. Applicant proposes approximately 35% coverage along the northern elevation. This reduction is primarily due to the sidewalk and service entrance configuration in the rear of the building. Additional plantings exist between the structure and Avocado Ave., sufficiently screening the building from the adjacent street.
        - The Applicant provides an analysis and justification statement in the attached project narrative.
- Variances pertaining to on-site signage. *Resolution No 2026-049, Project No. VA042026-1.*
    - Size of Menu Boards (Code Sec. 90-040.B.5.a)
        - Menu Boards are permitted as a secondary sign type, up to 12 SF, and a maximum height/width of 5 feet. The Applicant proposes two menu boards that measure approximately 5'-4" in height and 7-'3" in width, with a total sign area of approximately 29 SF.
        - The Applicant provides an analysis and justification statement in the attached project narrative.
    - Type of signs (Code Sec. 90-40.B)
        - The applicant proposes various on-site signs, primarily for the purpose of wayfinding and circulation that are not expressly contemplated by the Town's sign code. These additional sign types include the Ordering Canopy Signs (where orders are taken), drive-thru-wayfinding signage (north driveway entrance), clearance signs (at drive-thru line entrances), and parking stall signs for drive-thru waiting and online pick-up signs. Refer to the attached master sign plan for reference.
        - The Applicant provides an analysis and justification statement in the attached project narrative.
    - Number of permitted signs (Code Sec. 90-40.B)

- The Town's sign code permits one drive-thru sign as a secondary sign type. However, the Applicant proposes two drive-thru lanes, therefore necessitating two menu boards.
- The Applicant provides an analysis and justification statement in the attached project narrative.

Overall, site access is provided from Avocado Ave. to the north, as well as through cross access easements with the adjacent properties. The Development incorporates a dual drive-thru lane configuration along the western property line, while the restaurant is located at the center of the Site. Pedestrian access is provided for via a new sidewalk connection to Southern Blvd. Crosswalks and sidewalks are provided interior to the site, to provide connections throughout the Groves at Town Center.

The perimeter of the Site is generally used for parking and circulation, buffered by landscaping. A coordinated, unified berm will be installed along Southern Blvd to tie into adjacent properties. Twenty-five (25) parking spaces are provided, where 15 are required. Four additional parking spaces are provided for online pick-up and drive-thru waiting. These spaces are surplus spaces and do not contribute towards meeting the minimum required parking spaces. For reference, the Applicant provided additional analyses pertaining to stacking and queuing and parking as supplemental materials to support the proposed site design (attached). The dual drive-thru configuration accommodates 14 queueing spaces, as required (7 per lane).

The restaurant measures 17'-3" to the flat roof deck and 26'-6" to the top of the decorative tower element. Through the design revision process, the Applicant coordinated with the Town to modify color and material selections to be more consistent with the Rural Visa Design Guidelines. The material and color palette now includes a mix of neutral colors with stone and wood-look finishes, along with a metal roof. Proposed signage is included in the master sign plan, attached. The applicant proposes one wall sign, facing Southern Blvd. and a monument sign along Southern Bvd. Additional on-site signage is proposed for wayfinding and circulation, including but not limited to a directional sign at the northern driveway entrance and two menu boards and ordering canopies - one for each drive-thru lane.

Hours of operation are anticipated to be 10:30 AM to 10:00 PM, seven days per week. The restaurant is expected to employ approximately 20 to 25 staff members, with up to 8-10 employees on site during peak operating periods. Deliveries are anticipated to occur during off-peak hours to minimize impacts on site circulation and adjacent uses.

VII. Staff Recommendation:

Approval of Ordinance No. 2026-03 (Master Plan Amendment), subject to the following conditions of approval:

1. All previous conditions of approval, not specifically modified, shall remain in full effect.
2. Approval of Ord. 2026-03, subject to approval of Resolution 2026-50, inclusive of a Site plan with waivers.

3. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
4. Insert any others as applicable.

Approval of Resolution No.2026-49 (Variances), subject to the following conditions of approval:

1. Approval of Resolution 2026-049 is subject to approval of Resolution 2026-050, inclusive of the master sign plan.
2. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
3. Failure to comply with all requirements as set forth herein shall constitute a violation of the land development code and shall be enforceable as such.
4. Insert any others as applicable.

Approval of Resolution No. 2026-50 Site Plan Amendment (with waivers, and Master Sign Plan), subject to the following conditions of approval:

1. Approval shall be based on the following plan sets:
    a. Civil Set, prepared by CPH Consulting, LLC, dated 6.05.26.
    b. Architectural Set, prepared y CPH Consulting, LLC dated 4.01.26
    c. Landscape Plans, prepared by CPH Consulting, LLC dated 6.05.26
    d. Photometric Plans, prepared by CPH Consulting, LLC dated 6.05.26
    e. Boundary and Topographic Survey, prepared by CPH Consulting, LLC dated 10.24.26.
    f. Master Sign Plan, prepared by AGI, dated 6.4.26.
    g. Insert others as applicable
2. Master Sign Plan shall be subject to approval of Resolution No.2026-49 for the requested variances.
3. The modified and proposed Cross Access Easements shall be approved by the Town Attorney and recorded in the Palm Beach Public Records prior to issuance of a Certificate of Occupancy.
4. The modified and proposed Drainage Easements shall be approved by the Engineer for the Town, and recorded in the Palm Beach Public Records prior to issuance of a Certificate of Occupancy.
5. All improvements within existing and proposed easements shall be subject to approval by all parties to the applicable easement. Applicant shall provide written approval from all easement holders prior to issuance of any permits.
6. Engineering conditions? – TBD
7. The maximum hours of operation shall be 10:30 AM – 10:00 PM, seven days per week.

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8. Other than outdoor speakers associated with the drive-thru ordering canopies, no additional outdoor speakers shall be permitted.
9. Development shall comply with the excessive noise provisions established in Sec. 50-010 of the Town's Unified Land Development Code.
10. All rooftop equipment shall be screened on all four sides consistent with the architecture of the building.
11. Town Council approval of Specimen Tree removal and Town issuance of a Vegetation Removal Permit prior to land clearing.
12. Prior to issuance of any Certificate of Occupancy, the installed landscaping and irrigation shall be inspected by the Town for compliance with the approved landscape and irrigation plans.
13. The Town shall inspect all landscaping on the Subject Site on a periodic basis to ensure that it is being properly maintained and is growing in at a normal rate. The Town may require the Applicant to add additional landscaping material if planted material is not growing at a normal rate as would be expected based upon the professional judgement of the Town Arborist or landscape consultant retained by the City.
14. All existing trees shown to remain or be relocated on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accordance with Article 85, Landscaping, of the Land Development Code.
15. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the issuance of building permits.
16. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
17. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy.
18. Failure to comply with all requirements as set forth herein shall constitute a violation of the site plan and the land development code and shall be enforceable as such.
19. Insert any others as applicable.

Attachments:

1. Location Map
2. Application and plans
3. Project Narrative
4. Master Sign Plan
5. Queuing Analysis
6. Parking Analysis

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ORDINANCE NO. 2026-03

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A MASTER PLAN AMENDMENT FOR THE GROVES TOWN CENTER PLANNED UNIT DEVELOPMENT ("PUD"), INCLUDING AMENDMENTS TO PREVIOUS CONDITIONS OF APPROVAL AND TO REFLECT THE REMAINING DEVELOPMENT ALLOWANCES IN THE PUD, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Master Plan Amendment Application was submitted to the Town of Loxahatchee Groves (the "Town") by CPH, LLC (the "Applicant") seeking approval of revised conditions of approval ("Exhibit B") for the Groves Town Center PUD ("Exhibit A") to allow for additional waivers to be considered by the Town Council, and to reflect the remaining development allowances within the PUD ("Exhibit C"); and

WHEREAS, the Applicant submitted concurrent applications for site plan approval (with waivers), a Master Sign Plan, and sign-related Variances; and

WHEREAS, the Town Planning and Zoning Board (P&Z Board), at its meeting on _____recommended _____ of the Master Plan Amendment Application; and

WHEREAS, the notice and hearing requirements for adoption of ordinances contained in the Florida Statutes and the Town's Code of Ordinances have been satisfied; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves conducted a quasi-judicial hearing on _____ and _____and considered the petition, the recommendations of the PZB and Town Staff, and comments from the public; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to consider petitions relating to the master plan amendments, including PUD Amendments, within the Town; and

WHEREAS, the Council, pursuant to Section 160-020 (Review criteria; Town Council action) of the Town of Loxahatchee Groves Unified Land Development Code and Town Ordinance 2012-08 (Planned Unit Development) is authorized and empowered to consider, approve, and approve with conditions PUD amendment petitions.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Master Plan Amendment Application is hereby approved, subject to the revised conditions of approval attached as Exhibit B, the revised Master Plan drawing attached as Exhibit C, and compliance with all of the following conditions to be satisfied by the Applicant:

1. All previous conditions of approval, not specifically modified, shall remain in full effect.
2. Approval of Ord. 2026-03, subject to approval of Resolution 2026-50, inclusive of a Site plan with waivers.
3. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
4. Insert any others as applicable.

Section 3. All Ordinances or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Ordinance is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Ordinance.

Section 5. This Ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____2026.

Councilmember _____offered the foregoing resolution. Councilmember_____ seconded the motion, and upon being put to a vote, the vote was as follows:

	VOTE
LISA EL-RAMEY, MAYOR	___
MANISH SOOD, VICE MAYOR	___
ANITA KANE, COUNCIL MEMBER	___
PAUL T. COLEMAN II, COUNCIL MEMBER	___
WILLIAM “JOE” STEPHENS, COUNCIL MEMBER	___

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS ___ DAY OF _____ 2026.

Councilmember _____ offered the foregoing ordinance. Councilmember _____seconded the motion, and upon being put to a vote, the vote was as follows:

	VOTE
LISA EL-RAMEY, MAYOR	___
MANISH SOOD, VICE MAYOR	___
ANITA KANE, COUNCIL MEMBER	___
PAUL T. COLEMAN II, COUNCIL MEMBER	___
WILLIAM "JOE" STEPHENS, COUNCIL MEMBER	___

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____
Mayor Lisa El-Ramey

_____
Town Clerk

_____
Vice Mayor, Manish Sood

APPROVED AS TO LEGAL FORM:

_____
Councilmember Anita Kane

_____
Town Attorney

_____
Councilmember Paul T. Coleman II

_____
Councilmember William "Joe" Stephens

EXHIBIT A –LOCATION MAP

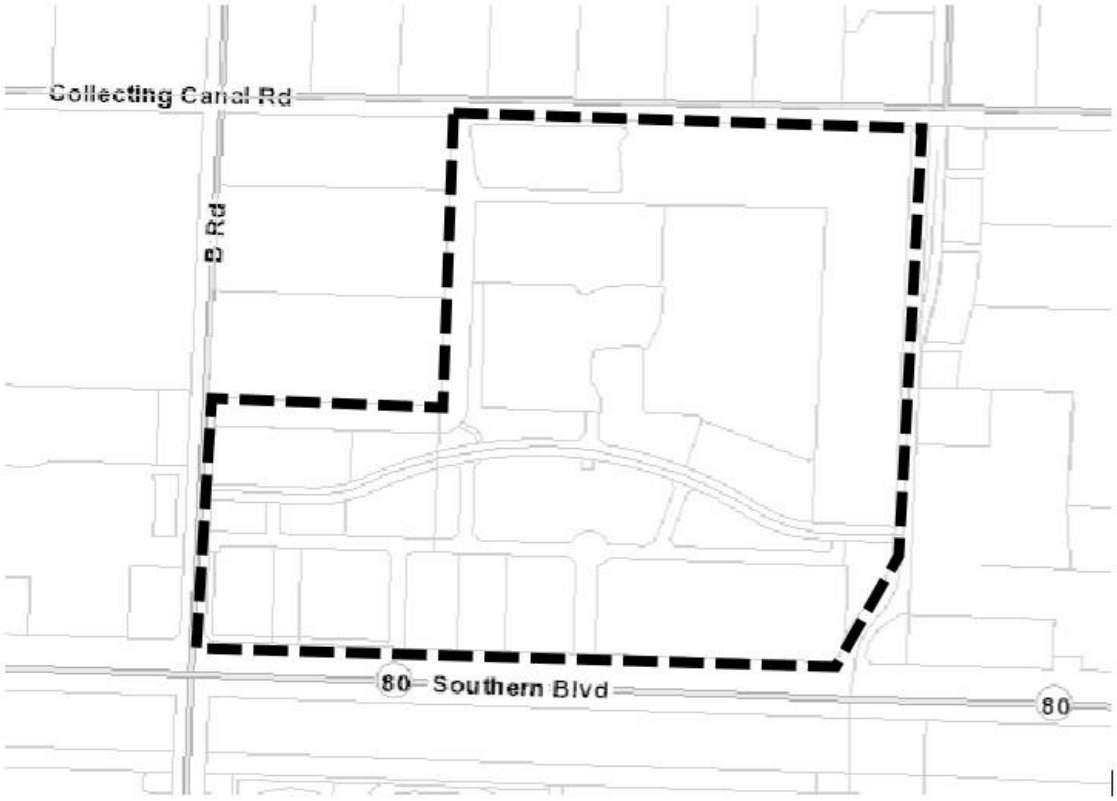


EXHIBIT B – AMENDED CONDITIONS OF APPROVAL

EXHIBIT C – AMENDED MASTER PLAN

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_-__

GROVES TOWN CENTER
CONDITIONS OF APPROVAL

The conditions of approval included in Ordinance 2024-10 are hereby rescinded and replaced by the following conditions of approval. Text underlined are additions to Ordinance 2024-10 and text ~~struck through~~ are deletions to Ordinance 2024-10. The conditions of approval, as set forth herein, are in addition to those contained in the staff report dated January 22, 2025

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. Final site plans shall conform to the Conceptual Master Plan dated **March 4, 2026**, included by reference herein. Any modifications to the approved Conceptual Master Plan or PUD Justification Narrative must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are required for compliance with the ULDC.

3. Any subdivision by fee title conveyance of an internal lot which is subject to a final site plan approval shall have received prior written approval by the Town Manager based upon the application of criteria contained in Section 41.1.E.4.b of the Town Unified Land Development Code. Provided, however, that any subdivision by fee title conveyance of an internal lot shall reflect the Pod uses and boundaries depicted on the Conceptual Master Plan dated **March 4, 2026**. Any revision of a Pod use and/or boundary, as depicted on the Conceptual Master Plan dated **March 4, 2026**, shall require a PUD Amendment prior to subdivision by fee title conveyance.

4. Prior to submitting the initial site plan approval application and all subsequent site plan applications, the Applicant shall contact Palm Tran to obtain written confirmation regarding the need for a bus stop on Southern Boulevard. Palm Tran's response shall be included in the site plan application.

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to: Commercial Low (CL) — maximum of 34.34 acres and 103,000 sq. ft. of retail commercial space and 81 lodging units; Commercial Low Office — maximum of 16.0 acres and 44,000 sq. ft. of professional and medical office commercial space; and Institutional — minimum of 40.0 acres and institutional uses consisting of a Public Park (Town Commons), consistent with the Conceptual Master Plan dated **March 4, 2026**. Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

2. ~~A separate site plan pursuant to ULDC Article 155 for the 100-foot and 300-foot wide buffer areas along the northern and eastern property boundaries, including the location of equestrian trails, was approved by the Town Council via Resolution 2018-84.~~ [COMPLETED]

3. The Restrictive Covenant and Limited Access Easement, recorded with the Palm Beach County Clerk of Courts in Official Records Book 30616, Page 1289 shall limit the use and management of the 300-foot wide buffer areas along the northern and eastern property lines and the 100-foot wide buffer areas along the western and northern property lines, as described therein.

4. ~~A boundary plat was recorded in Plat Book 128, Page 66 of the Official Records of Palm Beach County depicting the following four geographies: (1) The entirety of the Groves Town Center property; (2) the area included within the 300-foot and 100-foot buffer areas, (3) the area included within Commercial Pod A; and (4) the area included within that portion of Groves Town Center not included within areas (2) and (3). Another plat depicting the remainder of the Pods and all road tracts and/or easements shall be recorded prior to the issuance of the first building permit for any development in a Pod other than Pod A.~~ [COMPLETED]

5. Potentially objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, and dumpsters, and compactors, etc.) shall be indicated on project site plans and screened from public view.

6. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard.

7. ~~An Improvement Agreement, pursuant to ULDC Section 100-060 (C), to address all required roadway, drainage and equestrian trail improvements lying within or adjacent to the Groves Town Center PUD shall be approved by the Town Council prior to issuance of the initial building permit of the first phase of development.~~ [COMPLETED]

8. The following perimeter landscaped buffers shall be provided: a 25-foot buffer, including a berm, along Southern Boulevard.; a 25-foot buffer, including a berm, along "C" Road south of Tangerine Drive; and a 25-foot buffer, including a berm, along "B" Road.

9. The Town Commons (Pod G) shown on the Conceptual Master Plan dated **March 4, 2026** will remain owned by the Applicant and their successors and assigns and maintenance of the Town Commons is the responsibility of the Applicant. Scheduling uses for the Town Commons is the responsibility of the Town. The Town may use the Town Commons at any time the Town sees fit, subject to compliance with the ULDC. The Town Commons may be rented or leased to any individual person(s) and/or business(es) for temporary uses, subject to compliance with the ULDC and any Town permitting requirements. Any party that uses the Town Commons is responsible for cleaning up after the event and returning the Town Commons to the same condition the Town Commons was in before the party used the Town Commons.

10. ~~The Stormwater Management Area (SMA) located in the conservation easement as shown on the Conceptual Master Plan dated December 30, 2019 is subject to further review and approval by the Town Engineer to confirm that the proposed stormwater management facilities provide water quality and stormwater recharge improvements to the Town. The Town Council approval of the Conceptual Master Plan dated December 30, 2019 serves as Town Council consent to construct the SMA pursuant to Section 3.a.(ii) and 3.d of the Restrictive Covenant and Limited~~

~~Access and Conservation Easement recorded in ORB 30616, PG 1289 of the Official Records of Palm Beach County. Prior to the issuance of a permit by the Town for construction of the SMA, the Town Engineer shall review the plans and confirm that the SMA provides for the intended stormwater improvements for the Town and will make a recommendation for Town Council approval.~~ [COMPLETED]

C. ENGINEERING

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after November 29, 2029. Additional time extensions for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request, or upon a request based upon a Declaration of Emergency by the Governor of Florida.

2. In order to comply with the Mandatory Traffic Performance Standards Review dated August 30, 2018, no building permits for development generating more than 282 peak hour directional trips shall be issued until the developer provides an additional southbound left-turn lane [~~has been built and only needs to be un-stripped, which will commence in August of 2024~~ COMPLETED] and an additional eastbound left-turn lane and appropriate receiving lane [COMPLETED] at the intersection of Southern Boulevard and Binks Forest Drive/B Road. Any signal modifications required to accommodate these changes will also be the responsibility of the property owner, including, but not limited to design plans, any required utility relocation, right-of-way or easement acquisition, etc. Note these changes will also require FDOT consent.

3. Any future modification of Condition C.2 shall be based upon a Traffic Study approved by the Palm Beach County Traffic Division which complies with Mandatory TPS in place at the time of the modification. Modifications to Conditions of Approval based upon such future TPS Review shall be submitted to the Town pursuant to ULDC Section 155-025 *Site plan modification*.

4. The property owner shall obtain a conceptual approval letter from FDOT for any proposed driveway on Southern Boulevard when submitting a site plan to the Town. FDOT approval of driveways onto Southern Boulevard shall be obtained when individual site plan applications are made to the Town.

5. Acceptable surety for the design, right of way acquisition, construction engineering and inspection costs, as well as the construction for the offsite road improvements as outlined in Condition No. 2 shall be posted with the County Traffic Division prior to or within six months of Development Order Approval. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. At any time during the duration of the surety the County Engineer shall have the authority to determine that sufficient progress has not been made for any and all required work. In the event such a determination is made, Palm Beach County shall have the right to request funds be drawn for the surety (surety drawn) and Palm Beach County may then complete all required work. The County

Engineer shall also have the authority to require that the surety amount be updated to reflect current anticipated costs at any time during the duration of the surety.

~~6. As per the expected turning movement volumes at the driveways, the following exclusive turn lanes are required:~~ [COMPLETED]

~~a. Northbound right-turn lane at the southern driveway on B Road. This improvement has been completed.~~ COMPLETED

~~b. Southbound left-turn lane at the northern driveway on B Road. This improvement has been completed.~~ COMPLETED

~~c. Westbound right-turn lanes at all driveways on Southern Boulevard. Though the amount of turning volumes by itself may not meet the threshold for a right-turn lane on Southern Boulevard driveways, they must be provided due to high speed of traffic at this location.~~ COMPLETED

7. C Road shall be constructed as a continuous 2-lane paved roadway between Southern Boulevard and Tangerine Drive in conjunction with the development of Pod D or F, whichever occurs first. Stormwater attenuation and water quality treatment shall be provided for C Road (Adjacent to the project site) and Tangerine Drive (Within the site) within the onsite stormwater management system. The Town shall be given the right, but not the obligation, to maintain Tangerine Drive and associated drainage facilities.

8. Any future realignment of either or both of the "B" Road access drives, as indicated on the Conceptual Master Plan dated **March 4, 2026**, shall require approval by the Town's Consulting and Transportation Engineers.

9. ~~A conceptual drainage plan for the entirety of the Groves Town Center PUD, including the provision of legal positive outfall for the Pod A development and the existing temporary drainage pond shall be prepared and approved by the Town Engineer prior to the first certificate of occupancy for Pod A~~ (COMPLETED). Legal positive outfall for future phases or pods of development shall be provided prior to the first certificate of occupancy for each future phase or pod.

10. ~~Prior to issuance of the first building permit, the necessary easements and agreements for legal positive outfall and stormwater attenuation (temporary or permanent) shall be recorded.~~ COMPLETED

11. ~~Prior to the first CO for any building, legal positive outfall shall be constructed and certified by the engineer of record allowing discharge from the previously installed temporary drainage area for B Road, as well as all future development.~~ COMPLETED

12. All drainage improvements shall be completed and certified by the engineer of record.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities within any phase or pod, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. In conjunction with an initial site plan application for any development phase or pod, the property owner shall submit a Landscape Plan application to the Town for review and approval pursuant to ULDC Article 85 for that phase or pod.

3. Prior to any land clearing activities for any phase or pod, a wetlands determination shall be procured from the South Florida Water Management District and/or U.S. Army Corps of Engineers for that phase or pod. Any proposed impacts upon jurisdictional wetlands shall require permits or authorizations from the South Florida Water Management district or U.S. Army Corps of Engineers.

4. Prior to the permitting of any land clearing, development or earthmoving activities for any phase or pod, a Phase 1 Archaeological Survey of the property shall be completed for that phase or pod.

5. Native plants shall be identified, pursuant to the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87), and retained to the extent possible.

6. ~~Clearing of Collecting Canal Easement – The Owner shall clear 20 feet along the south side of Collecting Canal in conjunction with construction of the equestrian trail per Condition E.4.~~ COMPLETED

~~E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS~~

~~1. The equestrian trails depicted on the Conceptual Master Plan dated December 30, 2019 are conceptual. Final trail locations shall be determined during the site plan approval process required in Condition B.2, and shall include a trail segment parallel to Collecting Canal to facilitate Town-wide east-west connectivity. This condition has been complied with.~~ COMPLETED

~~2. Existing fencing on the west side of "C" Road shall be removed to allow access to the trail within the 300 foot buffer areas depicted on the Conceptual Master Plan dated December 30, 2019.~~ COMPLETED

~~3. The equestrian trail depicted on the Conceptual Master Plan dated December 30, 2019 shall include an equestrian bridge over Collecting Canal at "C" Road to facilitate Town-wide north-south connectivity. Bridge details shall be determined during the site plan approval process required in Condition B.2. This condition has been complied with.~~ COMPLETED

~~4. Construction of the equestrian trail shall be completed prior to the issuance of the initial Certificate of Occupancy of the first phase of development of Groves Town Center.~~

~~Construction of the equestrian bridge or culvert over Collecting Canal shall be completed by December 31, 2020.~~ COMPLETED

~~5. Coincident with construction of the equestrian trail equestrian traffic control devices shall be installed at points where trails cross "B" Road, "C" Road and Collecting Canal.~~ COMPLETED

6. Fencing shall be incorporated on the site plan for any phase of development necessary to separate the equestrian trail from buildings, internal or perimeter roads, and/or parking areas of any other phase of development, as necessary.

7. Equestrian trails shall comply with the Town design and sign guidelines.

8. "Local traffic only" signage, as shall be placed on "B" Road north of the Palm Beach State College entrance. The type and locations of such signage shall be addressed by Conditions of Approval in the site plan for the initial phase of development.

F. ARCHITECTURAL

Architectural elevations for buildings included in a particular phase or pod shall be submitted with the application for site plan approval for that particular phase or pod. A theme from the Town's Rural Vista Guidelines for the entire Groves Town Center development shall be provided with the application for site plan approval for the initial phase or pod. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases or pods shall be consistent with the Town's Rural Vista Guidelines.

G. RESERVED

H. PUD WAIVERS

The Applicant may propose, and the Town Council may consider the following waivers during the site plan approval process for a specific development parcel or pod:

1. Relief from ULDC Section 50-030(D) *Outdoor lighting standards*, Section (5) to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment.

2. Relief from ULDC Section 95-100(E) *Wheel stops and curbing* to allow the use of bollards in lieu of wheel stops and/or continuous curbing in certain parking areas to help prevent accidental human injury or property damage.

3. Relief from ULDC Section 95-025 *Size of parking spaces*. To allow the hotel property in the TC Pod to have parking spaces that are 9' wide and 19' long.

4. Relief from ULDC Section 30-035 *Maximum plot size.* To allow the Institutional use of the Town Commons on Pod G to be over the five-acre maximum plot size.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_-__

5. Relief from ULDC Section 95-025 *Size of parking spaces.* To allow the property in Pod B-3 to have Reduced-Size parking spaces, including reduced size handicap parking spaces.

6. Relief from ULDC Section 95-075 *Loading Zone NTE 30' from Building.* To allow the loading zone on Pod B-3 to be located further than 30 feet from the building.

7. Relief from ULDC Section 85-055.B.2 *Additional interior open space requirements***.** To allow the building on Pod B-3 to have less than the required 40 percent of lineal frontage of the structure to be planted with shrubs.

Location Map

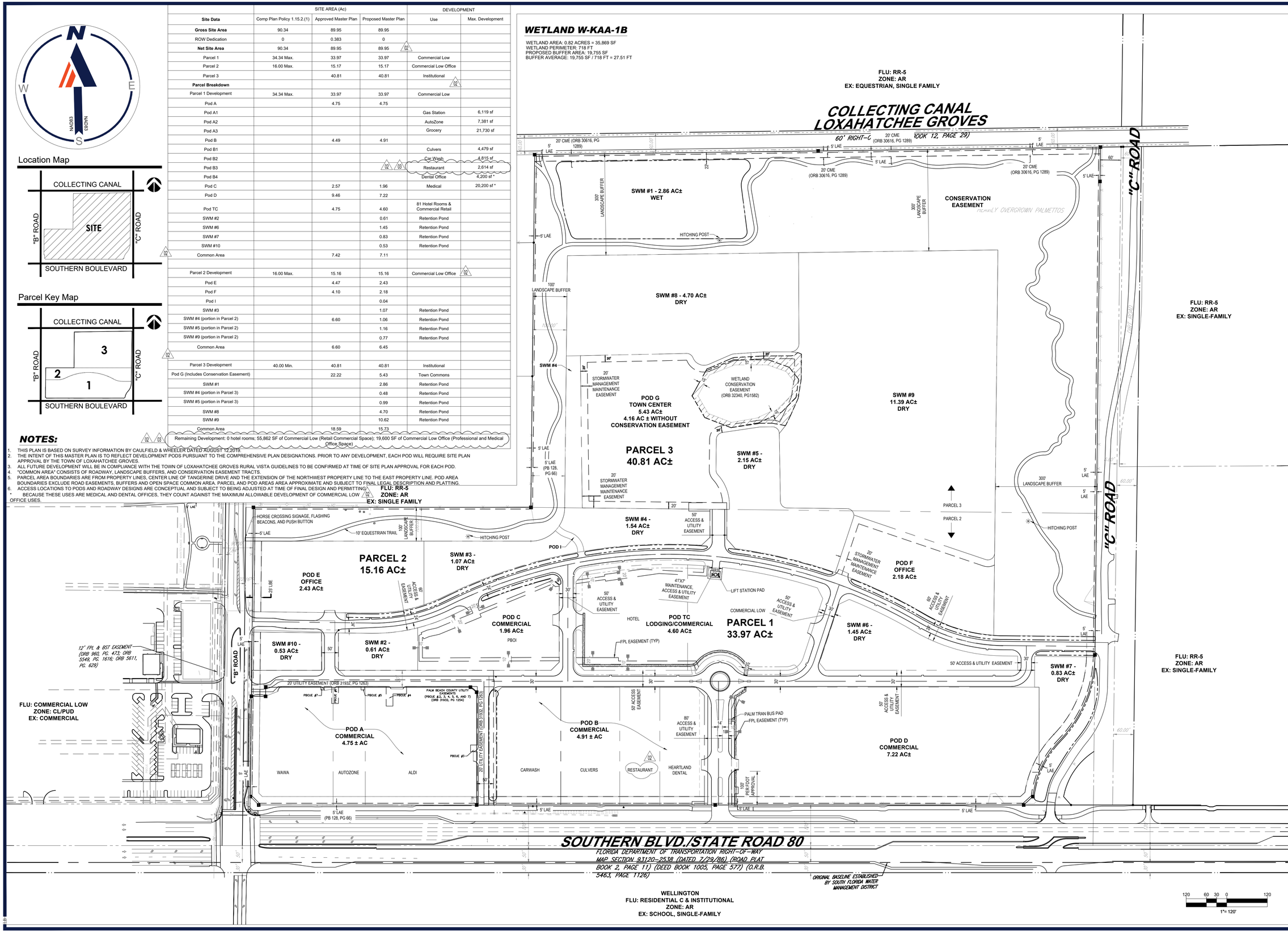
Parcel Key Map

Site Data	SITE AREA (Ac) Comp Plan Policy 1.15.2.(1)	Approved Master Plan	Proposed Master Plan	DEVELOPMENT Use	Max. Development
Gross Site Area	90.34	89.95	89.95		
ROW Dedication	0	0.383	0		
Net Site Area	90.34	89.95	89.95		
Parcel 1	34.34 Max.	33.97	33.97	Commercial Low	
Parcel 2	16.00 Max.	15.17	15.17	Commercial Low Office	
Parcel 3		40.81	40.81	Institutional	
Parcel Breakdown					
Parcel 1 Development	34.34 Max.	33.97	33.97	Commercial Low	
Pod A		4.75	4.75		
Pod A1				Gas Station	6,119 sf
Pod A2				AutoZone	7,381 sf
Pod A3				Grocery	21,730 sf
Pod B		4.49	4.91		
Pod B1				Culvers	4,479 sf
Pod B2				Car Wash	4,815 sf
Pod B3				Restaurant	2,614 sf
Pod B4				Dental Office	4,200 sf *
Pod C		2.57	1.96	Medical	20,200 sf *
Pod D		9.46	7.22		
Pod TC		4.75	4.60	81 Hotel Rooms & Commercial Retail	
SWM #2			0.61	Retention Pond	
SWM #6			1.45	Retention Pond	
SWM #7			0.83	Retention Pond	
SWM #10			0.53	Retention Pond	
Common Area		7.42	7.11		
Parcel 2 Development	16.00 Max.	15.16	15.16	Commercial Low Office	
Pod E		4.47	2.43		
Pod F		4.10	2.18		
Pod I			0.04		
SWM #3			1.07	Retention Pond	
SWM #4 (portion in Parcel 2)		6.60	1.06	Retention Pond	
SWM #5 (portion in Parcel 2)			1.16	Retention Pond	
SWM #9 (portion in Parcel 2)			0.77	Retention Pond	
Common Area		6.60	6.45		
Parcel 3 Development	40.00 Min.	40.81	40.81	Institutional	
Pod G (Includes Conservation Easement)		22.22	5.43	Town Commons	
SWM #1			2.86	Retention Pond	
SWM #4 (portion in Parcel 3)			0.48	Retention Pond	
SWM #5 (portion in Parcel 3)			0.99	Retention Pond	
SWM #8			4.70	Retention Pond	
SWM #9			10.62	Retention Pond	
Common Area			18.59		15.73

02 03 Remaining Development: 0 hotel rooms; 55,862 SF of Commercial Low (Retail Commercial Space); 19,600 SF of Commercial Low Office (Professional and Medical Office Space)

NOTES:

1. THIS PLAN IS BASED ON SURVEY INFORMATION BY CAULFIELD & WHEELER DATED AUGUST 12,2019.
2. THE INTENT OF THIS MASTER PLAN IS TO REFLECT DEVELOPMENT PODS PURSUANT TO THE COMPREHENSIVE PLAN DESIGNATIONS. PRIOR TO ANY DEVELOPMENT, EACH POD WILL REQUIRE SITE PLAN APPROVAL BY THE TOWN OF LOXAHATCHEE GROVES.
3. ALL FUTURE DEVELOPMENT WILL BE IN COMPLIANCE WITH THE TOWN OF LOXAHATCHEE GROVES RURAL VISTA GUIDELINES TO BE CONFIRMED AT TIME OF SITE PLAN APPROVAL FOR EACH POD.
4. "COMMON AREA" CONSISTS OF ROADWAY, LANDSCAPE BUFFERS, AND CONSERVATION EASEMENT TRACTS.
5. PARCEL AREA BOUNDARIES ARE FROM PROPERTY LINES, CENTER LINE OF TANGERINE DRIVE AND THE EXTENSION OF THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. POD AREA BOUNDARIES EXCLUDE ROAD EASEMENTS, BUFFERS AND OPEN SPACE COMMON AREA. PARCEL AND POD AREAS AREA APPROXIMATE AND SUBJECT TO FINAL LEGAL DESCRIPTION AND PLATTING.
6. ACCESS LOCATIONS TO PODS AND ROADWAY DESIGNS ARE CONCEPTUAL AND SUBJECT TO BEING ADJUSTED AT TIME OF FINAL DESIGN AND PERMITTING.
* BECAUSE THESE USES ARE MEDICAL AND DENTAL OFFICES, THEY COUNT AGAINST THE MAXIMUM ALLOWABLE DEVELOPMENT OF COMMERCIAL LOW OFFICE USES.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND DESIGNS
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PURPOSE SPECIFIED IN THIS PROJECT AND SHALL NOT BE ALTERED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/30/24	TC REVISION	LB / SM
2	09/25/25	POD B3	LB / SM
3	03/04/26	POD B3 REV	LB / SM

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SITE PLAN AMENDMENT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB200011
DRAWN BY:	AH
CHECKED BY:	SMM
DATE:	09/29/2023
CAD I.D.:	FLB200011-SPP-NEW-0

PROJECT:

GROVES TOWN CENTER MASTER INFRASTRUCTURE

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SEAN MATTHEW MCPEAK LICENSE No. 91074 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Sean McPeak
DN: E=Smcpeak@bohlereng.com, CN=Sean McPeak, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=IMAS20250924090773, C=US
Date: 2026.03.04 16:38:28-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN MATTHEW MCPEAK, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

03/04/2026

SHEET TITLE:

MASTER SITE PLAN

SHEET NUMBER:

EX-1

ORG. DATE - 10/12/2023

FLB200011\DWG\SPP\FLB200011-SPP-NEW-0_-_LAYOUT MASTER SITE PLAN

LOXAHATCHEE GROVES FLORIDA

BUSINESS IMPACT ESTIMATE STATEMENT

ORDINANCE NO. 2026-XX

Groves Town Center PUD Master Plan Amendment

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town of Loxahatchee Groves is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

ORDINANCE NO. 2025-18

1. **Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

[1] See Section 166.041(4)(c), Florida Statutes.

Prepared by Jeffrey Kurtz, Town Attorney, and Published on 11/21/2025.
Online at https://www.loxahatcheegrovesfl.gov/1480/Business-Impact-Estimates
Town's Bulletin Board

LOXAHATCHEE GROVES FLORIDA

BUSINESS IMPACT ESTIMATE STATEMENT

The proposed ordinance amends previous conditions of approval for the Groves Town Center Planned Unit Development (PUD) to allow consideration of additional waivers. The ordinance also revises the approved master plan to reflect remaining development allowances within the PUD.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:**

    a. **An estimate of direct compliance costs that businesses may reasonably incur;**
    b. **Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
    c. **An estimate of the Town's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

N/A. Development applications subject to cost recovery fees, as currently required.

3. **Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

All properties within the Groves Town Center PUD.

4. **Additional information the governing body deems useful (if any):**

N/A

Prepared by Jeffrey Kurtz, Town Attorney, and Published on 11/21/2025.
Online at https://www.loxahatcheegrovesfl.gov/1480/Business-Impact-Estimates
Town's Bulletin Board

RESOLUTION NO. 2026-50

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING A SITE PLAN APPLICATION, INCLUDING WAIVERS AND A MASTER SIGN PLAN, TO DEVELOP AN APPROXIMATELY 2,700 SQUARE FOOT FAST-FOOD RESTAURANT IN POD B OF THE GROVES TOWN CENTER PLANNED UNIT DEVELOPMENT, CONSISTING OF APPROXIMATELY 0.94 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, a Site Plan Application (including waivers) and a Master Sign Plan Application have been submitted to the Town of Loxahatchee Groves (the "Town") by CPH, LLC (the "Applicant") seeking approval to develop an approximately 2,700 square foot fast-food restaurant ("Development") on portions of Pod B approved Groves at Town Center Planned Unit Development; and

WHEREAS, the site for the Development is within the approved Groves at Town Center property, generally located at the northeast corner of Southern Boulevard and B Road ("Subject Site", Exhibit A); and

WHEREAS, the proposed use is a permitted use within Pod B and is consistent with adjacent fast-food uses; and

WHEREAS, the Applicant requests approval of three waivers, as permitted by Sec. 41-020(E) to reduce the size of a portion of the provided parking stalls from the standards identified in Section 95-025 of the Unified Land Development Code, to increase the maximum distance separation permitted for a loading zone as established in Section 95-075 of the Unified Land Development Code, and to reduce the linear percentage of foundation plantings required along the northern façade established in Section 85-055.B of the Unified Land Development Code; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider applications relating to site plans for development on property within the Town; and

WHEREAS, the Council, pursuant to Article 2 (Development Review Process) of the Town of Loxahatchee Groves Unified Land Development Code is authorized and empowered to consider, approve, approve with conditions or deny site plans; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Town of Loxahatchee Groves Unified Land Development Code have been satisfied; and

WHEREAS, the Town Planning and Zoning Board (P&Z Board), at its meeting on July 14, 2026 recommended _____ of the Site Plan Application (including waivers) and the Master

Sign Plan; and

WHEREAS, the aforementioned Applications were presented to the Town Council at a quasi-judicial public hearing conducted on _____; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of Town staff and Town P&Z Board.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Site Plan Application (including waivers) and the Master Sign Plan are hereby approved, subject to compliance with all of the following conditions to be satisfied by the Applicant:

1. Approval shall be based on the following plan sets:
    a. Civil Set, prepared by CPH Consulting, LLC, dated 6.05.26.
    b. Architectural Set, prepared y CPH Consulting, LLC dated 4.01.26
    c. Landscape Plans, prepared by CPH Consulting, LLC dated 6.05.26
    d. Photometric Plans, prepared by CPH Consulting, LLC dated 6.05.26
    e. Boundary and Topographic Survey, prepared by CPH Consulting, LLC dated 10.24.26.
    f. Master Sign Plan, prepared by AGI, dated 6.4.26.
    g. Insert others as applicable
2. Master Sign Plan shall be subject to approval of Resolution No.2026-49 for the requested variances.
3. The modified and proposed Cross Access Easements shall be approved by the Town Attorney and recorded in the Palm Beach Public Records prior to issuance of a Certificate of Occupancy.
4. The modified and proposed Drainage Easements shall be approved by the Engineer for the Town, and recorded in the Palm Beach Public Records prior to issuance of a Certificate of Occupancy.
5. All improvements within existing and proposed easements shall be subject to approval by all parties to the applicable easement. Applicant shall provide written approval from all easement holders prior to issuance of any permits.
6. Engineering conditions? – TBD
7. The maximum hours of operation shall be 10:30 AM – 10:00 PM, seven days per week.
8. Other than outdoor speakers associated with the drive-thru ordering canopies, no additional outdoor speakers shall be permitted.
9. Development shall comply with the excessive noise provisions established in Sec. 50-010 of the Town's Unified Land Development Code.
10. All rooftop equipment shall be screened on all four sides consistent with the architecture of the building.

11. Town Council approval of Specimen Tree removal and Town issuance of a Vegetation Removal Permit prior to land clearing.
12. Prior to issuance of any Certificate of Occupancy, the installed landscaping and irrigation shall be inspected by the Town for compliance with the approved landscape and irrigation plans.
13. The Town shall inspect all landscaping on the Subject Site on a periodic basis to ensure that it is being properly maintained and is growing in at a normal rate. The Town may require the Applicant to add additional landscaping material if planted material is not growing at a normal rate as would be expected based upon the professional judgement of the Town Arborist or landscape consultant retained by the City.
14. All existing trees shown to remain or be relocated on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accordance with Article 85, Landscaping, of the Land Development Code.
15. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the issuance of building permits.
16. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the development applications prior to issuance of any permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.
17. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy.
18. Failure to comply with all requirements as set forth herein shall constitute a violation of the site plan and the land development code and shall be enforceable as such.
19. Insert any others as applicable.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

Councilmember _____offered the foregoing resolution. Councilmember_____ seconded the motion, and upon being put to a vote, the vote was as follows:

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS _____ DAY OF _____, 2026.

ATTEST: _____ *Voted:*___

Mayor Lisa El-Ramey, Seat 2

Acting Town Clerk

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

*Voted:*_____
Vice Mayor Manish Sood, Seat 5

*Voted:*__
Councilmember Anita Kane, Seat 3

*Voted:*_____
Councilmember Paul Coleman, Seat 4

Voted: _____
Councilmember William “Joe” Stephens, Seat 1

EXHIBIT A –LOCATION MAP

Figure 1 - Proposed Panda Express Location, Pod B

EXHIBIT B – APPLICATIONS, PLANS, AND PROJECT NARRATIVE

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Development Narrative – Site Plan Approval – EG22138.146
Groves Town Center – Panda Express D34763
Town of Loxahatchee Groves, FL

6/16/2026

Supplemental Applications Submitted

- **PUD/Master Plan Amendment**
  - **Exhibits: Universal Planning & Zoning Application, Legal Description, Location Map, GTC PUD Master Plan Conditions of Approval (Previously approved Ordinance 2024-10 with the updated list of waivers to be considered and the drawing date of the Master Site Plan), Master Site Plan (prepared by Bohler Engineering).**
- **Master Sign Plan Program**
  - ***AGI Signage Package (Submitted as a standalone document)***
  - **Exhibits: Warranty Deeds, Site Survey, Cover Page & Site Plan, Owner & Agent Authorization Forms, Image showing the back of a typical Panda Express menu board.**
- **Variance Application**
  - ***AGI Signage Package (Submitted as a standalone document)***
  - **Exhibits: Variance justifications, Owner & Agent Authorization Forms, Applicant's Notice Affidavit, Property Owners' List, Warranty Deeds, Site Survey, Site Plan & Supplemental Site Plan.**
- **Site Plan Application**
  - **Required variances and waivers are identified within the narrative**
  - **Drawing Set (Civil, Survey, Landscape, Photometrics, Architectural)**
  - **Variances/Waivers Table on the Supplemental Site Plan**
- **Waivers – Summary List (Waivers requested included in PUD/Master Plan Amendment)**

Project Description

Panda Store No. D34763
Southern Blvd & Avocado Ave, Loxahatchee Groves, FL 33470
Parcel No. 41-41-43-31-13-002-0030

Panda Restaurant Group, Inc. proposes the development of a new fast-casual restaurant with drive-thru service (Panda Express) within Pod B of the Groves Town Center Planned Unit Development (PUD) in the Town of Loxahatchee Groves. The subject parcel consists of approximately 0.94 acres and is designated as Multiple Use Planned Development District (MUPD) on the Town's Official Zoning Map. Additionally, according to the Town's 2030 Future Land Use Map, the property is designated as Multiple Land Use (MLU), subject to Special Policy 1.15.2. Per the Zoning Confirmation Response Memorandum prepared by the Town Planning Consultant, Pod B is governed by the permitted use provisions established for the Commercial Low (CL) zoning district within the Town's Unified Land Development Code (ULDC). Therefore, the proposed use is evaluated based on the development standards and permitted uses applicable to the CL zoning district. The proposed development consists of a single-story, approximately 2,700-square-foot restaurant with associated parking, drive-thru queuing, landscaping, utilities, and stormwater management. Vehicular access to the site will be provided via the internal circulation network of the Groves Town Center, including Avocado Avenue, with

pedestrian connectivity provided to adjacent commercial uses and the public sidewalk system. Pedestrian connectivity will be provided to the northern sidewalk across Avocado Avenue via a tri-rail fence that directs pedestrians to the sidewalk connection at the northeast corner of the Dental Office. The proposed dual-lane drive-thru configuration includes 14 total queuing spaces, including four spaces located prior to the menu board in each service lane, as well as two (2) Drive-Thru Waiting spaces after the menu board, to comply with the minimum queuing requirements of the Unified Land Development Code. The queuing layout is supported by a Queuing Analysis prepared by CPH.

The subject property is an internal lot within the PUD and is therefore not subject to minimum lot area, minimum lot width, or interior setback requirements pursuant to **Section 41-010.E.4.b** of the ULDC, provided applicable separation distances are met. Landscaping, buffers, and screening are provided in accordance with ULDC requirements, including screening of the dumpster enclosure, with alternative materials proposed where necessary to preserve pedestrian connectivity, with the addition of a vertical trellis on the east side of the dumpster enclosure to screen the enclosure from pedestrian view. Stormwater management is provided through on-site collection and conveyance to the master stormwater management system serving the Groves Town Center. The site is located outside the wellfield protection area and within FEMA Flood Zone AE, and grading has been designed to comply with applicable floodplain requirements. The use of pervious/permeable pavers to satisfy the 30 percent pervious area requirement, consistent with low-impact development practices, will be implemented.

Overall, the proposed development is consistent with the Town of Loxahatchee Groves Unified Land Development Code, the approved Groves Town Center PUD Master Plan, and the Town's Comprehensive Plan, and is designed to provide a compatible commercial use with safe circulation and appropriate site design.

Summary of Request

The Applicant requests Site Plan Approval from the Town of Loxahatchee Groves for the development of a new Panda Express, a fast-casual restaurant with drive-thru service, located within Pod B of the Groves Town Center Planned Unit Development (PUD). The proposed development includes associated site improvements such as internal vehicular circulation and pedestrian connectivity through the Cross-Access Agreement and drive-thru queuing, parking, landscaping, utilities, and stormwater management, all designed in accordance with the Town's Unified Land Development Code (ULDC) and the approved PUD Master Plan. The Applicant also requests waivers and variances to address specific code deviations, including signage, loading zone location, parking stall dimensions, and foundation planting, as reflected in the proposed Site Plan.

In conjunction with the Site Plan Application, the request includes approval of associated supplemental applications consisting of a PUD/Master Plan Amendment, Variance Application, and a Master Sign Plan, as further described in this Development Narrative and supporting materials. The proposed site plan is intended to ensure safe and efficient vehicular and pedestrian circulation, compatibility with adjacent development within the Groves Town Center, and compliance with applicable development standards while advancing the Town's long-term planning objectives.

Based on the foregoing, the Applicant respectfully requests approval of the Site Plan and associated applications as submitted, finding that the proposed development is consistent with the Town of Loxahatchee Groves Unified Land Development Code, the approved Groves Town Center Planned Unit Development, and the Town's Comprehensive Plan.

Approval Criteria

The proposed Site Plan for the Panda Express located within Pod B of the Groves Town Center Planned Unit Development has been evaluated for consistency with the Town of Loxahatchee Groves Unified Land Development Code, the approved Groves Town Center PUD Master Plan, and the Town's Comprehensive Plan. The proposed development implements appropriate commercial use within a designated Town Center area and supports orderly growth, economic activity, and compatible infill development. The site plan has been designed to comply with applicable ULDC standards and approved PUD conditions. Where deviations from specific dimensional requirements, loading zone location requirements, and foundation planting requirements are requested, the necessary waivers have been submitted, and such requests do not increase overall development intensity or alter the intent of the Code. The proposed layout is compatible with surrounding commercial uses within the Groves Town Center and reinforces the planned commercial character of the development. Adequate public facilities and services, including potable water, sanitary sewer, drainage, electricity, and solid waste service, are available to serve the proposed development without the need for any major off-site improvements. Vehicular access, internal circulation, and drive-thru queuing have been designed to operate safely and efficiently. The proposed dual-lane drive-thru meets the minimum queuing requirements of the ULDC, and the Queuing Analysis prepared by CPH demonstrates that anticipated demand can be accommodated without adverse impacts to surrounding roadways or internal circulation.

Pedestrian connectivity has been incorporated into the site design to provide safe and continuous access between the proposed restaurant, adjacent commercial parcels, and the internal sidewalk network of the Groves Town Center. Pedestrian connectivity will be provided to the northern sidewalk across Avocado Avenue via a tri-rail fence that directs pedestrians to the sidewalk connection at the northeast corner of the Dental Office. Landscaping, buffering, and screening are provided in accordance with ULDC requirements, with alternative screening treatments proposed where necessary to preserve pedestrian circulation while meeting the intent of the Code. Stormwater management for the site has been designed in accordance with Town standards and the master stormwater management system serving the Groves Town Center. The use of pervious pavement systems supports stormwater infiltration and low-impact development objectives. The site is located outside of the wellfield protection area and within FEMA Flood Zone AE, and grading and finished floor elevations have been designed to comply with applicable floodplain requirements.

Overall, the proposed development promotes public health, safety, and welfare by providing compatible commercial use with safe vehicular and pedestrian circulation,

adequate infrastructure, and thoughtful site design consistent with the Town's long-term planning goals.

Supplements to the Universal Planning & Zoning Application

- **PUD/Master Plan Amendment:** A supplemental PUD/Master Plan Amendment application was submitted in conjunction with the Universal Planning and Zoning Application. This request includes a modification to the PUD Ordinance to establish the permitted waivers, as well as updates to the Master Plan drawing to reflect the proposed use. An application was submitted with the legal description, a location map identifying the proposed Panda Express, GTC PUD Conditions of Approval, and a revised Master Plan (signed and sealed by Bohler). The proposed Panda Express will be located between the existing Culver's and the Dental Office. The total square footage within the Pod has been adjusted accordingly to accommodate the addition of the Panda Express.
- **Site Plan Application:** A Site Plan was submitted as part of the civil drawings in accordance with the Town of Loxahatchee Groves' Unified Land Development Code (ULDC), **Section 155-010** Submission Requirements and in conjunction with the Universal Planning and Zoning Application. All required plan elements have been included to address applicable Code requirements. Where necessary, required variances and waivers are identified within the narrative, the PUD Conditions of Approval, the Supplemental Site Plan, the Variances/Waivers Table on the Supplemental Site Plan, and/or accompanying supplemental applications.
- **Master Sign Plan Program:** As part of the Site Plan approval process, a Master Sign Plan was required and was submitted in conjunction with the Universal Planning and Zoning Application. The Applicant prepared and submitted a Master Sign Plan in accordance with the Town's Approval Checklist, including the warranty deeds, site survey, Cover Page & Site Plan, and the Owner & Agent Authorization forms. The Sign Package, submitted as a standalone document, includes plans, drawings, and illustrations of all proposed on-site signage. Any revisions to previously submitted plans have been incorporated into this application.
- **Variance Application:** A supplemental Variance application was submitted in conjunction with the Universal Planning and Zoning Application. The requested variances are necessary to allow the proposed signage typically associated with a Panda Express prototype development and to provide adequate vehicular circulation and wayfinding into the site. Each variance request identifies the applicable Code section and includes a justification supporting the proposed signage and site design for this project. The exhibits included in the application include the justification narrative for the variances, Owner & Agent Authorization forms, Applicant's Notice Affidavit, Property Owners' List, Warranty Deeds, Site Survey, and the Site Plan and Supplemental Site Plan. The Sign Package, submitted as a standalone document, includes plans, drawings, and illustrations of all proposed on-site signage. Any revisions to previously submitted plans have been incorporated into this application.

Site Conditions & Plans

Panda Restaurant Group, Inc. proposes the development of a new, approximately 2,700-square-foot fast-food/casual restaurant with a drive-thru. The project will be located within Pod B (Commercial) of the Groves Town Center, per Groves Town Center PUD Amendment No, 1 (Plat Book 132, Page(s) 134), at Southern Boulevard and Avocado Ave in Town of Loxahatchee Groves, Florida. The site is approximately 0.94 acres (41,047 SF) and lies within Pod B of the overall master plan. It falls under the jurisdiction of the Town of Loxahatchee Groves.

As currently observed, the site is densely vegetated with existing trees and brush and will require clearing prior to construction. The Applicant is requesting approval for specimen tree removal, as well as a Vegetation Removal Permit, subject to review and approval by the Town Council. The subject parcel is zoned as Multiple Use Planned Development District (MUPD). According to the Zoning Confirmation Response Memorandum prepared by the Town Planning Consultant, Pod B is governed by the permitted use provisions and development standards of the Commercial Low (CL) zoning district, as established in the Town's Unified Land Development Code (ULDC). Therefore, the proposed use has been evaluated for consistency with the applicable CL zoning district requirements.

The site is located adjacent to Culver's and the Dental Office, and is near other commercial anchors such as Aldi, El Car Wash, and future planned retail and commercial uses. Access to the site will be provided via Southern Boulevard, through a shared internal road network that includes Avocado Avenue.

Legal Description

(**PER COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11873018, EFFECTIVE DATE JULY 2, 2024, AT 8:00 A.M., REVISION 1 OCTOBER 28, 2024**)
TRACT POD - B-1, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT LB3 GROVES TOWN CENTER PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°26'46" EAST ALONG THE SOUTH LINE OF TRACT LB4, ALSO BEING THE SOUTH LINE OF TRACTS AE, POD-2 AND POD B-1, OF THE AFORESAID GROVES TOWN CENTER PUD AMENDMENT NO. 1 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD) 423.71 FT TO THE POINT OF BEGINNING. THENCE NORTH 01°33'14" EAST 348.33 FEET TO THE NORTH LINE OF POD B-1; THENCE SOUTH 88°26'46" EAST ALONG SAID NORTH LINE OF POD B-1, 117.84 FEET; SOUTH 01°33'14" WEST 348.33 FEET TO THE SOUTH LINE OF POD B-1; THENCE NORTH 88°26'46" WEST ALONG THE SOUTH LINE OF POD B-1 (AND NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD) 117.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

Justification Statement for Development Review

As part of the development review process for the proposed Panda Express located within Pod B of the Groves Town Center, the applicant proactively participated in multiple ex-parte meetings with members of the Town Council and Planning & Zoning staff. These meetings were conducted to gather meaningful feedback and ensure that the project reflects the Town's vision and the public's expectations for development within this area.

During these discussions, Town representatives shared valuable insight on architectural character, community identity, and site aesthetics. Comments included suggestions to enhance building articulation, integrate additional design features reflective of the Town's rural character, and consider thoughtful elements that contribute to a more unified and attractive streetscape. The applicant welcomed this feedback and has worked diligently to incorporate many of the ideas discussed into the overall design. Revisions were made to strengthen the architectural expression and visual cohesion of the building while maintaining a functional and efficient site layout.

The applicant is committed to delivering a project that not only fulfills its operational needs but also responds to the desires of the Town and its residents. Through continued coordination and thoughtful design, the project reflects a collaborative effort to ensure compatibility with the surrounding context and to contribute positively to the character and quality of the Groves Town Center. The proposed development also provides public benefit by introducing a neighborhood-scale dining option that enhances local access to food services, supports job creation, and activates a currently undeveloped internal parcel of the PUD. It contributes to the vitality of the Groves Town Center by reinforcing the area's commercial mix and promoting balanced, context-sensitive growth consistent with the Town's long-term vision. This justification is respectfully submitted in support of the proposed site plan.

Consistency with the Plan

The proposed Panda Express with drive-through, located within Pod B of the Groves Town Center, is consistent with the Town of Loxahatchee Groves Comprehensive Plan and the Groves Town Center PUD Conditions of Approval (Ordinance 2024-10). The application includes a request for a PUD amendment to revise the list of permitted waivers. The subject parcel is designated for commercial use under the revised PUD Master Plan, and quick-service restaurants with drive-through facilities are permitted uses within Pod B. The project supports Policy 1.1.15 of the Comprehensive Plan by promoting infill development within an approved PUD boundary and furthering the Town's goal of concentrating commercial growth in appropriate locations. In doing so, it also supports Policy 2.5.1, which encourages development patterns that promote compatibility with adjacent uses and ensure safe and efficient vehicular and pedestrian circulation.

The site layout has been designed to meet key development standards outlined in the ULDC and PUD framework. The proposed plan provides a coordinated cross-access connection at the east and west boundaries to facilitate internal vehicular and pedestrian circulation with the adjacent Dental Office and Culver's parcels, consistent with ULDC

Section 41-030.B.5 and Conditions of Approval requiring coordinated circulation. A shared access point and the potential for integrated pedestrian pathways support **Policy 2.7.2**, which encourages connectivity and access management across parcels. The layout also meets the drive-through queuing standards per ULDC **Section 95-085** and required parking and aisle widths per **Sections 95-010** and **95-100**. Landscaping is provided along the site perimeter and within the interior to meet buffering and shade requirements under **Article 85**, and efforts have been made to coordinate the landscape scheme with adjacent development to the extent feasible.

While the applicant acknowledges that the project does not fully conform to all elements of the Rural Vista Design Guidelines and ULDC requirements, substantial effort has been made to incorporate compatible architectural elements and to respond to Town feedback received during ex-parte meetings and Development Review meetings. The architectural elevations include articulated rooflines, enhanced façade treatments, and material selections that reflect a simplified but compatible design approach within the context of the Groves Town Center. The applicant coordinated closely with Town staff to refine building design details in good faith and to align with the Town's vision. The development represents an appropriate commercial use that supports Comprehensive Plan objectives related to economic vitality, infill development, and context-sensitive design, and is consistent with the standards and intent of the Groves Town Center PUD under the approved Ordinance 2024-10.

Consistency with the Code

The proposed site plan for Panda Express, located within Pod B of the Groves Town Center in the Town of Loxahatchee Groves, has been developed in accordance with the Town's Unified Land Development Code (ULDC) and the approved Groves Town Center PUD Master Plan. The project consists of an approximately 2,700-square-foot quick-service restaurant with a drive-through on an internal lot within a Planned Unit Development. The development supports the Town's goals for commercial activity along Southern Boulevard while balancing vehicular circulation, pedestrian access, and architectural compatibility with surrounding uses. While several waivers and variances are requested, most requests are justified based on the internal lot configuration as permitted under **Section 41-010.E.4.b** of the ULDC and align with the intent and structure of the PUD.

The site layout complies with numerous applicable provisions of the ULDC. Queuing, bypass, and service lane design conform **to Sections 95-085, 95-090,** and **95-095**. Drive aisle widths (28 feet) and parking dimensions meet the standards set forth in **Sections 95-025, 95-100**, and **95-110**, except for the parking rows on the north and east sides of the property. Accordingly, a waiver has been requested to allow reduced-sized parking stalls measuring 11' x 20' and reduced-sized handicap stalls measuring 14' x 20'. Pursuant to PUD requirements, internal paved pedestrian paths meet or exceed the minimum width requirements of **Section 41-030.B.8.b.** Bicycle access and ADA requirements are also satisfied, with the exception of the reduced-size handicap parking stalls specified above. The south side of the building satisfies the 40% linear frontage landscaping requirement per **Section 85-055.B.2**, while the north side does not meet the

foundation planting requirement; therefore, a waiver has been requested as part of the submittal package.

The subject property is considered an internal lot within a Planned Unit Development (PUD). Pursuant to **Section 41-010.E.4.b** of the Town of Loxahatchee Groves Unified Land Development Code, internal lots within a PUD are not subject to minimum lot area or minimum lot width requirements. Additionally, this section provides that the layout, location, and construction limits of structures within an internal lot are governed by separation distances between structures rather than setbacks from interior property lines. Accordingly, while setback requirements apply along the north and south property lines, no specific setback requirements apply to the proposed buildings, menu boards, drive aisles, or bypass lanes, provided the development complies with the applicable separation distance standards established by the Code.

The flexibility afforded to internal lots under **Section 41-010.E.4.b** also extends to certain other Code requirements. Therefore, the minimum lot size of one (1) acre and minimum frontage width of 150 feet required by **Section 25-025** within the Commercial Low (CL) zoning district are not applicable to the subject property. Similarly, the ten-foot setback requirement for impervious areas, including walkways, established under **Section 95-100.D**, does not apply under the PUD internal lot provisions. The proposed site layout has been designed to comply with all applicable PUD requirements while maintaining adequate setbacks, separation distances, and circulation patterns consistent with the approved development framework.

With respect to buffer requirements, the proposed landscaping and buffer treatments comply with **Sections 85-055** and **85-060** of the Town's Unified Land Development Code (ULDC), except as otherwise noted herein. **Section 85-060.C.1** of the ULDC requires an 8-foot compatible use buffer between contiguous non-residential properties. Accordingly, an 8-foot compatible use buffer is provided along the north and west property lines. Along the south property line, the applicable buffer requirement is governed by the approved Planned Unit Development (PUD) Conditions of Approval, which require a 25-foot landscape buffer. The required 8-foot landscape compatibility buffer along the east property line is not applicable due to the approved shared access aisle condition established under Resolution 2021-19 for the Heartland Dental Office and the recorded Cross-Access Agreement (Official Records Book 33562, Page 232), which permits shared circulation between the adjacent properties.

Interior landscape islands are provided in accordance with **Section 85-055.C**, and a loading zone is designated per **Sections 95-070** and **95-075**. However, a waiver has been requested for the proposed location of the loading zone, which is situated more than 30 feet from the building. The dumpster enclosure is located in accordance with **Section 25-010.F.3** and is screened per **Section 25-010.F.2.** Screening is provided on the west and south sides of the enclosure, in lieu of vegetative screening on the east side of the dumpster enclosure, a wall finished with faux screening material on a trellis will be provided to satisfy the intent of the screening requirements while preserving pedestrian circulation and connectivity. Stormwater infrastructure is provided in accordance with **Article 70**, with weep holes placed per **Section 85-055.C.5.e**. Lighting complies with **Section 50-030**, and the site also provides required cross-access connections per **Section 41-010.E.4.b.1** and complies with minimum pervious area thresholds under **Section 25-035.C.**

Additionally, to meet the drive-thru requirements specified in **Section 95-085**, two queuing spaces/drive-thru waiting spaces have been provided beyond the point of service, thereby satisfying the requirement that one additional queuing space be provided after the point of service. Lastly, pursuant to **Section 95-085**, a drive-thru restaurant is required to provide seven queueing spaces, of which four must be located prior to the menu board. The proposed development provides a total of 14 queuing spaces, including four spaces located prior to the menu board in each service lane, exclusive of the queuing space at the menu board itself, thereby exceeding the minimum queuing requirements established by Code. Considerable effort was made to accommodate the required number of queuing spaces within the proposed dual-lane drive-thru configuration, which is demonstrated to be necessary based on the Queuing Analysis prepared by CPH.

Regarding the waivers requested, a total of three (3) waivers, as specified in the PUD Conditions of Approval and enclosed within this Project Narrative, are being requested as part of the proposed development.

A waiver is requested to allow reduced-size parking space dimensions, including reduced-size handicap parking spaces, pursuant to Section 95-025 of the Town's Unified Land Development Code (ULDC). Standard parking spaces measuring 11 feet by 22.5 feet are provided along the south side of the property where feasible. However, due to site constraints, cross-access requirements, shared drive aisles within the Planned Unit Development (PUD), and the need to maintain consistency with adjacent developments approved with reduced parking dimensions, standard-size parking spaces cannot be reasonably accommodated along the north and east parking rows. Accordingly, reduced-size parking spaces measuring 11 feet by 20 feet are proposed in these areas for standard parking spaces and 14 feet by 20 feet for handicap parking spaces. The reduced-size handicap spaces will continue to comply with all applicable accessibility requirements while supporting an efficient site layout. The proposed parking arrangement is supported by the Parking Analysis and satisfies the minimum parking requirements for the proposed use. The requested waiver meets the approval criteria, as the need for relief is not self-created but results from the unique constraints of the site and the necessity to coordinate with the established development pattern and cross-access circulation within the PUD. Strict application of the standard parking dimensions would reduce the number of available parking spaces, adversely affect internal circulation, and potentially limit the reasonable use of the property. The proposed reduced-size spaces are limited to areas where constraints exist, while standard-size spaces are maintained elsewhere on the site, representing the minimum relief necessary. Furthermore, the design maintains safe and efficient vehicular circulation, is consistent with nearby approved developments utilizing similar parking dimensions, and will not adversely impact the public health, safety, or welfare.

A second waiver is requested for the proposed location of the loading zone, which is situated more than 30 feet from the closest face of the primary structure. Pursuant to **Section 95-075**, a loading space is required to be located no more than 30 feet from the building it serves. Due to site constraints and the required placement of the dumpster enclosure, grease trap, and transformer at the rear of the building in accordance with Code requirements, the Applicant has limited feasible placement options. As a result, the loading zone is proposed at approximately 51.16 feet from the building, necessitating the requested

waiver. The request meets the criteria for approval, as the constraint is not self-created but arises from compliance with other Code-mandated design requirements. A strict interpretation of the Code would prevent a functional loading configuration and could disrupt site circulation and service operations, thereby limiting the reasonable use of the property. The proposed location represents the minimum relief necessary to accommodate these constraints while maintaining safe and efficient operations. Furthermore, the loading zone placement will not adversely impact adjacent properties or public safety, as it complies with applicable setbacks and supports proper site circulation, consistent with the intent of the Code.

The final waiver pertains to **Section 85-055.B.2.**, which requires foundation planting along a minimum of 40 percent of the linear frontage on the north and south sides of the building, as these elevations front a street. The proposed Landscape Plan provides less than the required 40 percent of foundation planting along the north side due to site constraints, including required building egress, the prototypical design of the building entrances and exits, and the presence of a sidewalk along the rear of the building, which limits the available planting area. The requested waiver meets the criteria for approval, as these constraints are not self-created but are necessary to ensure proper building function, accessibility, and compliance with other applicable standards. A strict interpretation of the Code would conflict with required access and circulation, creating an unnecessary hardship and limiting the reasonable use of the property. The proposed reduction in foundation planting represents the minimum relief necessary given these physical limitations, while landscaping is still provided where feasible and maintains the overall intent of the Code. The design remains compatible with surrounding development and continues to provide appropriate buffering and aesthetic quality and therefore will not be detrimental to the public health, safety, or welfare.

The proposed signage package is generally consistent with the requirements of **Article 90, Section 90-040.B.,** of the Town of Loxahatchee Groves Unified Land Development Code (ULDC), which establishes the standards for signage, including permitted sign types, dimensions, and design criteria within the Commercial Low (CL) zoning district. The proposed wall signage and monument signage conform to the applicable provisions of **Article 90**, **Section 90-040.B.,** including maximum allowable sign area, height, and placement, and are designed to be compatible with the architectural character of the building and surrounding development.

However, the Applicant is requesting three (3) signage variances to accommodate the operational needs of a modern drive-through facility. These include: (1) a variance from **Section 90-040.B.5.a** to allow menu boards with increased area, width, and height; (2) a variance to permit additional operational signage types not explicitly identified in **Article 90**, including clearance bars, order confirmation units (OCUs), drive-thru directional/wayfinding signage, drive-thru waiting (DW) signs, and online pickup (OP) signage; and (3) a variance to allow an increased number of drive-thru signs necessary to support dual-lane drive-through operations.

The requested variance for sign height, width, and area for menu board signage meets the criteria for approval, as special conditions exist due to the operational requirements of a drive-thru restaurant, which necessitates a menu board of sufficient size to be visible and readable from within vehicles. Due to ADA accessibility considerations,

vehicle sightlines, equipment dimensions, and operational constraints, the proposed menu board must exceed the maximum height, width, and face area otherwise permitted by Code. These conditions are not self-created, but rather are inherent to the functionality of a modern drive-thru facility and are not generally applicable to properties without drive-thru operations. A strict interpretation of the Code would prevent the installation of a menu board of adequate size, impairing readability, creating potential safety concerns, and negatively impacting the efficiency of drive-thru operations, thereby limiting the reasonable use of the property. The proposed dimensions represent the minimum relief necessary to accommodate visibility, accessibility, and operational needs, and no additional or excessive signage is proposed beyond what is required for functional use. Furthermore, the proposed menu board is compatible with surrounding development, complies with applicable setback requirements, and will not create adverse visual impacts, thereby remaining consistent with the intent of the Code and not detrimental to the public health, safety, or welfare.

The requested variance for types of signs meets the criteria for approval, as special conditions exist due to the operational requirements of a drive-thru restaurant, which necessitates specialized signage types to support safe and efficient vehicular circulation, order processing, and customer wayfinding. These operational elements include order confirmation units (OCU), directional and wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs, which are standard for modern drive-thru facilities but are not explicitly identified or permitted under the Code. These conditions are not self-created, but rather are inherent to the functional design and safety requirements of the proposed use and are not generally applicable to other commercial properties without drive-thru operations. A strict interpretation of the Code would prohibit the installation of necessary operational signage, resulting in confusion, potential safety hazards, and inefficient circulation within the site, thereby limiting the reasonable use of the property. The proposed signage types are limited to those necessary to support the intended use and represent the minimum relief required to ensure safe and functional operations. Furthermore, the signage is operational in nature, designed to minimize visual impact, complies with applicable setback requirements, and is compatible with surrounding development, and therefore will not be detrimental to the public health, safety, or welfare.

The requested variance for the number of drive-thru signage meets the criteria for approval, as special conditions exist due to the operational requirements of a modern drive-thru restaurant with a dual-lane configuration, which necessitates multiple signs to facilitate safe and efficient vehicular circulation, order processing, and customer wayfinding. These operational elements include menu boards, order confirmation units (OCUs), directional signage, clearance signage, and pickup identification, each serving a distinct function within the drive-thru system. These conditions are not self-created, but rather are inherent to the functional design and safety requirements of the proposed use and are not generally applicable to other commercial properties without drive-thru operations. A strict interpretation of the Code would limit the number of drive-thru signs to an insufficient level, preventing proper communication to customers, creating confusion, potential safety hazards, and operational inefficiencies, thereby limiting the reasonable use of the property. The proposed number of signs is limited to those necessary to support the intended use and represents the minimum relief required to ensure safe and functional

operations. Furthermore, the signage is operational in nature, designed to minimize visual impact, complies with applicable setback requirements, and is compatible with surrounding development, and therefore will not be detrimental to the public health, safety, or welfare.

These requested variances are limited in scope and are intended to support safe and efficient vehicular circulation, clear customer wayfinding, and functional drive-through operations. All proposed signage remains operational in nature, is appropriately scaled, and is designed to minimize visual impacts while maintaining consistency with the intent of **Article 90** and the Commercial Low (CL) zoning district (**Section 90-040.B)**. The overall signage program is compatible with surrounding development and supports orderly site design, public safety, and accessibility.

The proposed Panda Express site plan aligns with the intent of the Groves Town Center PUD and complies with applicable sections of the ULDC. Where limited waivers and variances are requested, they are supported by the site's internal PUD status, operational requirements, and a functional layout that ensures public safety and site efficiency. Architectural elevations have been designed in accordance with the Rural Vista Design Guidelines to maintain visual compatibility with the Town's character. Overall, the development advances the Town's long-term planning goals and demonstrates compliance with key technical and design standards.

Analysis of Conditions of Approval

Per Ordinance 2024-10 PUD Amendment:

The conditions of approval included in Ordinance 2024-10 are hereby rescinded and replaced by the following conditions of approval. Text underlined are additions to Ordinance 2024-10 and text ~~struck through~~ are deletions to Ordinance 2024-10. The conditions of approval, as set forth herein, are in addition to those contained in the staff report dated January 22, 2025

Analysis: The proposed Panda Express development is consistent with the overall intent and requirements of the Groves Town Center PUD and the amended Conditions of Approval established under Ordinance 2024-10. The proposed development has been designed to comply with all applicable engineering, landscaping, access, circulation, and design requirements associated with the approved PUD framework. Where relief from specific ULDC requirements is requested, the proposed waivers represent the minimum relief necessary to accommodate the operational and site planning needs of the project while maintaining compatibility with adjacent development and the overall vision of the Groves Town Center.

The proposed site layout supports coordinated internal circulation, shared access connectivity, pedestrian mobility, and compatibility with the surrounding development patterns envisioned within the approved PUD Master Plan. Coordination with Town staff, Palm Tran, Palm Beach County Traffic Engineering, FDOT, and other applicable reviewing agencies has been initiated and will continue throughout the site plan review and permitting process to ensure compliance with all applicable Conditions of Approval and development requirements. Additionally, a bus pad on Groves Town Center Drive requested by Palm Tran has been incorporated into the updated PUD Master Plan included within the submittal package.

Overall, the proposed Panda Express development demonstrates consistency with the adopted PUD framework and supports the orderly development objectives of the Groves Town Center.

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. Final site plans shall conform to the Conceptual Master Plan dated **March 4, 2026**, included by reference herein. Any modifications to the approved Conceptual Master Plan or PUD Justification Narrative must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are required for compliance with the ULDC.

3. Any subdivision by fee title conveyance of an internal lot which is subject to a final site plan approval shall have received prior written approval by the Town Manager based upon the application of criteria contained in Section 41.1.E.4.b of the Town Unified Land Development Code. Provided, however, that any subdivision by fee title conveyance of an internal lot shall reflect the Pod uses and boundaries depicted on the Conceptual Master Plan dated **March 4, 2026**. Any revision of a Pod use and/or boundary, as depicted on the Conceptual Master Plan dated **March 4, 2026**, shall require a PUD Amendment prior to subdivision by fee title conveyance.

4. Prior to submitting the initial site plan approval application and all subsequent site plan applications, the Applicant shall contact Palm Tran to obtain written confirmation regarding the need for a bus stop on Southern Boulevard. Palm Tran's response shall be included in the site plan application.

Analysis: The proposed Panda Express development will comply with the General Conditions of Approval established by the Town, including those applicable to the Owner, Applicant, and their successors and assigns. The proposed development is consistent with the approved Conceptual Master Plan dated March 4, 2026, and any future modifications to the approved Conceptual Master Plan or PUD Justification Narrative will be subject to review and approval by the Town Council, as required by the ULDC. Any future subdivision by fee title conveyance of an internal lot will comply with the applicable provisions of the Unified Land Development Code and will require prior written approval by the Town Manager based upon application of the criteria contained in ***Section 41.1.E.4.b*** *of the Town Unified Land Development Code. Additionally, prior to final site plan approval, the Applicant will coordinate with Palm Tran regarding any required bus stop accommodations along Southern Boulevard and will provide written confirmation, if required by the Town, as part of the site plan application process.*

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to: Commercial Low (CL) — maximum of 34.34 acres and 103,000 sq. ft. of retail commercial space and 81 lodging units; Commercial Low Office — maximum of 16.0 acres and 44,000 sq. ft. of professional and medical office commercial space; and Institutional — minimum of 40.0 acres and institutional uses consisting of a Public Park (Town Commons), consistent with the Conceptual Master Plan dated **March 4, 2026**. Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

2. ~~A separate site plan pursuant to ULDC Article 155 for the 100-foot and 300-foot wide buffer areas along the northern and eastern property boundaries, including the location of equestrian trails, was approved by the Town Council via Resolution 2018-84.~~ [COMPLETED]

3. The Restrictive Covenant and Limited Access Easement, recorded with the Palm Beach County Clerk of Courts in Official Records Book 30616, Page 1289 shall limit the use and management of the 300-foot wide buffer areas along the northern and eastern property lines and the 100-foot wide buffer areas along the western and northern property lines, as described therein.

4. ~~A boundary plat was recorded in Plat Book 128, Page 66 of the Official Records of Palm Beach County depicting the following four geographies: (1) The entirety of the Groves Town Center property; (2) the area included within the 300-foot and 100-foot buffer areas, (3) the area included within Commercial Pod A; and (4) the area included within that portion of Groves Town Center not included within areas (2) and (3). Another plat depicting the remainder of the Pods and all road tracts and/or easements shall be recorded prior to the issuance of the first building permit for any development in a Pod other than Pod A.~~ [COMPLETED]

5. Potentially objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, and dumpsters, and compactors, etc.) shall be indicated on project site plans and screened from public view.

6. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard.

7. ~~An Improvement Agreement, pursuant to ULDC Section 100-060 (C), to address all required roadway, drainage and equestrian trail improvements lying within or adjacent to the Groves Town Center PUD shall be approved by the Town Council prior to issuance of the initial building permit of the first phase of development.~~ [COMPLETED]

8. The following perimeter landscaped buffers shall be provided: a 25-foot buffer, including a berm, along Southern Boulevard.; a 25-foot buffer, including a berm,

along "C" Road south of Tangerine Drive; and a 25-foot buffer, including a berm, along "B" Road.

9. The Town Commons (Pod G) shown on the Conceptual Master Plan dated **March 4, 2026** will remain owned by the Applicant and their successors and assigns and maintenance of the Town Commons is the responsibility of the Applicant. Scheduling uses for the Town Commons is the responsibility of the Town. The Town may use the Town Commons at any time the Town sees fit, subject to compliance with the ULDC. The Town Commons may be rented or leased to any individual person(s) and/or business(es) for temporary uses, subject to compliance with the ULDC and any Town permitting requirements. Any party that uses the Town Commons is responsible for cleaning up after the event and returning the Town Commons to the same condition the Town Commons was in before the party used the Town Commons.

10. ~~The Stormwater Management Area (SMA) located in the conservation easement as shown on the Conceptual Master Plan dated December 30, 2019 is subject to further review and approval by the Town Engineer to confirm that the proposed stormwater management facilities provide water quality and stormwater recharge improvements to the Town. The Town Council approval of the Conceptual Master Plan dated December 30, 2019 serves as Town Council consent to construct the SMA pursuant to Section 3.a.(ii) and 3.d of the Restrictive Covenant and Limited Access and Conservation Easement recorded in ORB 30616, PG 1289 of the Official Records of Palm Beach County. Prior to the issuance of a permit by the Town for construction of the SMA, the Town Engineer shall review the plans and confirm that the SMA provides for the intended stormwater improvements for the Town and will make a recommendation for Town Council approval.~~ [COMPLETED]

Analysis: The proposed Panda Express development is consistent with the Land Use and Site Planning requirements of the Groves Town Center PUD and complies with the permitted uses and development standards established for the Commercial Low (CL) designation within the approved Conceptual Master Plan dated March 4, 2026. The proposed restaurant with drive-thru is a permitted commercial use within the PUD and is compatible with the mix of commercial, office, institutional, and public uses anticipated within the Groves Town Center.

The site layout has been designed in accordance with the approved PUD framework and incorporates coordinated internal circulation, shared access, cross-access connectivity, pedestrian accommodations, and compatibility with adjacent development parcels. The development supports the planned mixed-use character of the Groves Town Center through integrated site planning and efficient vehicular and pedestrian circulation patterns.

Required perimeter landscape buffers and screening elements will be provided consistent with the approved PUD requirements and Conditions of Approval, including required buffer widths along Southern Boulevard, "C" Road, and "B" Road. Potentially objectionable features, including loading areas, service areas, and mechanical equipment, will be screened from public view in accordance with Town requirements.

The proposed development remains consistent with the approved Conceptual Master Plan and applicable Town approvals governing access, circulation, and overall site planning objectives for the Groves Town Center PUD.

C. ENGINEERING

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after November 29, 2029. Additional time extensions for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request, or upon a request based upon a Declaration of Emergency by the Governor of Florida.

2. In order to comply with the Mandatory Traffic Performance Standards Review dated August 30, 2018, no building permits for development generating more than 282 peak hour directional trips shall be issued until the developer provides an additional southbound left-turn lane [~~has been built and only needs to be un-stripped, which will commence in August of 2024~~ COMPLETED] and an additional eastbound left-turn lane and appropriate receiving lane [COMPLETED] at the intersection of Southern Boulevard and Binks Forest Drive/B Road. Any signal modifications required to accommodate these changes will also be the responsibility of the property owner, including, but not limited to design plans, any required utility relocation, right-of-way or easement acquisition, etc. Note these changes will also require FDOT consent.

3. Any future modification of Condition C.2 shall be based upon a Traffic Study approved by the Palm Beach County Traffic Division which complies with Mandatory TPS in place at the time of the modification. Modifications to Conditions of Approval based upon such future TPS Review shall be submitted to the Town pursuant to ULDC Section 155-025 *Site plan modification*.

4. The property owner shall obtain a conceptual approval letter from FDOT for any proposed driveway on Southern Boulevard when submitting a site plan to the Town. FDOT approval of driveways onto Southern Boulevard shall be obtained when individual site plan applications are made to the Town.

5. Acceptable surety for the design, right of way acquisition, construction engineering and inspection costs, as well as the construction for the offsite road improvements as outlined in Condition No. 2 shall be posted with the County Traffic Division prior to or within six months of Development Order Approval. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. At any time during the duration of the surety the County Engineer shall have the authority to determine that sufficient progress has not been made for any and all required work. In the event such a determination is made, Palm Beach County shall have the right to request funds be drawn for the surety (surety drawn) and Palm Beach County may then complete all required work. The County

Engineer shall also have the authority to require that the surety amount be updated to reflect current anticipated costs at any time during the duration of the surety.

6. ~~As per the expected turning movement volumes at the driveways, the following exclusive turn lanes are required:~~ [COMPLETED]

~~a. Northbound right-turn lane at the southern driveway on B Road. This improvement has been completed.~~ COMPLETED

~~b. Southbound left-turn lane at the northern driveway on B Road. This improvement has been completed.~~ COMPLETED

~~c. Westbound right-turn lanes at all driveways on Southern Boulevard. Though the amount of turning volumes by itself may not meet the threshold for a right-turn lane on Southern Boulevard driveways, they must be provided due to high speed of traffic at this location.~~ COMPLETED

7. C Road shall be constructed as a continuous 2-lane paved roadway between Southern Boulevard and Tangerine Drive in conjunction with the development of Pod D or F, whichever occurs first. Stormwater attenuation and water quality treatment shall be provided for C Road (Adjacent to the project site) and Tangerine Drive (Within the site) within the onsite stormwater management system. The Town shall be given the right, but not the obligation, to maintain Tangerine Drive and associated drainage facilities.

8. Any future realignment of either or both of the "B" Road access drives, as indicated on the Conceptual Master Plan dated **March 4, 2026**, shall require approval by the Town's Consulting and Transportation Engineers.

9. ~~A conceptual drainage plan for the entirety of the Groves Town Center PUD, including the provision of legal positive outfall for the Pod A development and the existing temporary drainage pond shall be prepared and approved by the Town Engineer prior to the first certificate of occupancy for Pod A~~ (COMPLETED). Legal positive outfall for future phases or pods of development shall be provided prior to the first certificate of occupancy for each future phase or pod.

10. ~~Prior to issuance of the first building permit, the necessary easements and agreements for legal positive outfall and stormwater attenuation (temporary or permanent) shall be recorded.~~ COMPLETED

11. ~~Prior to the first CO for any building, legal positive outfall shall be constructed and certified by the engineer of record allowing discharge from the previously installed temporary drainage area for B Road, as well as all future development.~~ COMPLETED

12. All drainage improvements shall be completed and certified by the engineer of record.

Analysis: The proposed Panda Express development will comply with all applicable Engineering Conditions of Approval established for the Groves Town Center PUD, including the Mandatory Traffic Performance Standards (TPS) requirements and coordination with Palm Beach County Traffic Engineering and FDOT. The project has been designed in accordance with the approved traffic analysis and applicable roadway improvement requirements associated with the development. Required traffic-related improvements and access configurations along Southern Boulevard and adjacent roadways will be implemented in accordance with approved agency requirements and applicable Conditions of Approval. The Applicant acknowledges that additional modifications associated with future TPS reviews or traffic-related approvals may be subject to further review and approval by Palm Beach County and the Town.

The Applicant has obtained and provided the FDOT pre-approval letter and Palm Beach County TPS Review documentation as part of the Panda Express submittal package. The Applicant will continue to coordinate with Palm Beach County Traffic Engineering, FDOT, and other applicable agencies to obtain all required permits and approvals associated with roadway access, traffic circulation, and related infrastructure improvements.

The project has been designed to provide safe and efficient vehicular circulation through coordinated access points, shared access connections, internal drive aisles, and cross-access consistent with the approved PUD framework. Required roadway and drainage improvements associated with the development will be completed in accordance with approved engineering plans and certified by the Engineer of Record prior to issuance of a Certificate of Occupancy, as applicable.

Stormwater and drainage improvements associated with the proposed development will comply with the approved drainage design criteria and applicable Town and agency requirements. Any required easements, right-of-way improvements, or associated engineering documentation required as part of the development process will be provided in accordance with applicable approval conditions and regulatory requirements. Overall, the proposed development demonstrates compliance with the Town's Engineering requirements and supports coordinated infrastructure improvements consistent with the approved Groves Town Center PUD.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities within any phase or pod, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. In conjunction with an initial site plan application for any development phase or pod, the property owner shall submit a Landscape Plan application to the Town for review and approval pursuant to ULDC Article 85 for that phase or pod.

3. Prior to any land clearing activities for any phase or pod, a wetlands determination shall be procured from the South Florida Water Management District and/or

U.S. Army Corps of Engineers for that phase or pod. Any proposed impacts upon jurisdictional wetlands shall require permits or authorizations from the South Florida Water Management district or U.S. Army Corps of Engineers.

4. Prior to the permitting of any land clearing, development or earthmoving activities for any phase or pod, a Phase 1 Archaeological Survey of the property shall be completed for that phase or pod.

5. Native plants shall be identified, pursuant to the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87), and retained to the extent possible.

6. ~~Clearing of Collecting Canal Easement – The Owner shall clear 20 feet along the south side of Collecting Canal in conjunction with construction of the equestrian trail per Condition E.4.~~ COMPLETED

Analysis: The proposed Panda Express development will comply with the Land Clearing and Landscaping Conditions of Approval established by the Town, including the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization, and Invasive Exotic Removal regulations pursuant to ***ULDC Article 87****. Prior to any land clearing activities, all required permits and approvals will be obtained from the Town and applicable regulatory agencies.*

A Landscape Plan has been prepared and submitted in accordance with ***ULDC Article 85****, demonstrating compliance with applicable landscaping, buffering, and planting requirements for the proposed development. Native vegetation and existing trees will be preserved to the maximum extent practicable, and any required tree removals or mitigation measures will be completed in accordance with Town requirements and subject to applicable approvals.*

A Phase I Archaeological Survey was completed for the property, and the Florida Division of Historical Resources issued an STRS Letter and STRS Map confirming that no recorded cultural resources were identified within the project area. The applicable documentation has been included within the submittal package.

A wetlands determination has been completed for the property, and no jurisdictional wetland impacts are proposed as part of the development. Any applicable environmental permitting requirements associated with the proposed improvements will be addressed in accordance with South Florida Water Management District and/or U.S. Army Corps of Engineers requirements, as applicable.

All land clearing, earthwork, and development activities will be conducted in compliance with applicable permitting requirements, including implementation of appropriate erosion and sediment control measures to ensure proper soil stabilization throughout construction. Overall, the proposed development is consistent with the Town's land clearing and landscaping requirements and supports orderly site development while maintaining compliance with applicable environmental and landscaping regulations.

~~E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS~~

1. ~~The equestrian trails depicted on the Conceptual Master Plan dated December 30, 2019 are conceptual. Final trail locations shall be determined during the site plan approval process required in Condition B.2, and shall include a trail segment parallel to Collecting Canal to facilitate Town-wide east-west connectivity. This condition has been complied with.~~ COMPLETED

2. ~~Existing fencing on the west side of "C" Road shall be removed to allow access to the trail within the 300 foot buffer areas depicted on the Conceptual Master Plan dated December 30, 2019.~~ COMPLETED

3. ~~The equestrian trail depicted on the Conceptual Master Plan dated December 30, 2019 shall include an equestrian bridge over Collecting Canal at "C" Road to facilitate Town-wide north-south connectivity. Bridge details shall be determined during the site plan approval process required in Condition B.2. This condition has been complied with.~~ COMPLETED

4. ~~Construction of the equestrian trail shall be completed prior to the issuance of the initial Certificate of Occupancy of the first phase of development of Groves Town Center. Construction of the equestrian bridge or culvert over Collecting Canal shall be completed by December 31, 2020.~~ COMPLETED

5. ~~Coincident with construction of the equestrian trail equestrian traffic control devices shall be installed at points where trails cross "B" Road, "C" Road and Collecting Canal.~~ COMPLETED

6. Fencing shall be incorporated on the site plan for any phase of development necessary to separate the equestrian trail from buildings, internal or perimeter roads, and/or parking areas of any other phase of development, as necessary.

7. Equestrian trails shall comply with the Town design and sign guidelines.

8. "Local traffic only" signage, as shall be placed on "B" Road north of the Palm Beach State College entrance. The type and locations of such signage shall be addressed by Conditions of Approval in the site plan for the initial phase of development.

Analysis: In accordance with Section E – Roadway, Equestrian Trails, and Greenways, the proposed Panda Express development is consistent with the previously approved roadway and mobility framework established for the Groves Town Center PUD. The majority of the Conditions of Approval within this section relate to PUD-wide equestrian trail, bridge, fencing, and roadway improvements that have previously been completed as part of earlier phases of development, as indicated within the approved Conditions of Approval.

The proposed development does not interfere with any existing or planned equestrian trail connections, roadway improvements, greenway corridors, or mobility infrastructure associated with the Groves Town Center PUD. The site layout has been

designed to maintain coordinated internal circulation, shared access connectivity, and safe vehicular and pedestrian movement consistent with the approved Conceptual Master Plan and applicable Town requirements.

Any applicable roadway, access management, signage, fencing, or circulation requirements associated with the subject parcel will continue to be addressed through the site plan approval and permitting process. Overall, the proposed development remains consistent with the intent of this section by supporting safe, efficient, and coordinated transportation and circulation infrastructure within the Groves Town Center PUD.

F. ARCHITECTURAL

Architectural elevations for buildings included in a particular phase or pod shall be submitted with the application for site plan approval for that particular phase or pod. A theme from the Town's Rural Vista Guidelines for the entire Groves Town Center development shall be provided with the application for site plan approval for the initial phase or pod. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases or pods shall be consistent with the Town's Rural Vista Guidelines.

Analysis: In accordance with Section F – Architectural, the proposed Panda Express development has been designed to comply with the Town's Rural Vista Guidelines, which emphasize a rural character through the use of natural materials, muted color palettes, articulated rooflines, and pedestrian-scale design elements. Architectural elevations and a corresponding design narrative have been prepared to demonstrate consistency with these guidelines and alignment with the overall vision for the Groves Town Center.

The building incorporates contextual design elements appropriate for Loxahatchee Groves, including lighter-toned stone veneer at the base, horizontal texturing applied to EIFS surfaces to simulate traditional wood siding, and wood-style composite materials at entry features to reinforce a warm, rural aesthetic while maintaining durability. The roof design includes a mansard-style element with a standing seam metal finish, introducing variation in rooflines and reducing visual massing. Additional architectural features, such as vertical trellis elements, window framing, and trim detailing, contribute to façade articulation and enhance visual interest.

Design modifications have been made to better align with the surrounding rural context, including refinements to architectural banding, incorporation of wood-style railings at pedestrian areas, and adjustments to window proportions and trim to create a cohesive and pedestrian-oriented façade. These elements help maintain compatibility with adjacent development while reinforcing the Town's desired architectural character.

Materials and finishes have been selected to balance aesthetics with long-term performance, ensuring durability and low maintenance while blending with the surrounding environment. Mechanical and service elements are screened and integrated into the building design to minimize visual impact. Overall, the proposed architecture represents a balanced approach that respects the Town's architectural vision while

accommodating the operational needs of a drive-thru restaurant. The design is consistent with the applicable Conditions of Approval and will not be detrimental to the surrounding area.

G. RESERVED

H. PUD WAIVERS

The Applicant may propose, and the Town Council may consider the following waivers during the site plan approval process for a specific development parcel or pod:

1. Relief from ULDC Section 50-030(D) *Outdoor lighting standards*, Section (5) to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment.

2. Relief from ULDC Section 95-100(E) *Wheel stops and curbing* to allow the use of bollards in lieu of wheel stops and/or continuous curbing in certain parking areas to help prevent accidental human injury or property damage.

3. Relief from ULDC Section 95-025 *Size of parking spaces*. To allow the hotel property in the TC Pod to have parking spaces that are 9' wide and 19' long.

4. Relief from ULDC Section 30-035 *Maximum plot size.* To allow the Institutional use of the Town Commons on Pod G to be over the five-acre maximum plot size.

5. Relief from ULDC Section 95-025 *Size of parking spaces.* To allow the property in Pod B-3 to have Reduced-Size parking spaces, including reduced size handicap parking spaces.

6. Relief from ULDC Section 95-075 *Loading Zone NTE 30' from Building.* To allow the loading zone on Pod B-3 to be located further than 30 feet from the building.

7. Relief from ULDC Section 85-055.B.2 *Additional interior open space requirements***.** To allow the building on Pod B-3 to have less than the required 40 percent of lineal frontage of the structure to be planted with shrubs.

Analysis: Section H – PUD Waivers authorizes the Town Council to consider specific relief from certain ULDC requirements during the site plan approval process for development parcels within the Groves Town Center PUD. For the proposed Panda Express development within Pod B-3, the Applicant is requesting the following waivers:

1. *Relief from ULDC Section 95-025, Size of Parking Spaces, to allow reduced-size parking spaces, including reduced-size handicap parking spaces, within portions of the site parking layout;*

2. *Relief from ULDC Section 95-075, Loading Zone NTE 30' from Building, to allow the loading zone to be located approximately 51 feet from the building in lieu of the maximum permitted 30-foot distance; and*
3. *Relief from ULDC Section 85-055.B.2, Additional Interior Open Space Requirement, to allow the building within Pod B-3 to have less than the required 40 percent of linear building frontage planted with shrubs.*

The requested waivers are necessary to accommodate the operational and site planning requirements associated with the proposed restaurant and drive-thru use while maintaining safe and efficient vehicular and pedestrian circulation within the Groves Town Center PUD. Site-specific constraints, including drive-thru queuing requirements, shared access and cross-access circulation, internal circulation geometry, utility placement, and overall site functionality, limit the ability to fully comply with certain dimensional requirements while maintaining a cohesive and operationally efficient site layout.

Each waiver represents the minimum relief necessary to accommodate the proposed development while remaining consistent with the approved Conceptual Master Plan and the overall design intent of the Groves Town Center PUD. The proposed site design maintains compatibility with adjacent development, preserves coordinated internal circulation and access management, and supports the Town's planning objectives for integrated mixed-use development within the Town Center.

Collectively, the requested waivers will not adversely affect public health, safety, or welfare and remain consistent with the intent and purpose of the ULDC and the approved PUD framework.

Known ULDC Deviations & Waivers/Variances Requests

- **(**Waiver Request-W1) **Size of Parking Spaces –** Code Section 95-025
  - **Requirement:** Standard Space: Stall Width – 11' / Stall Length – 22.5' & Handicap Space: Stall Width – 14' / Stall Length – 22.5'
  - **From:** Code Section 95-025
  - **To:** Reduced size parking stalls (11'x20') at north and east parking rows in the property, along with reduced size handicap spaces (14'x20') at the east parking row in the property.
  - **Justification:** The proposed reduced-size parking stall dimensions are consistent with previously approved site plans for adjacent developments, including the Dental Office (Resolution 2021-19) and the Home2 Suites Hotel (Resolution 2025-06), both of which utilize reduced-size stalls. The request supports coordinated site planning within the Planned Unit Development (PUD) by facilitating efficient internal circulation, preserving cross-access connectivity between adjacent parcels, and accommodating the site's operational constraints. Due to the minimum queuing requirements, required drive aisle widths, loading zone placement, and the need to maintain safe and efficient vehicular circulation, standard-size parking stalls cannot be reasonably accommodated throughout the site without adversely impacting overall site functionality and compliance with other ULDC requirements. Standard-size parking stalls (11' × 22.5') are provided along the south side of the property where feasible, while the proposed reduced-size parking stalls (11' × 20') and

reduced-size handicap parking spaces (14'x20') allow for a more efficient site layout that maintains adequate circulation and supports the established development pattern within the PUD. The reduced-size handicap spaces continue to meet all applicable accessibility requirements while improving the overall functionality of the site and maximizing the efficient use of available space. The proposed waiver advances the Town's planning objectives by promoting coordinated access and circulation through shared driveways and cross-access connections, reducing unnecessary curb cuts, and improving overall traffic flow. Additionally, the site design preserves open space and landscaping opportunities while maintaining compliance with required buffering and tree preservation standards to the greatest extent practicable. The proposal is also consistent with the Comprehensive Plan and Town planning directives that encourage efficient land use, compatibility with adjacent development, and preservation of the rural character through thoughtful site design.

- **Statement of Public Benefits:** The requested waiver provides clear public benefits by improving internal circulation, reducing traffic conflicts, and enhancing connectivity between adjacent properties through coordinated access. The design minimizes unnecessary impervious impacts while maintaining required pervious area, supports safe and efficient vehicle movement, and aligns with established development patterns within the PUD. Additionally, the proposal promotes orderly development, reduces congestion along adjacent roadways, and ensures compatibility with surrounding uses, thereby supporting the public health, safety, and welfare and advancing the Town's planning objectives.
- **Identification, protection and enhancement of natural areas:** The proposed reduced-size parking spaces minimize the overall paved footprint necessary to accommodate required parking, thereby reducing site disturbance and preserving natural and landscaped areas to the greatest extent practicable. By allowing for a more efficient site layout, the requested waiver supports the protection of existing natural features, minimizes unnecessary impacts to vegetation, and enhances opportunities for landscaping and open space consistent with the Town's environmental stewardship objectives.
- **Provision of open space and landscaping in excess of Code requirements:** The use of reduced-size parking spaces allows the site layout to preserve landscaped areas and maintain required buffering without expanding impervious coverage. By efficiently utilizing available space, the proposed design minimizes unnecessary impacts to open space while supporting the overall aesthetic character of the development.
- **Provision of pervious area in excess of Code requirements:** The reduced-size parking spaces contribute to a more efficient parking layout, reducing the overall impervious footprint that would otherwise be required with standard-sized spaces. This approach maximizes the amount of pervious area that can be retained on the site while still accommodating the parking demand associated with the proposed use.

- **Preservation of native vegetation:** The proposed reduced-size parking dimensions help minimize the overall development footprint and reduce the extent of site disturbance necessary to accommodate required parking. This design approach supports the preservation of existing vegetation to the greatest extent practicable and limits impacts to environmentally sensitive areas.
- **Joint use of driveways:** The requested waiver supports the coordinated circulation system established within the Planned Unit Development by allowing parking areas to be designed around existing shared access points and joint driveway arrangements. The reduced-size spaces facilitate efficient internal circulation while maintaining the functionality of shared driveways serving adjacent properties.
- **Cross-access opportunities:** The reduced-size parking configuration enables the preservation of cross-access connections with adjacent parcels by accommodating necessary parking while maintaining adequate drive aisle widths and circulation patterns. This promotes interconnected development and reduces reliance on external roadways for local trips between adjacent uses.
- **Additional specific Comprehensive Plan or other Town planning directives:** The requested waiver advances Comprehensive Plan objectives related to efficient land use, coordinated site planning, and interconnected circulation systems. The proposed reduced-size parking spaces support the intent of the Planned Unit Development by promoting shared access, preserving site functionality, reducing unnecessary impervious surfaces, and maintaining compatibility with adjacent developments that have previously received approval for similar parking configurations.

- **(**Waiver Request-W2) **Loading Zone NTE 30' from Building** – Code Section 95-075
  - **Requirement:** Loading zone not to exceed 30 Feet from Building.
  - **From:** Code Section 95-075
  - **To:** Proposed location of loading zone is 51.16 feet away from the building.
  - **Justification:** While Code **Section 95-075** requires the loading zone to be located within 30 feet of the building, the proposed location at 51.16 feet is necessitated by site-specific constraints and the operational needs of the development. The subject property functions as part of a Planned Unit Development (PUD) with shared access, cross-access circulation, and coordinated internal drive aisles. Relocating the loading zone closer to the building would conflict with required drive-thru queuing, internal circulation patterns, ADA-accessible parking, and pedestrian pathways, resulting in unsafe conditions and inefficient site operations. Additionally, pursuant to **Section 25-010.F.3**, dumpster enclosures must be located within side or rear yards, further limiting feasible placement options. The proposed loading zone location accommodates these requirements while maintaining appropriate separation from pedestrian areas and minimizing conflicts with vehicular circulation. The requested waiver represents the minimum relief necessary to achieve a safe and functional site layout and supports efficient traffic flow and operational efficiency within the PUD. The proposed waiver contributes to the implementation of Town planning objectives by enhancing coordinated site

design and shared circulation patterns, minimizing conflicts between vehicles and pedestrians, and supporting safe and efficient internal circulation. The site design maintains compliance with pervious area requirements and does not adversely impact natural areas or native vegetation, while continuing to provide appropriate landscaping and buffering consistent with Code requirements. The proposal is also consistent with the Comprehensive Plan and Town planning directives by promoting orderly development, compatibility with surrounding uses, and preservation of the Town's rural character through thoughtful and functional site planning.

- **Statement of Public Benefits:** The requested waiver provides public benefits by improving site safety and circulation, reducing potential conflicts between loading operations and customer traffic, and maintaining efficient internal traffic flow. The design supports coordinated access within the PUD, minimizes congestion, and ensures compliance with ADA accessibility and operational standards. Additionally, the proposal promotes orderly development and compatibility with adjacent properties, thereby supporting the public health, safety, and welfare and advancing the Town's planning objectives.
- **Identification, protection and enhancement of natural areas:** *Not applicable.* The requested loading zone waiver relates to the location of the loading area and does not result in additional impacts to natural areas beyond those associated with the approved site development.
- **Provision of open space and landscaping in excess of Code requirements:** The proposed loading zone location allows for a more efficient site layout that preserves additional open space and landscaping opportunities within the development. Relocating the loading zone closer to the building to comply with the 30-foot requirement would adversely affect internal circulation patterns, drive-through operations, and pedestrian pathways, potentially necessitate the reconfiguration of other site elements and reduce available landscaped areas. The proposed loading zone placement balances operational functionality with the preservation of open space and landscaping consistent with the overall design objectives of the Planned Unit Development (PUD).
- **Provision of pervious area in excess of Code requirements:** The proposed loading zone location allows for a more efficient site layout that minimizes the extent of impervious surfaces required to support site operations. Relocating the loading zone to comply with the 30-foot separation requirement would necessitate modifications to the existing site configuration, potentially increasing paved areas and reducing available pervious surfaces. The proposed design maintains operational functionality while preserving pervious areas to the greatest extent practicable, consistent with the Town's objectives of promoting efficient land use and minimizing unnecessary site impacts.
- **Preservation of native vegetation:** The proposed loading zone location minimizes the need for modifications to the approved site layout, thereby avoiding unnecessary disturbance to landscaped areas and vegetation that would otherwise be impacted if the loading zone were relocated to a Code-compliant location.

- **Joint use of driveways:** The requested loading zone location supports the coordinated circulation system established within the Planned Unit Development (PUD) by avoiding conflicts with shared drive aisles and maintaining the functionality of joint access arrangements serving adjacent properties.
- **Cross-access opportunities:** The proposed loading zone placement preserves established cross-access connections within the PUD by maintaining adequate internal circulation patterns and preventing conflicts between loading activities and vehicles utilizing shared access routes between adjacent parcels.
- **Additional specific Comprehensive Plan or other Town planning directives:** The requested waiver supports the Comprehensive Plan objectives related to coordinated site planning, efficient circulation, and compatibility with surrounding development. By accommodating operational needs while maintaining safe pedestrian and vehicular circulation, the proposed loading zone location advances the intent of the PUD and promotes orderly development consistent with the Town's planning objectives.

- **(**Waiver Request-W3) **Additional Interior open space requirements** – Code Section 85-055.B.2.
  - **Requirement:** A minimum of 40 percent of the lineal frontage of the structure shall be planted with shrubs at a minimum of two and one-half feet in height.
  - **From:** Code Section 85-055.B.2.
  - **To:** Proposed foundation planting covers approximately 35% of lineal frontage of the north building elevation.
  - **Justification:** The proposed development requests approval to allow less than the required 40 percent of linear frontage along the north building elevation to be planted with shrubs, as required by Section **85-055.B.2**. The proposed foundation planting provides approximately 35 percent coverage along this façade. The reduction is due to site-specific constraints, including required building egress, the prototypical layout of entrances and exits, and the presence of adjacent sidewalks, which limit the available planting area. The request represents the minimum relief necessary to accommodate a functional and code-compliant site layout while maintaining safe pedestrian access and building operations. The south building elevation meets the foundation planting requirement, and additional landscaping is provided throughout the site in accordance with ULDC standards. The overall landscape design remains consistent with the intent of the Code by enhancing visual quality, maintaining compatibility with surrounding uses, and supporting safe and efficient site circulation. The proposed waiver contributes to the implementation of Town planning objectives by maintaining and enhancing landscaping throughout the site, while preserving required pervious areas and not adversely impacting natural areas or native vegetation. The design supports coordinated pedestrian and vehicular circulation within the PUD, ensuring safe access and connectivity while accommodating site constraints. The proposal is consistent with the Comprehensive Plan and Town planning directives by promoting compatibility

with surrounding development and preserving the Town's rural character through thoughtful landscape design and material selection.

- **Statement of Public Benefits:** The requested waiver provides public benefits by allowing for safe pedestrian circulation, proper building access, and a functional site layout while still maintaining a high-quality landscape design. The proposal enhances the visual areas and of the development, preserves required open space and pervious areas, and ensures compatibility with surrounding properties. Additionally, the design supports efficient site circulation and pedestrian safety, thereby promoting the public health, safety, and welfare and advancing the Town's planning objectives.
- **Identification, protection and enhancement of natural areas:** *Not applicable.* The requested waiver pertains to a reduction in the amount of required foundation planting along a portion of the building façade due to site-specific constraints and does not involve the identification, protection, or enhancement of natural areas.
- **Provision of open space and landscaping in excess of Code requirements:** *Not applicable.* The requested waiver seeks relief from a portion of the required foundation planting standards and does not provide open space or landscaping in excess of Code requirements. However, the overall landscape plan remains compliant with applicable ULDC landscaping requirements.
- **Provision of pervious area in excess of Code requirements:** *Not applicable.* The requested waiver does not increase the amount of pervious area provided on the site beyond the minimum Code requirements. The site design continues to comply with all applicable pervious area requirements.
- **Preservation of native vegetation:** *Not applicable.* The requested waiver relates solely to foundation planting requirements adjacent to the proposed building and does not involve the preservation of native vegetation beyond that otherwise required by the approved landscape plan.
- **Joint use of driveways:** *Not applicable.* The requested waiver pertains solely to foundation planting requirements and does not involve driveway access or shared driveway arrangements.
- **Cross-access opportunities:** *Not applicable.* The proposed waiver does not affect existing cross-access connections or circulation patterns between adjacent properties.
- **Additional specific Comprehensive Plan or other Town planning directives:** The requested waiver remains consistent with the Comprehensive Plan and Town planning directives by supporting high-quality site design, compatibility with surrounding development, and efficient land use. The reduced foundation planting coverage is limited to the north building elevation where site constraints exist, while the overall landscape design maintains the intent of the Code and contributes to preserving the Town's rural character through thoughtful site planning and landscaping.

- **(**Variance Request-V1) **Size of Drive-Thru Menu Board.**
  - **Requirement:** Drive-thru's, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary

monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines.

- **From:** Section 90-040.B.5.a.
- **To:** The proposed drive-thru menu board includes a maximum height of 5'-4 1/2", a maximum width of 7'-3 3/4", and a maximum face area of 29.02 square feet in each drive-thru lane, exceeding the allowable sign dimensions specified by the Code. The proposed signage complies with all applicable setback requirements.
- **Justification:** The proposed development includes a dual-lane drive-thru facility that requires menu boards of sufficient size to ensure visibility, readability, and safe operation for customers utilizing the drive-thru. The increased sign dimensions are necessary to accommodate menu content, pricing information, promotional materials, and ordering interface components in a clear and legible format, consistent with current industry standards and accessibility considerations. Strict application of the Code would require a substantially smaller menu board, reducing legibility and potentially impacting the efficiency and safety of the ordering process by increasing decision-making time and driver distraction. The proposed menu board dimensions represent the minimum relief necessary to provide an effective customer experience while supporting the operational needs of the drive-thru use. Furthermore, the menu boards are located internally within the site, comply with all applicable setback requirements, and are not anticipated to adversely impact adjacent properties or the public health, safety, and welfare. The requested variance is consistent with the intended function of a modern drive-thru facility and will not alter the essential character of the surrounding area.

- **(**Variance Request-V2) **Types of Signs.**
  - **Requirement:** Section 90-040.B (Commercial Low (CL) zoning) does not explicitly identify or permit certain operational sign types required for drive-thru facilities, including order confirmation units, directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs.
  - **From:** Article 90 – Signs.
  - **To:** To allow additional operational sign types necessary for the functionality of the drive-thru facility, including OCU canopy signs, drive-

thru wayfinding signage, clearance signs, drive-thru waiting (DW) signs, and online pickup (OP) signs, as shown on the proposed sign plan.

- **Justification:** The proposed development includes a modern drive-thru facility that requires a variety of operational sign types to support safe and efficient vehicular circulation, order processing, and customer wayfinding. These signs serve specific functional purposes, including directing vehicles, confirming orders, identifying clearance restrictions, and designating pickup and waiting areas. Such signage is standard for contemporary quick-service restaurant operations but is not explicitly addressed in the Code. Strict application of the Code would prohibit necessary operational signage, resulting in confusion, potential safety concerns, and inefficient site circulation. The proposed signage is limited to what is required for functionality, does not create visual clutter, and represents the minimum relief necessary to support safe and efficient drive-thru operations without granting a special privilege.

- **(**Variance Request-V3) **Number of Drive-Thru Signs.**
  - **Requirement:** Article 90 – Signs. Section 90-040.B (Commercial Low (CL) zoning) does not explicitly identify or establish the allowable number of operational drive-thru sign types, including order confirmation units, directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs required for modern drive-thru facilities.
  - **From**: Article 90 – Signs and Section 90-040.B.
  - **To:** To allow the number of drive-thru signs as shown on the proposed sign plan, including menu boards, order confirmation units (OCUs), directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs necessary to support dual-lane drive-thru operations.
  - **Justification:** The proposed development includes a dual-lane drive-thru configuration, which requires multiple signs to ensure safe, clear, and efficient operation. Each sign serves a distinct functional purpose, including order placement, confirmation, vehicle guidance, clearance identification, and pickup coordination. Limiting the site to a single secondary sign would prevent adequate communication to customers, resulting in confusion, unsafe circulation patterns, and operational inefficiencies inconsistent with modern quick-service restaurant standards. The proposed number of signs is limited to those necessary to support the intended use, does not create excessive visual clutter, and represents the minimum relief required to

ensure safe and functional drive-thru operations without granting a special privilege.

Operational Details

The proposed Panda Express will operate as a fast-casual restaurant offering indoor dining, takeout, and drive-thru service. Typical hours of operation are expected to be from 10:30 a.m. to 10:00 p.m., seven days per week. The restaurant is expected to employ approximately 20 to 25 staff members, with up to 8-10 employees on site during peak operating periods. Deliveries are anticipated to occur during off-peak hours to minimize impacts on site circulation and adjacent uses. The drive-thru lanes have been designed to accommodate adequate vehicle queuing in accordance with ULDC **Section 95-085**. A dual-lane drive-thru configuration is proposed and provides queuing capacity in excess of the minimum Code requirements. The Queuing Analysis prepared by CPH demonstrates that the proposed configuration and number of queuing spaces are sufficient to accommodate anticipated peak demand without causing operational conflicts within the site or adverse impacts to internal circulation or surrounding roadways.

On-site parking has been designed to meet the minimum parking requirements of the Unified Land Development Code. A Parking Analysis prepared by CPH confirms that the total number of parking spaces provided is adequate to serve the proposed use based on industry standards and projected demand. Reduced-size parking spaces, including both standard spaces and handicap spaces, are provided in limited areas of the site where necessary due to site constraints and shared access requirements within the Planned Unit Development, and such spaces are consistent with adjacent approved developments and do not adversely affect site functionality or circulation. Pedestrian circulation and connectivity have been prioritized as part of the site design. A pedestrian-accessible sidewalk connection is provided from Southern Boulevard through the site and connects to the adjacent Dental Office parcel, leading to Avocado Avenue with the implementation of a tri-rail fence, thereby establishing continuous pedestrian connectivity between Southern Boulevard and Avocado Avenue. Additionally, pedestrian connections are provided between adjacent commercial parcels within Pod B, supporting coordinated access, walkability, and internal connectivity consistent with the Groves Town Center PUD framework.

While the restaurant includes a drive-thru component, Panda Express's typical customer base consists of approximately 45 percent drive-thru and 55 percent dine-in patrons, supporting a balanced mix of service modes consistent with the Town's objective of encouraging destination-style, pedestrian-oriented development within the Groves Town Center. Overall, the proposed operational characteristics, parking supply, drive-thru configuration, and pedestrian connectivity are designed to function safely and efficiently, support anticipated demand, and maintain compatibility with adjacent uses and the internal circulation network of the Groves Town Center.

Compatibility with Surrounding Uses

The subject site is located at the northeast corner of Southern Boulevard and B Road, within Pod B of the Groves Town Center PUD. The parcel is designated for commercial use under the approved PUD Master Plan adopted by Ordinance 2024-10 and

is situated internally, adjacent to existing and developing commercial uses. Surrounding parcels include a Dental Office directly to the east and a Culver's restaurant with drive-through to the west, along with other quick-service restaurants and retail establishments within close proximity. The proposed Panda Express is consistent in both scale and function with these neighboring uses and supports the Town Center's intended mix of pedestrian-accessible, service-oriented development. The site layout has been designed to ensure coordinated vehicular circulation, promote safe and logical site access, especially from Southern Boulevard to Avocado Avenue, as well as access between Culver's and the Dental Office, and reinforce the established commercial character of the corridor. Overall, the proposed development is compatible with the surrounding uses and advances the Town's vision for the buildout of the Groves Town Center.

Architectural Narrative

An effort was made to ensure the proposed building aligns with the Rural Vista Design Guidelines of the Town of Loxahatchee Groves. Revisions to several architectural elements were implemented to better reflect the character and intent of the surrounding rural aesthetic. One enhancement is the use of metal standing seam roof on all sides, consistent with neighboring establishments in Town of Loxahatchee Groves. The roof is a mansard shape with a full hip roof over the entry element. The mansard roof fully screens the roof top units from view for occupants of the site or the adjacent right of ways.

In addition, a lighter-toned stone material is being incorporated into the building façade, replacing the previously darker selection. This modification softens the overall appearance of the structure by aligning with the rural palette encouraged in the guidelines and allowing the building to blend more naturally into its setting. The incorporation of stone as a base material for the façade also further supports compliance with the guidelines for material use.

To reinforce the rural character, a horizontal texturing pattern is applied to the EIFS (Exterior Insulation and Finish System) on the flat wall surfaces to simulate the appearance of traditional wood siding. Composite decking is proposed at the entry area to provide the visual warmth of wood while minimizing long-term maintenance requirements.

Furthermore, the swoop element that features heavily in the store's typical branding has been removed to align with the Rural Vista Guidelines. The building's design to break up roofs and create a dynamic roofline was maintained. This approach aligns with the guidelines for building roofs, which encourages variation in rooflines to reduce visual massing and promote architectural interest. The raised seam metal roof brings an architectural feature commonly seen in other buildings throughout Loxahatchee Groves (seen in several of the example images). This further supports visual consistency with the surrounding area; while also helping maintain a visual and cultural connection to the established design identity of Panda Express, reflecting its brand heritage while thoughtfully integrated into the character of Loxahatchee Groves.

The accent band, which is elevated at exactly 10 feet above grade, breaks up the flat wall around the building. Awning elements have been added over the windows, and dividers have been added to the glazing to match the preferred scale and orientation of windows per "Windows". Windows and walls have been divided to be oriented with the

vertical side longer than the horizontal side. Windows are 36" above the grade. Adjacent windows provide a clear separation, and trim is provided around all windows and doors.

While the site does not have room for an occupied porch area, a wood railing has been added to mimic the look of a porch area at the entryway.

The proposed modifications thoughtfully incorporate key architectural elements that reflect the intent and spirit of the guidelines, blending with the character within Groves Town Center. These adjustments aim to achieve visual harmony with the surrounding rural context and demonstrate a clear effort to align the design with the community's character and expectations.

Design Minimizes Adverse Impact

The design of the proposed Panda Express has been carefully developed to minimize potential adverse impacts on adjacent properties and ensure compatibility with the surrounding development within Pod B of the Groves Town Center. The site incorporates required perimeter landscape buffers and screening elements to ensure appropriate separation from nearby parcels. Architectural elements have been designed to reflect the intent of the Rural Vista Design Guidelines and to respond to input received from Town officials and community stakeholders.

Traffic and noise impacts have also been carefully considered. A trip generation analysis, conducted using Palm Beach County standards and ITE 11th Edition trip generation rates, concluded that the trips associated with the proposed Panda Express do not exceed the approved trip thresholds for the Groves Town Center project. Therefore, no adverse impact is anticipated to the roadway network, and the requirements of the Traffic Performance Standards have been met. Drive-through speaker boxes are oriented away from sensitive areas and positioned to minimize noise impact, while the internal circulation pattern accommodates proper queuing. Taken together, these measures demonstrate the applicant's intent to create a context-sensitive, compatible development that serves the community and upholds the Town's planning principles.

Design Minimizes Environmental Impact

The proposed development is located outside the wellfield protection area and lies within FEMA Flood Zone AE, which indicates potential flooding during a 100-year storm event. To mitigate environmental impacts associated with development, the site has been designed with sustainable practices that include the collection and conveyance of onsite stormwater runoff through a proposed system of drainage inlets and underground storm piping, which ultimately discharges into the master stormwater management facility serving the Groves Town Center. In compliance with the Town's Land Development Code, noting that the north landscape buffer is Code compliant due to the PUD internal lot provisions, landscape buffers will be installed to provide appropriate screening from adjacent properties, and all tree removals will be mitigated through replacement in accordance with code requirements, subject to approval by the Town Council. The site will also include new landscape materials in compliance with applicable code standards to enhance visual quality and support environmental goals, including the addition of a landscape berm that runs along Southern Boulevard to maintain consistency between the adjacent developments. As the development occurs on previously agricultural land within

a commercial master-planned development, the proposed project represents a transition to more sustainable urban development with appropriate measures taken to minimize adverse environmental impacts.

Development Patterns

The proposed site plan has been designed in a logical and coordinated manner consistent with the development framework established by the Groves Town Center PUD Master Plan. The Panda Express parcel is designated for commercial use within the approved Pod B and aligns with surrounding commercial developments, including the adjacent Culver's restaurant and Dental Office. The layout provides appropriate vehicular access via B Road and Avocado Ave with internal circulation that connects to adjacent parcels through a cross-access easement, facilitating coordinated movement between properties. The site also includes pedestrian connectivity, landscape buffers, and sufficient parking in accordance with ULDC requirements, including integration of drive-through queuing that supports operational efficiency without creating off-site impacts. Landscape areas, drainage facilities, loading spaces, and utility connections have been strategically located to support an orderly pattern of development. The proposed improvements are consistent with the Town's vision for infill development, enhancing access to commercial services within a walkable mixed-use environment while ensuring compatibility with adjacent and future uses within the PUD.

Adequate Public Facilities

The proposed development is located within the Groves Town Center, a master planned development with existing infrastructure and utility availability. The site is already served by essential public facilities including potable water, sanitary sewer, electricity, natural gas, roadway access, and waste hauling. Coastal Waste & Recycling, FPL, ATT, Palm Beach County Water Utilities, and Florida Public Utilities confirmed the capacity to serve the property. Coastal Waste & Recycling has been confirmed as the exclusive service provider for the Town on November 4, 2025. Confirmation received included a verification that the required container size can be accommodated within the proposed dumpster enclosure. Palm Beach County Water Utilities Department has been confirmed as the service provider of the property on February 13, 2025 and the utility representative confirmed the nearest point of connection to potable water is an 8" water main and an 8" sanitary sewer gravity main adjacent to the subject property. AT&T was confirmed as the service provider on August 22, 2024, and any service arrangements for the subject property will be subject to later agreements at a later stage of development. On February 6, 2025, Florida Public Utilities was confirmed as the service provider for the property and natural gas supply was confirmed to be in the vicinity of the proposed site. Finally, confirmation to serve by Florida Power & Light was provided to the Applicant on February 10, 2025, and preliminary analysis of the service request indicated that a line extension will be required. These services are available at the property boundary and are sufficient to accommodate the proposed commercial use without the need for major off-site improvements or extensions. Coordination with utility providers has been initiated to ensure timely service connection and compliance with applicable standards. As such, the

project meets the Town's requirements for adequate public facilities and can be supported by existing infrastructure systems in place for the overall PUD.

Compatibility Mitigation Measures

Mitigation Measures:

Town of Loxahatchee Groves Unified Land Development Code – Part V Article 155 Section 155-010.Z

(Z) Additional documentation for non-residential site plans. An applicant for site plan approval for a non-residential use shall provide written documentation with the application demonstrating the specific measures that will be taken to prevent or minimize impacts upon adjacent residential plots within 250 feet of a boundary of the site plan. These impacts include the effects of excessive noise, objectionable odors, visible emissions, particulate matter (including dust, smoke, soot, and aerosols), solid wastes, hazardous wastes, fire and explosion. Specific measures include but are not limited to the provision of setbacks, buffers, landscaping, fencing, walls, and/or other measures as required by the ULDC.

The proposed Panda Express is located within the Groves Town Center PUD and is surrounded by commercially designated parcels, with no adjacent residential properties within 250 feet of the project boundary. As such, the site does not trigger the applicability of mitigation measures outlined in ULDC Part V, Article 155, Section 155-010.Z. Nevertheless, the site has been designed with thoughtful consideration toward minimizing potential off-site impacts. This includes maintaining appropriate setbacks, incorporating landscaping buffers where feasible, and orienting the building and drive-through circulation to direct noise and activity inward toward the site. The design approach ensures compatibility with existing and planned uses within the Town Center while aligning with the Town's broader goals of encouraging quality development that does not negatively impact surrounding properties.

Drainage & Floodplain Development Statement

Panda Restaurant Group, Inc. proposes the construction of a new fast-food/casual Restaurant with a drive-through at the site located on the northeast corner of Southern Boulevard and B Road, Loxahatchee Groves, FL. Onsite stormwater run-off will be collected via proposed drainage inlets and storm pipe system to be fully capable of handling all design stormwater events on-site within an exfiltration trench drainage system. To provide an additional level of redundancy, a connection to the master drainage system has been proposed to allow excess stormwater to leave the site as needed. Included in the submittal package is a copy of the drainage calculations for Pod B, and subject parcel, along with an accompanying drainage report, a master Environmental Resource Permit (ERP) for Pod B as part of the master development, and a FEMA Flood Panel. The proposed construction and overall site is outside the wellfield protection area. The area is subject to flooding during the 100-year storm event due to its location within a FEMA Flood Zone designation of AE. With the Flood Zone Elevation Designation of 14.9, the proposed grading including a Finished Floor Elevation of 20.0 provides a site that is outside of the flood zone.

CIVIL PLANS

D34763, STORE: 5056
SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL, 33470
SECTION 31-TOWNSHIP 43 SOUTH-RANGE 41 EAST

SHEET INDEX

SHEET NUMBER	SHEET TITLE	03.01.2025 - SUBMITTAL	08.01.2025 - SUBMITTAL	11.04.2025 - SUBMITTAL	04.01.2026 - SUBMITTAL	06.05.2026 - SUBMITTAL	
C01.0	COVER	●	●	●	●	●	
C01.1	GENERAL NOTES	●	●	●	●	●	
C01.2	GENERAL NOTES	●	●	●	●	●	
V0.1	BOUNDARY AND TOPOGRAPHIC SURVEY	●	●	●	●	●	
V1.1	BOUNDARY AND TOPOGRAPHIC SURVEY	●	●	●	●	●	
C02.0	DEMOLITION PLAN	●	●	●	●	●	
C03.0	SITE PLAN	●	●	●	●	●	
C03.1	SUPPLEMENTAL SITE PLAN		●	●	●	●	
C03.2	TRUCK TURNING - DELIVERY		●	●	●	●	
C03.3	TRUCK TURNING - FIRE		●	●	●	●	
C03.4	TRUCK TURNING - GARBAGE		●	●	●	●	
C03.5	HARDSCAPE DETAILS I	●	●	●	●	●	
C03.6	HARDSCAPE DETAILS II	●	●	●	●	●	
C03.7	HARDSCAPE DETAILS III		●	●	●	●	
C04.0	UTILITY PLAN		●	●	●	●	
C04.1	PBC WATER UTILITIES DETAILS	●	●	●	●	●	
C04.2	PBC WATER UTILITIES DETAILS	●	●	●	●	●	
C04.3	PBC WATER UTILITIES DETAILS	●	●	●	●	●	
C04.4	PBC WATER UTILITIES DETAILS	●	●	●	●	●	
C04.5	PBC WATER UTILITIES DETAILS	●	●	●	●	●	
C04.6	PBC WATER UTILITIES DETAILS	●	●	●	●	●	
C05.0	GRADING & DRAINAGE PLAN	●	●	●	●	●	
C06.0	SWPP PLAN	●	●	●	●	●	
C06.1	SWPP NOTES	●	●	●	●	●	
TR1.0	TREE REMOVAL PLAN	●	●	●	●	●	
L1.0	LANDSCAPE PLAN	●	●	●	●	●	
L5.0	LANDSCAPE NOTES & DETAILS	●	●	●	●	●	
IR1.0	IRRIGATION PLAN	●	●	●	●	●	
IR5.0	IRRIGATION NOTES & DETAILS	●	●	●	●	●	
IR5.1	IRRIGATION SPECIFICATIONS	●	●	●	●	●	
E106	PHOTOMETRIC PLAN		●	●	●	●	
A000	ARCHITECTURAL FLOOR PLANS		●	●	●		
A001	ARCHITECTURAL ROOF PLAN		●	●	●		
A002	TRASH ENCLOSURE DETAILS		●	●	●		
A020	ARCHITECTURAL ELEVATIONS		●	●	●		
A021	ARCHITECTURAL ELEVATIONS		●	●	●		
A110	FURNITURE PLAN				●		

Legal Description: (PER COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11873018, EFFECTIVE DATE JULY 2, 2024, AT 8:00 A.M., REVISION 1 OCTOBER 28, 2024)

TRACT POD - B-1, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT LB3 GROVES TOWN CENTER PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°26'46" EAST ALONG THE SOUTH LINE OF TRACT LB4, ALSO BEING THE SOUTH LINE OF TRACTS AE, POD-2 AND POD B-1, OF THE AFORESAID GROVES TOWN CENTER PUD AMENDMENT NO. 1 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD) 423.71 TO THE POINT OF BEGINNING.

THENCE NORTH 01°33'14" EAST 348.33 FEET TO THE NORTH LINE OF POD B-1; THENCE SOUTH 88°26'46" EAST ALONG SAID NORTH LINE OF POD B-1, 117.84 FEET; SOUTH 01°33'14" WEST 348.33 FEET TO THE SOUTH LINE OF POD B-1; THENCE NORTH 88°26'46" WEST ALONG THE SOUTH LINE OF POD B-1 (AND NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD) 117.84 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

Project Description:

PROPOSED CONSTRUCTION OF A NEW APPROXIMATELY 2,700 SQUARE FOOT RESTAURANT WITH A DRIVE THRU AT THE SITE LOCATED ON THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND B ROAD, LOXAHATCHEE GROVES, FL. SITE IS ABOUT 0.94 ACRES (41,047.21 SF) UNDER JURISDICTION OF TOWN OF LOXAHATCHEE GROVES . THIS SITE IS A MULTIPLE USE PLANNED DEVELOPMENT WHICH IS IN THE COMMERCIAL LOW DISTRICT. VEHICULAR AND PEDESTRIAN ACCESS IS PROVIDED FROM AVOCADO AVE.

PREPARED BY:

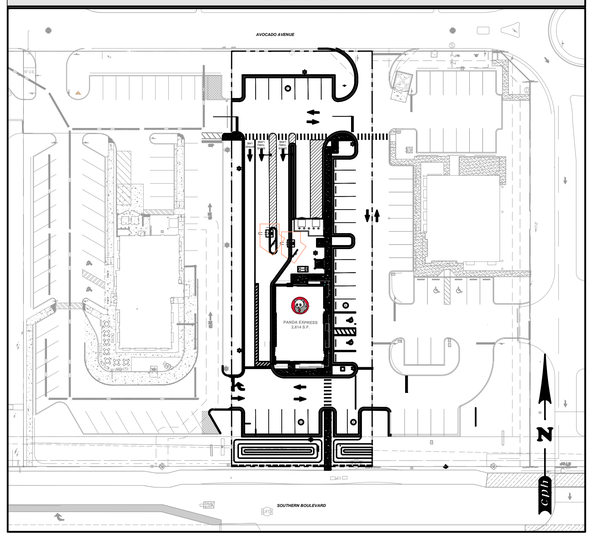
cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH CONSULTING, LLC
1992 SW 1ST STREET
MIAMI, FL 33135
PH: (305) 274-4805
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

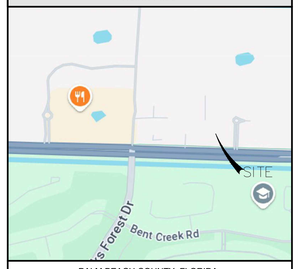
PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

OVERALL SITE PLAN

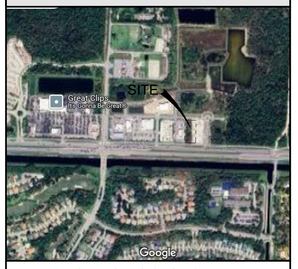


VICINITY MAP



PALM BEACH COUNTY, FLORIDA
1"=1,000'

LOCATION MAP



LOXAHATCHEE GROVES, FLORIDA
1"=500'

PROJECT CONTACTS

CURRENT OWNER
SOLAR SPORTSYSTEMS, INC.
DANIEL J. ZIMMER
250 DELAWARE AVE.
BUFFALO, NY 14202
PHONE: (716) 858-5208
DZIMMER@DELAWARENORTH.COM

MEP
CPH CONSULTING, LLC
GREGORY D. TAYLOR
500 W. FULTON STREET
SANFORD, FL 32771
PHONE: (407) 322-6841

GAS
FLORIDA PUBLIC UTILITIES
SOUTH FLORIDA
ATTN.: LEB STEPHERSON
PHONE: (561) 838-1772

GEOTECHNICAL REPORT
ECS FLORIDA, LLC
LOGAN LOELOFF
2000 AVENUE P, SUITE 3
WEST PALM BEACH, FLORIDA 33404
PHONE: (561) 840-3667
LLOELOFF@ECSLIMITED.COM

TELEPHONE COMPANY
XFINITY BY COMCAST
11021 SOUTHERN BLVD #150
ROYAL PALM BEACH, FL 33411
PHONE: (800) 934-6489

DEVELOPER
URBAN DESIGN STUDIO
MATTHEW BARNES, AICP
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 713-1687
MBARNES@UDSFLORIDA.COM

CIVIL ENGINEER
CPH CONSULTING, LLC
JASON JAMES, P.E.
1992 SW 1ST STREET
MIAMI, FL 33135
PHONE: (305) 274-4805

MUNICIPAL SEWER AGENCY
PALM BEACH COUNTY WATER
UTILITIES DEPARTMENT
248 C RD, LOXAHATCHEE GROVES, FL
PHONE:(561) 493-6000
CUSTOMERCARE@PBCWATER.COM

LANDSCAPE ARCHITECT
CPH CONSULTING, LLC
DANITA R. BRYANT, PLA
500 W. FULTON STREET
SANFORD, FL 32771
PHONE: (407) 322-6841

ARCHITECT
CPH CONSULTING, LLC
EMILY ANDERSON, A.I.A.
500 WEST FULTON STREET
SANFORD, FL 32771
PHONE: (407) 322-6841

MUNICIPAL WATER AGENCY
PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT
248 C RD, LOXAHATCHEE GROVES, FL
PHONE: (561) 493-6000
CUSTOMERCARE@PBCWATER.COM

SIGNAGE
AGI
JEFF MORTENSON
412 N. CEDAR BLUFF ROAD
KNOXVILLE, TN 37923
PHONE: (800) 877-7868 EXT.3378
JMORTENSON@AGI.NET

TRAFFIC ENGINEER
PTC TRANSPORTATION CONSULTANTS
REBECCA J. MULCAHY, P.E.
601 HERITAGE DRIVE, SUITE 493
JUPITER, FL 33456
PHONE: (561) 296-9698
RMULCAHY@PINDERTROUTMAN.COM

ELECTRIC
FLORIDA POWER & LIGHT
700 UNIVERSE BLVD
JUNO BEACH, FL 33408
PHONE: (561) 694-4000
ATTN.: KRYSTAL SUNDAR
KRYSTAL.SUNDAR@FPL.COM

FIRE
PALM BEACH COUNTY FIRE RESCUE
ATTN: HERMAN W. BRICE, FIRE CHIEF
PHONE: (561) 616-7030
FIRE-MARSHAL@PBCGOV.ORG

24 HOUR CONTACT:
PANDA PM

GRANT BUMGARDNER
(727) 219-7380

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www.sunshine811.com

APPROVAL AGENCIES

WATER MANAGEMENT DISTRICT
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
2301 MCGREGOR BLVD.
FORT MYERS, FL 33901
PHONE: (239) 338-2929

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING DEPARTMENT
155 F ROAD
LOXAHATCHEE GROVES, FL 33470
PHONE: (561) 249-2641

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT: DISTRICT 4
ROYA EDWARDS
3400 WEST COMMERCIAL BLVD,
FORT LAUDERDALE, FL 33309
PHONE: (954) 777-4363
D4ACCESSMANAGEMENT@DOT.STATE.FL.US

PALM BEACH COUNTY LAND DEVELOPMENT DIVISION
2300 NORTH JOG ROAD 3RD FLOOR
WEST PALM BEACH, FL
PHONE: (561) 684-4090

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY BY ECS FLORIDA, LLC DATED OCTOBER 10, 2025 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

NOTICE
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

VERTICAL DATUM: NAVD 1988

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

03/01/25	DRC SUBMITTAL SET
08/01/25	DRC RE-SUBMITTAL SET
11/04/25	DRC RE-SUBMITTAL SET
04/01/26	DRC RE-SUBMITTAL SET
06/05/26	DRC RE-SUBMITTAL SET

DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC0000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Jason L. James, State of Florida, Professional Engineer, License No. 76936 This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Digitally signed by Jason L James
Date: 2026.06.16 13:51:20-04'00'

JASON LEOPOLD JAMES LICENSE No. 76936 STATE OF FLORIDA PROFESSIONAL ENGINEER

JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

COVER
C01.0

D34763

J:\P73115\Civil\DWG_Current_Plan_Set\Working\01 P73115 D34763 - C01.0 COVER.dwg, 6/16/2026 1:33:03 PM, Ryan Ocampo, _cph - Standard.stb

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.

4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.

5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.

6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.

7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.

8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DISCREPANCIES IDENTIFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

19. ALL DISTURBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED.

20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.

23. THE GENERAL CONTRACTOR TO COORDINATE WITH LOCAL MAIL CARRIER TO INQUIRE IF MAIL CAN BE DELIVERED TO STORE. IF NOT GENERAL CONTRACTOR TO COORDINATE LOCATION WITH LOCAL POST OFFICE AND PROVIDE AND INSTALL MAILBOX.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.

4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.

5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.

9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES, INCLUDING TOWN OF LOXAHATCHEE GROVES AS-BUILT REQUIREMENTS CHECKLIST, PRIOR TO START OF CONSTRUCTION TO ENSURE THAT THE REQUIRED AS-BUILT INFORMATION IS PROVIDED FOR.

2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.

3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.

4. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY AS-BUILT DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.

5. COMPLETE AS-BUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ADDED INFORMATION.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 102-600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 102-600 AND 102-602.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.

2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.

3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.

5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUTE; 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND; 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.

7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.

3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNNECESSARILY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE PUBLIC SEWER SYSTEM SHOWN ON THESE PLANS IS PALM BEACH COUNTY UTILITIES. SEWER SYSTEM ON SITE OR WITHIN THE PRIVATE UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF PALM BEACH COUNTY UTILITIES.
2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
5. SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
6. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION. SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
7. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
9. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
10. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
11. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
12. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
13. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
15. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTOR PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:

A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

1. REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 440-001.
4. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 430-001, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 430-001. PROVIDE MINIMUM 12" OVERLAP.
5. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
6. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
7. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 706-001.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.
8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PANDA EXPRESS PROTO NOTES

1. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREA WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
3. CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
4. CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS DURING CONSTRUCTION.
7. THE GEOTECHNICAL INVESTIGATION PREPARED BY UNIVERSAL ENGINEERING SCIENCES DATED AUGUST 12, 2019 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO: EXCAVATION, REMEDIATION, DEWATERING, COMPACTION, ETC.
8. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: LAND DISTURBANCE PERMITS, BUILDING PERMITS, DEMOLITION PERMITS, NPDES PERMITS, DEWATERING PERMITS, ETC.
9. 24-HOUR CONTACT: GRANT BUMGARDNER, PHONE: (727) 219-7380

DEMOLITION NOTES

1. ALL ITEMS TO BE PROTECTED SHALL BE PROTECTED THROUGH ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY CITY/COUNTY IS RECEIVED.
2. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
4. CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS.
5. DEMOLITION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ANY ITEM NECESSARY TO PERFORM THE REQUIRED DEMOLITION AS INDICATED ON THE PLANS.
6. RELOCATION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE, RELOCATE, AND INSTALL NEW ITEMS AS INDICATED ON THE PLANS.
7. ABANDONMENT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
8. THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. ANY DISCREPANCY BETWEEN THIS DEMOLITION PLAN AND THE LANDSCAPE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
9. THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
10. THIS DEMOLITION PLAN IS FOR GRAPHICAL REFERENCE ONLY. ITEMS NOT DEPICTED ON THESE PLAN MAY BE REQUIRED TO BE PROTECTED, REMOVED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING STRUCTURES, UTILITIES, AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN.
11. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ANY EXISTING UNDERGROUND OR OVERHEAD UTILITIES, EVEN WHEN IT IS NOT NECESSARILY INDICATED ON THE PLAN.
12. SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER TO VERIFY PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

J:\P73115\Civil\DWG_current_plan_set\Working\03 P73115 D34763 - C01.2 GEN NOTES.dwg, 6/11/2026 9:46:45 AM, Oscar Guerra, _cph - Standard.stb

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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04/01/26	DRC RE-SUBMITTAL SET
06/05/26	DRC RE-SUBMITTAL SET

DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
800 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Jason L. James, State of Florida, Professional Engineer, License No. 76936 This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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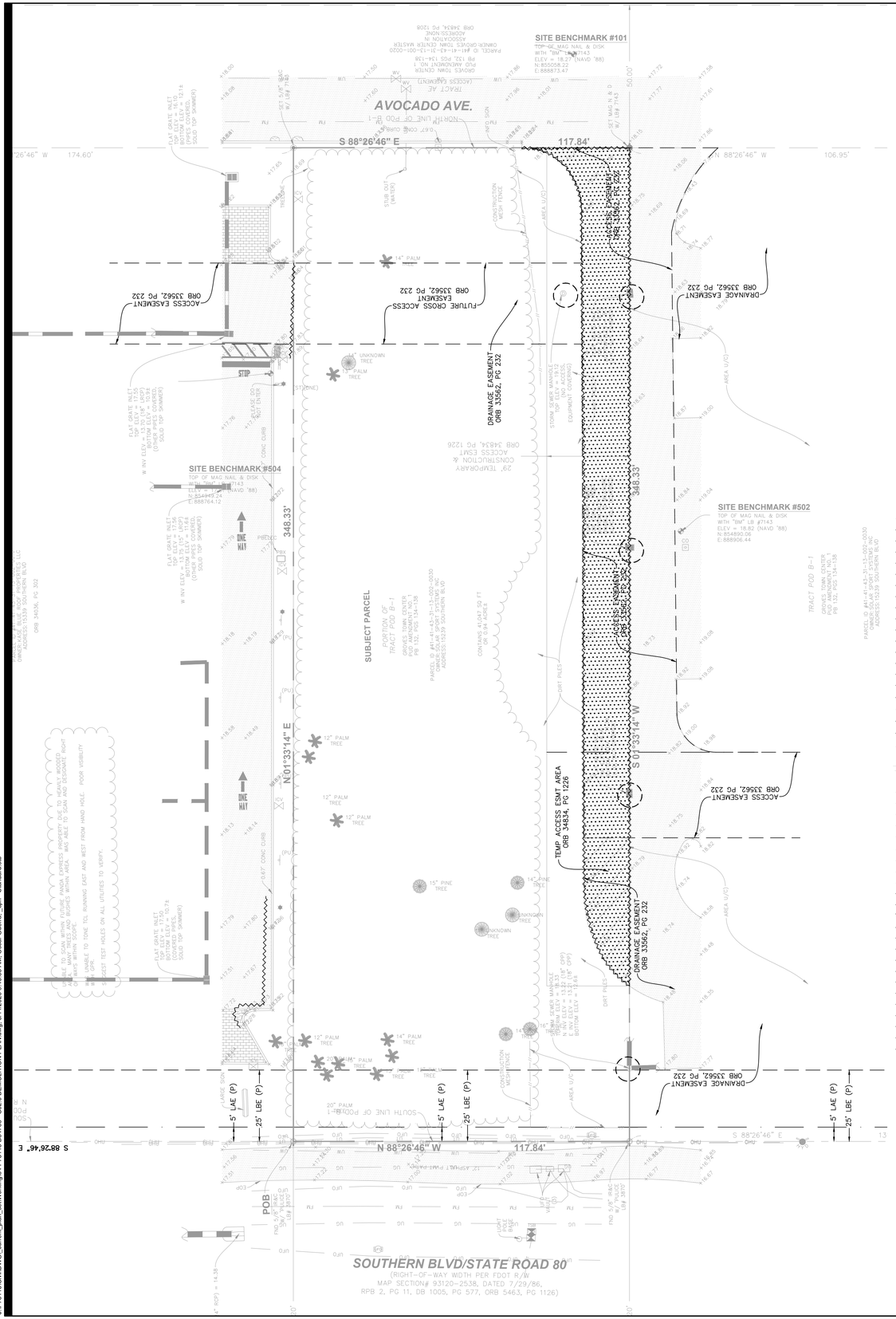
JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

GENERAL NOTES
C01.2



DEMOLITION LEGEND

- PAVEMENT TO BE SAW CUT AND REMOVED
- CURB TO BE SAW CUT AND REMOVED
- CONTRACTOR TO PROTECT AND SAVE

N

CHD

20 0 20 40

Graphic Scale in Feet

Line Legend:

NOT TO SCALE

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- ADJOINER PROPERTY LINES
- BARBED WIRE FENCE
- BROKEN LINE
- UC — BURIED CABLE
- UCTV — BURIED CABLE TELEVISION
- UE — BURIED ELECTRIC
- UFO — BURIED FIBER OPTICS
- GAS — BURIED GAS
- URW — BURIED RECLAIMED WATER LINE
- SAN — BURIED SANITARY LINES
- FM — BURIED SANITARY SEWER FORCE MAIN LINE
- TC — BURIED TRAFFIC CONTROL
- UT — BURIED TELEPHONE LINE
- UW — BURIED WATER LINES
- CENTER LINE R/W
- CHAIN LINK FENCE
- EASEMENT LINES (EXISTING)
- EASEMENT LINES (PROPOSED)
- EOW — EDGE OF WATER LINES
- EXISTING DRAINAGE PIPES
- EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
- FW — FIRE WATER MAIN LINES
- HW — HOT WATER SUPPLY LINES
- IRR — IRRIGATION LINES
- OTL — OVERHEAD TRAFFIC LINES
- OHU — OVERHEAD UTILITY LINES
- RAILROAD TRACKS
- RIGHT-OF-WAY LINES
- SECTION LINES
- STONE WALL LINES
- TOB — TOP OF BANK LINES
- TOE — TOE OF SLOPE LINES
- TREE LINES
- TRAV — TRAVERSE LINES
- UNK — UNKNOWN BURIED LINES
- VINYL FENCE
- WOOD FENCE
- WETLAND LINE
- OP — ORANGE PAINT LINE
- GP — GREEN PAINT LINE
- RP — RED PAINT LINE
- WP — WHITE PAINT LINE
- PP — PURPLE PAINT LINE
- BP — BLUE PAINT LINE
- YP — YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

- ARV — AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CTV — CABLE TV RISER
- CENTRAL ANGLE
- CO — CLEAN OUT
- COMMUNICATION MANHOLE
- CONCRETE
- CLFP — CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- CR — COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FOM — FIBER OPTIC MARKER
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MW — MONITOR WELLS
- NAIL & DISC (AS NOTED)
- 2 — PARKING SPACES (2)
- RPVV — POST INDICATOR VALVE
- PB — PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RCVM — RECLAIMED WATER MARKER
- RECLAIMED WATER METER
- RECLAIMED WATER RISER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SCM — SANITARY SEWER MARKER
- SANITARY SEWER VALVE
- TITLE OR REPORT ITEM NUMBER
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TLM — TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TELEPHONE REPEATER
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WS — WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- W — WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WLM — WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

24 HOUR CONTACT:
PANDA PM

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(727) 219-7380

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LANDSCAPE NOTE

SEE LANDSCAPE PLAN FOR PROTECTION AND REMOVAL OF EXISTING VEGETATION.

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE VICINITY OF THE EXISTING BURIED GAS MAIN

LOCATION MAP

LOXAHATCHEE GROVES, FLORIDA
1"=500'

DEMOLITION NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
2. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
4. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
5. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.
   A. DEMOLITION AND REMOVAL OF EXISTING CONC. BLOCK BUILDING
   B. DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE PAVING AND CURBING TO LIMITS SHOWN.
   C. REMOVAL OF EXISTING ONSITE ABOVE-GROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL AND/OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
6. PRIOR TO REMOVAL OF ANY UNDERGROUND SEWAGE TANK AND COMPONENTS FROM SERVICE, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL AT AN APPROVED LOCATION AND IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS.
7. ALL ON SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
8. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETEY ON THE PREMISES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
10. ELECTRICAL, TELEPHONE, CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
12. AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.
13. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
14. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTES AND DEBRIS.
15. PAVEMENT REMOVAL:
   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
   B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS. MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
17. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
18. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
19. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
20. THE CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK, ACTUAL REMOVAL AND/OR RELOCATION OF ALL EXISTING PLANTS IS TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE SITEWORK CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES WITH THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND PRESERVING TREES AS INDICATED BY THE OWNER.
21. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING. ALL OTHER EXIST. UTILITIES INCLUDING : STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER & SEWER SHALL BE PRESERVED & PROTECTED.
22. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR THE DEMOLITION OF THE ACTUAL BUILDING.
23. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THIS SHEET BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
25. CONTRACTOR WILL BE PROVIDED ASBESTOS SURVEY. CONTRACTOR SHALL OBTAIN FDEP PERMIT AS REQUIRED.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC0000286
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
www.cphcorp.com
A Full Service A & E Firm

Jason L. James, State of Florida, Professional Engineer, License No. 76936 This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

JASON LEOPOLD JAMES LICENSE No. 76936 STATE OF FLORIDA PROFESSIONAL ENGINEER

JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

DEMOLITION PLAN

C02.0

J:\P73115\Civil\DWG_current_plan_set\Working\04 P73115 D34763 - C02.0 DEMOLITION PLAN.dwg, 6/11/2026 9:46:53 AM, Oscar Guerra, _cph - Standard.stb

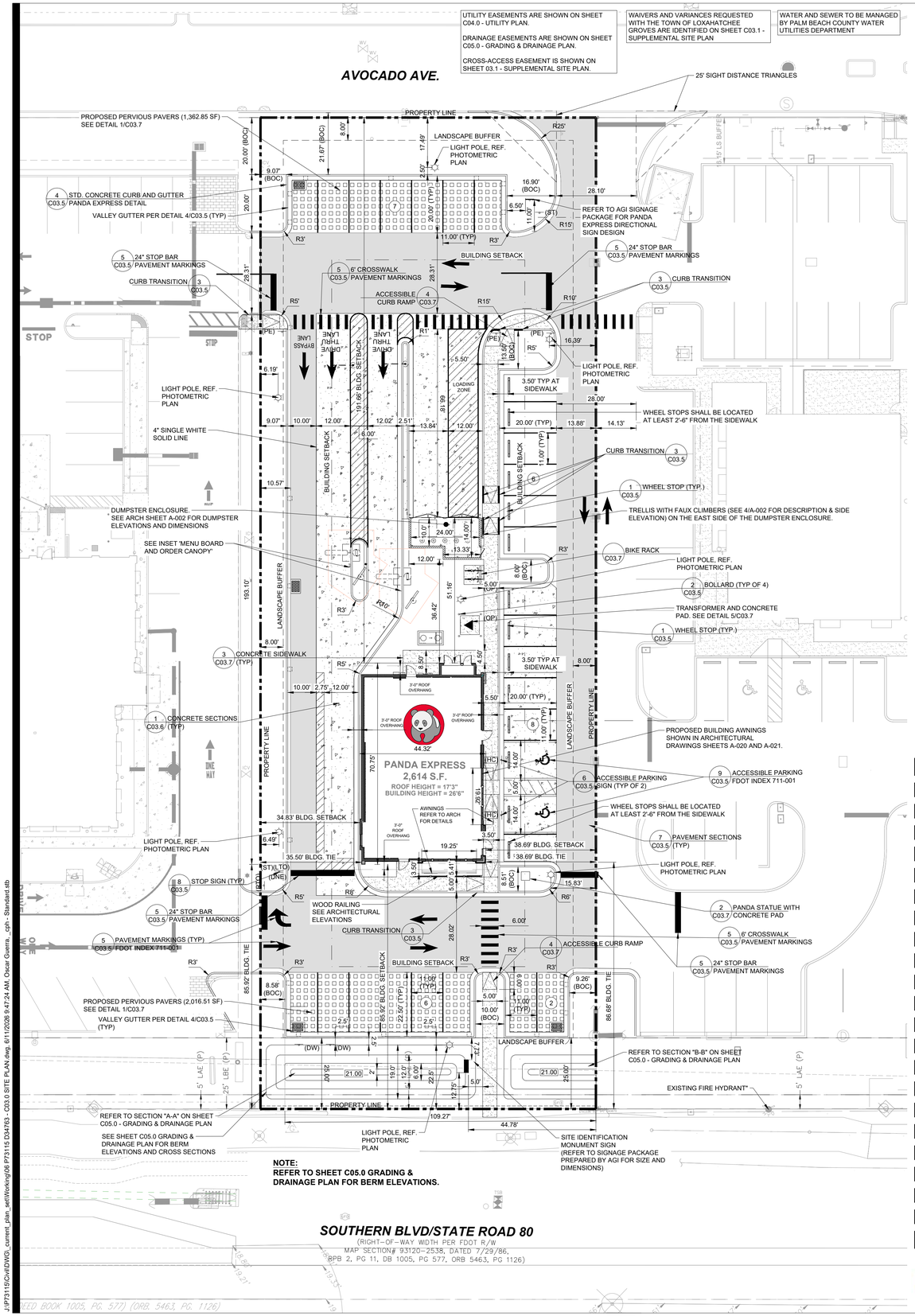
UTILITY EASEMENTS ARE SHOWN ON SHEET C04.0 - UTILITY PLAN.

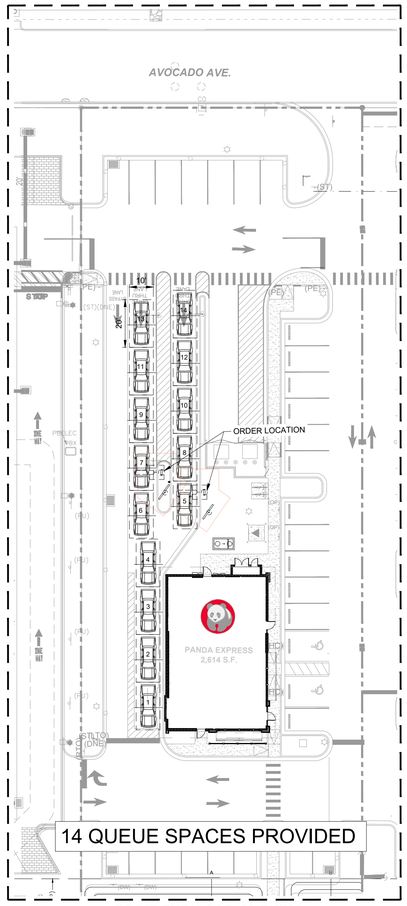
DRAINAGE EASEMENTS ARE SHOWN ON SHEET C05.0 - GRADING & DRAINAGE PLAN.

CROSS-ACCESS EASEMENT IS SHOWN ON SHEET 03.1 - SUPPLEMENTAL SITE PLAN.

WAIVERS AND VARIANCES REQUESTED WITH THE TOWN OF LOXAHATCHEE GROVES ARE IDENTIFIED ON SHEET C03.1 - SUPPLEMENTAL SITE PLAN

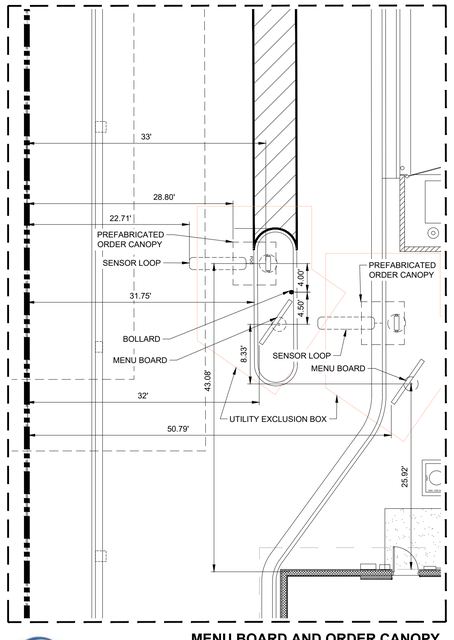
WATER AND SEWER TO BE MANAGED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT





DRIVE THRU CAR QUEUING

SCALE: 1"=30'



MENU BOARD AND ORDER CANOPY

SCALE: 1"=10'

LEGEND

- CONCRETE PAVEMENT AREA = 8,226 S.F.
- CONCRETE SIDEWALK AREA = 1,833 S.F.
- HEAVY DUTY ASPHALT AREA = 11,707 S.F. SEE DETAIL 7 / C03.5
- LIGHT DUTY ASPHALT SEE DETAIL 7 / C03.5 AREA = 1,186 S.F.
- PERVIOUS PAVERS AREA = 3,088 S.F.
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPERTY LINE
- LBE EASEMENT
- LAE EASEMENT
- (ST) STOP SIGN
- (HC) ACCESSIBLE PARKING SIGN
- (DNE) "DO NOT ENTER" SIGN
- (OP) ONLINE PICK-UP
- (DW) DRIVE-THRU WAITING
- (LTO) LEFT TURN ONLY
- (PE) PEDESTRIAN CROSSING
- LIGHT POLE
- "(BOC)" BACK OF CURB
- EXIST. LIGHT POLE
- EXIST. LIGHT POLE (DUAL)
- EXIST. FIRE HYDRANT
- (#) PARKING COUNT

24 HOUR CONTACT:
PANDA PM

GRANT BUMGARDNER
(727) 219-7380

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N

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Graphic Scale in Feet

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE VICINITY OF THE EXISTING BURIED GAS MAIN

SITE PLAN NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
2. ALL WORK SHALL COMPLY WITH TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
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6. ALL UTILITIES TO BE LOCATED BELOW GRADE PER CODE SECTION 40-030.B.9.
7. PROPOSED SIGNAGE WILL BE REVIEWED AT TIME OF PERMIT. ALL SIGNS TO BE PERMITTED BY OTHERS

JURISDICTION:	TOWN OF LOXAHATCHEE GROVES
ADDRESS:	SOUTHERN BLVD & AVOCADO AVE LOXAHATCHEE, FL 33470
PARCEL ID:	41-41-43-31-13-002-0030
ZONING:	MUPD
FUTURE LAND USE:	MLU - MULTIPLE LAND USE
OVERLAY DISTRICT:	N/A
SITE AREA:	0.94 AC. (41,047.21 SF)
STATEMENT OF INTENT:	THE INTENT OF THIS PROJECT IS TO CONSTRUCT AN APPROXIMATELY 2,700 SF PANDA EXPRESS RESTAURANT WITH DRIVE-THRU AND INFRASTRUCTURE TO SERVE THE SITE. ONE PHASE OF CONSTRUCTION IS PROPOSED.
ADJACENT ZONING:	
NORTH:	MULTIPLE USE PLANNED DEVELOPMENT (MUPD)
EAST:	MULTIPLE USE PLANNED DEVELOPMENT (MUPD)
SOUTH:	ROW
WEST:	MULTIPLE USE PLANNED DEVELOPMENT (MUPD)
BUILDING HEIGHT:	26'-6"
MAX BUILDING HEIGHT:	35'-0"

REQUIRED BUILDING SETBACKS:		PROVIDED BUILDING SETBACKS:	
(S) FRONT:	50'	(S) FRONT:	85.92'
(E) SIDE:	25'	(E) SIDE:	38.69'
(W) SIDE:	25'	(W) SIDE:	34.83'
(N) FRONT:	50'	(N) FRONT:	191.66'

REQUIRED LANDSCAPE STRIP/SETBACKS:		PROVIDED LANDSCAPE STRIP/SETBACKS:	
(N) REAR:	0'	(N) REAR:	20'
(E) SIDE:	0'	(E) SIDE:	0'
(W) SIDE:	0'	(W) SIDE:	8.58'
(S) FRONT:	25'	(S) FRONT:	25'

LOADING ZONE DATA:
REQUIRED - LOADING ZONE SPACE SIZE: 12' WIDE X 45' LONG X 14' VERTICAL CLEARANCE
PROPOSED - LOADING SPACE SIZE: 12' WIDE X 66.18' LONG

REQUIRED PARKING:
1 SPACE PER 4 SEATS (59 SEATS / 4 = 15 SPACES REQUIRED)
PROPOSED CUSTOMER PARKING:

REDUCED SIZE	17	(DIMS) = 11' x 20'
STANDARD	6	(DIMS) = 11' x 22.5'
HANDICAP	2	(DIMS) = 14' x 20'
TOTAL =	25	

TOTAL PARKING ONSITE:	29
SUPPLUS PARKING:	4
ONLINE PICKUP:	2
DRIVE-THRU WAITING:	2
PROPOSED DRIVE ABLE WIDTH:	28' (2 WAY)

REQUIRED QUEUING: SEVEN TOTAL QUEUING SPACES, FOUR QUEUING SPACES BEFORE MENU BOARD IN EACH SERVICE LANE BEFORE MERGING INTO ONE SERVICE LANE, TWO ADDITIONAL DRIVE-THRU SPACES AFTER POINT OF SERVICE.

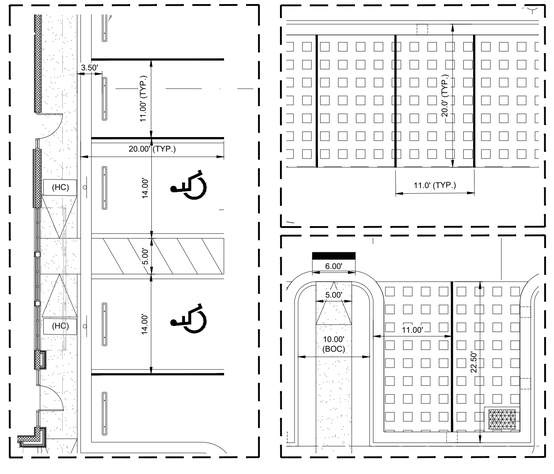
PROPOSED QUEUING: 14 TOTAL QUEUING SPACES, FOUR QUEUING SPACES BEFORE MENU BOARD IN EACH SERVICE LANE BEFORE MERGING INTO ONE SERVICE LANE, TWO ADDITIONAL DRIVE-THRU SPACES AFTER POINT OF SERVICE.

PROPOSED SITE AREA CALCULATIONS:

PLOT COVERAGE:	3,291 SF / 41,047.21 SF (0.08 = 8.00%)
PLOT COVERAGE CALCULATION INCLUDES ALL AWNINGS, MENU CANOPIES, AND ROOF OVERHANGS.	
FLOOR AREA RATIO:	2,614 SF / 41,047.21 SF (0.064)
SITE:	0.94 AC., 41,047.21 SF (100%)
BUILDING AREA:	0.06 AC., 2,614 SF (6.37%)
PERVIOUS AREA:	0.29 AC., 12,592.10 SF (30.68%)
IMPERVIOUS AREA:	0.65 AC., 28,455.11 SF (69.32%)
DISTURBED AREA:	0.94 AC.,

FLOOD HAZARD: FLOOD ZONE "AE" = EL. 17.8
F.I.R.M. MAP NO. 12099C0541F, DATED 10/05/2017.

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY CPH. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN, ON SHEET E01.0, AND OWNER PRIOR TO CONSTRUCTION.



PARKING DIMENSION DETAIL

SCALE: 1"=10'

PANDA EXPRESS, INC.
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91770
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Facsimile: 626.372.8288

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DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

CPH CONSULTING, LLC
Plans Prepared By:
State of Florida Licenses:
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Surveyor No. LB7143
Architect. No. AA26000926
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JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

SITE PLAN

C03.0

D34763

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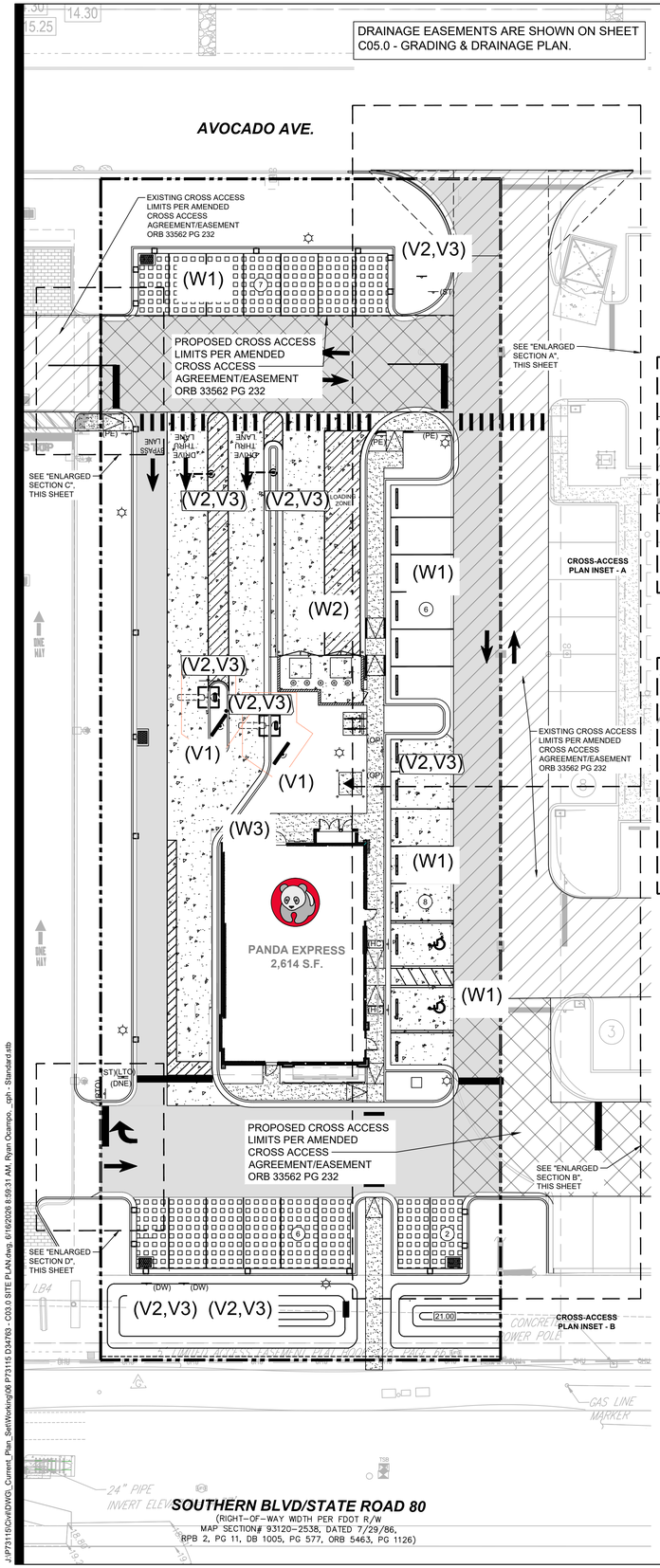
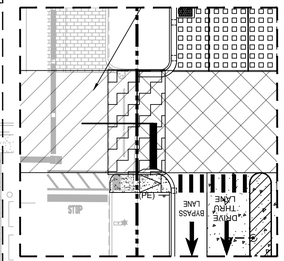
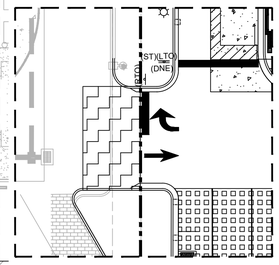
DRAINAGE EASEMENTS ARE SHOWN ON SHEET C05.0 - GRADING & DRAINAGE PLAN.

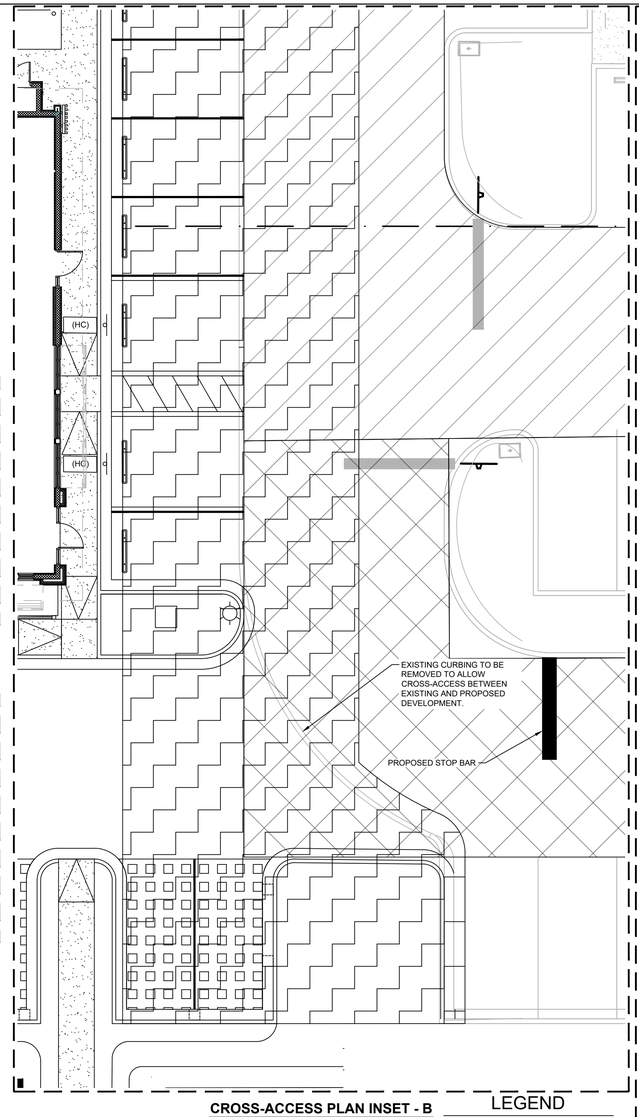




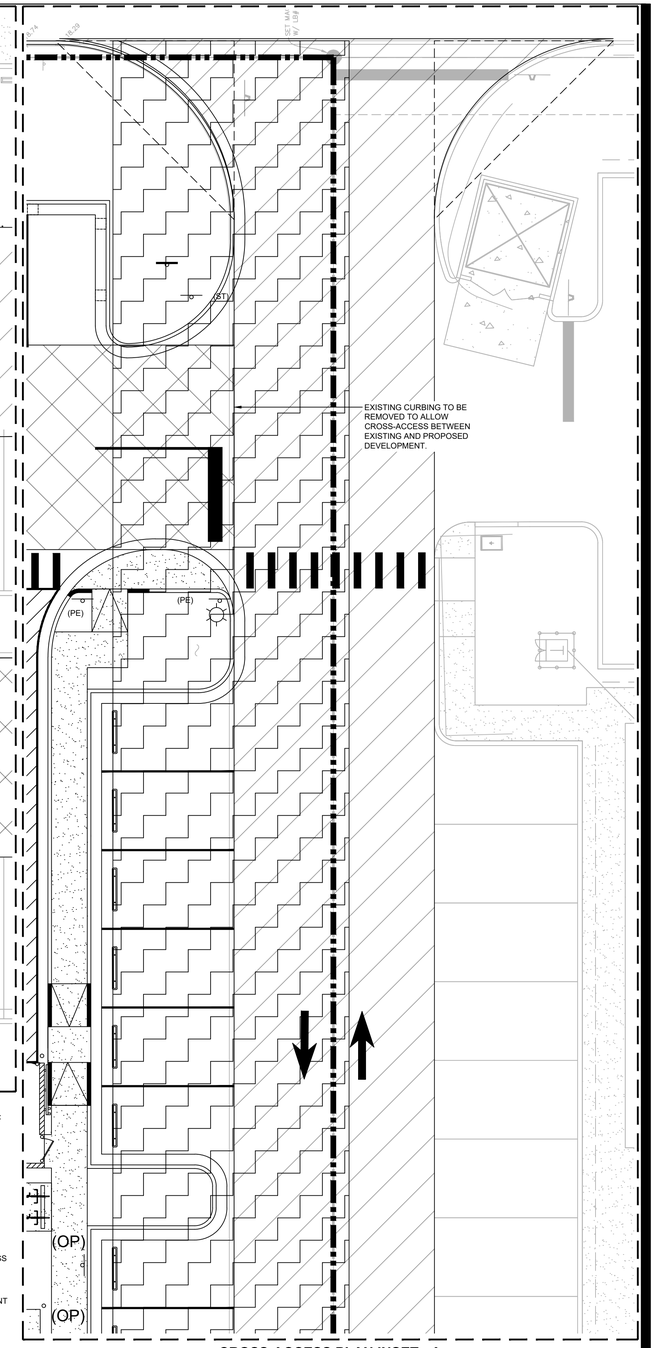
CROSS-ACCESS PLAN INSET - C
SCALE: 1"=20'



CROSS-ACCESS PLAN INSET - D
SCALE: 1"=20'



CROSS-ACCESS PLAN INSET - B
SCALE: 1"=10'



CROSS-ACCESS PLAN INSET - A
SCALE: 1"=10'

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20 0 20 40
Graphic Scale in Feet

LEGEND

- CONCRETE PAVEMENT AREA = 8,134 S.F.
- CONCRETE SIDEWALK AREA = 1,833 S.F.
- HEAVY DUTY ASPHALT AREA = 11,707 S.F.
- LIGHT DUTY ASPHALT AREA = 1,186 S.F.
- EXISTING LIMITS OF CROSS ACCESS EASEMENT
- PROPOSED LIMITS OF CROSS ACCESS EASEMENT
- PERVIOUS PAVERS
- LIMITS OF PROPOSED REMOVAL OF EXISTING PAVEMENT AND CURBING
- PROPERTY LINE
- LIMITS OF PROPOSED CROSS-ACCESS EASEMENT

VARIANCES/WAIVERS

1. (W1) RELIEF FROM ULDC SECTION 95-025 SIZE OF PARKING SPACES. TO ALLOW THE PROPERTY IN POD B-3 TO HAVE REDUCED-SIZE PARKING SPACES, INCLUDING REDUCED SIZE HANDICAP PARKING SPACES. HANDICAP STALL SIZE TO BE REDUCED FROM 14'x22.5' TO 14'X20', PER PLAN.
2. (W2) RELIEF FROM ULDC SECTION 95-075 LOADING ZONE NTE 30' FROM BUILDING. TO ALLOW THE LOADING ZONE ON POD B-3 TO BE LOCATED FURTHER THAN 30 FEET FROM THE BUILDING.
3. (W3) RELIEF FROM ULDC SECTION 85-055.B.2 ADDITIONAL INTERIOR OPEN SPACE REQUIREMENTS. TO ALLOW THE BUILDING ON POD B-3 TO HAVE LESS THAN THE REQUIRED 40 PERCENT OF LINEAL FRONTAGE OF THE STRUCTURE TO BE PLANTED WITH SHRUBS.
4. (V1) RELIEF FROM ULDC CODE SECTION 90-040 SIGN HEIGHT, WIDTH, AND AREA FOR DRIVE-THRU SIGNAGE, TO ALLOW A DRIVE-THRU MENU BOARD WITH A MAXIMUM HEIGHT OF 5'-4 1/2", A MAXIMUM WIDTH OF 7'-3 3/4" AND A MAXIMUM FACE AREA OF 29.02 SQUARE FEET IN EACH DRIVE-THRU LANE.
5. (V2) RELIEF FROM ULDC ARTICLE 90 SIGNS, TYPES OF SIGNS. TO ALLOW ADDITIONAL SIGN TYPES, INCLUDING THE FOLLOWING: TWO (2) OCU CANOPY SIGNS IN ACCORDANCE WITH THE PROPOSED SIGN PLAN, MEASURING 7'-4" FEET IN HEIGHT, AND 12.3 SQUARE FEET (NOT INCLUDING POLES), ONE (1) DRIVE-THRU WAYFINDING SIGN (NORTHEAST SIDE OF THE PROPERTY AT THE NORTHERN DRIVEWAY) IN ACCORDANCE WITH THE PROPOSED SIGN PLAN, MEASURING 3.5 FEET IN HEIGHT, AND 1.84 SQUARE FEET (NOT INCLUDING SUPPORTING CABINET). TWO (2) DRIVE-THRU CLEARANCE SIGNS IN ACCORDANCE WITH THE PROPOSED SIGN PLAN, MEASURING 11.5 FEET IN HEIGHT, AND 7.5 SQUARE FEET (INCLUDING PANDA EXPRESS TREX BOARD & CLEARANCE PANEL). TWO (2) DRIVE-THRU WAITING (DW) SIGNS IN ACCORDANCE WITH THE PROPOSED SIGN PLAN, MEASURING 6.5 FEET IN HEIGHT, AND 1.5 SQUARE FEET. TWO (2) ONLINE PICKUP (OP) SIGNS IN ACCORDANCE WITH THE PROPOSED SIGN PLAN, MEASURING 6.5 FEET IN HEIGHT, AND 1.5 SQUARE FEET AS SHOWN ON THE SITE PLAN.
6. (V3) RELIEF FROM ULDC ARTICLE 90 SIGNS, NUMBER OF DRIVE-THRU SIGNS. TO ALLOW THE PROPOSED NUMBER OF DRIVE-THRU SIGNS AS SHOWN ON THE SITE PLAN.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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06/05/26	DRC RE-SUBMITTAL SET

DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

cph
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Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
500 West Fulton Street
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PROFESSIONAL ENGINEER

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06/11/2026

PANDA EXPRESS

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SUPPLEMENTAL SITE PLAN
C03.1

D34763

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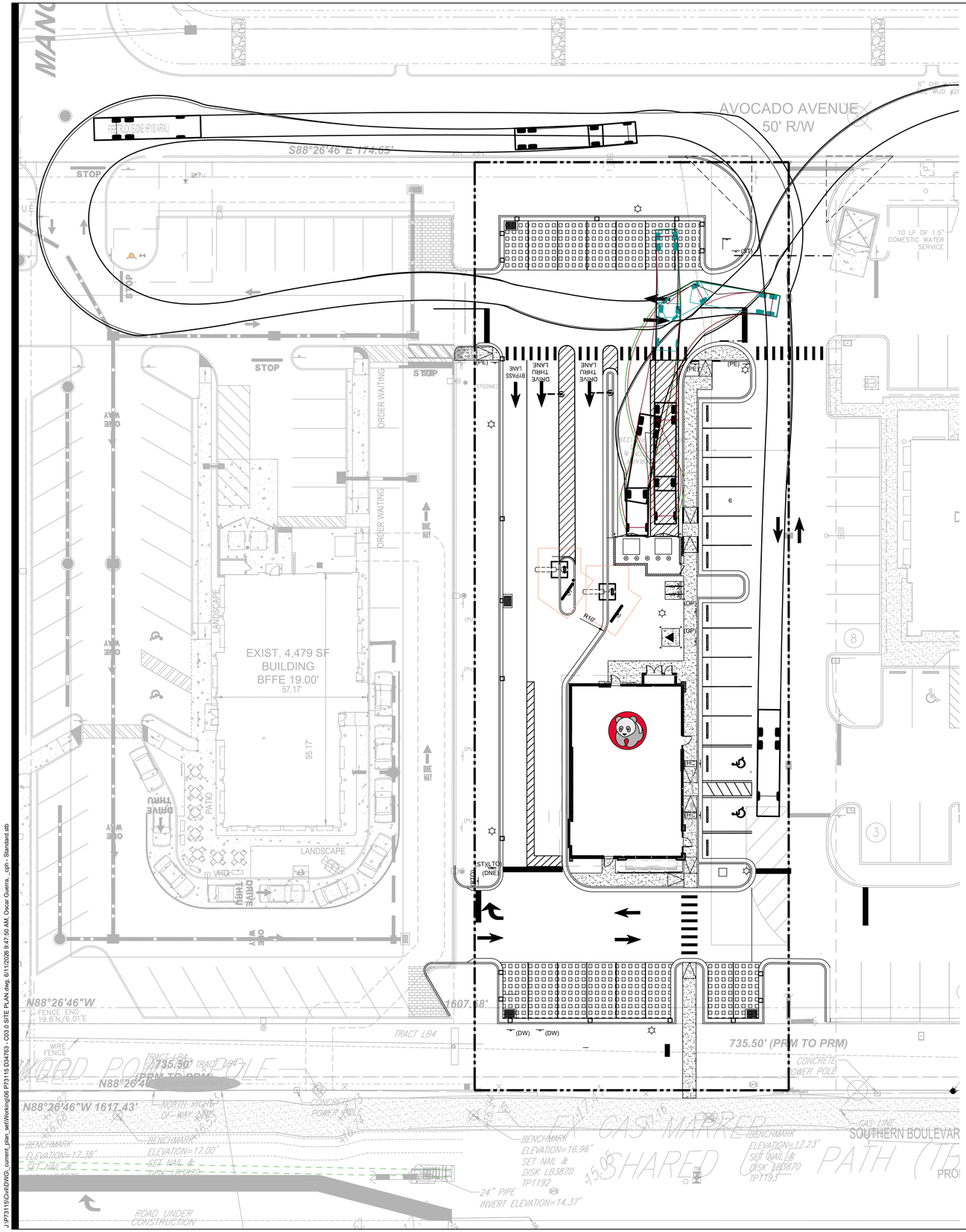
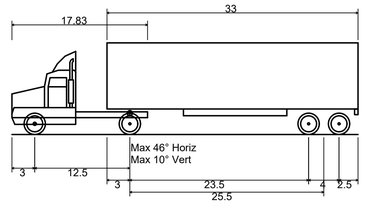
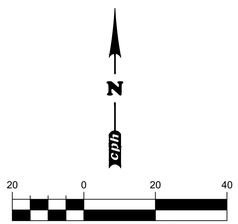


DELIVERY TRUCK TURNING



WB-40 - Semi-Trailer Combination, Intermediate	
Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	40.000ft



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DRAWN BY: L. YOUNG

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DELIVERY TRUCK TURNING
C03.2

D34763

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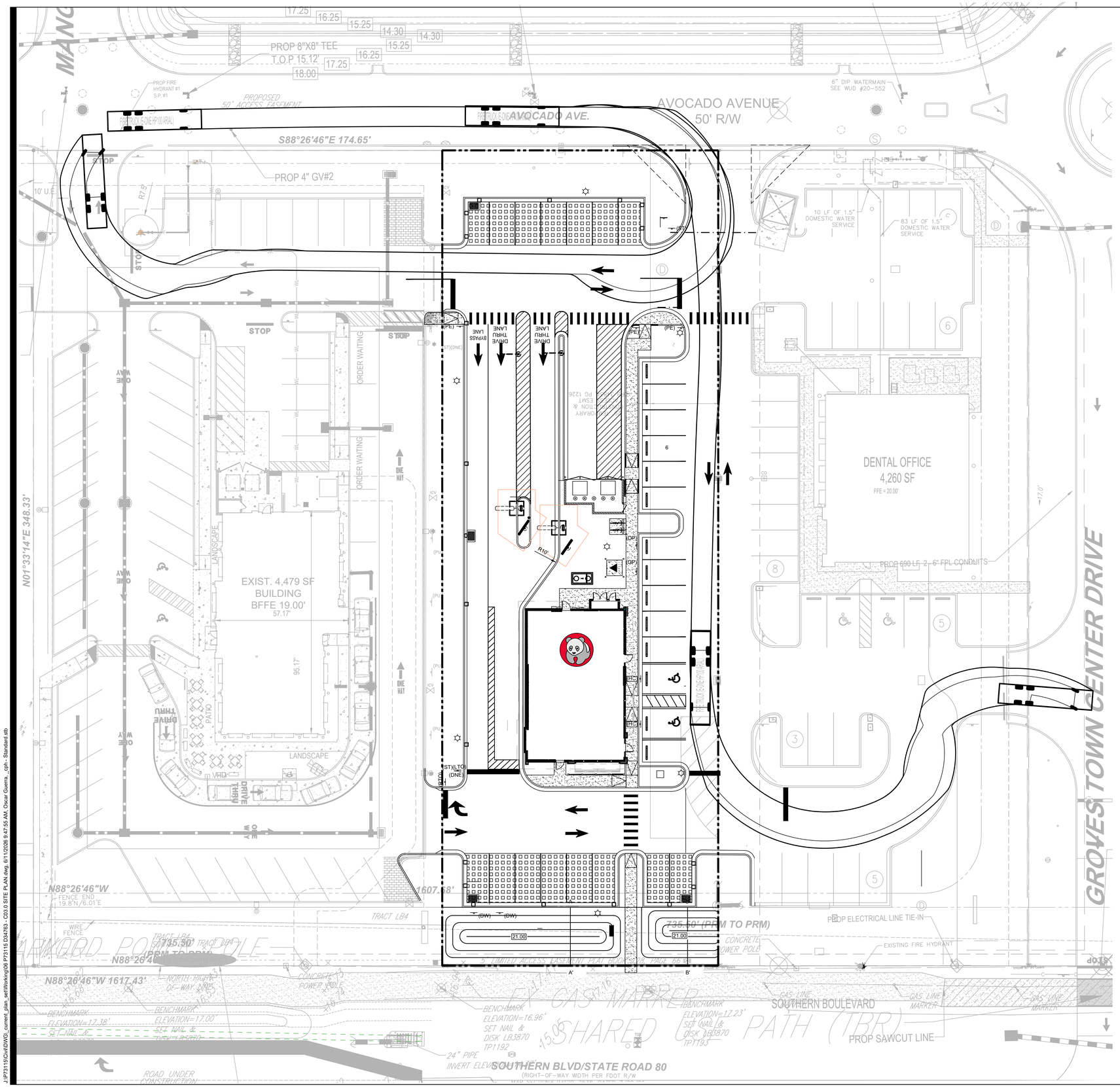
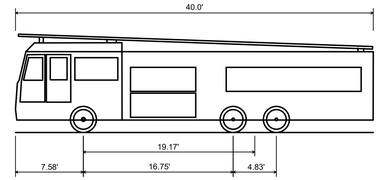


FIRE TRUCK TURNING



FIRE TRUCK (E-ONE HP100 AERIAL)

OVERALL LENGTH	40.0'
OVERALL WIDTH	8.33'
OVERALL BODY HEIGHT	11.0'
MIN BODY GROUND CLEARANCE	1.39'
TRACK WIDTH	8.33'
LOCK-TO-LOCK TIME	6.0 SECONDS
MAX WHEEL ANGLE	45.0°

N

20 0 20 40

Graphic Scale in Feet

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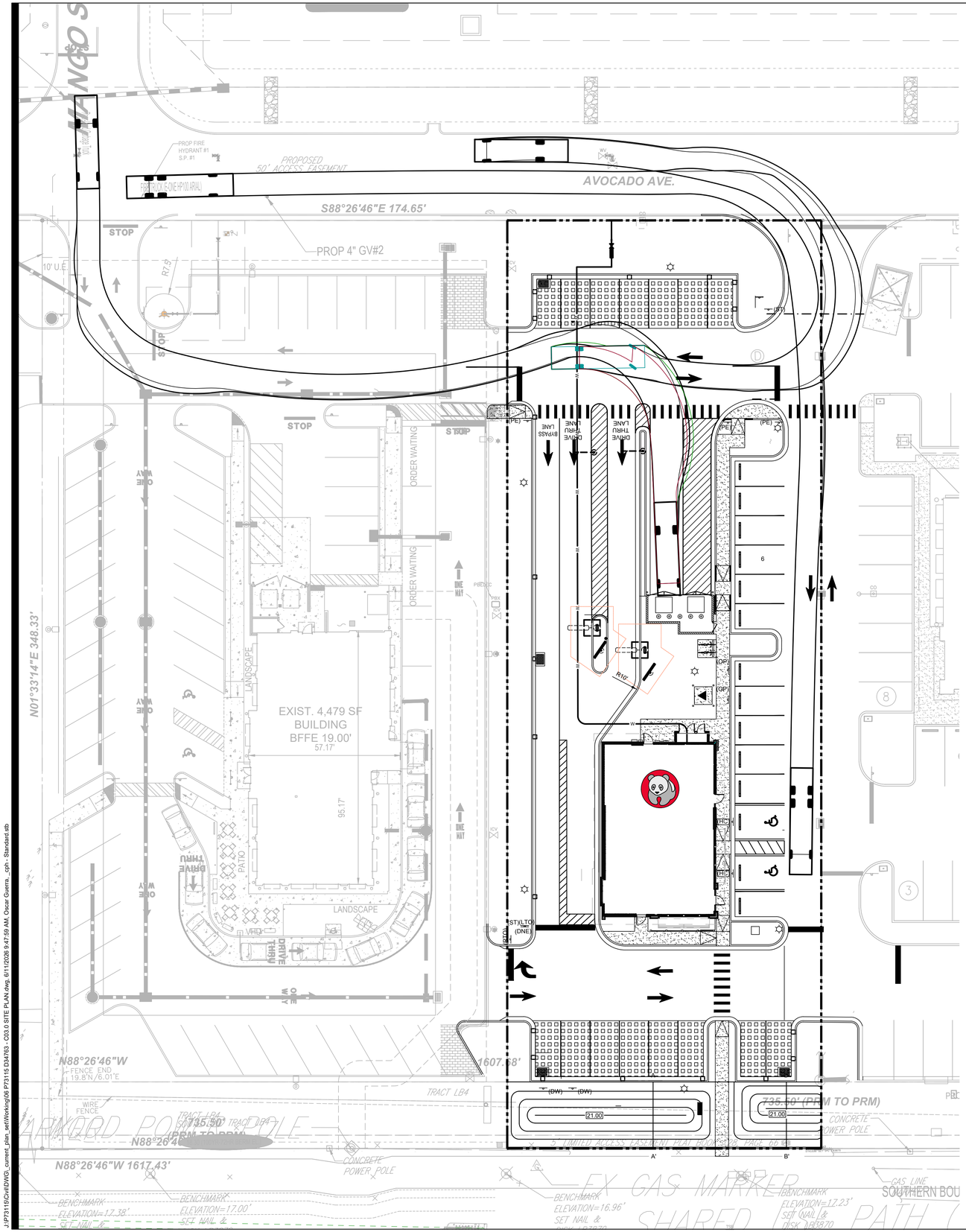
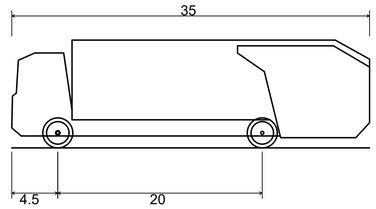
FIRE TRUCK TURNING C03.3

D34763

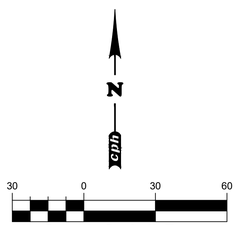


REAR-LOAD GARBAGE TRUCK TURN



REAR-LOAD GARBAGE TRUCK

OVERALL LENGTH	35.0'
OVERALL WIDTH	8.375'
OVERALL BODY HEIGHT	10.54'
MIN BODY GROUND CLEARANCE	1.00'
TRACK WIDTH	8.375'
LOCK-TO-LOCK TIME	6.0 SECONDS
MAX WHEEL ANGLE	45.0°



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1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

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Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
800 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Jason L. James, State of Florida, Professional Engineer, License No. 76936 This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

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GARBAGE TRUCK TURNING C03.4

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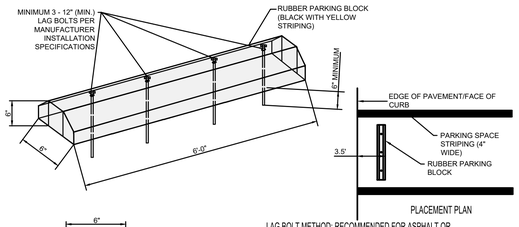
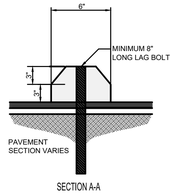




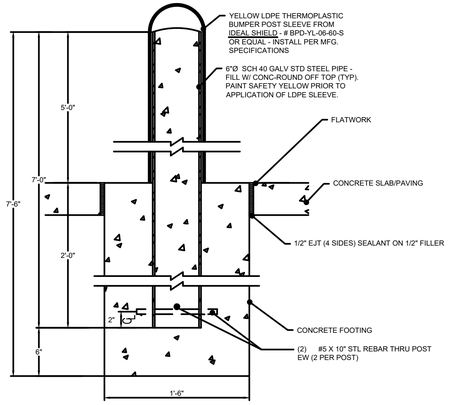
LAG BOLT METHOD: RECOMMENDED FOR ASPHALT OR CONCRETE ONLY.

REFER TO MANUFACTURERS INSTALLATION SPECIFICATIONS.

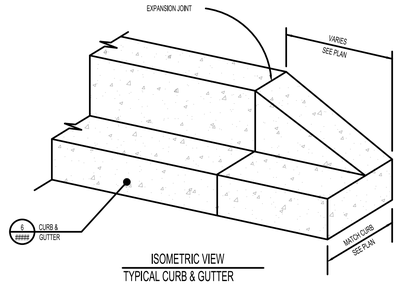
TOOLS NEEDED:
-HIGH SPEED HAMMER DRILL WITH A ¾" MASONRY DRILL BIT
-IMPACT WRENCH OR HEAVY RATCHET WITH ¾" SOCKET

1. POSITION THE PARKING BLOCK WHERE YOU WANT TO INSTALL IT. USING THE HOLES MOLDED IN THE PARKING BLOCK AS TEMPLATES, MARK THE LOCATION OF EACH HOLE ON THE SURFACE.
2. REMOVE THE PARKING BLOCK. USING A HIGH-SPEED HAMMER DRILL WITH A ¾" MASONRY BIT, DRILL A 4" TO 4 ½" DEEP HOLE AT EACH MARKED LOCATION.
3. INSERT A LAG ANCHOR (WITH THE LARGE ROUND HOLE IN THE ANCHOR FACING UP) INTO EACH HOLE. TAP THE ANCHOR INTO THE HOLES WITH A HAMMER SO THAT THE TOP OF EACH ANCHOR IS FLUSH WITH THE SURFACE.
4. REPOSITION THE PARKING BLOCK SO THAT THE MOLDED HOLES LINE UP VERTICALLY WITH THE PILOT HOLES YOU DRILLED. BEGINNING IN THE CENTER HOLE, APPLY FIRM HAND PRESSURE. SLIP A WASHER ONTO A LAG BOLT, INSERT THE BOLT THROUGH THE HOLE IN THE PARKING BLOCK AND TIGHTEN THE BOLT ABOUT THREE QUARTERS OF THE WAY WITH A ¾" SOCKET. REPEAT FOR EACH HOLE IN THE PARKING BLOCK. FINISH TIGHTENING EACH BOLT UNTIL JUST SNUG. DO NOT OVER TIGHTEN! EXCESSIVE TIGHTENING MAY DAMAGE THE PARKING BLOCK AND WILL VOID THE WARRANTY.

1 RUBBER WHEELSTOP
N.T.S.

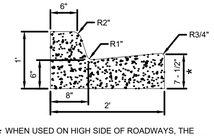


2 BOLLARD
N.T.S.



ISOMETRIC VIEW
TYPICAL CURB & GUTTER

3 CURB TRANSITION
N.T.S.



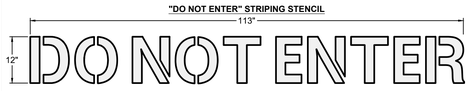
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

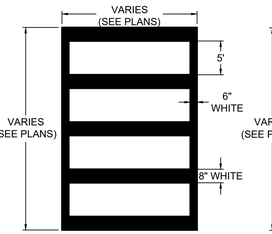
4 STANDARD CONCRETE CURB AND GUTTER
N.T.S.

"DO NOT ENTER" STRIPING STENCIL

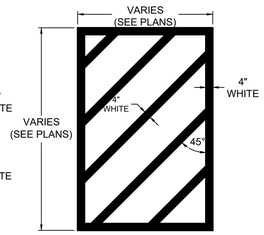


NOTES:
- STAKING OF STRIPING IS TO THE CENTERLINE OF THE STRIPE UNLESS OTHERWISE NOTED.

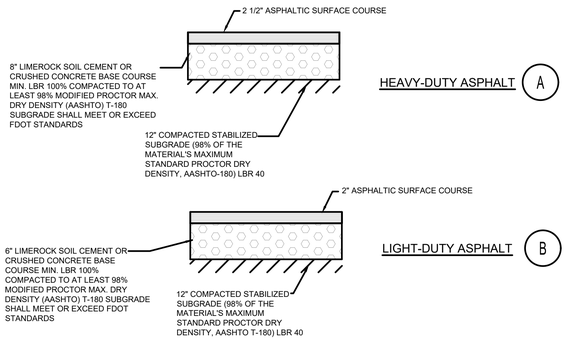
CROSSWALK SPECIFICATIONS



"NO PARKING ZONE" STRIPING



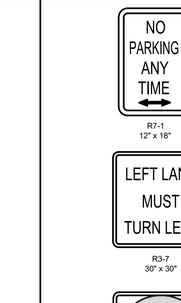
5 PAVEMENT MARKINGS
N.T.S.

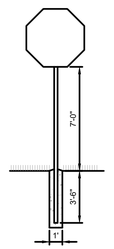


ASPHALT NOTES:

- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION. COMPACT ASPHALT TO A MIN. OF 95% OF THE MARSHAL DESIGN DENSITY.
- THE BASE COURSE SHALL BE FROM AN APPROVED FDOT SOURCE & PLACED IN UNIFORM LIFTS NOT MORE THAN 6" LOOSE THICKNESS.
- PRIME & TACT SHALL BE APPLIED PER FDOT SECTION 300. TACT COAT SHOULD BE APPLIED BETWEEN PAVEMENT SECTIONS.
- REFER TO SOILS REPORT FOR EXACT PAVEMENT SPECIFICATIONS. INFORMATION INCLUDED FOR REFERENCE ONLY.

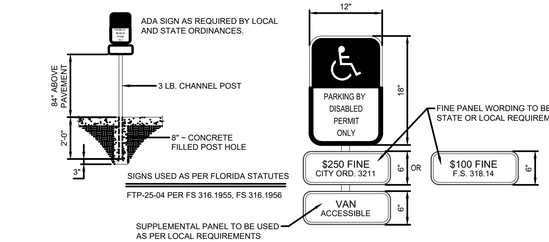
7 PAVEMENT SECTION
N.T.S.

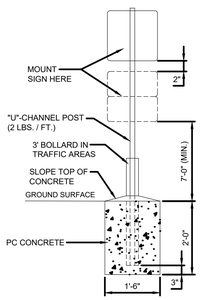




HEIGHT & CLEARANCE OF SIGNS (FOR ROADWAY SIGN)

8 SITE SIGNAGE
N.T.S.





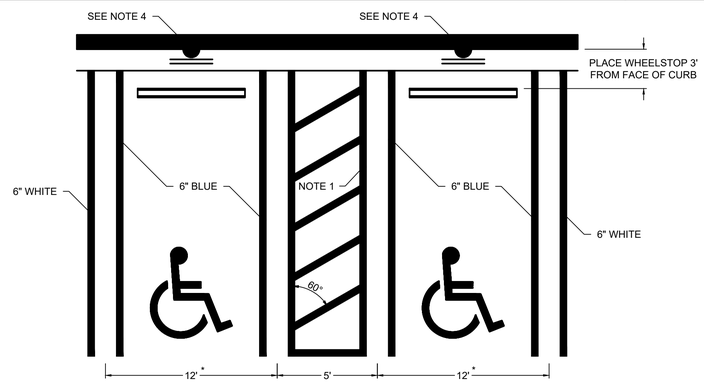
NOTE:

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

NOTES: (ACCESSIBLE SIGN ONLY)

1. THE SIGN'S FACE SHALL BE OF AN ENGINEERING GRADE REFLECTORIZED MATERIAL.
2. ALL LETTERS ARE 1 INCH SERIES "C" PER THE MUTCD.
3. THE TOP PORTION OF THE SIGN SHALL HAVE A BLUE BACKGROUND WITH A WHITE LEGEND AND BORDER.
4. THE BOTTOM PORTION OF THE SIGN SHALL HAVE A WHITE BACKGROUND WITH A BLACK OPAQUE LEGEND AND BORDER.
5. THE FINE NOTIFICATION SIGN SHALL HAVE A WHITE BACKGROUND WITH A BLACK OPAQUE LEGEND AND BORDER.
6. ONE SIGN SHALL BE REQUIRED FOR EACH PARKING SPACE.
7. EACH SIGN SHALL HAVE A CLEARANCE OF 7 FEET FROM THE BOTTOM OF THE SIGN TO FINAL GRADE OR THE TOP OF CURB, WHICHEVER IS GREATER. SIGNS SHALL NOT BE FARTHER THAN 5 FEET FROM THE FRONT OF THE PARKING SPACE.
8. ALL SIGNS SHALL BE MOUNTED ON 3 POUND CHANNEL POSTS. SIGNS MAY BE MOUNTED ON BUILDINGS WITH CITY APPROVAL.

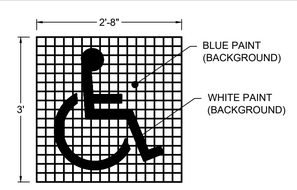
6 ACCESSIBLE SIGN
N.T.S.



TYPICAL ACCESSIBLE PARKING LAYOUT & STRIPING (FLORIDA)

* TOWN OF LOXAHATCHEE GROVES REQUIRES A MINIMUM WIDTH OF 14' FOR HANDICAP/ADA SPACES

9 ADA PARKING
N.T.S.



UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:
1. ALL ADA PAVEMENT MARKINGS SHALL MATCH FDOT STANDARD PLAN 711-001 UNLESS OTHERWISE DIRECTED BY LOCAL JURISDICTION
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATION REFER TO PLANS.
4. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ADA PARKING SIGNAGE PER LOCAL AND STATE REQUIREMENTS FOR SIZE, WORDING, AND FINE AMOUNT.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
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DRAWN BY: L. YOUNG

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PANDA STORE #: 5056
CIVIL PROJECT #: P73115

Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC0000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
www.cphcorp.com
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FL. P.E. No. 76936
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PANDA EXPRESS

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HARDSCAPE DETAILS I

C03.5

D34763

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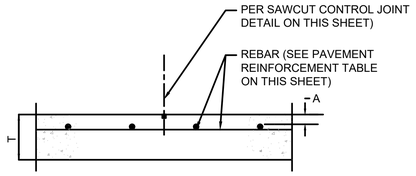

SAWCUT JOINT
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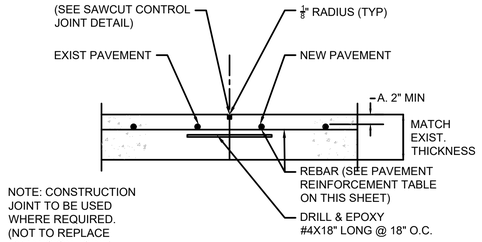

CONCRETE TO CONCRETE TIE IN
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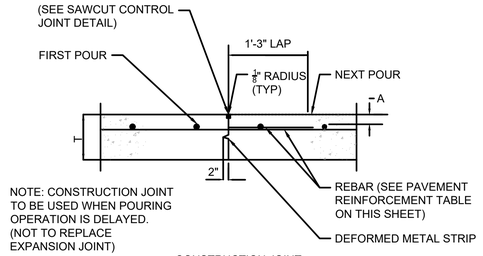

CONSTRUCTION JOINT
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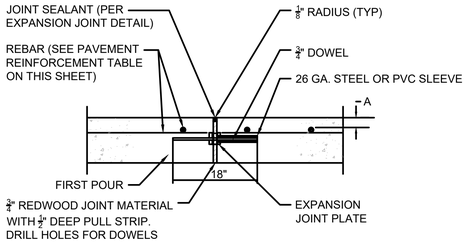

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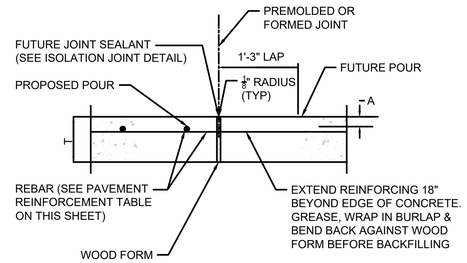

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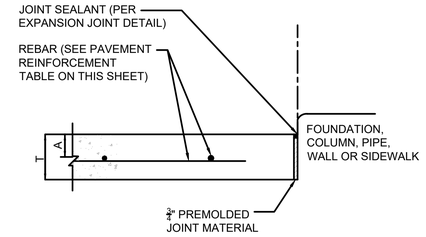
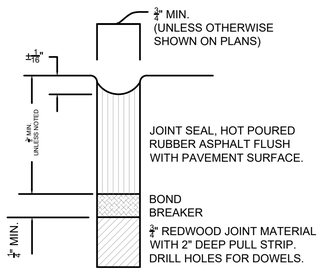


CONSTRUCTION JOINT
N.T.S.

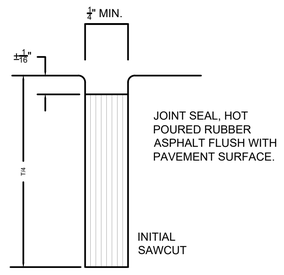
NOTES:

1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS: - IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 3/4" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
9. CONCRETE TOUCHING THE BACK OF CURBS:- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING 1/2" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION:- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 1/2" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
11. EXPANSION JOINTS AT ISLAND NOSINGS:- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CUB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

1 CONCRETE SECTION NTS



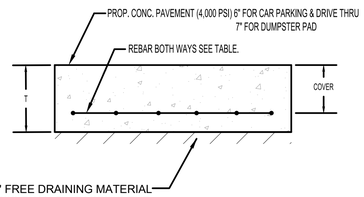
EXPANSION JOINT
N.T.S.



SAW CUT CONTROL JOINT
N.T.S.

REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING*
TYPE "A"	6	2	15	#3 @ 24" C-C
TYPE "B"	8	2	15	#3 @ 24" C-C
TYPE "C"	12	2	15	#3 @ 24" C-C

*REFER TO GEOTECHNICAL REPORT XXXX PREPARED BY XXXX FOR EXACT SPECIFICATIONS



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06/05/26	DRC RE-SUBMITTAL SET

DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

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Plans Prepared By:
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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

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JASON LEOPOLD JAMES LICENSE No. 76936 STATE OF FLORIDA PROFESSIONAL ENGINEER

JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

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HARDSCAPE DETAILS II

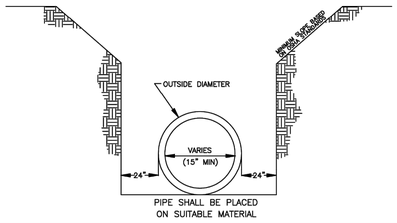
C03.6

D34763

J:\P73115\Civil\DWG_current_plan_set\Working\08 P73115 D34763 - C03.6 HARDSCAPE DETAILS II.dwg, 6/11/2026 9:48:18 AM, Oscar Guerra _ cph - Standard.stb

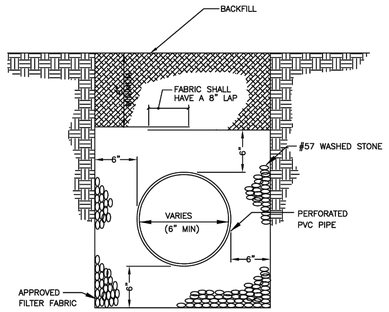
NOTES:

1. A MINIMUM OF 24" FROM OUTSIDE DIAMETER OF PIPE TO SIDE OF TRENCH MUST BE ALLOWED FOR COMPACTION OF FILL MATERIAL. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED 6". UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL TAMPS ONLY. EACH AND EVERY LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED INTO PLACE.
2. ALL BACKFILL MATERIAL SHALL HAVE AN IN PLACE COMPACTED DENSITY OF 95%.
3. STANDARD PROCTOR. THE FINAL 2' BELOW FINISHED GRADE SHALL BE 100%.
4. ALL TRENCHING OPERATIONS SHALL MEET OSHA STANDARDS.
5. BACKFILL MATERIAL BENEATH ROADWAY SHALL BE SELECT BACKFILL MATERIAL.



NOTES:

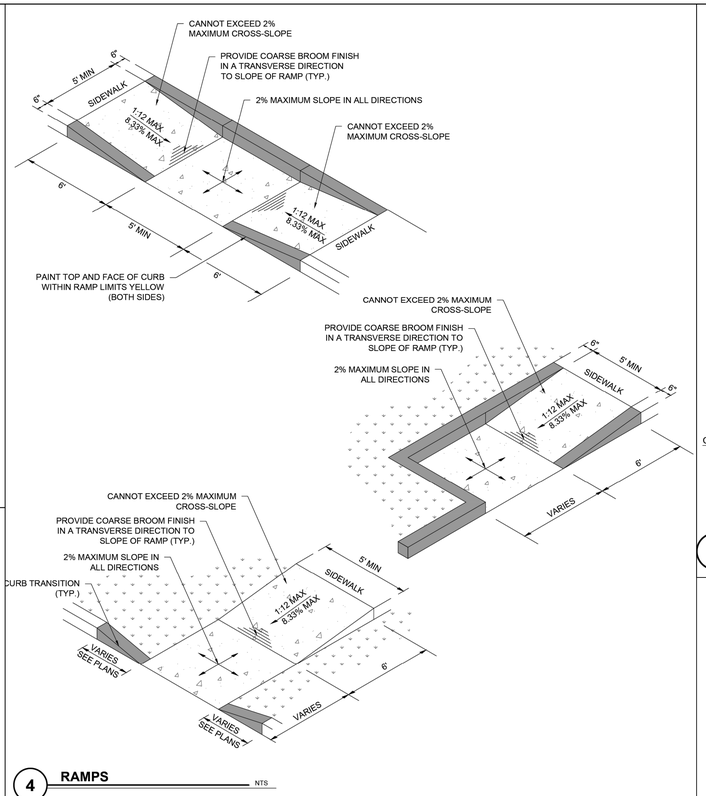
1. A MINIMUM OF 6" FROM OUTSIDE DIAMETER OF PIPE TO SIDE OF TRENCH MUST BE ALLOWED FOR WASHED STONE. THE METHOD OF COMPACTING BACKFILL MATERIAL IS SUBJECT TO APPROVAL BY THE COUNTY ENGINEER. AN APPROVED FILTER FABRIC SHALL BE PLACED AROUND STONE AND OVERLAPPED 8" AT TOP WITHIN STREET RIGHT OF WAY. PIPE SIZE TO BE SHOWN ON PLAN (MINIMUM 6" PIPE). PIPE TO BE SCHEDULE 20 OR 40 PERFORATED PVC.
2. OUTLET PIPE FROM SUBDRAIN SHALL BE NON-PERFORATED UNDER PAVEMENT (INCLUDING SIDEWALKS AND DRIVEWAYS).
3. THE OUTLET PIPES SHALL BE SCHEDULE 80 UNDER ROADWAYS.
4. SEE SITE PLAN FOR SLOPE OF SUBDRAIN AND TIE IN TO STORM DRAINAGE.
5. FILTER FABRIC SHALL BE AN APPROVED, TYPE 2 WATER PERMEABLE, SYNTHETIC FABRIC.
6. CLEAN OUTS ARE RECOMMENDED AT ALL PIPE INTERSECTIONS AND AT A 100' MAXIMUM SEPARATION.
7. SUBDRAIN INVERTS AT CATCH BASINS SHOULD BE INSTALLED ABOVE THE BOTTOM TO AVOID SURCHARGE OF SUBDRAIN SYSTEM.
8. SUBDRAINS WILL TIE INTO A STANDARD DRAINAGE STRUCTURE OR DAYLIGHT TO THE SURFACE WHERE APPROPRIATE.



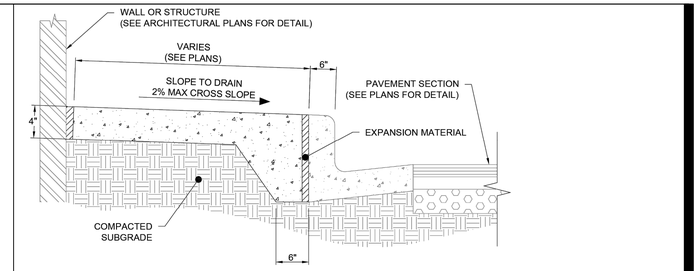
1 EXFILTRATION TRENCH CROSS-SECTION NTS

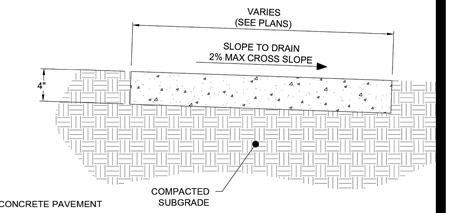
SPECIAL NOTE:

PREFABRICATED DRAINAGE MAY BE USED WITH APPROVAL OF COUNTY ENGINEER.



4 RAMPS NTS

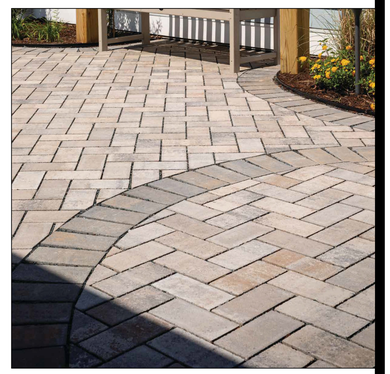




CONCRETE NOTES:

- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

3 SIDEWALK SECTIONS NTS



DRAWING TAG - SCULP1

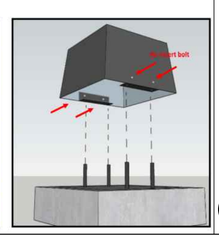
2 PANDA STATUE N.T.S.

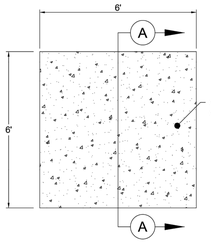
Panda Base & Statue Installation Guide:

Panda Base Install Instructions:
Do not drill holes into the concrete pad until the Panda Base arrives.
Each individual base will have its own hole template to insure proper hole location.

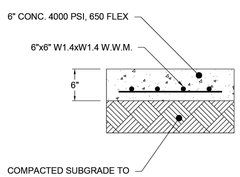
1. Remove angle brackets from base.
2. Use provided hole template to mark holes on floor
3. Anchor angles to floor
4. Slide base over angles and re-insert 1/4-20 bolts.

Simple Maintenance:
Periodically use dry cloths to wipe away dust and dirt.



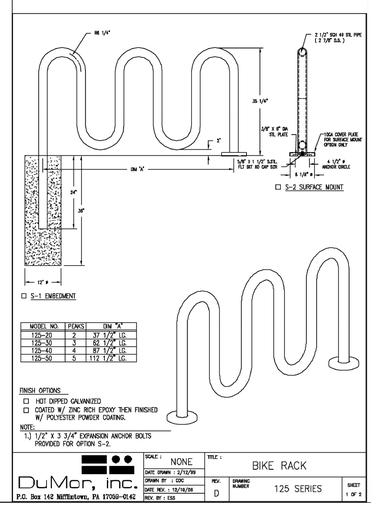


SECTION A-A



NOTE: CONTRACTOR TO COORDINATE ACTUAL SIZE OF PAD WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

5 TRANSFORMER PAD NTS



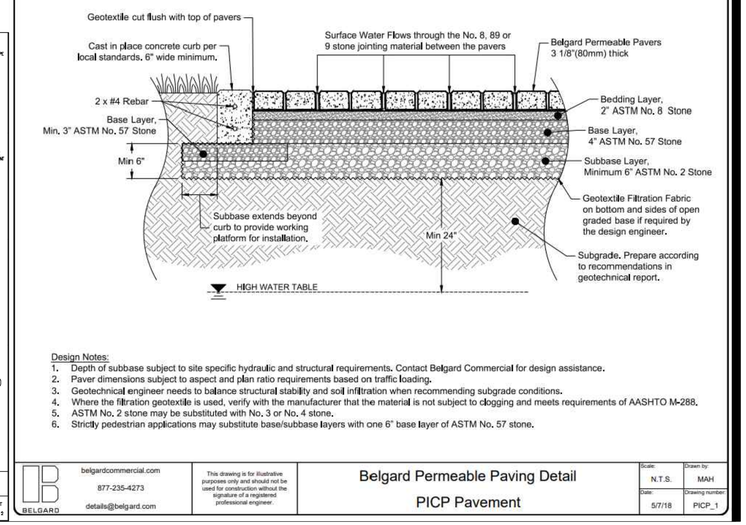
MODEL NO.	P'CKS	DIM "A"
125-30	3	37 1/2" LG
125-32	4	62 1/2" LG
125-40	4	87 1/2" LG
125-50	5	112 1/2" LG

FINISH OPTIONS
- ☐ HOT DIPPED GALVANIZED
- ☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:
1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.

DuMor, inc.
P.O. Box 142 Mattawana, PA 17050-0142

SCALE : NONE	TITLE : BIKE RACK		
DATE DRAWN : 3/10/99			
DRAWN BY : CDC	REV.	DRAWING NUMBER	SHEET
DATE REV. : 10/16/08	D	125 SERIES	1 OF 2
REV. BY : CSS			



Design Notes:

1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

BELGARD	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement	Scale: N.T.S. Drawn by: MAH Date: 5/7/18 Drawing Number: PICP_1

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Rosemead, California
91770
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DRAWN BY: L. YOUNG

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HARDSCAPE DETAILS III

C03.7

D34763

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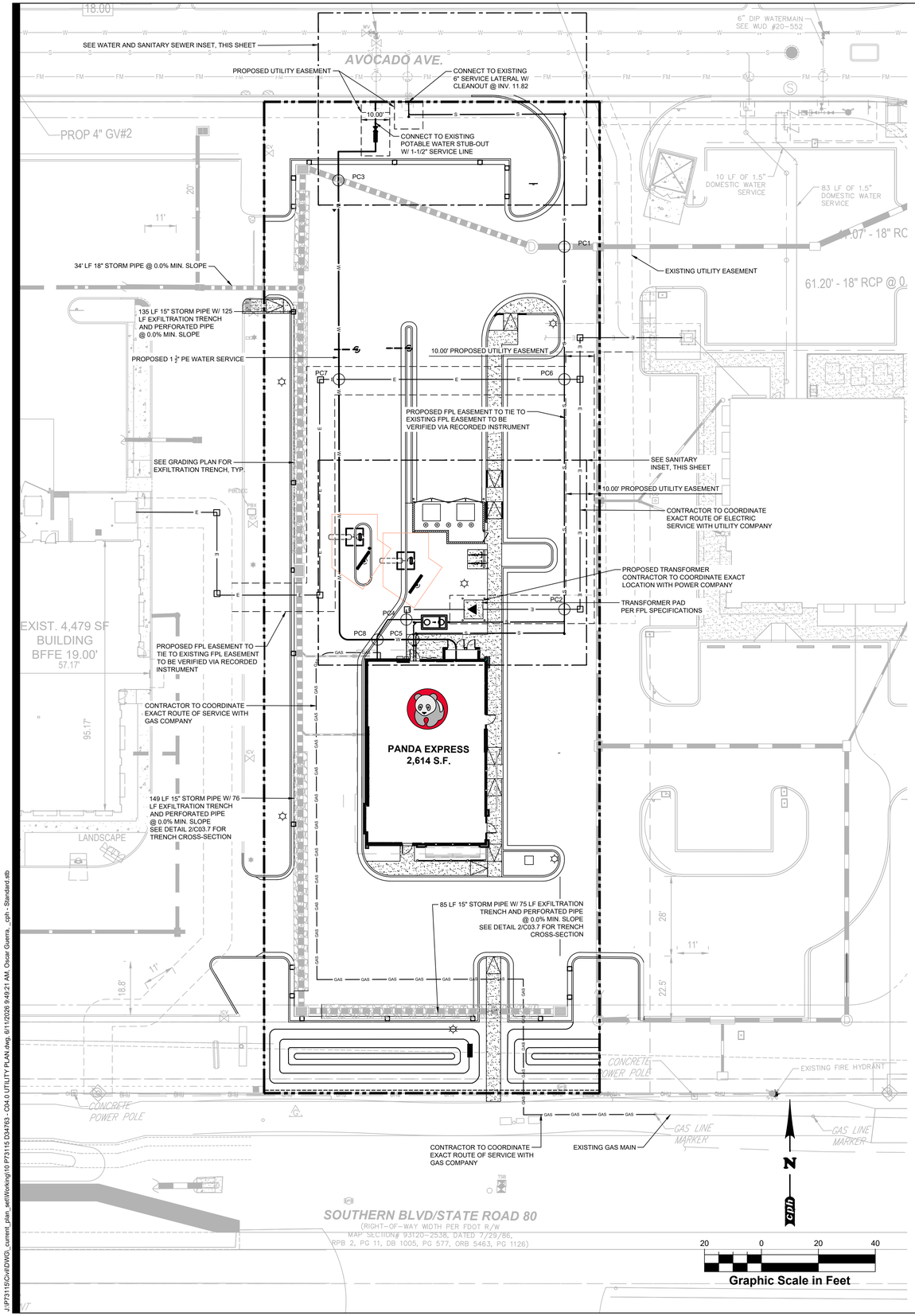
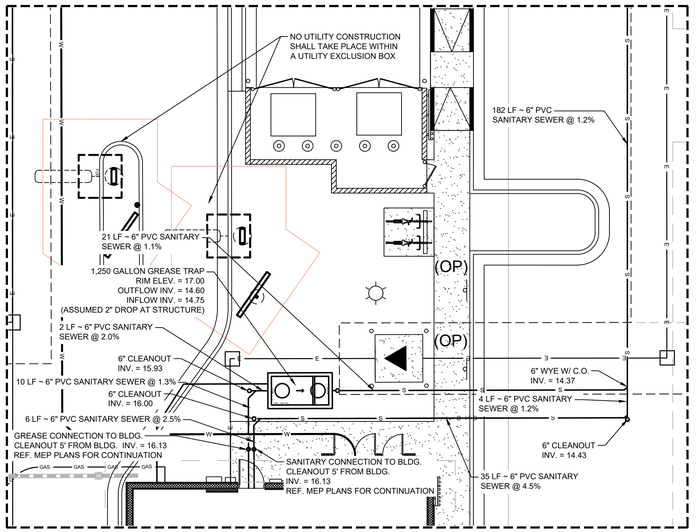
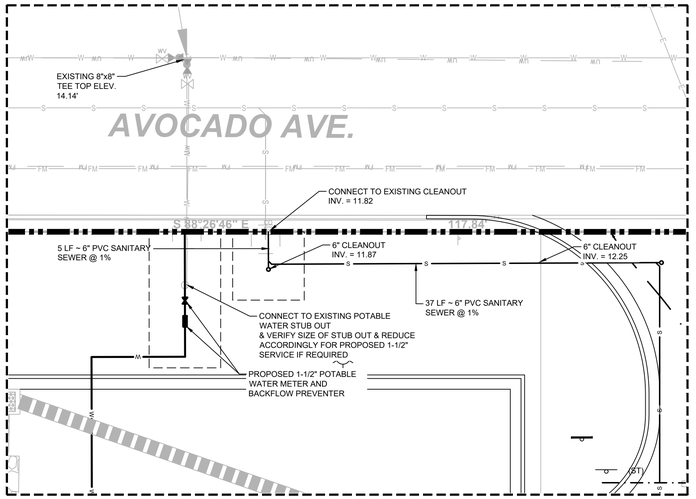




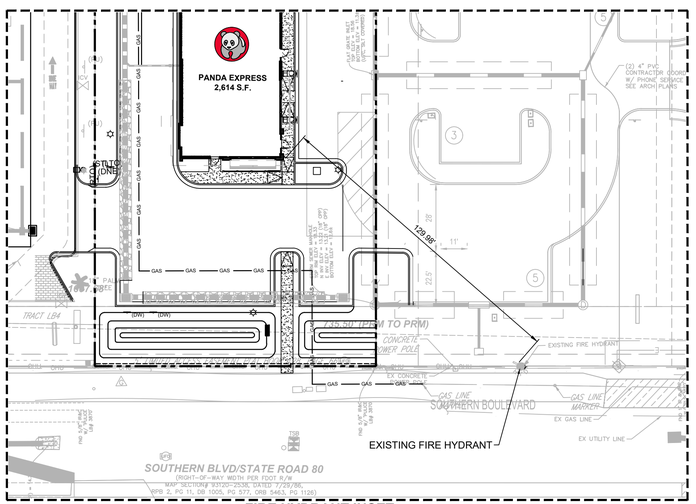
SANITARY INSET

SCALE: 1"=10'



WATER AND SANITARY SEWER INSET

SCALE: 1"=10'



FIRE HYDRANT INSET

SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- E — ELECTRIC LINE
- FM — FORCE MAIN
- GAS — GAS LINE
- S — SANITARY SEWER
- W — WATER SERVICE
- GATE VALVE
- REDUCER
- PC1 PIPE CROSSING

GENERAL UTILITY NOTES

1. MEP PLANS FOR CONTINUATION OF ALL UTILITIES INSIDE THE BUILDING.
2. SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
4. THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
5. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
7. UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
8. CONTRACTOR TO BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PULL STRING WITH SWEEPING BENDS.
9. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.
12. ANY SERVICE ARRANGEMENTS FOR THE PROPERTY WILL BE SUBJECT TO LATER DISCUSSIONS BETWEEN THE DEVELOPER AND AT&T.
13. SANITARY SEWER AND STORM SEWER LINES MUST BE VIDEOED AND SUBMITTED TO CLIENT WITHIN 14 DAYS OF TURNOVER.

UTILITY LINE MATERIALS

POTABLE WATER LINE
1", 1 1/2" & 2" POLYETHYLENE TUBING, SDR9 COPPER TUBE SIZE AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737, ASTM D3350

GRAVITY SEWER LINE
6" PVC SHALL CONFIRM TO ASTM D3034, SDR 35

NEEDED FIRE FLOW

PER NFPA TABLE 18.4.5.1.2
TYPE V (000) UNPROTECTED
FIRE FLOW NEEDED: 1500 GPM, 2 HRS

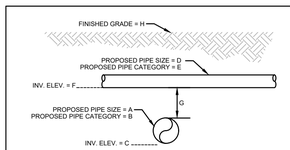
GREASE TRAP CALCULATION

59 SEATS X 10GAL/SEAT X 12HRS/12HRS X 1LF = 590 GALLON REQUIRED

250 MEALS X 5 GALLONS/MEAL X 0.75 = 938 GALLONS

TOTAL REQUIRED: 590 GALLON + 938 GALLON = 1528 GALLON

TWO (2) 1,250 GALLONS PROVIDED



PIPE CROSSING

PIPE CROSSING TABLE

I.D.	A	B	C	D	E	F	G	H
PC-1	6"	SANITARY	12.30'	15"	STORM	13.30'	0.50'	19.00'
PC-2	6"	SANITARY	14.32'	4"	ELECTRICAL	16.32'	1.50'	19.40'
PC-3	1-1/2"	WATER	12.67'	15"	STORM	13.30'	0.50'	17.40'
PC-4	4"	GREASE	14.95'	4"	ELECTRICAL	16.45'	1.50'	19.80'
PC-5	6"	SANITARY	16.05'	1-1/2"	WATER	17.05'	0.50'	19.90'
PC-6	6"	SANITARY	13.53'	4"	ELECTRICAL	15.53'	1.50'	18.90'
PC-7	1-1/2"	WATER	14.70'	4"	ELECTRICAL	16.32'	1.50'	18.30'
PC-8	6"	SANITARY	16.05'	1-1/2"	WATER	17.05'	0.50'	19.90'

WATER AND SEWER TO BE MANAGED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE VICINITY OF THE EXISTING BURIED GAS MAIN

ELECTRICAL SERVICE TO BE INSTALLED UNDERGROUND

24 HOUR CONTACT:
PANDA PM

GRANT BUMGARDNER
(727) 219-7380

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UTILITY PLAN

C04.0

D34763

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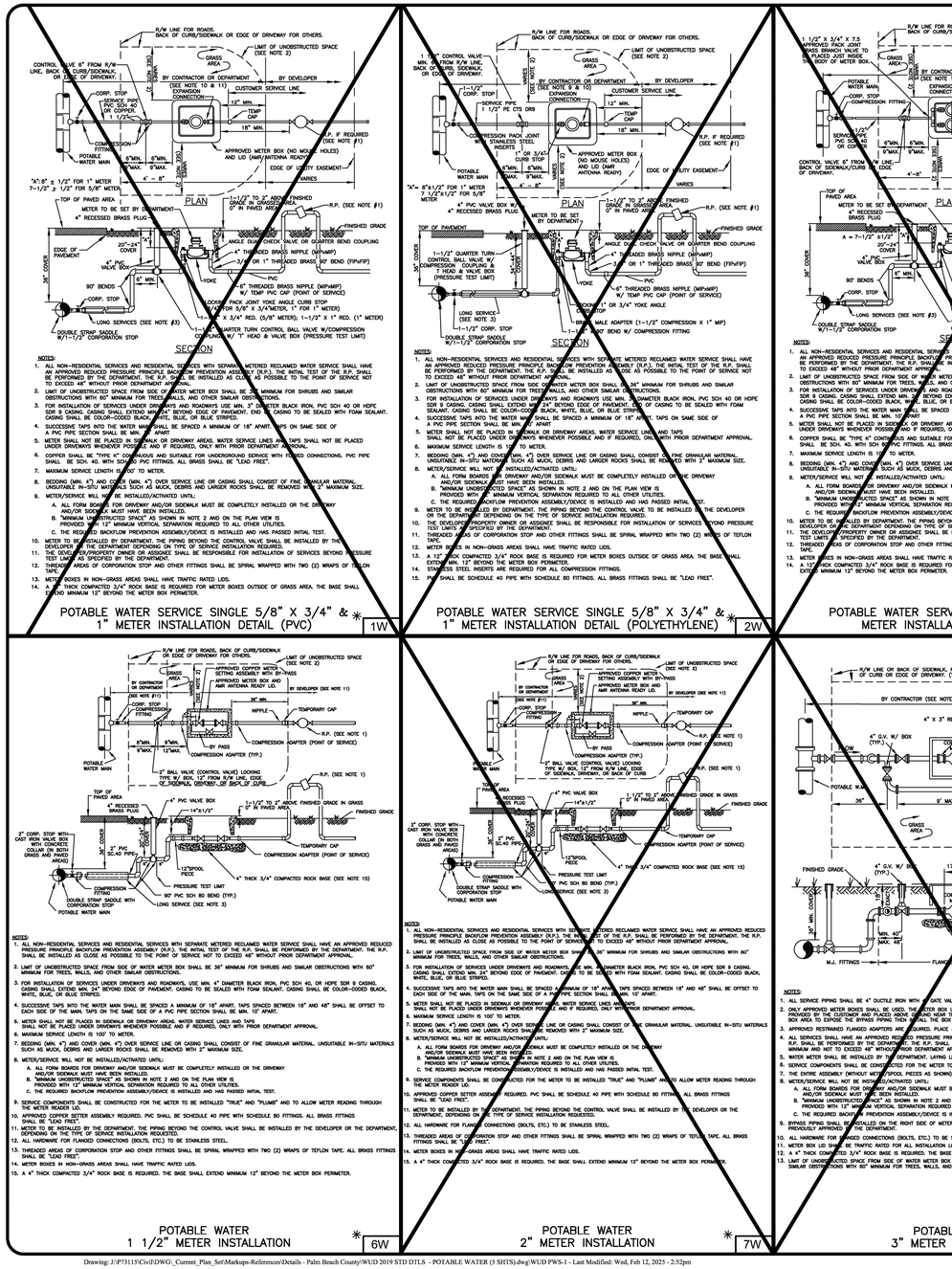

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PROJECT NO. 00-000

PROJECT NAME

POTABLE WATER #1 STANDARD DETAILS

CONSULTANT:

IT'S THE LAW! CALL 48 HOURS BEFORE YOU DIG 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. UTILITIES NOTIFICATION CENTER

DESIGNED BY: WUD
DRAWN BY: M. BUCKNER
CHECKED BY: J. LAMMERT
APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416-6097

PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)493-6000

NO.	DATE	REVISION / REMARKS	BY
	JUNE 2018	GENERAL REVISION	J.L.

STD DETAILS

SHEET NUMBER 1 OF 6

SEAL

Feb 12, 2025

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1683 Walnut Grove Ave.
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Telephone: 626.799.9898
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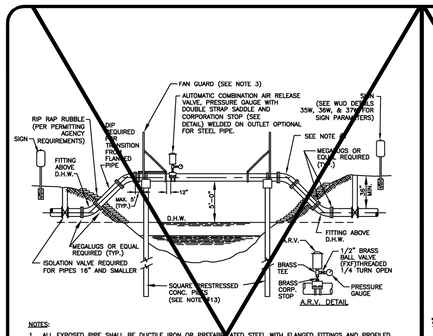
PBC WATER UTILITIES DETAILS

C04.1

D34763



NOTES:

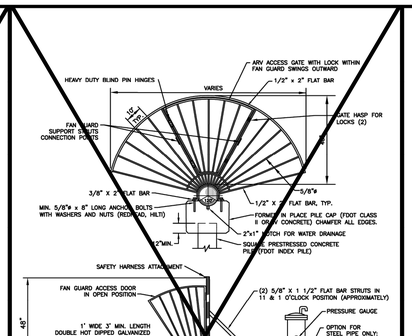
1. ALL EXPOSED PIPE SHALL BE DUCTILE IRON OR PREFABRICATED STEEL WITH FLANGED FITTINGS AND PROFILED GASKETS. RETAINER GLANDS AND UNIFLANGE TYPE FITTINGS ARE NOT TO BE SUBSTITUTED FOR FLANGED FITTINGS. PREFABRICATED STEEL PIPE MAY INCORPORATE WELDED LONG RADIUS UPPER BENDS. PREFABRICATED FLANGED PIPE SHALL BE FACTORY TESTED.
2. SPAN LENGTHS AS REQUIRED BY PERMITTING AGENCY.
3. FAN GUARDS ARE REQUIRED. SEE FAN GUARD/PILE CAP DESIGN DETAILS FOR ADDITIONAL REQUIREMENTS. ACCESS PLATFORM AND GATE REQUIRED ON ARMOSE ONLY.

4A. ALL EXPOSED PIPING SHALL BE PAINTED AS SPECIFIED IN THE APPROVED MATERIAL LIST.

4B. ALL HARDWARE SHALL BE PAINTED WITH COAL TAR EPOXY.

5. PIPE SHALL BE CRADLED ON 5" THICK NEOPRENE,(DUROMETER GRADE 50) CURRENT FDOT STANDARDS APPLY. NEOPRENE IS REQUIRED AT ALL STRAPS INSTALLED OVER STEEL PIPE. NEOPRENE SHALL EXTEND MIN. 1" BEYOND THE EDGES OF CRADLE AND STRAPS.
6. TIE-DOWN STRAPS MUST PROPERLY FIT AND SECURE PIPE IN CRADLE.
7. PIPE CRADLE IN CAP SHALL CONTACT ⅓ CIRCUMFERENCE OF PIPE. (SEE FAN GUARD DETAIL)
8. SHOW EXISTING CANAL CROSS SECTION ULTIMATE CANAL SECTION AND RELEVANT ELEVATIONS AND DISTANCES ON A TO SCALE DETAIL DRAWING SHOWN BELOW SURFACE.
9. PILE LIFT CABLE SHALL BE REMOVED BELOW SURFACE; HOLE SHALL BE FILLED WITH EPOXY CEMENT.
10. THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
11. THE PRESSURE GAUGE SHALL FACE THE CLOSEST FAN GUARD.
12. THE PRESSURE GAUGE SHALL BE "ASHCROFT NO. 45–1009A" OR APPROVED EQUAL.
13. THE PILES AND CAP DESIGN SHALL BE SHOWN ON TO SCALE SIGNED AND SEALED DETAIL DRAWINGS. (MIN. 12"x12" TYP. 1A FLORIDA DOT INDEX PILES ARE REQUIRED.) PILE PENETRATION BELOW CANAL BOTTOM SHALL BE 15' MINIMUM. MINIMUM LOAD CAPACITY OF 20 TONS PER PILE IS REQUIRED (FDOT STANDARDS APPLY). SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED.
14. STEEL PIPE SHALL HAVE WELDED ON BEARING PADS EXTENDING MIN. 1" BEYOND PIPE CRADLE THE PADS SHALL BE INSTALLED PRIOR TO PAINTING

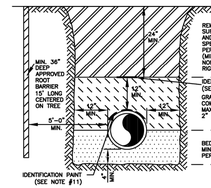
POTABLE WATER MAIN TYPICAL AERIAL CANAL CROSSING – SINGLE PIPE (SINGLE PILES) * 26W



NOTES:

1. FAN GUARDS SHALL BE PLACED AT EACH END OF CANAL CROSSING.
2. HARDWARE SHALL BE PAINTED WITH COAL TAR EPOXY.
3. FANGUARD WITH HARDWARE SHALL BE FABRICATED FROM DOUBLE HOT DIPPED GALVANIZED STEEL.
4. SHOP DRAWINGS FOR FANGUARDS, CAPS, AND PILES MUST BE SUBMITTED TO PBCWUD FOR REVIEW AND APPROVAL PRIOR TO PRE–CONSTRUCTION MEETING.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A–615, GRADE 60, MIN. 2" CONCRETE COVER OVER ALL STEEL.
6. SEE TYPICAL CANAL CROSSING DETAIL" FOR ADDITIONAL REQUIREMENTS.
7. NO WELDING OF REBAR TO REBAR OR REBAR TO PILE STRANDS SHALL BE ALLOWED.
8. DESIGN DRAWINGS ARE REQUIRED.
9. LONG RADIUS WELDED ON UPPER BENDS ARE ACCEPTABLE FOR STEEL PIPE.
10. IF A PILE/CAP STEEL CONNECTION IS REQUIRED BY DESIGNING ENGINEER, MIN. (4) #8 REINFORCEMENT BARS SHALL BE DRILLED AND GROUTED (EPOXIED) MIN. 12" DEEP INTO THE PILE AND TIED WITH THE CAP STEEL.
11. ACCESS PLATFORM AND GATE REQUIRED ON ARV SIDE ONLY.

FAN GUARD/ PILE CAP DESIGN SINGLE PIPE (SINGLE PILES) 27W



NOTES:

1. BEDDING SHALL CONSIST OF IN–SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" – 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
7. SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT – OPEN CUT."
8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
9. APPROVED MAGNETIC TAPE IS REQUIRED FOR: ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
10. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
13. FOR PIPE INSTALLATIONS IN ROAD RIGHTS–OF–WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.

TYPICAL TRENCH DETAIL/ ROOT BARRIER INSTALLATION DETAIL 23W

CONSTRUCTION PROCEDURES

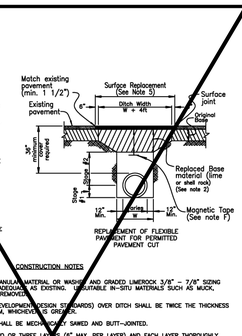
THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LIFTS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–99.

STAGE 1:

THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE 2:

THE CONTRACTOR SHALL OBTAIN A WELL–COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB–GRADE MATERIAL.



REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

CONSTRUCTION NOTES

1) BEDDING SHALL CONSIST OF IN–SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" – 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2) REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT–JOINTED.
4) BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5) SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC–70 PRIME COAT AT 0.10 GAL/SQ. YD.
6) PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

A) ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PIPE EL–0–3606.
B) DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
C) ENGINEER–OF–RECORD SHALL PROVIDE FULL–TIME INSPECTION DURING THE ENTIRETY OF THE OPEN–CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
D) IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
E) FOR THE FINAL RESTORATION, THE ROAD SHALL BE MILLED AND RESURFACED WITH 1–1/2" CLOSE AND A HALF INCH) OF SII OR SI ASPHALT SURFACE COURSE FOR A FULL LANE WIDTH ENCROACHED BY THE TRENCH.
F) APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT–OF–WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
G) CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN) DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE PROVIDING.

OPEN CUT PIPE INSTALLATION NON–THOROUGHFARE ROAD 24W

CONSTRUCTION PROCEDURES

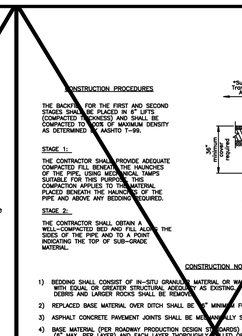
THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LIFTS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–99.

STAGE 1:

THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE 2:

THE CONTRACTOR SHALL OBTAIN A WELL–COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB–GRADE MATERIAL.



REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

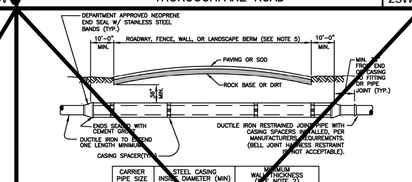
CONSTRUCTION NOTES

1) BEDDING SHALL CONSIST OF IN–SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" – 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2) REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT–JOINTED.
4) BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5) * SURFACE TRANSITION AREA (SEE PLANS FOR LOCATION), OVERLAY OR MILL/RESURFACE FOR A DISTANCE OF 50'ON BOTH SIDES OF THE OPEN CUT AND WITH A FULL LANE WIDTH.
6) 1" SIII ASPHALTIC CONCRETE OVER 1 1/2" SI ASPHALTIC CONCRETE WITH RC–70 PRIME COAT AT 0.10 GAL/SQ. YD.
7) PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

A) ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PIPE EL–0–3605.
B) DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
C) ENGINEER–OF–RECORD SHALL PROVIDE FULL–TIME INSPECTION DURING THE ENTIRETY OF THE OPEN–CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
D) IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
E) FOR THE FINAL RESTORATION, THE ROAD SHALL BE MILLED/RESURFACED FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENCROACHED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE OF THE TRENCH, THE PAVEMENT SHALL BE MILLED AND RESURFACED PER CONSTRUCTION NOTE 6.
F) APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT–OF–WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
G) CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE PROVIDING.

OPEN CUT PIPE INSTALLATION THOROUGHFARE ROAD 25W



CARRIER PIPE SIZE	STEEL CASING INSIDE DIAMETER (MIN)	MINIMUM WALL THICKNESS (SEE NOTE 2)
4"	12"	.188
6"	16"	.250
8"	20"	.250
10"	20"	.250
12"	24"	.250
14"	24"	.250
16"	30"	.312
18"	30"	.312
20"	36"	.372
24"	42"	.500
30"	48"	.500
36"	54"	.625
42"	60"	.625
48"	72"	.625

NOTES:

1. A PROFILE DRAWING TO SCALE FOR EACH JACK AND BORE, DIRECTIONAL DRILL, OR DIRECT BURIED INSTALLATION IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO INSTALLATION. IF A SPLIT CASING IS REQUIRED THEN SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION AND/OR INSTALLATION.
2. THICKER WALL CASINGS AND LARGER COVER OVER CASING MAY BE REQUIRED BY THE RIGHT–OF–WAY OWNER.
3. STEEL CASING SHALL BE COATED OUTSIDE WITH COAL TAR EPOXY (MIN. 16 MILS DFT) AND BE PAINTED WITH A 4" MINIMUM SIZE CONTINUOUS STRIPE, COLOR CODED TO MATCH THE PIPE INSIDE, ALONG THE TOP AXIS OF THE CASING.
4. PIPE IN CASING SHALL BE PULLED TO FULLY ENGAGE RESTRAINT.
5. STEEL CASING IS REQUIRED FOR ALL WATER MAIN INSTALLATIONS UTILIZING JACK AND BORE CONSTRUCTION AND WHEN MAINS ARE INSTALLED UNDER FENCES, WALLS, OR LANDSCAPE BERMS. WHEN THE CASING IS INSTALLED UNDER FENCES, WALLS, OR LANDSCAPE BERMS IT SHALL BE CENTERED ON THE PREVIOUS BARRIER AND IS REQUIRED TO EXTEND 10' MINIMUM PAST BARRIER ON EACH SIDE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.

POTABLE WATER MAIN CASING INSTALLATION DETAILS * 22W

POTABLE WATER #3
STANDARD DETAILS

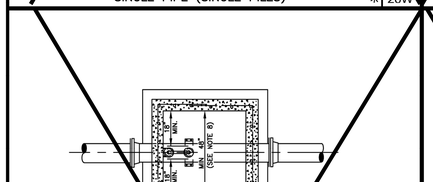
CONSULTANT:

IT'S THE LAW! CALL 48 HOURS BEFORE YOU DIG 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. UTILITIES NOTIFICATION CENTER

DESIGNED BY: WUD
DRAWN BY: M. BUCKNER
CHECKED BY: J. LAMMERT
APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416–6097

Feb 12, 2025



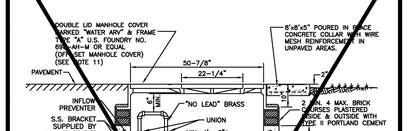
NOTES:

1. PRECAST 4000 P.S.I. TYPE II CONCRETE STRUCTURE. SHOP DRAWING IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO VAULT CONSTRUCTION AND/OR INSTALLATION.
2. COMBINATION AIR RELEASE VALVE (ARV) SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED ALTHOUGH A 1" MINIMUM SIZED ARV IS REQUIRED ON POTABLE WATER MAIN INSTALLATIONS.
3. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF NON–SHRINKING GROUT.
4. ALTERNATE VAULT AND CONFIGURATION MAY BE USED PROVIDED ALTERNATE VAULT AND/OR COVER SHOP DRAWINGS WERE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE VAULT AND/OR COVER BEING INSTALLED.
5. DUCTILE IRON PIPE IS REQUIRED THROUGH THE VAULT. NO PIPE JOINTS INSIDE OR WITHIN 12" OF THE VAULT.
6. THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
7. LARGER VAULTS WILL BE REQUIRED FOR PIPES LARGER THAN 12"

PIPE SIZE	MIN. VAULT SIZE
16"–24"	4'X5'
30"–42"	4'X6'

8. SHOP DRAWINGS ARE REQUIRED FOR CUSTOM MADE BRACKETS

POTABLE WATER MAIN UNDERGROUND AIR RELEASE VALVE AND VAULT IN NON–TRAFFIC AREAS OUTSIDE OF ROAD R/W * 28W



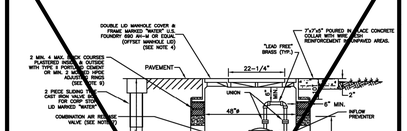
NOTES:

1. PRECAST 4000 P.S.I. TYPE II CONCRETE STRUCTURE. SHOP DRAWING IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO VAULT CONSTRUCTION AND/OR INSTALLATION.
2. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON–SHRINKING GROUT.
3. LIFT HOLES ARE PERMITTED.
4. ALL PIPE HOLES SHALL BE PRECAST.
5. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH A.S.T.M. C–478 LATEST STANDARD.
6. CONCRETE COLLAR REQUIRED WHEN MANHOLE IS OUTSIDE OF PAVEMENT, SEE DETAIL.
7. COMBINATION AIR RELEASE VALVE (ARV) SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED ALTHOUGH A 1" MINIMUM SIZED ARV IS REQUIRED ON POTABLE WATER MAIN INSTALLATIONS.
8. DUCTILE IRON PIPE IS REQUIRED THROUGH THE VAULT. NO PIPE JOINTS INSIDE OR WITHIN 18" OF THE MANHOLE.
9. THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAP WITH TWO WRAPS OF TEFLON TAPE.
10. POTABLE WATER MAINS 20" AND SMALLER, AN ALTERNATE VAULT AND COVER DESIGN MAY BE USED PROVIDED ALTERNATE VAULT AND/OR COVER SHOP DRAWINGS WERE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE VAULT AND/OR COVER BEING INSTALLED.
11. LARGER MANHOLES WILL BE REQUIRED FOR PIPES LARGER THAN 12"

PIPE SIZE	MIN. MANHOLE DIAMETER
16"–24"	60"
30"–42"	72"

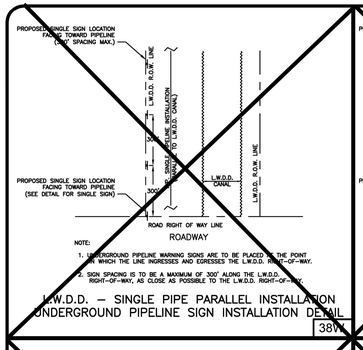
12. SHOP DRAWINGS ARE REQUIRED FOR CUSTOM MADE BRACKETS
13. MANHOLES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS.

POTABLE WATER MAIN AIR RELEASE MANHOLE IN PAVED AREAS AND ROAD R/W * 29W



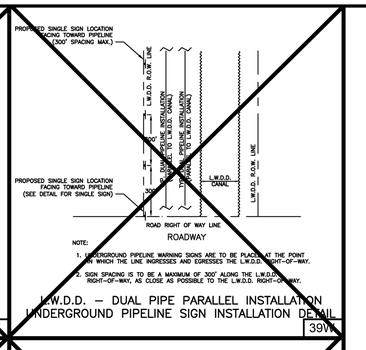
NOTES:

1. PRECAST MONOLITHIC POURED 4000 P.S.I. TYPE II CONCRETE STRUCTURE. SHOP DRAWING IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO VAULT CONSTRUCTION AND/OR INSTALLATION.
2. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON–SHRINKING GROUT.
3. ALL PIPE HOLES SHALL BE PRECAST.
4. ALTERNATIVE VAULT DESIGN MAY BE USED WITH AN APPROVED 72" DIAMETER HINGED MANHOLE COVER IF PROVIDED ALTERNATE VAULT AND/OR COVER SHOP DRAWING WAS SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE VAULT AND/OR COVER BEING INSTALLED.
5. ARV, TAP AND PIPING TO BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED.
6. COMBINATION AIR RELEASE VALVE (ARV) SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED ALTHOUGH A 1" MINIMUM SIZED ARV IS REQUIRED ON POTABLE WATER MAIN INSTALLATIONS.
7. SHOP DRAWING IS REQUIRED FOR REVIEW AND APPROVAL.
8. THREADED AREAS OF BRASS FITTINGS AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
9. IN LIEU OF BRICK WORK, APPROVED PRECAST CONCRETE ADJUSTING RINGS MAY BE USED. INSTALLATION SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS.
10. SHOP DRAWINGS ARE REQUIRED FOR CUSTOM MADE BRACKETS
11. PI



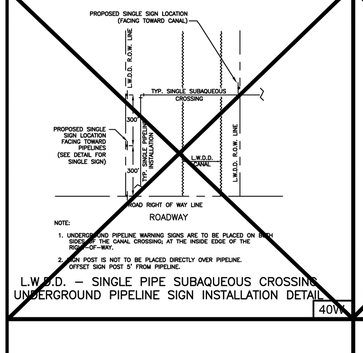
NOTE:
1. UNDERGROUND PIPELINE WARNING SIGNS ARE TO BE PLACED AT THE POINT IN WHICH THE LINE INGRESSES AND EGRESSES THE L.W.D.D. RIGHT-OF-WAY.
2. SIGN SPACING IS TO BE A MAXIMUM OF 300' ALONG THE L.W.D.D. RIGHT-OF-WAY, AS CLOSE AS POSSIBLE TO THE L.W.D.D. RIGHT-OF-WAY.

L.W.D.D. – SINGLE PIPE PARALLEL INSTALLATION UNDERGROUND PIPELINE SIGN INSTALLATION DETAIL 38W



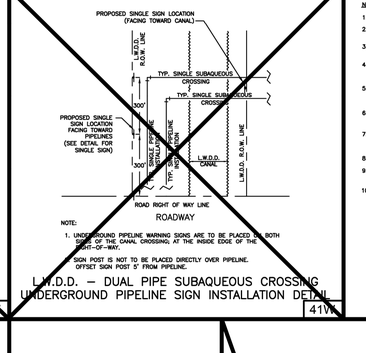
NOTE:
1. UNDERGROUND PIPELINE WARNING SIGNS ARE TO BE PLACED AT THE POINT IN WHICH THE LINE INGRESSES AND EGRESSES THE L.W.D.D. RIGHT-OF-WAY.
2. SIGN SPACING IS TO BE A MAXIMUM OF 300' ALONG THE L.W.D.D. RIGHT-OF-WAY, AS CLOSE AS POSSIBLE TO THE L.W.D.D. RIGHT-OF-WAY.

L.W.D.D. – DUAL PIPE PARALLEL INSTALLATION UNDERGROUND PIPELINE SIGN INSTALLATION DETAIL 39W



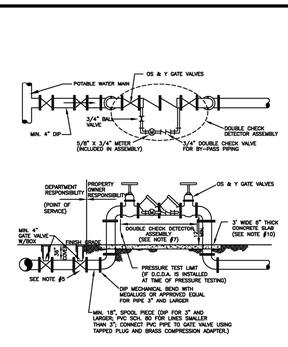
NOTE:
1. UNDERGROUND PIPELINE WARNING SIGNS ARE TO BE PLACED ON BOTH SIDES OF THE CANAL CROSSING, AT THE INSIDE EDGE OF THE RIGHT-OF-WAY.
2. SIGN POST IS NOT TO BE PLACED DIRECTLY OVER PIPELINE. OFFSET SIGN POST 5' FROM PIPELINE.

L.W.D.D. – SINGLE PIPE SUBAQUEOUS CROSSING UNDERGROUND PIPELINE SIGN INSTALLATION DETAIL 40W



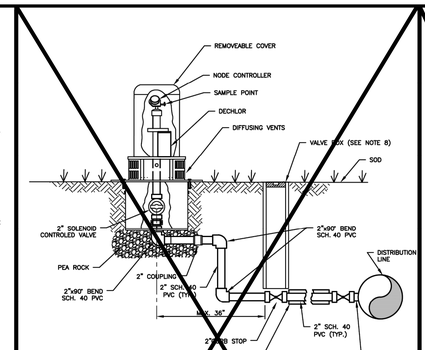
NOTE:
1. UNDERGROUND PIPELINE WARNING SIGNS ARE TO BE PLACED ON BOTH SIDES OF THE CANAL CROSSING, AT THE INSIDE EDGE OF THE RIGHT-OF-WAY.
2. SIGN POST IS NOT TO BE PLACED DIRECTLY OVER PIPELINE. OFFSET SIGN POST 5' FROM PIPELINE.

L.W.D.D. – DUAL PIPE SUBAQUEOUS CROSSING UNDERGROUND PIPELINE SIGN INSTALLATION DETAIL 41W



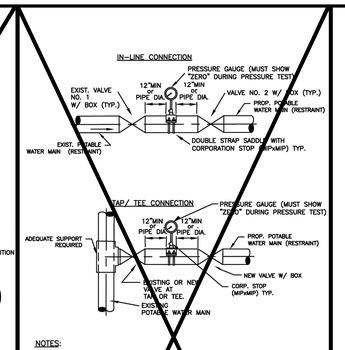
NOTES:
1. ALL PIPE AND FITTINGS UP TO THE D.C.D.A. SHALL BE DUCTILE IRON CEMENT LINED.
2. THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY THE DEPARTMENT PRIOR TO SERVICE ACTIVATION.
3. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.) OR THE A.S.S.E. (WITH ONE YEAR FIELD TESTING).
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND SUBSEQUENT TESTING OF THE DOUBLE CHECK DETECTOR ASSEMBLY BY A CERTIFIED BACKFLOW TECHNICIAN .
5. WHEN FIRE LINE LENGTH IS OVER ONE PIPE LENGTH, LINE SHALL BE TERMINATED WITH A GATE VALVE. (=POINT OF SERVICE), NO PIPE JOINTS / CONNECTIONS ARE PERMITTED BETWEEN POINT OF SERVICE AND VERTICAL 90° BEND
6. THE DESIGN SHALL MINIMIZE ANY POTENTIAL FOR WATER MAIN WITH NO FLOW. A FIRE HYDRANT LOCATED NEAR THE DOUBLE CHECK DETECTOR ASSEMBLY MAY BE REQUIRED FOR LONG, DEAD ENDING DEDICATED FIRE LINES.
7. AN APPROVED REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY SHALL BE REQUIRED FOR ALL FIRE SYSTEMS WITH STORAGE TANKS AND/OR AUXILIARY WATER SUPPLY.
8. TAMPER SWITCHES MAY BE REQUIRED BY THE FIRE MARSHALL.
9. PIPE MATERIAL ON THE CUSTOMER SIDE OF POINT OF SERVICE SHALL COMPLY WITH FIRE MARSHALL REQUIREMENTS
10. 3' WIDE 6" THICK CONCRETE SLAB IS RECOMMENDED FOR ASSEMBLY SMALLER THAN 4".

DOUBLE CHECK DETECTOR ASSEMBLY 32W



NOTES:
1. AUTOMATIC FLUSHING ASSEMBLY TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
2. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS, USE MIN. 4" DIAMETER BLACK IRON, PVC SCH 40, OR HDPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. CASING TO BE SEALED WITH CEMENT. CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
3. AUTOMATIC FLUSHING ASSEMBLY TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER MAIN WITHIN AN UTILITY EASEMENT OR ROAD RIGHT-OF-WAY WITH PRIOR DEPARTMENT APPROVAL. IF AUTOMATIC FLUSHING ASSEMBLY HOUSING IS INSTALLED IN ROAD RIGHT-OF-WAY, IT SHALL NOT INTERFERE WITH CLEAR ZONE REQUIREMENTS AS SPECIFIED BY ROAD OWNER.
4. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
5. ALL HARDWARE (I.E. BOLTS, ETC.) REQUIRED FOR ASSEMBLY INSTALLATION SHALL BE 304 STAINLESS STEEL.
6. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
7. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND AUTOMATIC FLUSHING ASSEMBLY PAD PERIMETER.
8. WHEN VALVE BOX IS LOCATED IN GRASS A CONCRETE COLLAR IS REQUIRED PER DEPARTMENT STANDARDS.

AUTOMATIC FLUSHING ASSEMBLY (TYPE A) * 43W



NOTES:
1. THE "ALTERNATIVE" PROCEDURE MUST BE APPROVED BY WUD IN ADVANCE. IT ALLOWS THE NEW PIPE TO BE PRESSURE TESTED PRIOR TO BACTERIOLOGICAL TESTING.
2. BOTH VALVES SHALL BE KEPT CLOSED EXCEPT FOR FILLING AND FLUSHING.
3. WUD SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
4. PRESSURE TEST PUMP MAY BE CONNECTED TO SERVICE LINE, FIRE HYDRANT OR BLOWOFF IN THE TESTED WATER MAIN. NO EXISTING TAPS ARE PERMITTED UNLESS UNAVOIDABLE.
5. GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST, HOLE TO BE PLUGGED AT SADDLE WITH BRASS PLUG. A BRASS TAP IS REQUIRED.
6. THREAD AREAS OF CORPORATION STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
7. ENSURE PROPER RESTRAINT OF EXISTING VALVE(S) AND PIPE PRIOR TO NEW CONNECTION.
8. SEE ALSO DETAIL FOR "STANDARD POTABLE WATER MAIN TIE-IN PROCEDURE"
9. RECORD DRAWINGS TO SHOW DATA FOR ALL TEST TAPS.
10. ALL BOLTS SHALL BE "LEAD FREE".

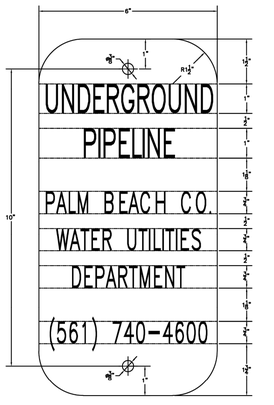
ALTERNATIVE WATER MAIN TIE–IN 42W

GENERAL NOTES

DEFINITIONS
1. DEPARTMENT – THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT.
2. CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
3. ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.

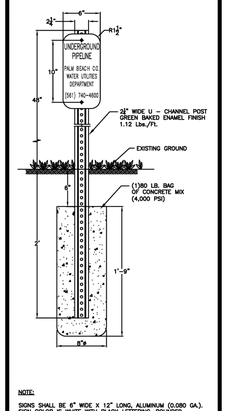
PROCEDURE
1. A PRE–CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER SYSTEM CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT PRIOR TO THE PRE–CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
3. FIVE (5) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE–CONSTRUCTION MEETING.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO PRECONSTRUCTION MEETING. (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THOSE MATERIALS TO THE JOB SITE.
7. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL CONFIRM AND INSTALL (IF NECESSARY) ADEQUATE MECHANICAL PIPE / JOINT RESTRAINTS ON EXISTING PIPES PRIOR TO CONNECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
10. THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24–48 HOURS IN ADVANCE.
11. NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE PRECEDING DOCUMENTS SHOULD BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
13. UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

PRESSURE PIPE NOTES
1. THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
2. DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED MATERIAL LIST. POTABLE WATER AND RECLAIMED WATER MAINS DIP SHALL BE CEMENT LINED. FORCE MAIN DIP SHALL BE CERAMIC EPOXY LINED.
3. PVC PRESSURE PIPE SHALL BE C–900, SDR–18, 150 PSI.
4. ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR APPROVED EPOXY LINING.
5. POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE–INCH (12") OR LARGER FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES OR ECCENTRIC PLUG VALVES (IF APPROVED IN ADVANCE BY DEPARTMENT). POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 10 INCHES SHALL BE BUTTERFLY VALVES.
6. ALL TRENCHING, PIPE–LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.



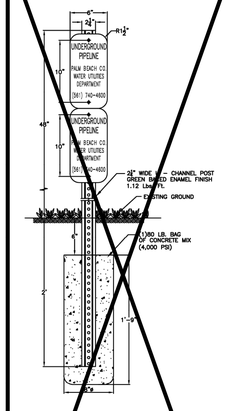
NOTE:
SIGN SHALL BE 6" WIDE X 12" LONG, ALUMINUM (0.080 GA.). SIGN COLOR IS WHITE WITH BLACK LETTERING. ROUNDED CORNERS (1.5" RAD.). 2 HOLES (3/8" DIAM.), 10" O.C.

UNDERGROUND PIPELINE SIGN DETAIL 35W



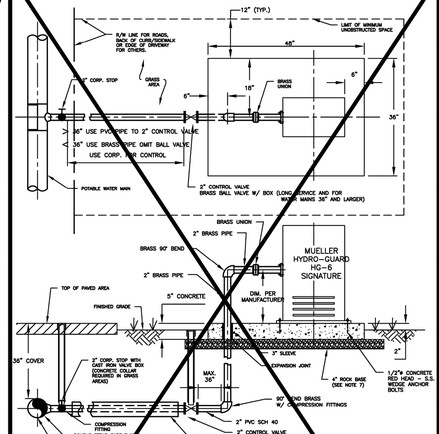
NOTE:
SIGNS SHALL BE 6" WIDE X 12" LONG, ALUMINUM (0.080 GA.). SIGN COLOR IS WHITE WITH BLACK LETTERING. ROUNDED CORNERS (1.5" RAD.). 2 HOLES (3/8" DIAM.), 10" O.C.

SINGLE UNDERGROUND PIPELINE SIGN DETAIL 36W



NOTES:
1. SIGNS SHALL BE 6" WIDE X 12" LONG, ALUMINUM (0.080 GA.). SIGN COLOR IS WHITE WITH BLACK LETTERING. ROUNDED CORNERS (1.5" RAD.), 2 HOLES (3/8" DIAM.), 10" O.C.
2. THE DUAL UNDERGROUND PIPELINE SIGN SHALL BE UTILIZED FOR TWO UNDERGROUND PIPELINES WITHIN THE L.W.D.D. RIGHT–OF–WAY.

DUAL UNDERGROUND PIPELINE SIGN DETAIL 37W



NOTES:
1. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN AUTOMATIC FLUSHING SYSTEM PAD AND ANY OBSTRUCTION.
2. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS, USE MIN. 4" DIAMETER BLACK IRON, PVC SCH 40, OR HDPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. CASING TO BE SEALED WITH CEMENT. CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
3. AUTOMATIC FLUSHING ASSEMBLY TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER MAIN.
4. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
5. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
6. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
7. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND AUTOMATIC FLUSHING ASSEMBLY PAD PERIMETER.

PRIOR DEPARTMENT APPROVAL REQUIRED BEFORE PROJECT BEING APPROVED FOR INSTALLATION.

AUTOMATIC FLUSHING ASSEMBLY (TYPE B) * 44W

MIN. LENGTH OF PIPE (FEET) TO BE RESTRAINED

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 350psi									
		4" ø	6" ø	8"	10"	12"	20"	24"	30"	42"	48"
90° HORIZ. BEND		14	20	25	30	35	45	54	62	88	112	124	137
45° HORIZ. BEND		6	8	11	13	15	19	22	26	41	46	51	57
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12	19	22	22	27
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6	10	11	12	13
90° VERT. OFFSET	UPPER BEND	29	41	53	64	74	95	115	134	214	246	266	304
	LOWER BEND	7	10	13	16	19	25	30	35	57	66	74	83
45° VERT. OFFSET	UPPER BEND	12	19	24	29	34	39	48	56	89	103	114	128
	LOWER BEND	3	4	6	7	8	10	12	15	23	27	31	34
22.5° VERT. OFFSET	UPPER BEND	5	9	12	14	17	19	23	27	43	49	55	60
	LOWER BEND	1	2	4	4	4	5	6	7	11	13	15	16
11.25° VERT. OFFSET	UPPER BEND	3	5	6	7	8	9	11	13	21	24	27	30
	LOWER BEND	1	1	2	2	2	2	3	3	5	6	7	8
PLUG (DEAD END)		32	45	59	70	83	107	129	151	214	246	276	304
IN–LINE VALVE		32	45	59	70	83	107	129	151	214	246	276	304
TEE (OUTLET RESTRAINED)	4"x ø	23	–	–	–	–	–	–	–	–	–	–	–
	6"x ø	21	35	–	–	–	–	–	–	–	–	–	–
	8"x ø	18	34	47	–	–	–	–	–	–	–	–	–
	10"x ø	16	32	46	59	–	–	–	–	–	–	–	–
	12"x ø	13	30	44	57	69	–	–	–	–	–	–	–
	16"x ø	7	28	41	55	67	90	–	–	–	–	–	–
	20"x ø	1	21	38	52	65	88	109	–	–	–	–	–
	24"x ø	1	16	34	49	62	86	108	129	–	–	–	–
	30"x ø	1	8	28	44	57	83	106	127	208	–	–	–
	36"x ø	1	1	22	39	54	80	103	124	206	240	–	–
	42"x ø	1	1	15	33	49	76	100	122	205	239	270	–
	48"x ø	1	1	7	28	44	73	97	120	203	238	269	298
REDUCER (USE LARGEST SIZE)	6"x ø	23	–	–	–	–	–	–	–	–	–	–	–
	8"x ø	38	25	–	–	–	–	–	–	–	–	–	–
	10"x ø	57	43	32	–	–	–	–	–	–	–	–	–
	12"x ø	72	60	41	–	–	–	–	–	–	–	–	–
	16"x ø	99	90	78	75	45	–	–	–	–	–	–	–
	20"x ø	123	119	107	105	81	45	–	–	–	–	–	–
	24"x ø	146	146	132	131	111	82	45	–	–	–	–	–
	30"x ø	209	204	197	188	177	153	116	75	–	–	–	–
	36"x ø	243	236	233	226	217	195	168	130	52	–	–	–
	42"x ø	272	270	265	259	252	234	211	183	135	72	–	–
	48"x ø	311	298	294	289	283	268	249	226	183	131	71	–

NOTES:
1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE–SAND; TEST PRESSURE–150 PSI/200 PSI; DEPTH OF BURY–3'
   TRENCH TYPE–3; SAFETY FACTOR– 1.5; VERTICAL OFFSET–0°
   MINIMUM PIPE LENGTH ALONG TEE RUN–5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND STEEL PIPE.
3. THE RESTRAINED PIPE LENGTHS SHOWN IN THE TABLE SHALL BE MINIMUMS.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.
5. MULTIPLY PIPE LENGTH BY 1.4 FOR POLYETHYLENE ENCASED PIPE.
6. RESTRAINED PIPE LENGTHS EQUAL TO AN "IN–LINE VALVE" CONDITION ARE REQUIRED AT EACH END OF A TRANSITION FROM HDPE PIPE TO OTHER PIPE MATERIALS.
7. DESIGN ENGINEER IS RESPONSIBLE TO PROPERLY SIZE THE RESTRAINT PIPE LENGTHS FOR THE PROJECT

MECHANICAL THRUST RESTRAINT MINIMUM PIPE LENGTHS 34W

MAXIMUM QUANTITY OF WATER (GALLONS PER HOUR) THAT MAY BE SUPPLIED TO MAINTAIN PRESSURE WITHIN 5 P.S.I. OF THE SPECIFIED TEST PRESSURE

(MECHANICAL OR PUSH–ON JOINT, 18 FT. NOMINAL LENGTHS, PER 1000 FT. OF PIPE)

AVG. TEST PRESSURE	PIPE DIAMETER (INCHES)												
PSI	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48
150	0.10	0.14	0.18	0.27	0.37	0.46	0.55	0.64	0.73	0.83	0.92	1.10	1.38	1.61	1.93	2.20
200	0.10	0.15	0.21	0.31	0.42	0.53	0.63	0.74	0.84	0.95	1.06	1.27	1.59	1.91	2.22	2.54

FORMULA BASIS: $L = \frac{(S) \times (D) \times (P)^{1/2}}{148,000} \times 1/2$

L = MAXIMUM QUANTITY OF WATER TO BE ADDED (GALLONS PER HOUR)
S = LENGTH OF PIPE TESTED (FEET)
D = DIAMETER OF PIPE (INCHES)
P = TEST PRESSURE (P.S.I.)

NOTES:
1. TO OBTAIN THE MAXIMUM QUANTITY OF WATER FOR PIPE WITH 20 FT. NOMINAL LENGTHS, MULTIPLY THE QUANTITY CALCULATED FROM THE TABLE BY 0.9
2. THE MAXIMUM QUANTITY OF ADDED WATER FOR A PIPELINE IS CALCULATED BY MULTIPLYING THE QUANTITY PER HOUR(S) OBTAINED FROM THE ABOVE TABLE, BY THE DURATION OF THE TEST IN HOURS,AND BY THE TOTAL LENGTH OF THE LINE BEING TESTED DIVIDED BY 1,000. IF THE LINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE MAXIMUM QUANTITY ADDED WILL BE THE SUM OF THE COMPUTED QUANTITIES FOR EACH SIZE.
3. MAXIMUM TEST LENGTH = 2,500 FEET PER SECTION.
4. THIS STANDARD SHALL REFLECT ANY REVISION OF AWWA C–600. HOWEVER, THE MAXIMUM QUANTITY OF WATER ADDED SHALL NOT EXCEED 50% OF THE RECOMMENDED LIMIT PER APPLICABLE AWWA C–600 STANDARD.
5. STANDARD TEST PRESSURE = 150 P.S.I. 200 P.S.I. FOR MAINS LARGER THAN 24"
6. PRESSURE TEST DURATION TO BE MIN. 2 HOURS.

POTABLE WATER MAIN PRESSURE TEST CRITERIA 31W

POTABLE WATER #4
STANDARD DETAILS

CONSULTANT:

IT'S THE LAW! CALL 48 HOURS BEFORE YOU DIG 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. UTILITIES NOTIFICATION CENTER

DESIGNED BY: WUD
DRAWN BY: M. BUCKNER
CHECKED BY: J. LAMMERT
APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416–6097

PROJECT NO. 00–000

PROJECT NAME

PALM BEACH COUNTY FLORIDA

PALM BEACH COUNTY WATER UTILITIES DEPARTMENT P.O. BOX 16097 WEST PALM BEACH, FL 33416 (561)493–6000

NO.	DATE	REVISION / REMARKS	BY
	JUNE 2019	GENERAL REVISION	J.L.

STD DETAILS

SHEET NUMBER 3 OF 6

SEAL

Feb 12, 2025

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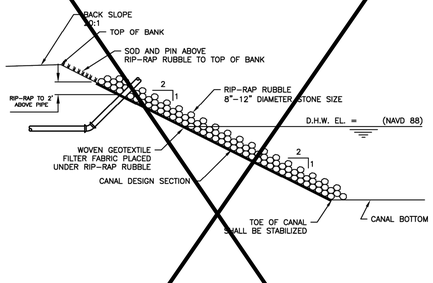
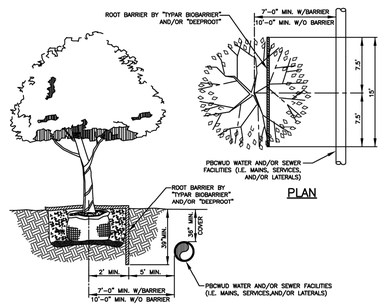


NOTES:

1. RIP-RAP RUBBLE AND ITS INSTALLATION MUST MEET CANAL OWNERSHIP SPECIFICATIONS AND PERMITTING REQUIREMENTS.
2. DUMP RUBBLE IN PLACE FORMING A COMPACT LAYER CONFORMING TO THE CANAL DESIGN SECTION SLOPE. ENSURE THAT RUBBLE DOES NOT SEGREGATE SO THAT SMALLER PIECES EVENLY FILL THE VOIDS BETWEEN LAGER PIECES.
3. ANY ALTERNATIVE DESIGN WILL BE CONSIDERED AND MUST RECEIVE PRIOR APPROVAL FROM THE CANAL PROPERTY OWNER.

RIP-RAP RUBBLE DETAIL ✳ 45W

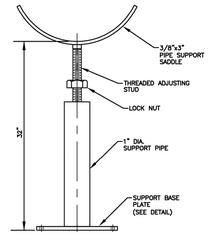


SECTION

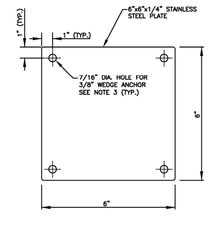
NOTES:

1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.
4. SOD ONLY SHALL BE INSTALLED WITHIN 5.0' MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.

LANDSCAPE AND ROOT BARRIER DETAIL ✳ 46W



PIPE SUPPORT



SUPPORT BASE PLATE DETAIL

NOTES:

1. SHOP DRAWING FOR THE METER ASSEMBLY PIPE SUPPORT IS REQUIRED TO BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT PRIOR TO THE PIPE SUPPORT BEING CONSTRUCTED AND/OR INSTALLED. ALL PIPE SUPPORTS FOR EACH METER ASSEMBLY INSTALLATION SHALL BE THE SAME.
2. ALL PIPE SUPPORT MATERIALS AND MOUNTING HARDWARE ARE REQUIRED TO BE 304 STAINLESS STEEL.
3. THE REQUIRED WEDGE ANCHORS FOR EACH SUPPORT SHALL BE 3/8" DIAMETER WITH NOMINAL EMBEDMENT OF 2-3/8". EACH ANCHOR SHALL HAVE A WASHER, LOCK WASHER, AND NUT.

ABOVE GROUND WATER METER INSTALLATION PIPE SUPPORT ✳ 47W

POTABLE WATER #5
STANDARD DETAILS

CONSULTANT:

IT'S THE LAW ! CALL 48 HOURS BEFORE YOU DIG 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. UTILITIES NOTIFICATION CENTER

DESIGNED BY: WUD
DRAWN BY: M. BUCKNER
CHECKED BY: J. LAMMERT
APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416-6097

Feb 12, 2025

PROJECT NO. 00-000

PROJECT NAME

PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)493-6000

NO.	DATE	REVISION / REMARKS	BY
	JUNE, 2019	GENERAL REVISION	J.L.

STD DETAILS

SHEET NUMBER 4 OF 6

SEAL

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PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

03/01/25	DRC SUBMITTAL SET
08/01/25	DRC RE-SUBMITTAL SET
11/04/25	DRC RE-SUBMITTAL SET
04/01/26	DRC RE-SUBMITTAL SET
06/05/26	DRC RE-SUBMITTAL SET

DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

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Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Jason L. James, State of Florida, Professional Engineer, License No. 76936 This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

JASON LEOPOLD JAMES LICENSE No. 76936 STATE OF FLORIDA PROFESSIONAL ENGINEER

JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

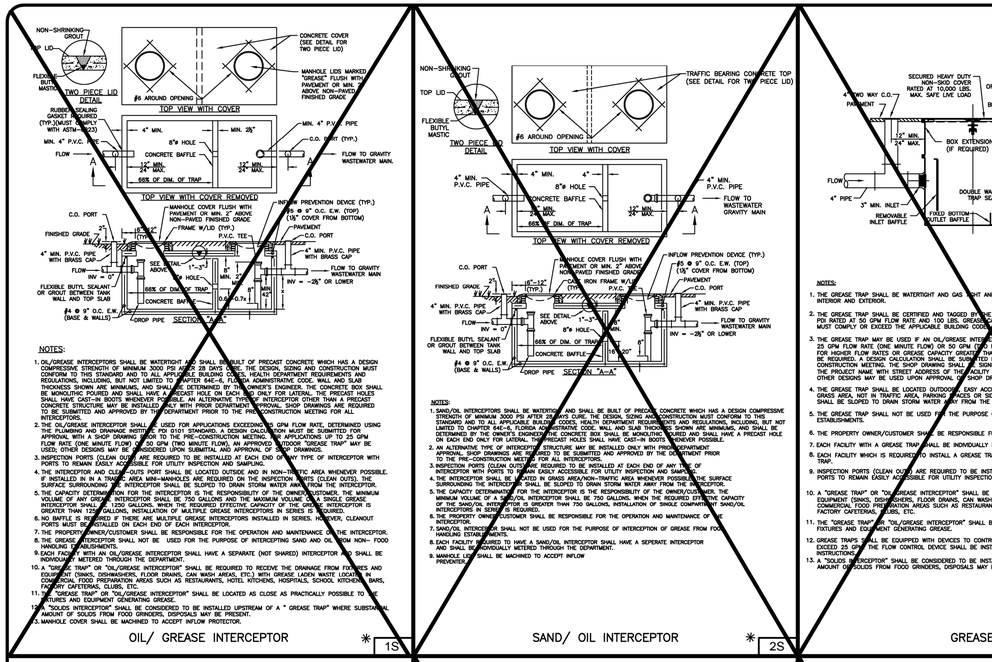
PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

PBC WATER UTILITIES DETAILS

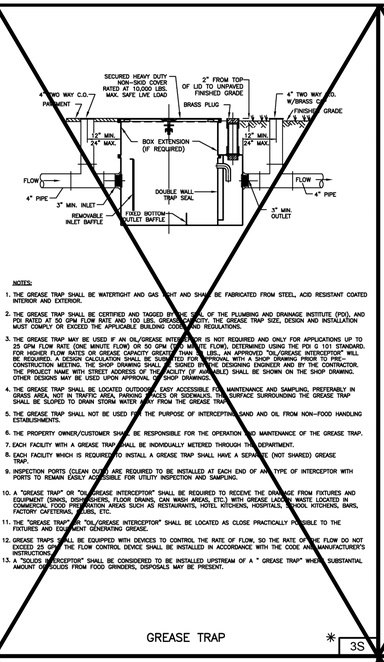
C04.4

D34763

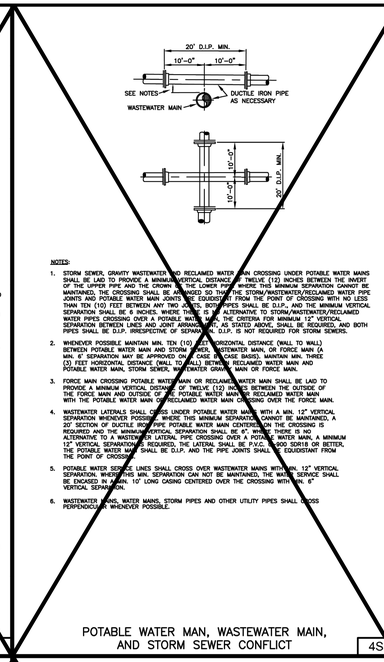


OIL/ GREASE INTERCEPTOR * 1S

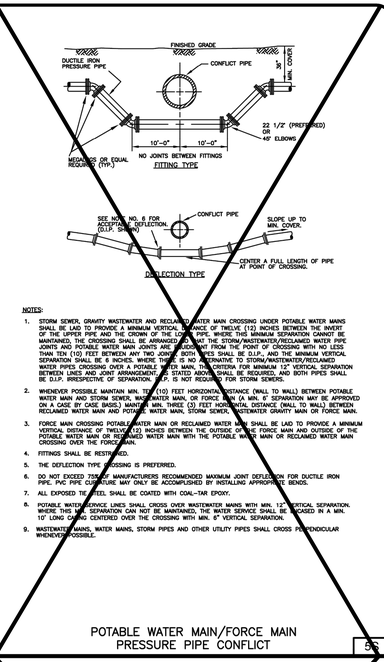
SAND/ OIL INTERCEPTOR * 2S



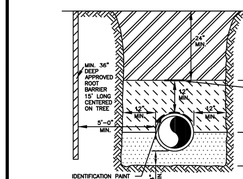
GREASE TRAP * 3S



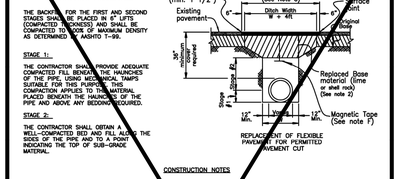
POTABLE WATER MAN, WASTEWATER MAIN, AND STORM SEWER CONFLICT 4S

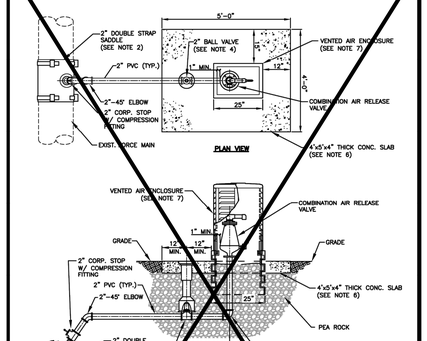


POTABLE WATER MAIN/FORCE MAIN PRESSURE PIPE CONFLICT 5S



TYPICAL TRENCH DETAIL
ROOT BARRIER INSTALLATION 8S

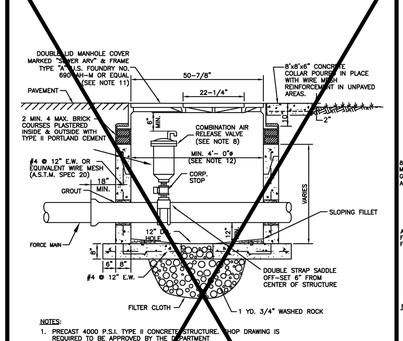

CONSTRUCTION PROCEDURES
THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LIFTS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
STAGE 1:
THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.
STAGE 2:
THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.
Match existing pavement (min. 1 1/2")
Existing pavement
Surface Replacement (See Note 5)
Ditch Width W + 4ft
6"
Surface Joint
Original Base
36" (min.) recessed
Replacement Base (See note 2)
Identification Tape (See note F)
Dia. Varies
Slope 1:1
12" Min.
Magnetic Tape (See note F)
REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT
CONSTRUCTION NOTES
1) BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" – 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2) REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
4) BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LIFTS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5) SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
6) PIPE SHALL BE PLACED IN A DRY TRENCH.
GENERAL NOTES
A) ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PALM EL.-0-3606.
B) DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THE FIELD REVIEW.
C) ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
D) IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
E) FOR THE FINAL RESTOR



NOTES:

1. OFF-SET DISTANCE VARIES ON LOCATION OF FORCE MAIN TO ARV ENCLOSURE IN NO CASE SHALL THE OFF-SET DISTANCE EXCEED 10' UNLESS OTHERWISE APPROVED BY THE DEPARTMENT PRIOR TO INSTALLATION.
2. 2" DOUBLE STRAP SADDLE TO BE INSTALLED ON A 45 DEGREE ANGLE IN THE DIRECTION OF THE OFF-SET ARV ENCLOSURE.
3. ALL PVC PIPING AND FITTINGS TO BE SCHEDULE 80.
4. 2" BALL VALVE AND CORPORATION STOP SHALL BE BRASS WITH COMPRESSION FITTINGS ON EACH END.
5. ALL FITTINGS AND VALVES SHALL BE COMPRESSION TYPE.
6. CONCRETE PAD FOR WATER METER ASSEMBLY SHALL BE 4" THICK WITH WIRE MESH (4"x4") CONCRETE PAD IS REQUIRED TO BE BROOM FINISHED.
7. VENTED ENCLOSURE SHALL BE CHANNELL COMPANY #SPH1420, SEE APPROVED MATERIALS AND EQUIPMENT LIST. ENCLOSURE SHALL BE CAPABLE OF ALLOWING THE SAME AMOUNT OF AIR FLOW AS THE ARV.
8. ONLY FORCE MAIN OFF-SET ARV REQUIRES PREVIOUS DEPARTMENT APPROVAL PRIOR TO INSTALLATION.

FORCE MAIN AIR RELEASE VALVE W/ VENTED AIR ENCLOSURE * 85S



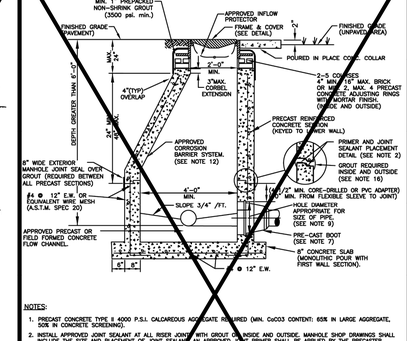
NOTES:

1. PRECAST 4000 P.S.I. TYPE II CONCRETE STRUCTURE. SHOP DRAWING IS REQUIRED TO BE APPROVED BY THE DEPARTMENT
2. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
3. LIFT HOLES ARE PERMITTED.
4. ALL PIPE HOLES SHALL BE PRECAST.
5. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH A.S.T.M. C-478 LATEST STANDARD.
6. COAT INSIDE WITH AN APPROVED PROTECTIVE CORROSION BARRIER SYSTEM.
7. CONCRETE COLLAR REQUIRED WHEN MANHOLE IS OUTSIDE OF PAVEMENT, SEE DETAIL.
8. COMBINATION AIR RELEASE VALVE (ARV) SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED. ALTHOUGH A 2" MINIMUM SIZED ARV IS REQUIRED ON FORCE MAIN INSTALLATIONS.
9. DUCTILE IRON PIPE IS REQUIRED THROUGH THE MANHOLE. NO PIPE JOINTS INSIDE THE MANHOLE.
10. THREADED AREAS OF CORPORATION STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
11. FORCE MAINS 12" AND SMALLER, AN ALTERNATIVE VAULT AND COVER DESIGN MAY BE USED PROVIDED ALTERNATE VAULT AND/OR COVER SHOP DRAWINGS WERE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE VAULT AND/OR COVER BEING INSTALLED.
12. LARGER MANHOLES WILL BE REQUIRED FOR PIPES LARGER THAN 12"

PIPE SIZE	MIN. MANHOLE DIAMETER
16"-24"	60"
30"-42"	72"

13. MANHOLES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS.

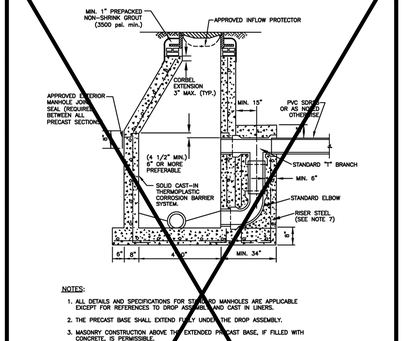
FORCE MAIN AIR RELEASE VALVE AND MANHOLE IN PAVED AREAS AND ROAD R/W * 40S



NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I. CALCAREOUS AGGREGATE REQUIRED (MIN. CaCO3 CONTENT: 65% IN LARGE AGGREGATE, 50% IN CONCRETE SCREENING).
2. INSTALL APPROVED JOINT SEALANT AT ALL RISER JOINTS WITH GROUT ON INSIDE AND OUTSIDE. MANHOLE SHOP DRAWINGS SHALL INCLUDE THE SIZE AND PLACEMENT OF JOINT SEALANT AN APPROVED JOINT PRIMER SHALL BE APPLIED BY THE PRECASTER (TONGUE SECTION ONLY).
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE PRECAST OR FIELD CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL)
5. LIFT HOLES ARE PERMITTED.
6. ALL PIPE HOLES SHALL BE PRECAST OR CORE – DRILLED.
7. A. FOR PVC PIPE ENTERING MANHOLE WITH PRECAST HOLES USE THE APPROVED, PRECASTED FLEXIBLE MANHOLE SLEEVE FOR THE APPROPRIATE PIPE DIAMETER AND EXPANSION RATIO. DOUBLE SEALING IS REQUIRED FOR FLEXIBLE MANHOLE SLEEVE.
   B. CONNECTION TO A MANHOLE WITH A CORE DRILLED HOLE SHALL BE MADE USING A MIN. PVC C900 DR 18 AND THE APPROVED PVC-MANHOLE ADAPTER. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
   C. THE INSIDE AND OUTSIDE SPACE BETWEEN PIPE AND MANHOLE WALL SHALL BE FILLED WITH GROUT
8. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 2.0 FEET AND NOT CONSTRUCTED TO EXCEED 2.5 FEET. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
9. 8" DIAMETER PIPE: 15" HOLE FOR PVC – 10" DIAMETER PIPE: 17" HOLE FOR PVC.
10. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
11. MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND A SERVICE WYE.
12. MANHOLES TO BE COATED INSIDE WITH AN APPROVED CORROSION BARRIER SYSTEM. SOLID THERMOPLASTIC CAST-IN LINER IS REQUIRED FOR LAST MANHOLE PRIOR TO LIFT STATION, MANHOLES DEEPER THAN 14 FT., MANHOLES WITH OUTSIDE DROP, AND MANHOLES WITH A FORCE MAIN CONNECTION. (SEE APPROPRIATE DETAILS)
13. APPROVED INFLOW PROTECTORS ARE REQUIRED.
14. MANHOLES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS.
15. SPECIAL PRE-APPROVED GROUT IS REQUIRED FOR PRECAST STRUCTURES WITH ANTIMICROBIAL ADMIXTURE.

STANDARD MANHOLE 13S



NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY AND CAST IN LINERS.
2. THE PRECAST BASE SHALL EXTEND FULLY UNDER THE DROP ASSEMBLY.
3. MASONRY CONSTRUCTION ABOVE THE EXTENDED PRECAST BASE, IF FILLED WITH CONCRETE, IS PERMISSIBLE.
4. BRICK AND CONCRETE RUBBLE ARE PERMITTED AS FILLER IN DROP ENCASEMENT.
5. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN EFFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.4 FOOT DROP.
6. PVC SDR 26 PIPE WITH PVC SDR 35 FITTINGS SHALL BE UTILIZED IN THE DROP ASSEMBLY.
7. RISER STEEL TO BE CAST IN PLACE WITH BASE (4 RODS) OR 4 – 1/2" DIA. COIL LOOP INSERTS CAST IN PLACE WITH BASE (TO BE USED WITH 1/2" COIL RODS). COIL LOOP INSERTS TO BE "DAYTON SUPERIOR" B16, 1/2"X 4" OR APPROVED EQUAL.

DROP CONNECTION PRECAST MANHOLE 15S

DEFINITIONS

1. DEPARTMENT – THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT.
2. CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
3. ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.

PROCEDURE

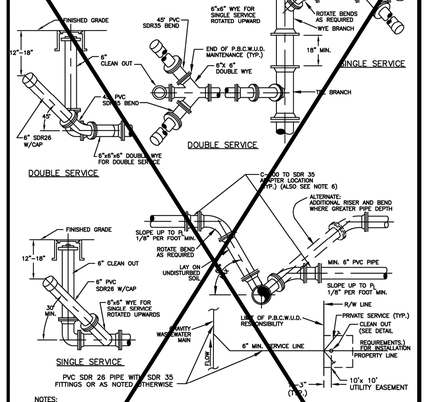
1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER SYSTEM CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT AT THE PRE-CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
3. FIVE (5) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO PRECONSTRUCTION MEETING. (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL AND SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
7. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY ALLEVIATES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL CONFIRM AND INSTALL (IF NECESSARY) ADEQUATE MECHANICAL PIPE / JOINT RESTRAINT ON EXISTING PIPES PRIOR TO CONNECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
10. THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24–48 HOURS IN ADVANCE.
11. NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE PRECEDING DOCUMENTS SHOULD BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
13. UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

PRESSURE PIPE NOTES

1. THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
2. DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S STANDARDS. DIP SHALL BE CEMENT LINED. ALL FITTINGS FOR WATER MAINS DIP SHALL BE CEMENT LINED. ALL FITTINGS SHALL BE CEMENT OR TAR LINED.
3. PVC PRESSURE PIPE SHALL BE C-900, SDR–18, 150 PSI.
4. ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR APPROVED EPOXY LINING.
5. POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE–INCH (12") OR LARGER FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES OR ECCENTRIC PLUG VALVES (OF APPROVED IN ADVANCE BY DEPARTMENT). POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 10 INCHES SHALL BE BUTTERFLY VALVES.
6. ALL TRENCHING, PIPE–LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.

GRAVITY SEWER NOTES

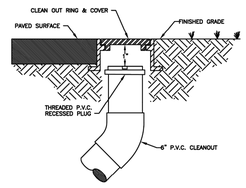
1. MANHOLES AND OTHER CASTINGS SHALL BE INSPECTED BY THE DEPARTMENT BEFORE PLACEMENT AND BEFORE APPLICATION OF THE CORROSION BARRIER SYSTEM (IF APPLICABLE).
2. ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE OR CORED IN FIELD.
3. ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE, AND SHALL REST ON A FIRM, CAREFULLY GRADED SUBGRADE, WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.
4. PVC WASTEWATER GRAVITY PIPE SHALL CONFORM TO ASTM D–3034, SDR 26 WITH PVC SDR 35 FITTINGS, OR PVC C–900 SDR 18, PIPE AND FITTINGS, WITH PUSH–ON RUBBER GASKET JOINTS.
5. D.I.P GRAVITY SEWER PIPE SHALL BE PRESSURE CLASS 350, EPOXY LINED.
6. THE COMPLETED GRAVITY WASTEWATER SYSTEM SHALL BE INSPECTED BY THE DEPARTMENT TO VERIFY ALIGNMENT AND INTEGRITY. THERE SHALL BE NO LEAKAGE. ALL MAINS SHALL BE LAMPED, SHOWING A FULL CIRCLE OF LIGHT. DURING THESE INSPECTIONS, THE MAIN SHALL BE CLEAN AND DRY.



NOTES:

1. MIN. 3" AND 5" MAX. DEPTH IS REQUIRED, UNLESS PLANS SHOW OTHERWISE, FOR SERVICE LATERAL WYE AT THE CLEAN OUT ENDING THE P.B.C.W.U.D. OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
2. CLEAN OUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION.
3. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
4. CLEAN OUTS DESIGNATING THE END OF THE DEPARTMENT'S MAINTENANCE RESPONSIBILITY SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT–OF WAY DEDICATED FOR UTILITIES.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEAN OUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
6. SEE MINIMUM SEPARATION STATEMENT FOR P.V.C. C–900 SDR 18 PIPE MATERIAL REQUIREMENTS AT WASTEWATER LATERAL/POTABLE WATER MAIN CROSSINGS.
7. ALONG STREETS WITH ADJACENT NON–EXCLUSIVE UTILITY EASEMENT, THE CLEANOUT ENDING PBCWUD MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED 1'–3" INTO THE UTILITY EASEMENT.
8. MIN. 3' HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN CLEANOUTS AND EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHTPOLES, TRANSFORMERS, POWER POLES.

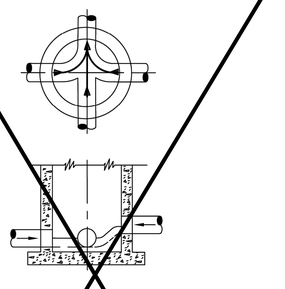
TYPICAL WASTEWATER SERVICE CONNECTION 12S



NOTES:

1. CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE, MIN. 3' FROM EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, OR POWER POLES.
2. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. THE COVER TO BE MARKED "S".
4. CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
6. A CONCRETE COLLAR MAY BE REQUIRED IF CLEANOUT IS LOCATED BETWEEN DRIVEWAYS. A SPECIAL CONSTRUCTION DETAIL WILL BE REQUIRED.
7. ALONG STREETS WITH ADJACENT NON–EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS ENDING PBCWUD MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED MIN. 12", MAX. 18" INTO THE EASEMENT.

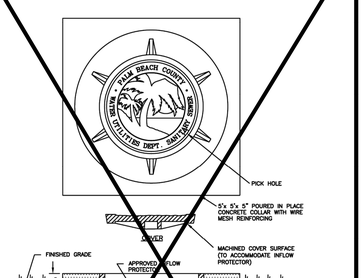
TYPICAL CLEANOUT INSTALLATION 11S



NOTES:

1. PROPERLY SHAPED INVERT CHANNELS AND SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
2. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
3. APPROVED PRECAST POLYPROPYLENE OR FIBER REINFORCED POLYMER (FRP) FLOW CHANNELS WITH INTEGRATED PIPE INVERTS (SEE SEPARATE DETAIL). PRECAST CONCRETE FLOW CHANNELS, OR FIELD INSTALLED CONCRETE FLOW CHANNELS ARE REQUIRED.
4. SIDEWALLS OF FLOW CHANNELS SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
5. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 SEGMENTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.
6. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION UNLESS PRECAST THERMOPLASTIC BASELINER IS USED. THE FIELD APPLIED CORROSION BARRIER MAY NOT BE APPLIED TO THE FLOW CHANNEL.

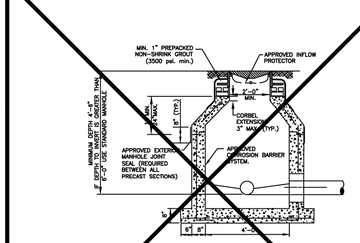
INVERT FLOW CHANNELS 16S



NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. STANDARD FRAME AND COVER SIZE SHALL BE SEVEN INCHES (7"). A 4" FRAME MAY ONLY BE USED WITH PRIOR APPROVAL.
3. A STEEL MANHOLE RISER, APPROVED PRECAST CONCRETE ADJUSTING RINGS OR ADDITIONAL BRICKS MAY BE USED TO ELEVATE EXISTING MANHOLE COVERS TO RESURFACED GRADE (MAX. 4" HEIGHT).
4. COVER SHALL FIT FLUSH WITH THE FRAME WITH THE INFLOW PROTECTOR INSTALLED.

GRAVITY SEWER MANHOLE FRAME & COVER 17S



NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

SHALLOW MANHOLE 14S

WASTEWATER #2
STANDARD DETAILS

CONSULTANT:

DESIGNED BY:	WUD	
DRAWN BY:	M. BUCKNER	Palm Beach County
CHECKED BY:	J. LAMMERT	Water Utilities Department
APPROVED BY:	WUD	P.O.Box 16097
		West Palm Beach, FL 33416–6097

PROJECT NO. 00–000

PROJECT NAME

PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)493–6000

NO.	DATE	REVISION / REMARKS	BY
1	JUNE 2019	GENERAL REVISION	J.E.

STD DETAILS

SHEET NUMBER 6 OF 6

SEAL

Feb 12, 2025

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DRAWN BY: L. YOUNG

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Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

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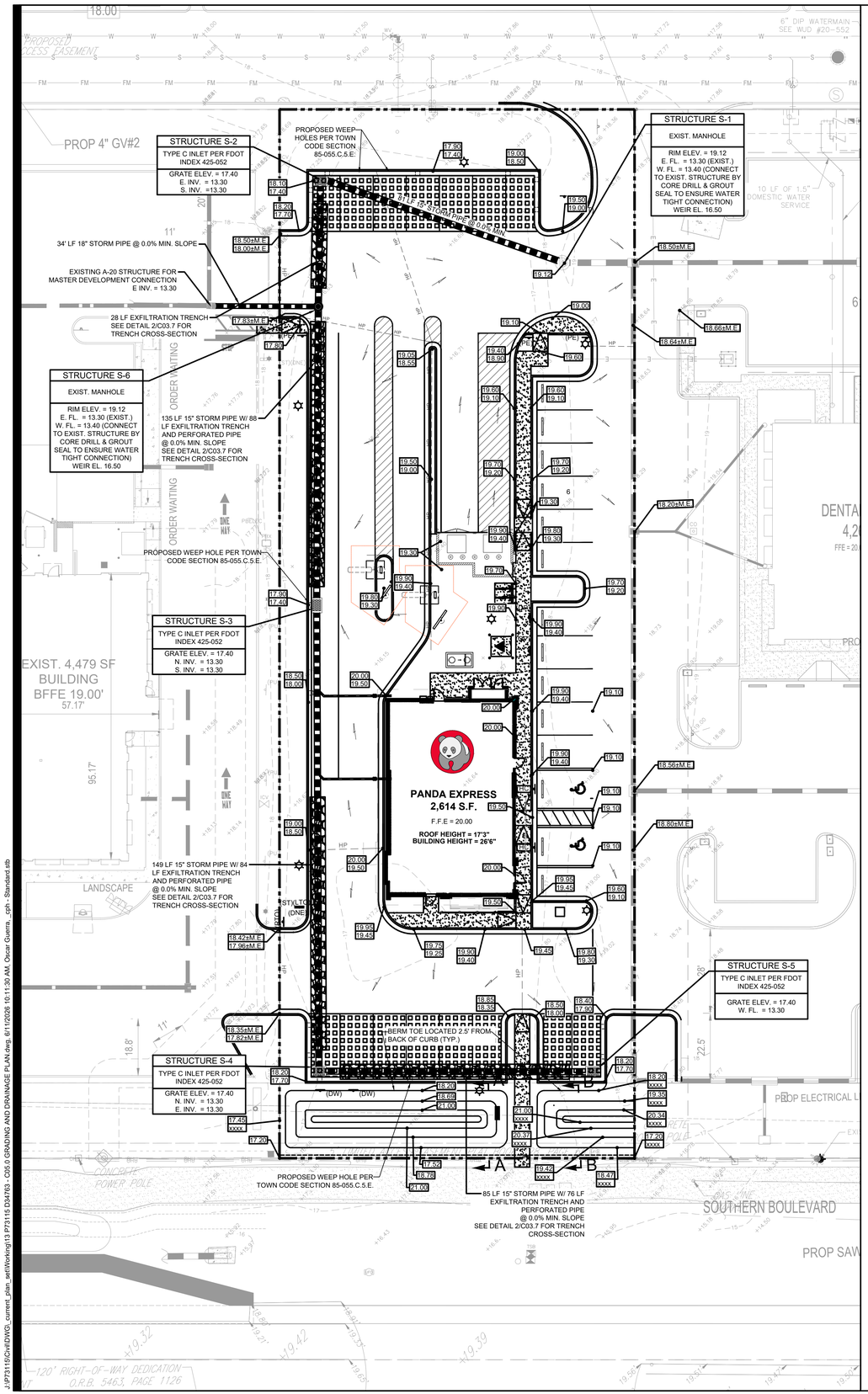
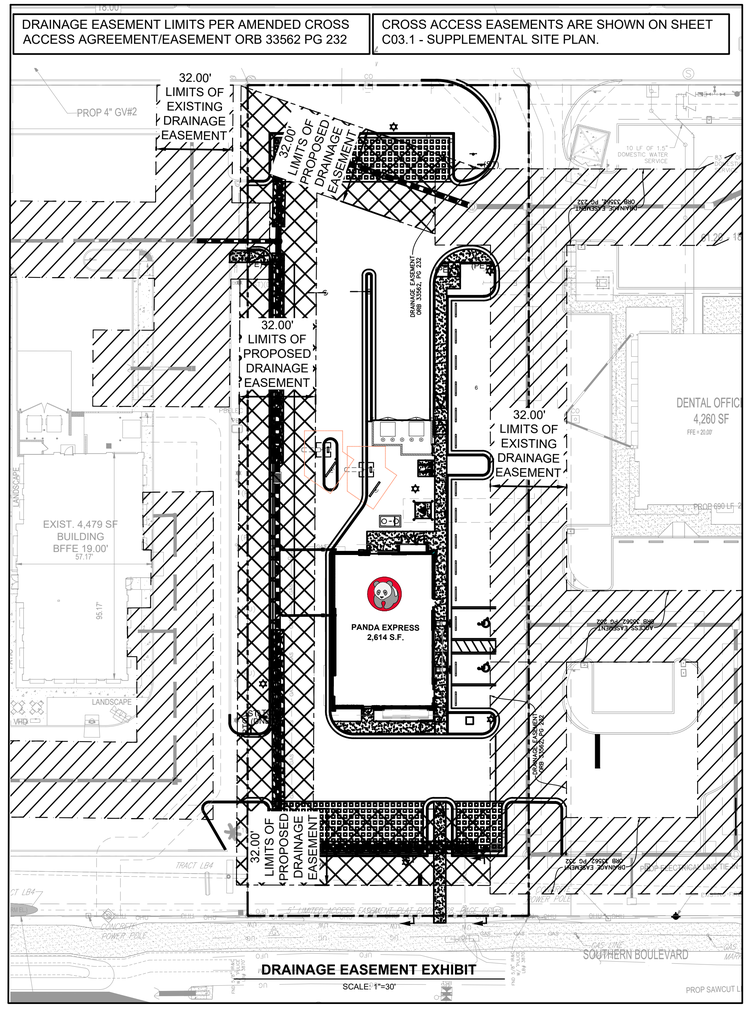
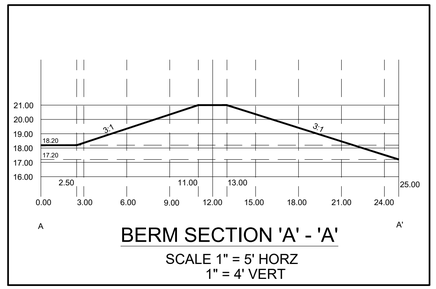
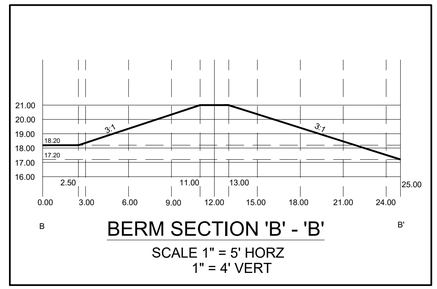
PBC WATER UTILITIES DETAILS

C04.6









GRADING & DRAINAGE LEGEND

- PROPOSED STORM LINE
- PROPOSED HIGH POINT
- MATCH EXISTING PAVEMENT ELEV.
- PROPOSED PAVEMENT ELEV.
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING LIMITS OF DRAINAGE EASEMENT
- PROPOSED LIMITS OF DRAINAGE EASEMENT
- PERVIOUS PAVERS
- LIMITS OF PROPOSED REMOVAL OF EXISTING PAVEMENT AND CURBING
- LIMITS OF PROPOSED DRAINAGE EASEMENT

GRADING & DRAINAGE NOTES

1. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
2. SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%
3. MAXIMUM CUT OF FILL SLOPES IS 2H:1V.
4. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
5. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6-INCH) AND COMPACTED TO AT LEAST 100 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A STATE REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
6. LENGTH OF RIP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
7. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.

HYDROLOGY STATEMENT

ONSITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED DRAINAGE INLETS AND STORM PIPE SYSTEM TO BE FULLY CAPABLE OF HANDLING ALL DESIGN STORMWATER EVENTS ON-SITE WITHIN AN EXFILTRATION TRENCH DRAINAGE SYSTEM. TO PROVIDE AN ADDITIONAL LEVEL OF REDUNDANCY, A CONNECTION TO THE MASTER DRAINAGE SYSTEM HAS BEEN PROPOSED TO ALLOW EXCESS STORMWATER TO LEAVE THE SITE AS NEEDED.

STORM SYSTEM NOTES

1. ALL PIPES IN LEGEND SPECIFIED AS "STORM PIPE" SHALL BE SELECTED FROM THE FOLLOWING:
   RCP PIPE SHALL COMPLY WITH ASTM C76
   ERCP PIPE SHALL COMPLY WITH ASTM C507
   HDPE PIPE SHALL COMPLY WITH ASTM 3350
   PVC PIPE SHALL COMPLY WITH ASTM 3034, SDR 35
2. FOR INLET BOTTOMS & SUPPLEMENTAL DETAILS SEE FDOT DESIGN STANDARDS MANUAL.
3. ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, TOPS, RINGS AND COVERS, ETC. AS APPLICABLE.
4. ALL PROPOSED INLET GRATES SHALL BE H20 TRAFFIC BEARING RETICULINE STEEL.
5. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.

BUILDING AREA NOTES

1. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; i.e. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC... WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-1).
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

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Telephone: 626.799.9898
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PANDA PROJECT #: D34763
PANDA STORE #: 5056
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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
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Sanford, FL 32771
Ph: 407.322.6841

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GRADING & DRAINAGE PLAN

C05.0

D34763

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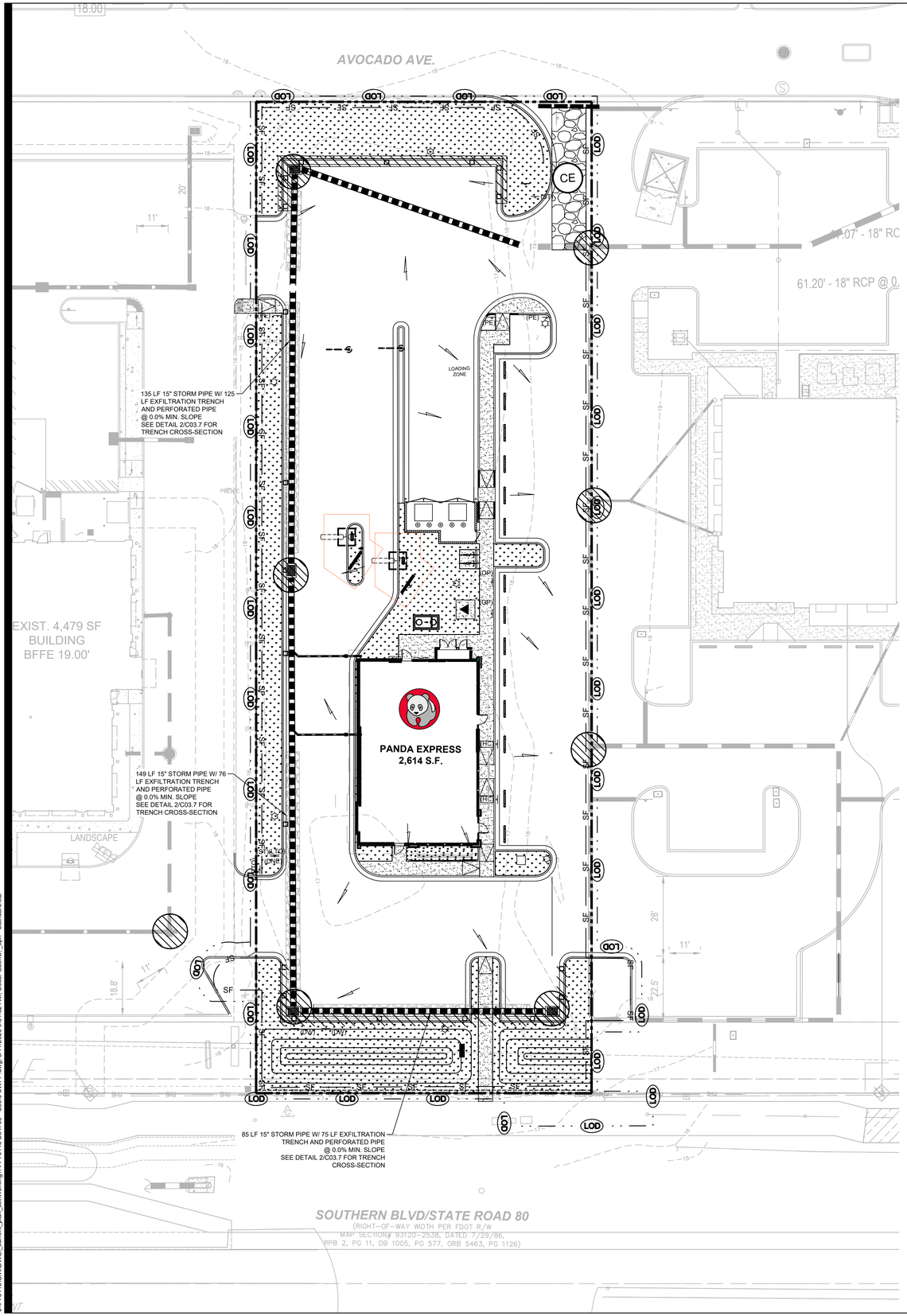
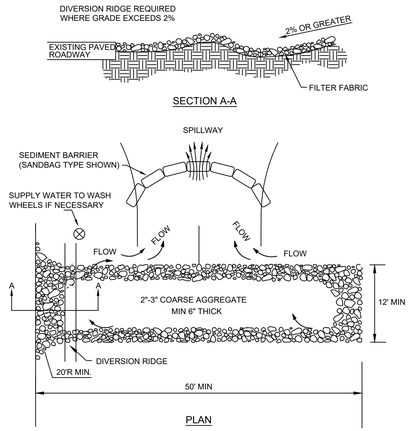




NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION EXIT DETAIL
N.T.S.

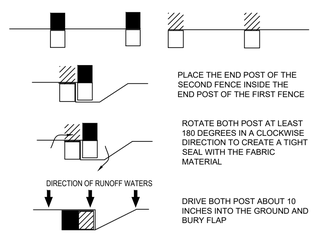
LEGEND

- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION). SEE CITY DETAIL SHEET C4.1
- SOIL BOUNDARY
- BARRICADE (AT ALL ENTRANCE LOCATIONS W/O TEMPORARY CONSTRUCTION ACCESS)
- INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION) SEE CITY DETAIL SHEET C4.1
- PERMANENT SEEDING/ VEGETATION
- X — SOIL TYPE: x

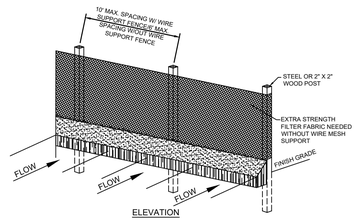
ACREAGE SUMMARY	
TOTAL SITE AREA	0.94 AC.
TOTAL DISTURBED AREA	1.02 AC.

NOTE:

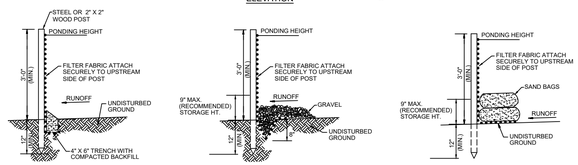
NO CONTAMINATION ON THIS SITE, NOR WITHIN 500' OF SITE.



ATTACHING TWO SILT FENCES
N.T.S.



NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



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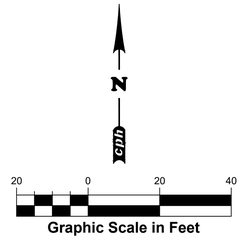

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Telephone: 626.799.9898
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500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

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JASON LEOPOLD JAMES LICENSE No. 76936 STATE OF FLORIDA PROFESSIONAL ENGINEER

JASON L. JAMES, P.E.
FL. P.E. No. 76936
06/11/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

SWPP PLAN
C06.0

D34763

J:\P73115\Civil\DWG_current_plan_set\Working\14 P73115 D34763 - C06.0 SWPP.dwg, 6/11/2026 9:51:02 AM, Oscar Guerra, , cph - Standard.stb

EROSION AND SEDIMENTATION CONTROL NOTES

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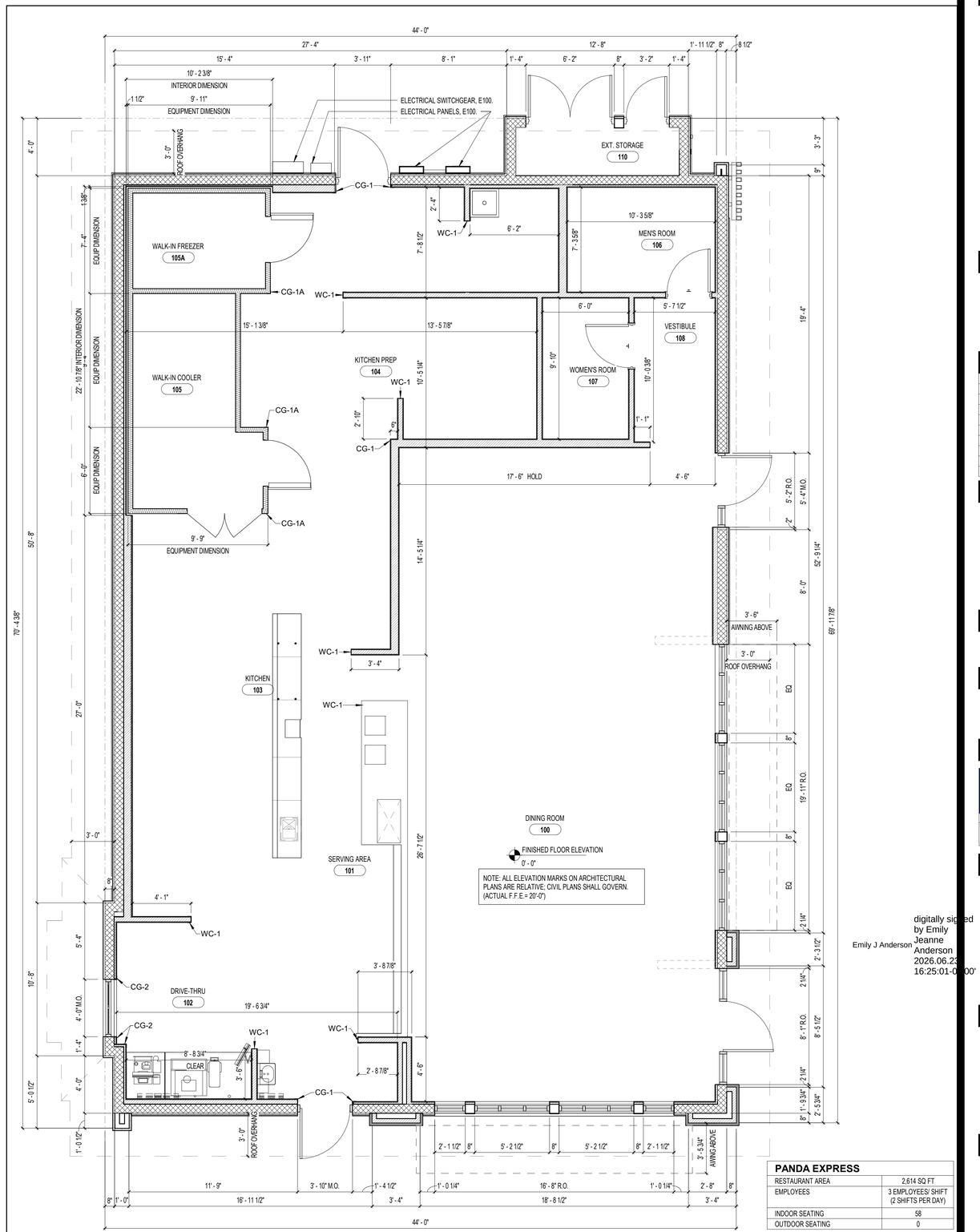
ROOM AREA SCHEDULE

ROOM NO.	ROOM NAME	APPROXIMATE ROOM LENGTH	APPROXIMATE ROOM WIDTH	AREA
100	DINING ROOM	45' - 7"	22' - 6"	930 SF
101	SERVING AREA	22' - 6"	7' - 1"	158 SF
102	DRIVE-THRU	12' - 4"	19' - 7"	182 SF
103	KITCHEN	28' - 1"	18' - 0"	421 SF
104	KITCHEN PREP	15' - 0"	20' - 8"	391 SF
105	WALK-IN COOLER	15' - 0"	9' - 3"	118 SF
105A	WALK-IN FREEZER	6' - 8"	9' - 3"	62 SF
106	MEN'S ROOM	7' - 4"	10' - 4"	75 SF
107	WOMEN'S ROOM	9' - 10"	6' - 0"	59 SF
108	VESTIBULE	10' - 0"	5' - 8"	59 SF
110	EXT. STORAGE	3' - 4"	11' - 5"	38 SF

NOTE: AREAS SHOWN MAY NOT ADD UP TO TOTAL DUE TO PARTIAL WALL INCLUSION.



PANDA EXPRESS	
RESTAURANT AREA	2,614 SQ FT
EMPLOYEES	3 EMPLOYEES/ SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	58
OUTDOOR SEATING	0

FLOOR PLAN 01

1/4" = 1'-0" A-000

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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NO.	REVISION	DATE

ISSUE DATE:

DRC SUBMITTAL SET	03/01/2025
DRC RE-SUBMITTAL SET	08/01/2025
DRC RE-SUBMITTAL SET	11/04/2025
DRC RE-SUBMITTAL SET	04/01/2026

DRAWN BY: CPH

PANDA PROJECT #: S8-27-D34763

PANDA STORE #: 5056

ARCH PROJECT #: P73115

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A Full Service A & E Firm

Plans Prepared By:
CPH, LLC.
500 West Fulton St.
Sandford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

Emily J Anderson digitally signed by Emily Jeanne Anderson 2026.06.23 16:25:01-05'00'

PANDA HOME

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

A-000

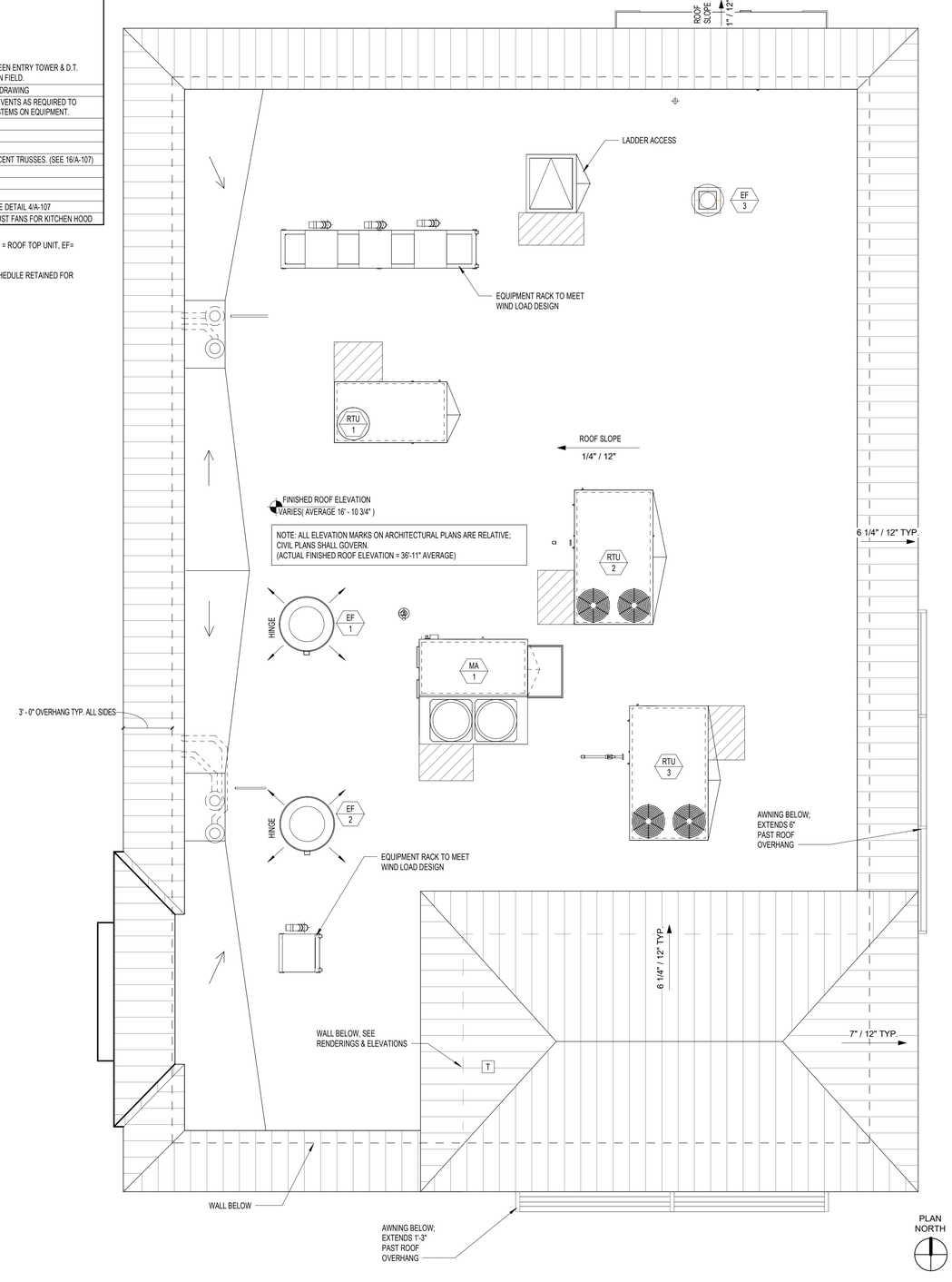
FLOOR PLAN

ROOF PLAN KEYNOTES

MARK	DESCRIPTION
R1	REF: EQUIPMENT RACK (SEE SHEET A-108)
R2	4" ROOF DRAIN AND OVERFLOW DRAIN (SEE 15/A-107)
R3	TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
R4	SINGLE-PLY ROOFING, SEE ROOF PLAN NOTE #1
R5	ENCLOSED ATTIC SPACE ACCESS DOOR. WWW.ACUDOR.COM 1-800-722-0501 ACUDOR AD/WT (AIR TIGHT/WATER TIGHT) 30"X30" ALLEN HEAD SCREWS MILD STEEL PRIME COAT CENTER ACCESS DOOR IN PARAPET WALL BETWEEN ENTRY TOWER & D.T. TOWER. PROVIDE WHITE ENAMEL PAINT FINISH IN FIELD.
R6	ROOF TOP MECHANICAL UNIT, SEE MECHANCIAL DRAWING
R7	WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
R8	EXHAUST FAN
R9	NOT USED
R10	MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
R11	ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES. (SEE 16/A-107)
R12	TOP OF PLATE - REF. STRUCTURAL
R13	PLUMBING VENT (SEE 13/A-107)
R14	WEATHER PROOF HYDRANT
R15	PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
R16	POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD

NOTE; ROOF TOP EQUIPMENT SHOWN FOR REFERENCE ONLY. RTU = ROOF TOP UNIT, EF= EXHAUST FAN, MA= MAKE UP AIR

KEYNOTES NOT SHOWN BECUASE THIS IS A SITE PLAN REVIEW, SCHEDULE RETAINED FOR REFERENCE



ROOF PLAN — 01

1/4" = 1'-0" — A-107

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Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000296

STATE OF FLORIDA — EMILY CANNIFF ANDERSON — REGISTERED ARCHITECT

PANDA HOME

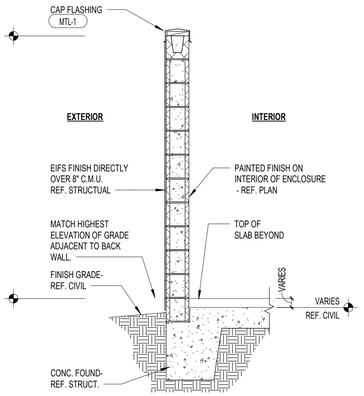
SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

A-001

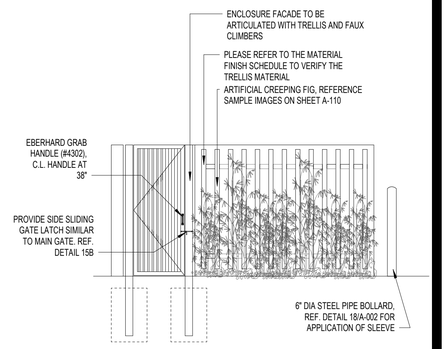
ROOF PLAN

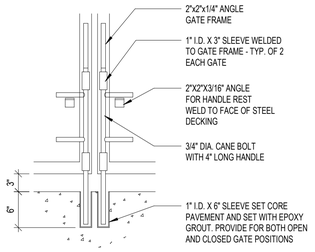
NOT USED — 12
N.T.S. — A-002

TRASH ENCLOSURE WALL SECTION — 08
1/2" = 1'-0" — A-002

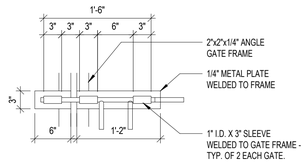


SIDE ELEVATION — 04
1/4" = 1'-0" — A-002



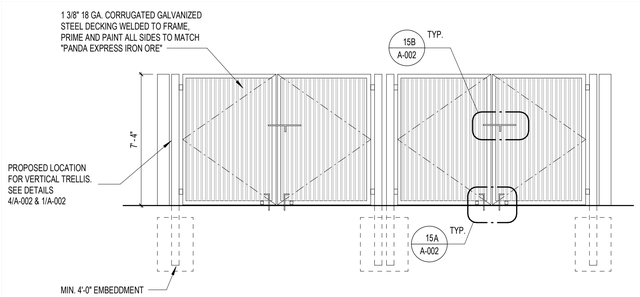


"A" CANE BOLT DETAIL



"B" CANE BOLT DETAIL

DUMPSTER GATE LATCH DETAILS — 15
N.T.S. — A-002



NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TECTURE. REF. A-200

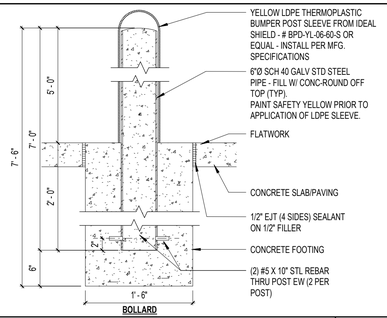
TRASH ENCLOSURE WALL COLOR SHALL MATCH EIFS-1

TRASH ENCLOSURE GATE COLOR SHALL MATCH "PANDA EXPRESS IRON ORE"

INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

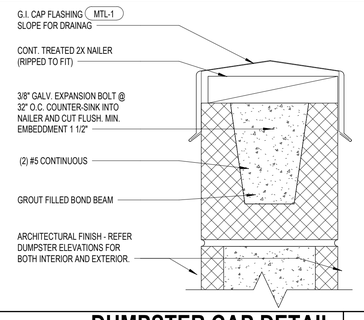
NOT USED — 11
N.T.S. — A-002

FRONT ELEVATION — 02
1/4" = 1'-0" — A-002

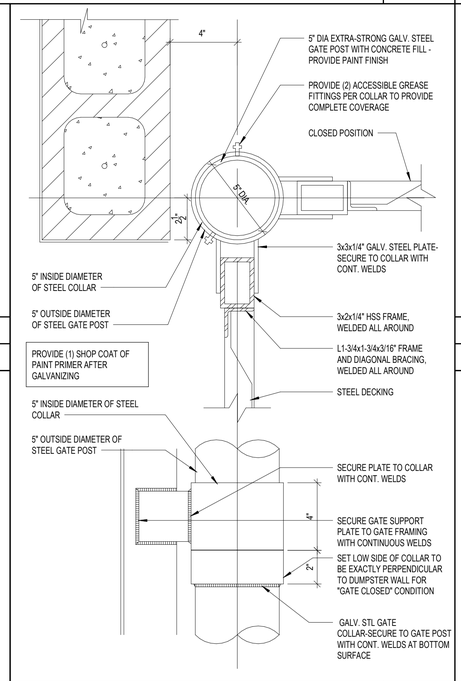


BOLLARD

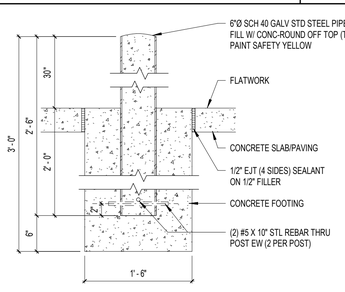
BOLLARD/POST BASE — 18
1" = 1'-0" — A-002



DUMPSTER CAP DETAIL — 17
3" = 1'-0" — A-002



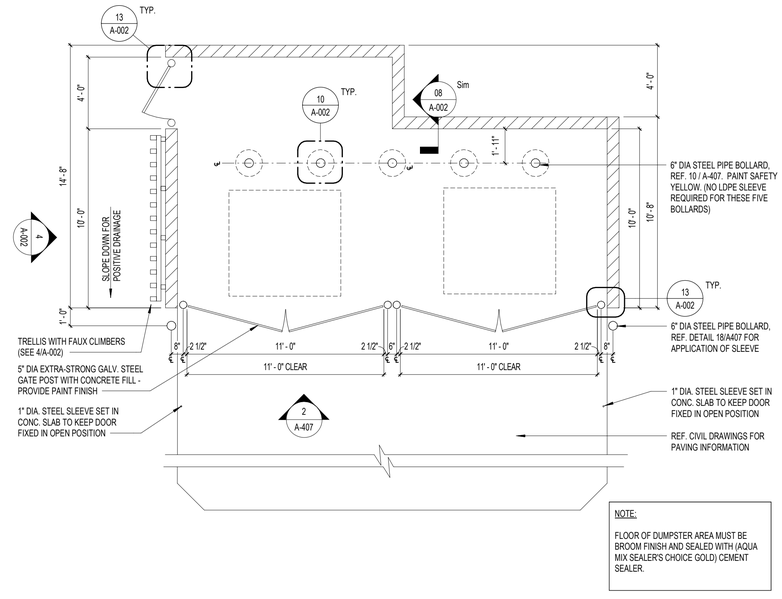
HINGE DETAIL — 13
3" = 1'-0" — A-002



BOLLARD

BOLLARD AT DUMPSTERS — 10
1" = 1'-0" — A-002

NOT USED — 09
A-002



NOTE:

FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.

TRASH ENCLOSURE — 01
1/4" = 1'-0" — A-002

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91770

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ARCH PROJECT #: P73115

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Plans Prepared By:
CPH, LLC.
500 West Fulton St.
Sandford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

STATE OF FLORIDA — CRAIG JEANNE ANDERSON — REGISTERED ARCHITECT

PANDA HOME

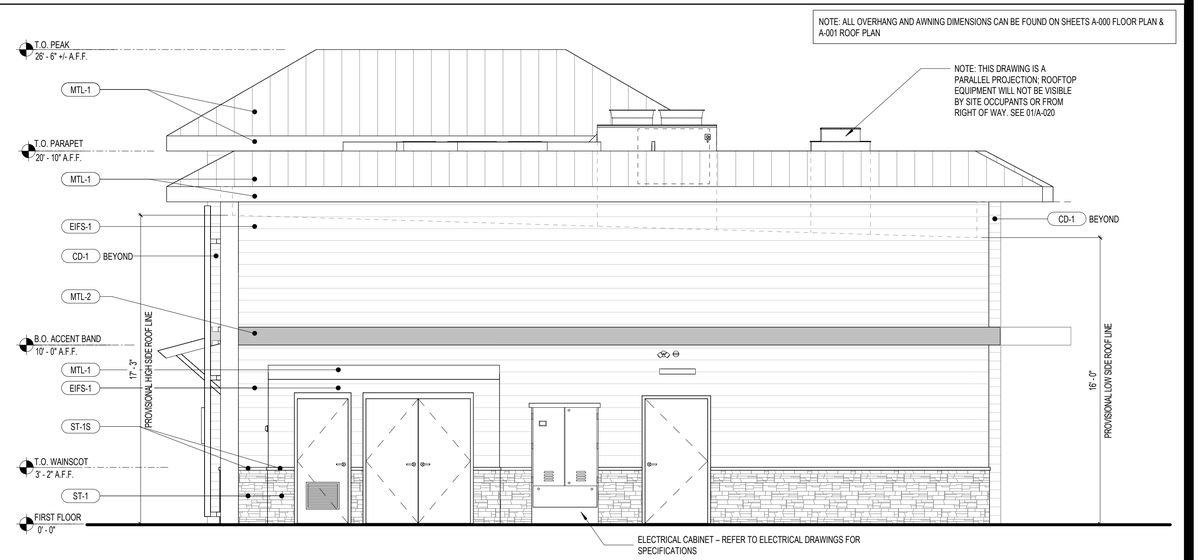
SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

A-002

TRASH ENCLOSURE DETAILS

NORTH ELEVATION — 05

N.T.S. — A-021

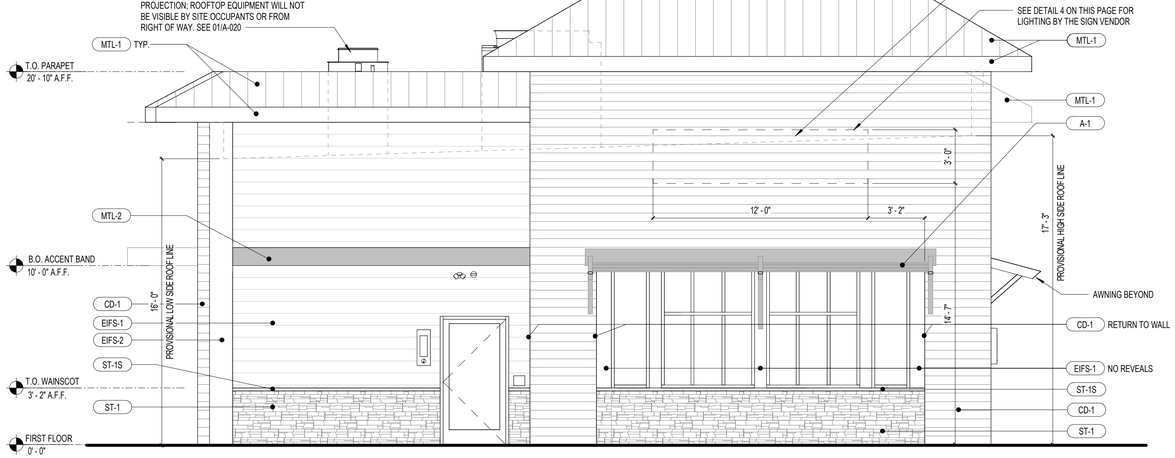


NORTH ELEVATION — 03

1/4" = 1'-0" — A-020

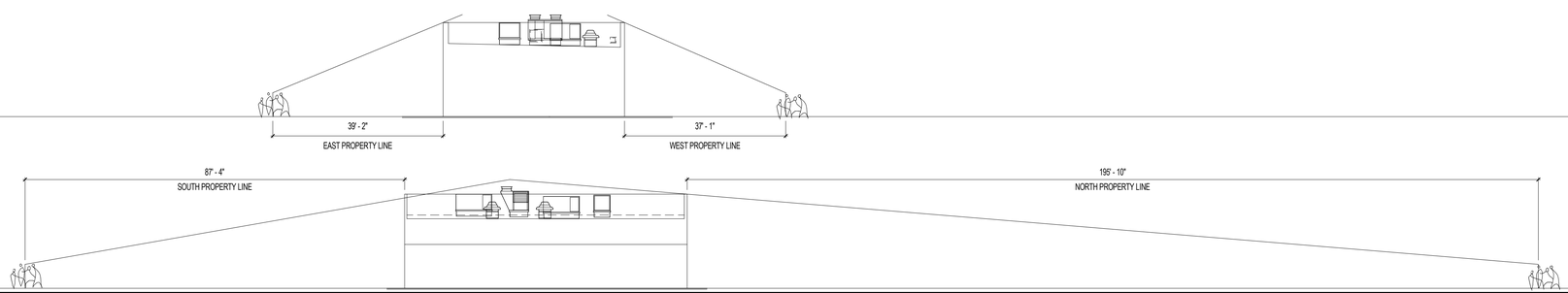
SOUTH ELEVATION — 04

N.T.S. — A-021



SOUTH ELEVATION — 02

1/4" = 1'-0" — A-020



PARAPET SIGHT DIAGRAM — 01

A-020

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: CPH

PANDA PROJECT #: S8-27-D34763

PANDA STORE #: 5056

ARCH PROJECT #: P73115

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Plans Prepared By:
CPH, LLC.
500 West Fulton St.
Sandford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

STATE OF FLORIDA — EMILY JEANNE ANDERSON — REGISTERED ARCHITECT

PANDA HOME

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

A-020

EXTERIOR ELEVATIONS

PH R4

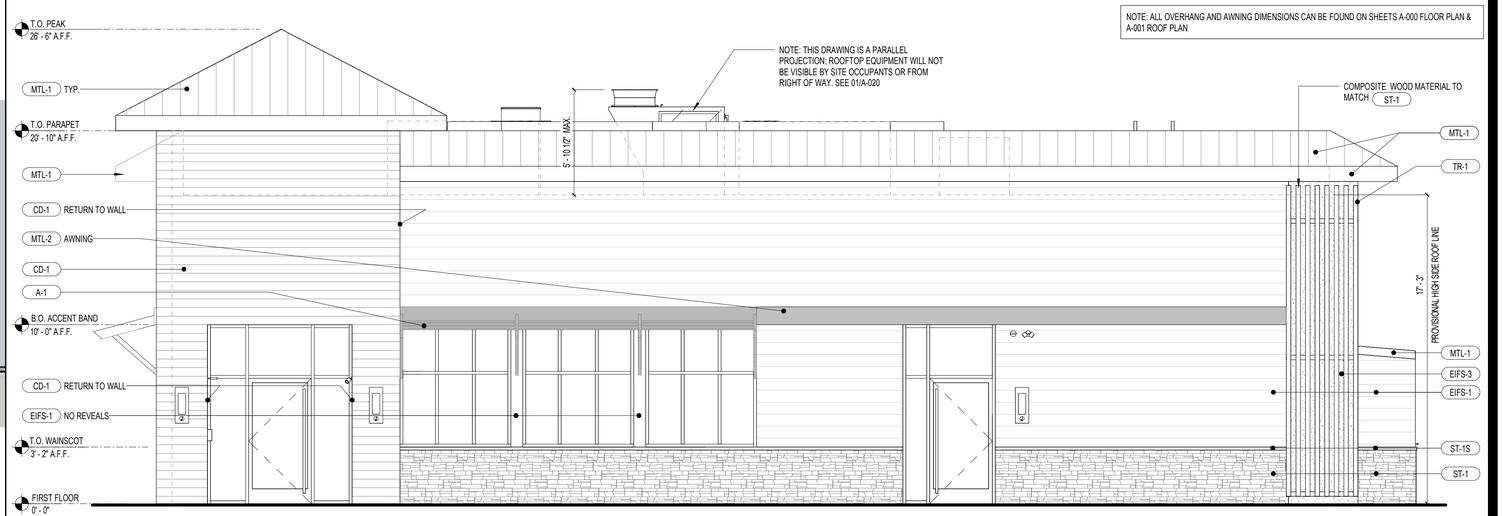
EXTERIOR FINISH SCHEDULE

NO.	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
A-1	FIBERON	WILDWOOD	SUMAC	-	WOOD AWNING WITH FIBERON SLATS TO MATCH BUILDING CLADDING
CD-1	FIBERON	WILDWOOD	SUMAC	-	COMPOSITE CLADDING 419-704-5924 EMAIL: MARIA.SCHOLLER@FIBERONCLADDING.COM
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 7646 - FIRST STAR	FINE	BUILDING BODY NOTE: EIFS TO RECEIVE FINAL COAT OF STO-CORP STO-LASTIC ELASTOMERIC COATING TINTED TO DESIRED COLOR AS SCHEDULED. PROVIDE HORIZONTAL REVEALS @ 8" O.C. U.N.O.
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 - IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR P200C - RED	FINE	EIFS BEHIND TRELLIS
MTL-1	EXCEPTIONAL METALS	-	DARK BRONZE	-	CAP FLASHING, METAL ROOF
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	FAWN	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: FAWN
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE CAP	CREAM	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
TR-1	FIBERON	WILDWOOD	SUMAC	-	VERTICAL TRELLIS TO MATCH FIBERON SIDING

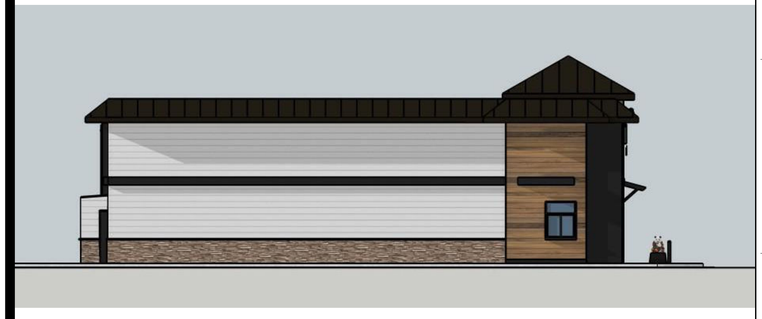
SOUTH-EAST CORNER ELEVATION 04
N.T.S. A-021

SOUTH-EAST CORNER ELEVATION 03
N.T.S. A-021

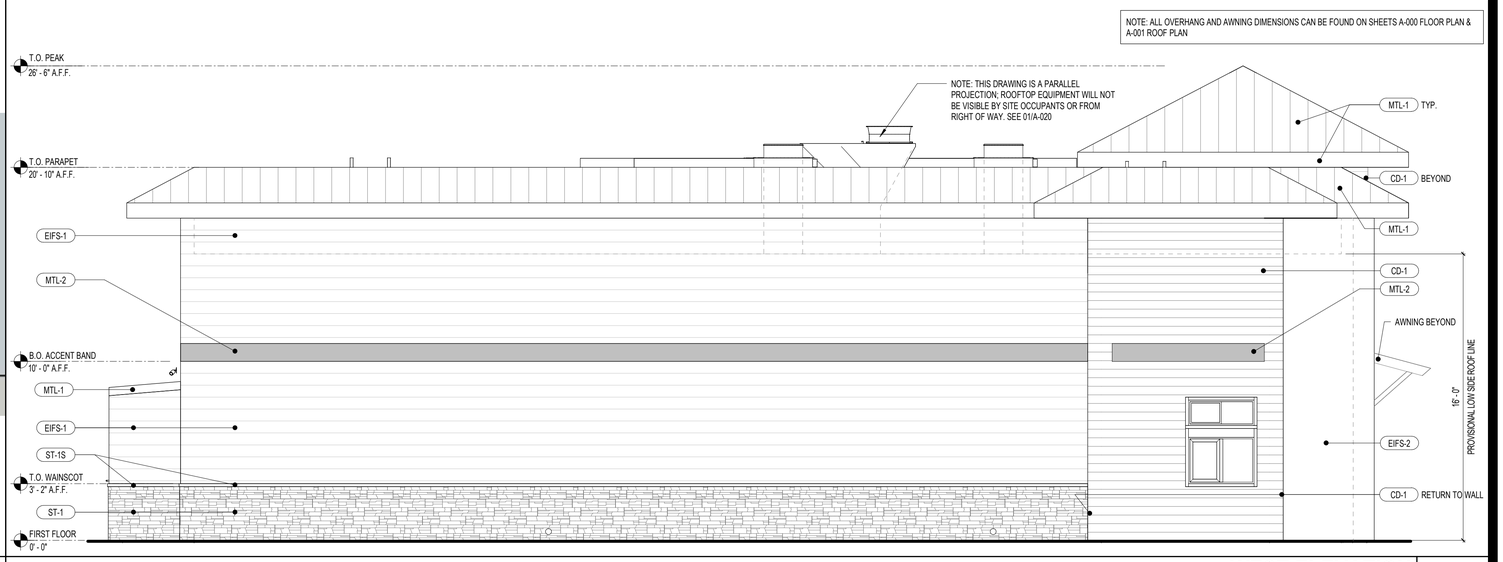
EAST ELEVATION 06
N.T.S. A-021



EAST ELEVATION 02
1/4" = 1'-0" A-021



WEST ELEVATION 05
N.T.S. A-021



WEST ELEVATION 01
1/4" = 1'-0" A-021

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Rosemead, California
91770

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EDWIN CHANNELL ANDERSON
REGISTERED ARCHITECT

PANDA HOME

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

A-021

EXTERIOR ELEVATIONS

FURNITURE SCHEDULE

NO.	QTY	NAME	SIZE	NOTES
C2T	13	WALNUT SPRINT DINING CHAIR	19.9"X22X32"	FOR 30IN HIGH TABLES
C2T1	16	WALNUT SPRINT STOOL	17.1"X14.8"X22"	FOR 34IN HIGH TABLES
CASB	2	WALNUT HOME SINGLE BENCH	47"X23"X34"	34IN HIGH BACK, REF. 02/A109 FOR BOLT DOWN L BRACKET INFO.
CASC	6	WALNUT HOME SINGLE BENCH	59"X23"X34"	34IN HIGH BACK, REF. 02/A109 FOR BOLT DOWN L BRACKET INFO.
CASE	3	WALNUT HOME BACK-TO-BACK BENCH	47"X41.5"X34"	34IN HIGH BACK, REF. 02/A109 FOR BOLT DOWN L BRACKET INFO.
FA4I	1	LEFT BROOM BROADWAY BLACK/ NEW AGE OAK TRASH BIN	20"X27"X48"	TRASH LINER ON WHEELS INCLUDED
FA4J	1	RIGHT BROOM BROADWAY BLACK/ NEW AGE OAK TRASH BIN	20"X27"X48"	TRASH LINER ON WHEELS INCLUDED
LB1	1	BROADWAY BLACK/OAK SOLID LOW WALL	45"X6.25"X41"	USE (1) WITH SLATTED DIVIDER WITH MEDALLION FOR LOW WALL OR AT QUEUE. CORE DRILL LEGS
LB2	1	BROADWAY BLACK/OAK SOLID LOW WALL	47.75"X6.5"X41"	USE (1) WITH SLATTED DIVIDER WITHOUT MEDALLION AT ENTRY. USE (1) WITH SLATTED DIVIDER WITH MEDALLION FOR LOW WALL AT BEVERAGE STATION. AT QUEUE, TOP CAP TO OVERHANG 1/4" ALL SIDES. CORE DRILL LEGS
LBCO	1	OAK SLATTED DIVIDER WITHOUT MEDALLION FOR LOW WALL	44"X1.5"X91"	USE WITH 47.5" LOW WALL. CORE DRILL LEGS
LBCOM	1	OAK SLATTED DIVIDER WITH MEDALLION FOR LOW WALL	45"X2"X91"	USE WITH 45" LOW WALL. CORE DRILL LEGS
LC1	1	BROADWAY BLACK/OAK BENCH LOW SIDE WALL	54"X6.25"X41"	LED STRIP LIGHT INSTALLED AT BACK EDGE OF LOW WALL, CORE DRILL LEGS
LC2-202	1	BROADWAY BLACK/OAK BENCH LOW BACK WALL	202"X6.25"X41"	LED STRIP LIGHT INSTALLED AT BACK EDGE OF LOW WALL, CORE DRILL LEGS
TC3B	6	4 TOP MANGALORE MANGO LAMINATE TABLE	48"X24"X30"	CORE DRILL LEGS
TC3B-ADA	4	4 TOP MANGALORE MANGO LAMINATE TABLE - ADA	48"X24"X30"	CORE DRILL LEGS
TC3D	1	2 TOP MANGALORE MANGO LAMINATE TABLE	21"X24"X30"	CORE DRILL LEGS
TF1C	2	CELEBRATION TERRAZZO COMMUNITY TABLE	96"X31"X34"	CORE DRILL BASE/LEGS

ST-1 | A-1 | TR-1

MANUFACTURER : FIBERON
COLOR: SUMAC
FINISH: N/A

EIFS-1

MANUFACTURER : STO
COLOR: SW 7646 - FIRST STAR
FINISH: FINE

EIFS-2

MANUFACTURER : STO
COLOR: SW 7069 - IRON ORE
FINISH: FINE

EIFS-3

MANUFACTURER : STO
COLOR: PANTONE COLOR P200C - RED
FINISH: FINE

ST-1

MANUFACTURER : CORONADO STONE PRODUCTS
COLOR: FAWN
FINISH: N/A

ST-1S

MANUFACTURER : CORONADO STONE PRODUCTS
COLOR: CREAM
FINISH: N/A

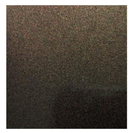
MTL-1

MANUFACTURER : EXCEPTIONAL METALS
COLOR: DARK BRONZE
FINISH: FINE

MTL-2

MANUFACTURER : PANDA VENDOR
COLOR: PMS BLACK-7C
FINISH: SATIN FINISH

MANUFACTURER : DESIGNER PLANTS
NOTE: ARTIFICIAL CREEPING FIG GARLAND BUSHES (UV RESISTANT & FIRE RATED)



STOREFRONT

MANUFACTURER : KAWNEER
MATERIAL : ALUMINUM
COLOR: DARK BRONZE
FINISH: SATIN
NOTE: APPLIES TO TRELLIS AT TRASH ENCLOSURE

UPDATES FOR THIS OPTION INCLUDE:

ADDING SW7036 "ACCESSIBLE BEIGE" AS A PAINT COLOR

CHANGING THE ACCENT BAND (MTL-2)TO MATCH EIFS-1

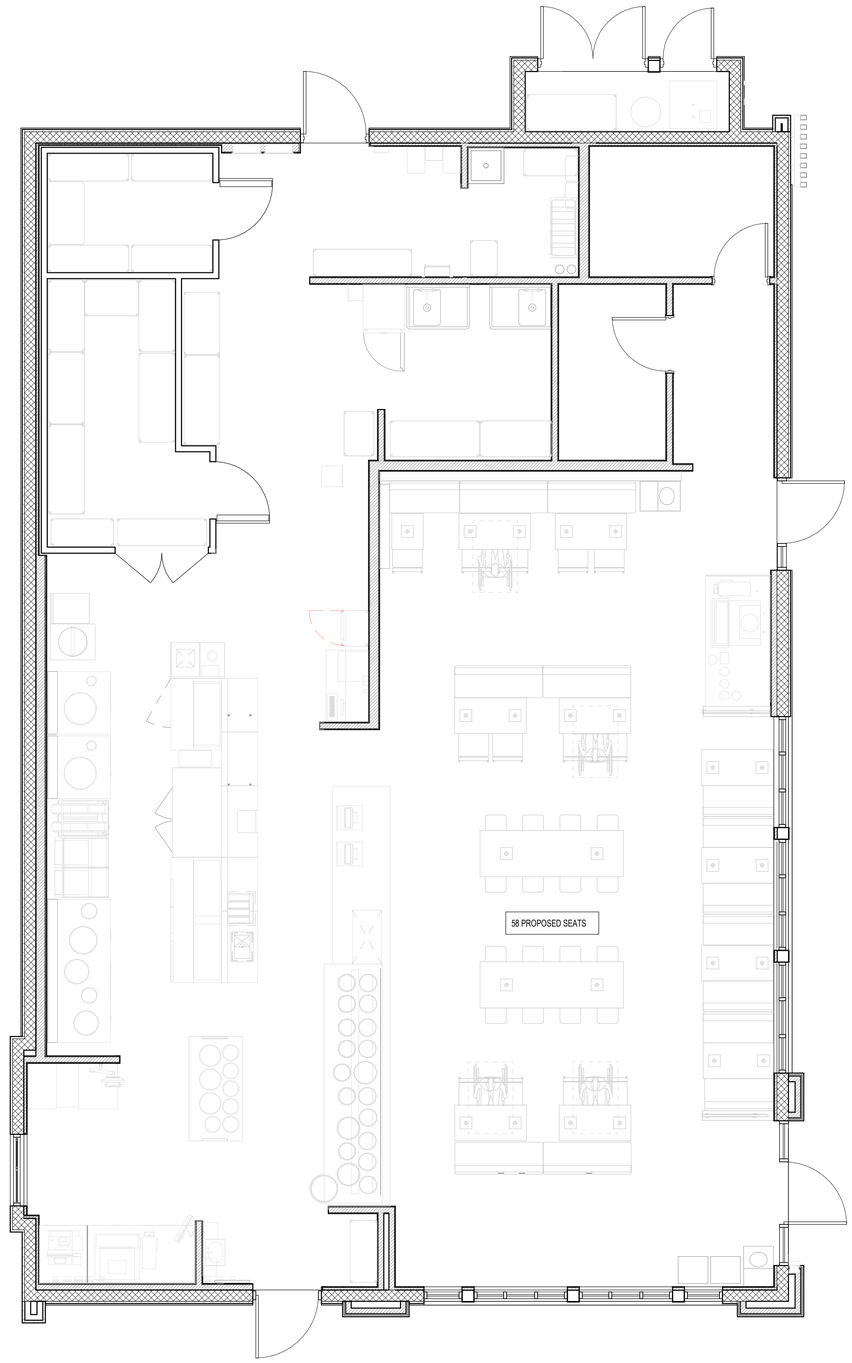
A LIGHTER SELECTION OF WOOD FROM THE SAME MANUFACTURER

ADDING GABLE ROOF FEATURES AT FRONT AND DRIVE THRU

LIGHTENING ALL METAL FROM DARK BRONZE TO ZINC GRAY

CHANGE ALL WINDOW SHADES TO A METAL CANOPY

NOTE: PLAN PROVIDED TO SHOW PRELIMINARY SEATING; EQUIPMENT SHOWN FOR REFERENCE ONLY.



ALTERNATE RENDERING OPTIONS | 2

NTS | A-110

FURNITURE LOCATION PLAN | 1

1/4" = 1'-0" | A-109

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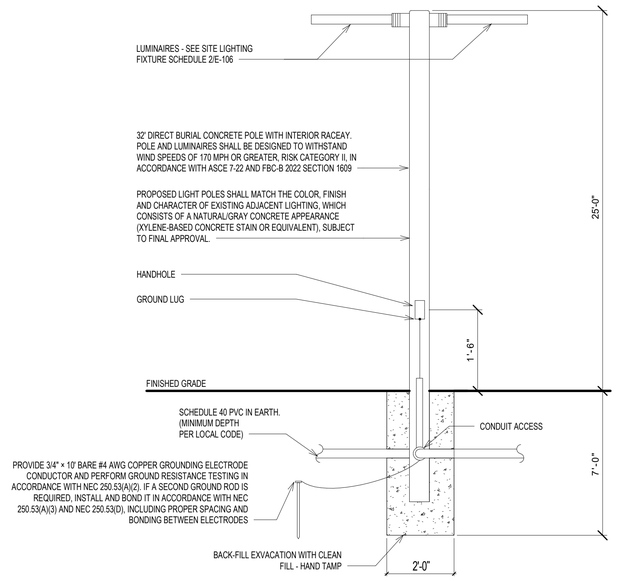
A-110

FURNITURE PLAN



NOTE: THIS DETAIL IS FOR ELECTRICAL INSTALLATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

POLE MOUNTING DETAILS — 4 — E106

NOT TO SCALE

Illuminance Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive-Thru	Illuminance	Fc	2.71	4.4	1.0	2.71	4.40
Dumpster	Illuminance	Fc	2.90	4.0	2.3	1.26	1.74
Parking Lot	Illuminance	Fc	2.32	4.2	1.0	2.58	4.20
Property Line	Illuminance	Fc	0.39	1.2	0.0	N.A.	N.A.

PANDA SITE LIGHTING DESIGN CRITERIA — 3 — E106

NOT TO SCALE

Luminaire Schedule							
Tag *	Description	Qty	Mounting Height	LLF	Luminaire Lumens	Luminaire Watts	BUG Rating **
A	SLM-LED-18L-SIL-4-40-IL-70CRI-BRZ	4	25	1.000	12271	135	B1-U0-G2
B	SLM-LED-12L-SIL-4-40-70CRI-BRZ	1	25	1.000	12817	85	B2-U0-G4
C	SLM-LED-12L-SIL-RC-R-40-70CRI-BRZ	1	25	1.000	12643	87	B4-U0-G4
D	SLM-LED-09L-SIL-LC-40-70CRI-BRZ	1	25	1.000	9515	62	B1-U0-G3

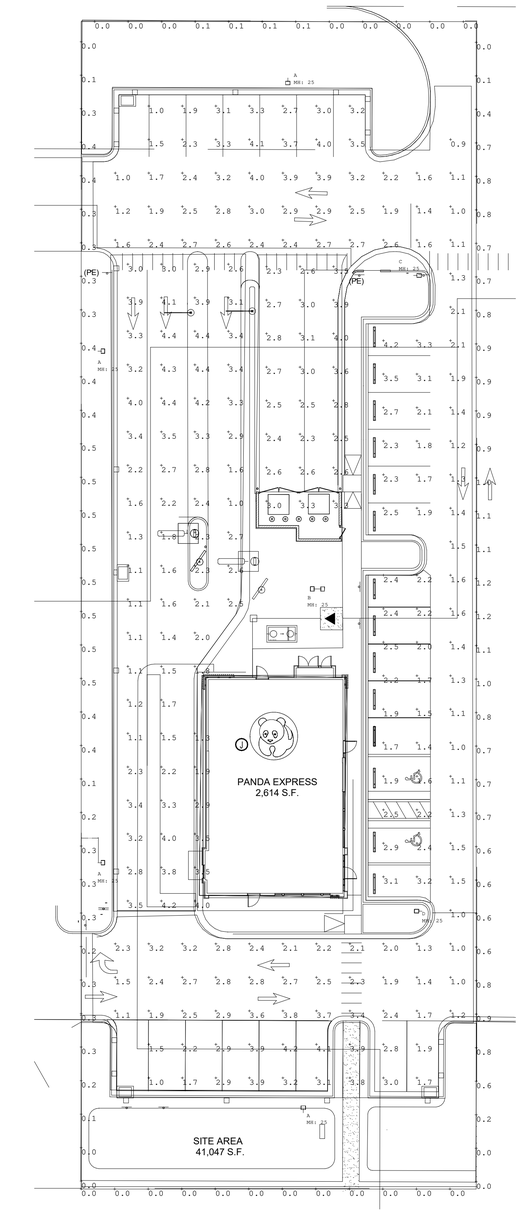
* CENTER OF LIGHT POLE SHALL BE LOCATED 2.5 FEET AWAY FROM BACK OF CURB ON THE NORTH SIDE AND SOUTH SIDE PARKING ROWS.

** ALL LED FIXTURES ARE FULL CUT-OFF AS NOTED BY BUG RATING.

*** LANDSCAPE LIGHTING FOR SIGNS SHALL BE LIMITED TO 1,000 LUMEMS OR LESS.

SITE LIGHTING FIXTURE SCHEDULE — 2 — E106

NOT TO SCALE



NOTE: TIME CLOCK FOR ALL PARKING LOT LIGHTING SHALL BE SET TO TURN ON AT DUSK AND TURN OFF NO LATER THAN 11:00 PM.

Gregory D Taylor

Digitally signed by Gregory D Taylor
DN: C=N-Gregory D Taylor, dnQualifierA0410C00000019A9CBFCD6200158C04, CN=Gregory D Taylor, C=US
Date: 2026.06.16 15:13:43-04'00'

This item has been digitally signed and sealed by Gregory D. Taylor, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PLAN NORTH / TRUE NORTH

SITE PHOTOMETRIC PLAN — 1 — E106

Scale: 3/64"-1"-0"

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GREGORY D. TAYLOR LICENSE No. 77811 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/16/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

E106

SITE PHOTOMETRIC PLAN

D34763

SABAL PALM TRANSPLANTING NOTES:

1. USING SHARP STERILIZED PRUNING SHEARS, CUT THE PALM FROND OFF IN A TECHNIQUE KNOWN AS "HURRICANE" OR "CIGAR" CUT. CUT MUST BE MADE BY PERSONNEL WITH A MINIMUM OF TWO YEARS' EXPERIENCE IN PRUNING PALMS IN THIS MANNER.
2. USE STERILIZED POWERED TREE SPADE OR HEAVY STEEL SHANKED DIGGING SPADE WITH A CLEAN WELL -HONED CUTTING EDGE TO CUT A ROOT BALL A MINIMUM OF 18" FROM THE TRUNK. FILL HOLE WITH TOPSOIL IN 6" COMPACTED LIFTS AT 85% COMPACTION AND APPLY MULCH, PLANT MATERIAL OR SOD AS NOTED ON THE LANDSCAPE PLAN.
3. USING STERILIZED SHARP HAND SPADES, TRIM THE ROOT BALL INTO A CIRCULAR SHAPE 13 TO 16 INCHES FROM THE OUTER EDGE OF THE TRUNK OF THE PALM.
4. SECURE THE PALM ON A FLAT-BED TRUCK BY LIFTING WITH NYLON SLINGS AND TRANSPORT IT TO THE PLANTING SITE. INSURE THAT THE CENTER OF THE BUD IS WELL PROTECTED. PALMS LIFTED BY A CHAIN, THEREBY RECEIVING TRUNK DAMAGE SHALL BE REJECTED AND REPLACED BY A NEW PALM AT THE COST OF THE CONTRACTOR.
5. KEEP THE ROOT BALL MOIST BETWEEN REMOVAL AND INSTALLATION. INSTALLATION SHALL OCCUR WITHIN A 18 HOUR PERIOD OF REMOVAL.
6. PREPARE A PLANTING HOLE 2 TIMES THE DIAMETER OF THE ROOT BALL, BUT AT THE SAME DEPTH. EXAMINE THE SOIL REMOVED FROM THE PLANTING HOLE AND DETERMINE IF THERE IS EXCESSIVE SHELL OR MUCK. TEST THE HOLE FOR PERCOLATION TO INSURE POSITIVE DRAINAGE. REFER TO THE LANDSCAPE NOTES FOR HOW TO RESPOND TO UNSUITABLE SOILS OR SUBSOILS.
7. CAREFULLY OFF LOAD THE PALM FROM THE FLAT-BED TRUCK AND CENTER PALM IN THE PLANTING HOLE. SET THE PALM DOWN INTO THE HOLE AND INSURE THAT THE PALM IS AT THE SAME DEPTH AS THE ROOT BALL, OR 1" ABOVE GRADE TO ALLOW FOR SETTLEMENT IF NECESSARY.
8. BACKFILL THE HOLE WITH INSITU SOIL FROM THE PLANTING HOLE, OR AMENDED SOIL IF REQUIRED PER NOTE NUMBER 6 ABOVE. USE THE EXCESS SOIL TO CREATE A RAISED RING AROUND THE PALM, 42" OFF OF THE TRUNK, TO RETAIN WATER.
9. SECURE AND STAKE THE PALM AS ILLUSTRATED IN THE PALM STAKING DETAIL. DO NOT DRIVE NAILS INTO THE PALM TRUNK, IF DONE, PALMS WILL BE REJECTED AND REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE!
10. USE A WATER HOSE TO HYDRAULICALLY COMPACT THE SOIL IN THE PLANTING HOLE TO ELIMINATE AIR POCKETS, THEN BACKFILL THE SETTLEMENT AND REPEAT. FILL THE PLANTING RING WITH WATER AND INSURE PERCOLATION.
11. INSTALL THE IRRIGATION DRIP TUBING IN ACCORDANCE WITH THE IRRIGATION PLAN. MONITOR AND IRRIGATE THE PALMS AS NEEDED FOR THE PALMS TO THRIVE.
12. BEGIN FERTILIZATION AFTER NEW GROWTH BEGINS. FERTILIZE USING A CONTROLLED RELEASE 8-2-12-4MG FERTILIZER EVERY 3 MONTHS.
13. REMOVE STAKING AND BURLAP RAP AFTER SUCCESSFUL PALM ESTABLISHMENT, IF THE YEAR WARRANTY ENDS MID-SEASON. REMOVAL TYPICALLY OCCURS ONE YEAR AFTER PLANTING. SCHEDULE STAKING REMOVAL WITH THE OWNER TO INSURE MINIMAL DISRUPTION TO THEIR DAILY OPERATIONS.

SEC. 85-055 (I) TREE MITIGATION (2) TREE REPLACEMENT TABLE

TREE REPLACEMENT REQUIRED FOR NATIVE TREE WITH A MINIMUM 6" D.B.H.

REQUIRED REPLACEMENT: (2) TREES AT 18' MINIMUM HEIGHT

ONLY TREES # 1001-1009 ARE SUBJECT MITIGATION

NATIVE TREES REMOVED: 3 X 2 = 6

NATIVE TREES RELOCATED: = 6

PROPOSED TOTAL TREES: 21 TREES
6 RELOCATED PALMS

REFER TO THE PLANT LIST ON SHEET L 1.0 FOR SPECIFICATIONS.

TREE LIST

TREE #	DBH (in.)	COMMON NAME	BOTANICAL NAME	QUALITY / CONDITION	STATUS	SUBJECT TO MITIGATION
1001	14"	CABBAGE PALM	SABAL PALMETTO	2	RELOCATE	NO
1002	13"	CABBAGE PALM	SABAL PALMETTO	2	RELOCATE	NO
1003	12"	CABBAGE PALM	SABAL PALMETTO	2	RELOCATE	NO
1004	12"	CABBAGE PALM	SABAL PALMETTO	3	REMOVE	YES
1005	12"	CABBAGE PALM	SABAL PALMETTO	2	RELOCATE	NO
1006	15"	SLASH PINE	PINUS ELLIOTTII	3	REMOVE	YES
1007	12"	CABBAGE PALM	SABAL PALMETTO	2	RELOCATE	NO
1008	14"	CABBAGE PALM	SABAL PALMETTO	2	RELOCATE	NO
1009	14"	SLASH PINE	PINUS ELLIOTTII	3	REMOVE	YES
1010	14"	INVASIVE	INVASIVE		REMOVED BEFORE SURVEY	NO
1011	14"	SLASH PINE	PINUS ELLIOTTII	6	DEAD REMOVE	NO
1012	18"	INVASIVE	INVASIVE		REMOVE	NO
1013	11"	INVASIVE	INVASIVE		REMOVE	NO
1014	16"	SLASH PINE	PINUS ELLIOTTII	6	DEAD REMOVE	NO
1015	15"	CABBAGE PALM	SABAL PALMETTO		REMOVED BEFORE SURVEY	NO
1016	20"	CABBAGE PALM	SABAL PALMETTO		REMOVED BEFORE SURVEY	NO
1017	15"	CABBAGE PALM	SABAL PALMETTO		REMOVED BEFORE SURVEY	NO
1018	20"	CABBAGE PALM	SABAL PALMETTO		REMOVED BEFORE SURVEY	NO
1019	12"	CABBAGE PALM	SABAL PALMETTO		REMOVED BEFORE SURVEY	NO
Tree condition ratings are based on an evaluation of health, structure and form as described in the Guide to Plant Appraisal,10th Edition.						
1 - Excellent 2 - Good 3 - Fair 4 - Poor 5 - Very Poor 6 - Dead						
A tree survey was conducted by an ISA-certified arborist on 6/11/25. The predominant vegetation on the site is earleaf acacia (Acacia auriculiformis).						
In addition to the seven (7) cabbage palms (Sabal palmetto) shown in the above TREE LIST, nineteen (19) additional small cabbage palms were observed on-site during the 6/11/25 arborist assessment, but not field located by survey. The total number of palms on site is twenty-six (26).						
1		CABBAGE PALM	SABAL PALMETTO			NO
2		CABBAGE PALM	SABAL PALMETTO			NO
3		CABBAGE PALM	SABAL PALMETTO			NO
4		CABBAGE PALM	SABAL PALMETTO			NO
5		CABBAGE PALM	SABAL PALMETTO			NO
6		CABBAGE PALM	SABAL PALMETTO			NO
7		CABBAGE PALM	SABAL PALMETTO			NO
8		CABBAGE PALM	SABAL PALMETTO			NO
9		CABBAGE PALM	SABAL PALMETTO			NO
10		CABBAGE PALM	SABAL PALMETTO			NO
11		CABBAGE PALM	SABAL PALMETTO			NO
12		CABBAGE PALM	SABAL PALMETTO			NO
13		CABBAGE PALM	SABAL PALMETTO			NO
14		CABBAGE PALM	SABAL PALMETTO			NO
15		CABBAGE PALM	SABAL PALMETTO			NO
16		CABBAGE PALM	SABAL PALMETTO			NO
17		CABBAGE PALM	SABAL PALMETTO			NO
18		CABBAGE PALM	SABAL PALMETTO			NO
19		CABBAGE PALM	SABAL PALMETTO			NO

TREE LEGEND

= TREE TO BE REMOVED

= TREE TO BE RELOCATED

= PALM OBSERVED IN FIELD APPROXIMATE LOCATION

N

20 0 20 40

Graphic Scale in Feet

MITIGATION COST ESTIMATE			
TREES BY SPECIES	QUANTITY	UNIT COST ($)	TOTAL COST ($)
BALD CYPRESS	3	825	2,475
LIVE OAK	2	1,750	3,500
RELOCATED CABBAGE PALM	6	250	1,500
TOTAL MITIGATION COST			7,475

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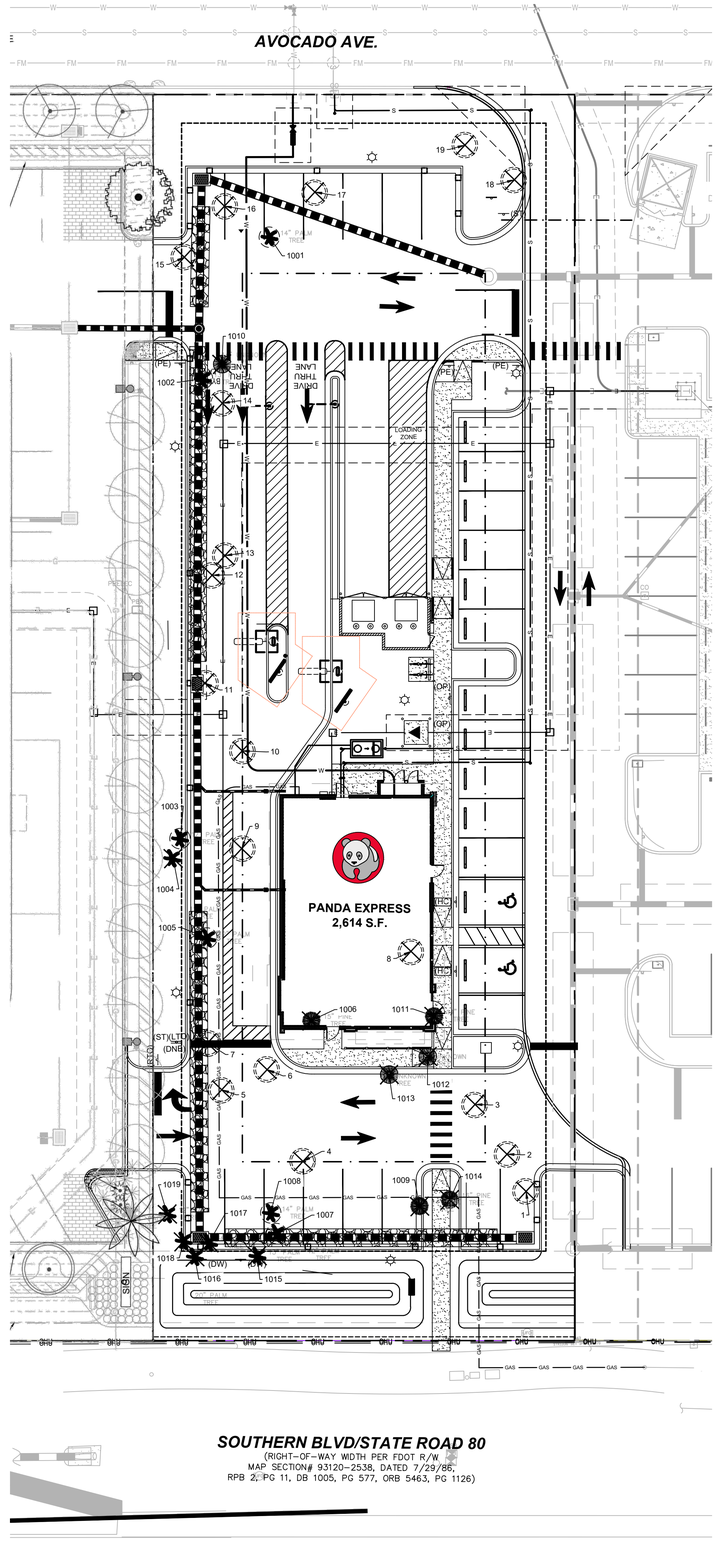

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06/05/2026 DRC RE-SUBMITTAL SET

DRAWN BY: M. ERQUITT

PANDA PROJECT #: S8-27-D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

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Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
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Sanford, FL 32771
Ph: 407.322.6841

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Location:
Date: 2026.06.04

REGISTERED LANDSCAPE ARCHITECT DANITA ROBERTS BRYANT LA6667318 STATE OF FLORIDA

Danita R. Bryant, RLA
LA6667318
Jun 04, 2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

VEGETATION REMOVAL PLAN TR1.0

D34763

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PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	DROUGHT TOLERANT	NATIVE	QTY
TREES						
BS	GUMBO LIMBO	BURSERA SIMARUBA	6" CAL., 20-25' HT.	YES	YES	5
CE	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	6" CAL., 20-25' HT.	YES	YES	4
QV	LIVE OAK	QUERCUS VIRGINIANA	6" CAL., 20-25' HT.	YES	YES	2
RSP	RELOCATED SABAL PALM	SABAL PALMETTO		YES	YES	6
SB	SILVER BUTTONWOOD	CONOCARPUS ERECTUS 'SERICEUS'	4" CAL., 12' HT., STD. TRUNK	YES	YES	7
TD	BALD CYPRESS	TAXODIUM DISTICHUM	6" CAL., 20-25' HT.,	YES	YES	3
SHRUB / GROUND COVER						
IX	MAUI RED IXORA	IXORA MAUI 'RED'	3 GAL., 30" MIN. HT., 16" SPRD., 30" O.C.	YES	NO	45
HCI	HORIZONTAL COCO PLUM	CHRYSOBALANUS ICACO VAR. HORIZONTAL	3 GAL., 30" MIN. HT., 14" SPRD., 30" O.C.	YES	YES	56
SC	RED TROPICAL SAGE	SALVIA COCCINEA	3 GAL., 24" MIN. HT., 14" SPRD., 24" O.C.	YES	YES	58
PM	MAKI PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MAKI'	7 GAL., 48" MIN. HT., 24" SPRD., 36" O.C.	YES	NO	20
CR	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	7 GAL., 36" MIN. HT., 30" SPRD., 36" O.C.	YES	YES	85
FG	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL., 24" MIN. HT., 24" SPRD., 36" O.C.	YES	YES	23
CA	QUEEN EMMA LILY	CRINUM AUGUSTUM	15 GAL., 36" MIN. HT., 36" SPRD.	NO	NO	2
IXT	YELLOW TAIWAN DWARF IXORA	IXORA TAIWANESE 'PETITE YELLOW'	3 GAL., 12" MIN. HT., 12" SPRD. AS SHOWN	YES	NO	6
DF	DWARF FIREBUSH	HAMELIA PATENS 'COMPACTA'	3 GAL., 30" MIN. HT., 12" SPRD., 24" O.C.	YES	YES	40
EB	EMERALD BLANKET	CARISSA MACROCARPA	3 GAL., 7" MIN. HT., 19" SPRD., 30" O.C.	YES	NO	22
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY MATCH EXISTING SPECIES ON SITE		NO	
	STONE RIVER ROCK		2" WIDE STRIP OR AS SHOWN, 1"-2" DIAMETER, 3" DEPTH EVEN LAYER, FULL COVERAGE, OVER WEED MAT. CONTRACTOR TO VERIFY QTY.			

NOTE:

1. PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
2. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
5. CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
6. NO LANDSCAPE MATERIALS TO BE LOCATED IN UTILITY EASEMENTS.

SEC. 85-055 (B) (2): PLANTING ALONG BUILDING FRONTAGE

REQUIRED: MINIMUM OF 40% OF LF FRONTAGE OF STRUCTURE BEING PLANTED

214.2 LF x .4 = 85.68 (86) LF

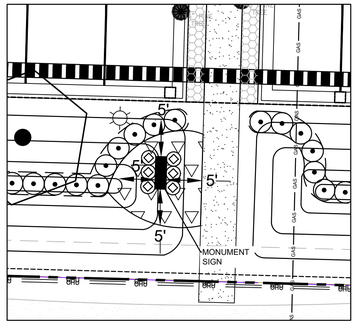
PROVIDED: 38 LF OF SOUTH BLDG FRONTAGE, 38 LF OF NORTH BLDG FRONTAGE, 38 LF FROM BLDG TO DUMPSTER = 114 LF TOTAL

SEC. 85-050 (G) : LANDSCAPE PLAN REQUIREMENTS

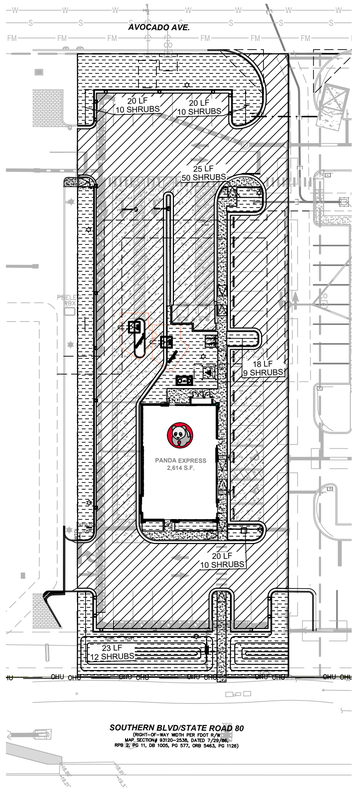
REQUIRED: NATIVE VEGETATION REQUIRED, 50% OF ALL VEGETATION REQUIRED, SHALL BE FROM THE TOWN'S LIST OF PREFERRED PLANT SPECIES.

408 TOTAL TREES/SHRUBS/GROUNDCOVERS
96 TOTAL NON NATIVE SHRUBS/GROUNDCOVERS

PROVIDED: 76.5% NATIVE TREES/SHRUBS/GROUNDCOVERS



MONUMENT SIGN LANDSCAPING
SCALE 1:10



V.U.A. KEY MAP

SCALE: 1" = 40'

SEC. 85-050 (D) (12): AREA CALCULATIONS

TOTAL SITE AREA 41,047.21 SF.

IMPERVIOUS AREA (41,047.21 - 12,592.1 =) 28,455.11 SF.

INTERIOR OPEN SPACE 12,592.1 SF.

VEHICLE USE AREA (V.U.A) 23,211.48 SF.

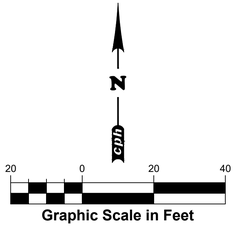
SEC. 85-055 (C) (3): SINGLE TERMINAL ISLANDS

REQUIRED: 1 TREE / PER PARKING ISLAND AND 1 SHRUB / PER 2 LF.

SEC. 85-055(G) SIGNS

REQUIRED: 1 SHRUB ON EACH SIDE OF THE SIGN / 2 LF AND GROUNDCOVER 5' WIDE
4.5 / 2 = 3 SHRUBS ON EACH SIDE OF THE SIGN

PROVIDED: 6 SHRUBS AND GROUNDCOVER



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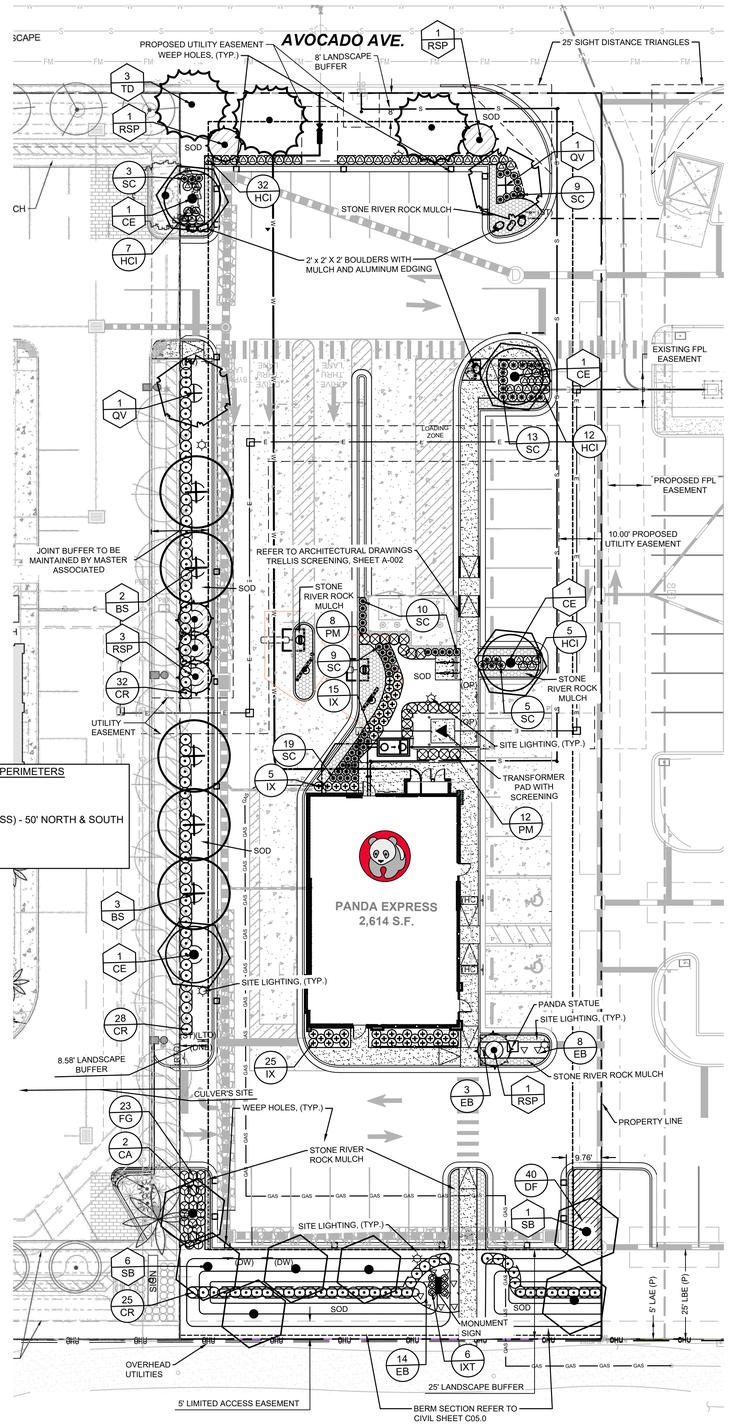

SEC. 85-060 (C) COMPATIBLE USE PERIMETERS

REQUIRED: 1 TREE / 20 - 25 LF

348.33 LF - 58 LF (INGRESS / EGRESS) - 50' NORTH & SOUTH BUFFERS = 240.33 LF

240.33 / 24 = 10 TREES

SOUTHERN BLVD/STATE ROAD 80
(RIGHT-OF-WAY WIDTH PER FDOT R/W
MAP SECTION# 93120-2538, DATED 7/29/86,
RPB 2, PG 11, DB 1005, PG 577, ORB 5463, PG 1126)

SEC. 85-055 (D) ADDITIONAL VUA LANDSCAPE STRIP REQUIREMENTS

REQUIRED: 1 TREE / 20-25 LF
117.84 LF / 24 = 4.9

PROVIDED: 5 UNDERSTORY TREES DUE TO OHU

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REGISTERED LANDSCAPE ARCHITECT
DANITA ROBERTS BRYANT
LA6667318
STATE OF FLORIDA

Danita R. Bryant, RLA
LA6667318
Jun 04, 2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

LANDSCAPE PLAN

L1.0

D34763

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LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to ensure availability and proper location of irrigation items and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper. When the plant list description calls out DBH or caliper at DBH, it shall govern over the caliper definition in this note.
10. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
11. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. TOPSOIL

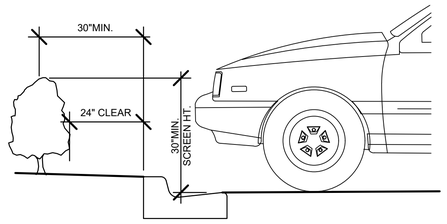
    Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material. 6" Top Soil shall be placed in all turf & landscape areas.
14. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
15. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered for plants to thrive as defined by Florida Grades and Standards for Nursery stock until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
16. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
17. All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing 8' lodge poles per tree planting details.
18. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
19. Sod shall be of a species specified on the drawings and originate from a commercial turf grower, whose farm is free of muck soils. Muck grown sod will not be approved. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 12 inch by 24 inch or in 12 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at the time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivars provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative.
20. It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
21. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
22. UNSUITABLE SUBSOILS
    Locations containing unsuitable subsoil shall be treated by one or more of the following:
    A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.
    B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.
    C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.
    D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.
23. The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
24. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.
25. Mulch - All plant beds shall be top dressed with 3" shredded hardwood mulch (or approved equal). Cypress mulch not permitted. a 5' diameter mulch ring is to be placed around trees located in sod areas or outside of planting beds.
26. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
27. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:
    A. Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.
    B. Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.
    C. During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.
    D. At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

A. All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

B. At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

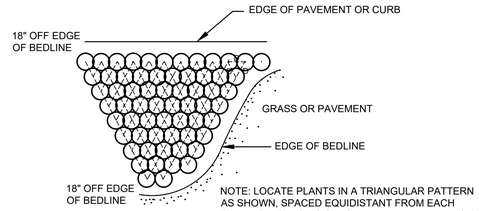
C. All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.



NOTES:
INSTALL HEDGE ALONG PARKING BAYS A MINIMUM OF 30" BEHIND BACK OF CURB TO ALLOW FOR 24" VEHICULAR OVERHANG. AT TIME OF INSTALLATION, HEDGE SHALL SCREEN A MINIMUM OF 30" ABOVE FINISH GRADE OF PARKING STALLS.

TYPICAL SECTION - HEDGE INSTALLATION

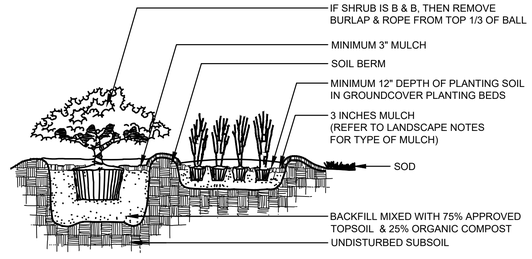
N.T.S.



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN

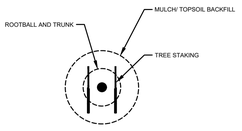
N.T.S.



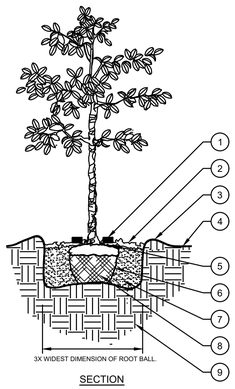
-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.



PLAN



SECTION

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. REFER TO LANDSCAPE NOTES OR PLANTING SPECIFICATIONS SECTION 32 9100 FOR THE TYPE OF MULCH MATERIAL TO USE.

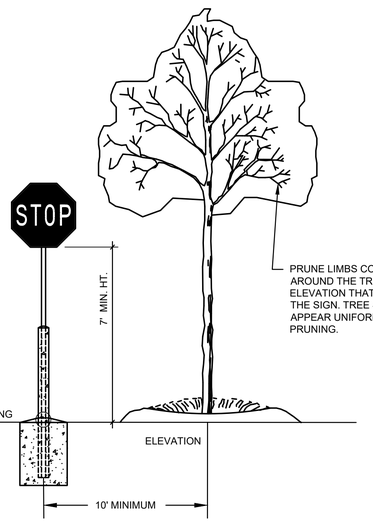
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT AS SPECIFIED ON THE PLANT LIST AND PRUNING PER ANSI A300 (PART I) LATEST UPDATE.

1. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
2. ROOT BALL MODIFIED AS REQUIRED. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (REFER TO SPECIFICATIONS FOR MULCH).
3. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
4. FINISHED GRADE.
5. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. LOOSENED SOIL, DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. BACKFILL MIX: TOPSOIL 75% AND COMPOST 25%.
8. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
9. UNDISTURBED SUBSOIL.

LARGE TREE PLANTING (14' OR GREATER)

N.T.S.

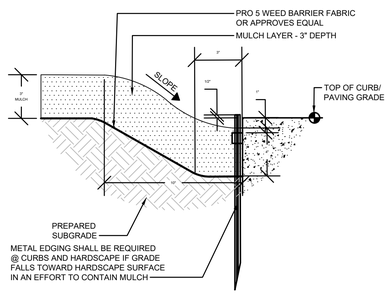


PRUNE LIMBS COMPLETELY AROUND THE TREE TO AN ELEVATION THAT CLEARS THE SIGN. TREE SHALL APPEAR UNIFORM AFTER PRUNING.

ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

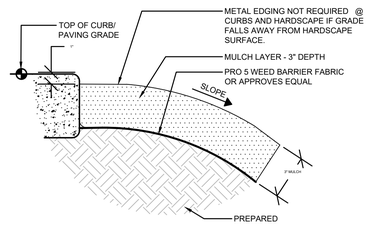
TREE PLANTING AT TYPICAL SIGN

N.T.S.



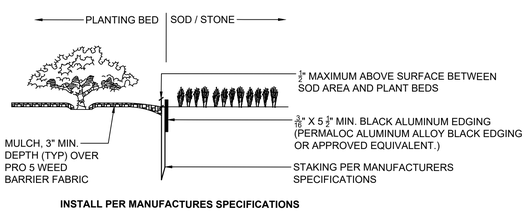
GRADE SLOPING TO HARDSCAPE

N.T.S.



GRADE SLOPING FROM HARDSCAPE

N.T.S.



INSTALL PER MANUFACTURES SPECIFICATIONS

ALUMINUM EDGING

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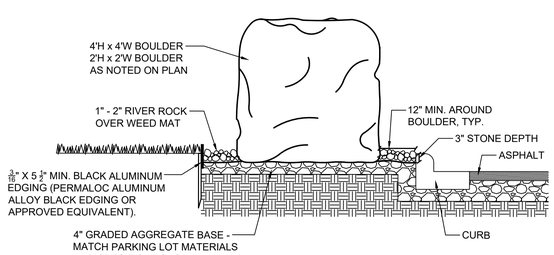

BOULDER DETAIL

N.T.S.

DeWitt
DOWN TO EARTH PROTECTION

Pro 5 Weed Barrier

DeWitt Pro 5 Weed Barrier is a woven, needle-punched polypropylene fabric for commercial grade weed control.
Specified by leading architects, the fabric is designed to allow air, water, and nutrients through.
The fabric will not rot or mildew, and is formulated to resist uv degradation.

Property	Test Method	Unit	Minimum Average Roll Value
Woven Material Fiber Backing			Polypropylene Polyester
Color			Black with Gold Stripe every 12"
Construction Weave			15 x 10 or 10 x 15
Weight	ASTM D 5261	OZ/SY	5.0 Scrim 2.8 Cap 2.2
Grab Tensile Strength	ASTM D 4632	LBS	Warp 80 Weft 65
Grab Elongation	ASTM D 4632	%	Warp 15 Weft 15
Trapezoid Tear	ASTM D 4533	LBS	Warp 35 Weft 30
Puncture	ASTM D 6241	LBS	300
Water Permeability	ASTM D 4491	GAL/MIN/SF	10
Ultraviolet Exposure	ASTM D 4355	% Strength Retained	>70% after 2500 Hrs Carbon Arc Exposure

Date: 12/13/16. This data sheet supersedes all previously issued data.
The above properties are typical averages.

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905 South Kingshighway Sikeston, MO 63801
www.dewittcompany.com
573.472.0048 phone / 800.888.9669 / 573.471.6715 fax

NOTE:
INSTALL WEED BARRIER IN ALL MULCHING LOCATIONS.

THE ABOVE IS THE MINIMUM STANDARD. OTHER BRANDS MAY BE SUBSTITUTED AS LONG AS THE SPECIFICATIONS ARE MET OR EXCEEDED. HOWEVER, ANY SUBSTITUTION MUST BE SUBMITTED BY THE CONTRACTOR FOR PANDA PM APPROVAL, PRIOR TO INSTALLATION.

WEED BARRIER

N.T.S.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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06/05/2026 DRC RE-SUBMITTAL SET

DRAWN BY: M. ERQUITT

PANDA PROJECT #: S8-27-D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect, No. AA26000926
Landscape No. LC000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

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Danita R Bryant

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REGISTERED LANDSCAPE ARCHITECT DANITA ROBERTA BRYANT LA6667318 STATE OF FLORIDA

Danita R. Bryant, RLA
LA6667318
Jun 04, 2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

LANDSCAPE NOTES & DETAILS

L5.0

D34763

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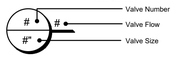
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	8
	Rain Bird 44-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1
BF	Febco 860 1" Backflow reduced pressure zone - Installation by a licensed Florida Plumbing Contractor in accordance with Manufacturer`s recommendations and all federal, state and local codes.	1
C	Hunter P2C-400 with (03) PCM-300 Light Commercial & Residential Controller, 13-station expanded module controller, 120 VAC, Outdoor/Indoor model	1
S	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1
M	Water Meter 3/4" Water meter requires 18 GPM @ 60 PSI. Irrigation contractor shall be responsible to verify the sources ability to service the systems requirements at site before starting construction.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and molded. Install 12" below final grade.	2,109 lf
	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.	451.0 lf
	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" "V" in pavement.	335.0 lf

Valve Callout



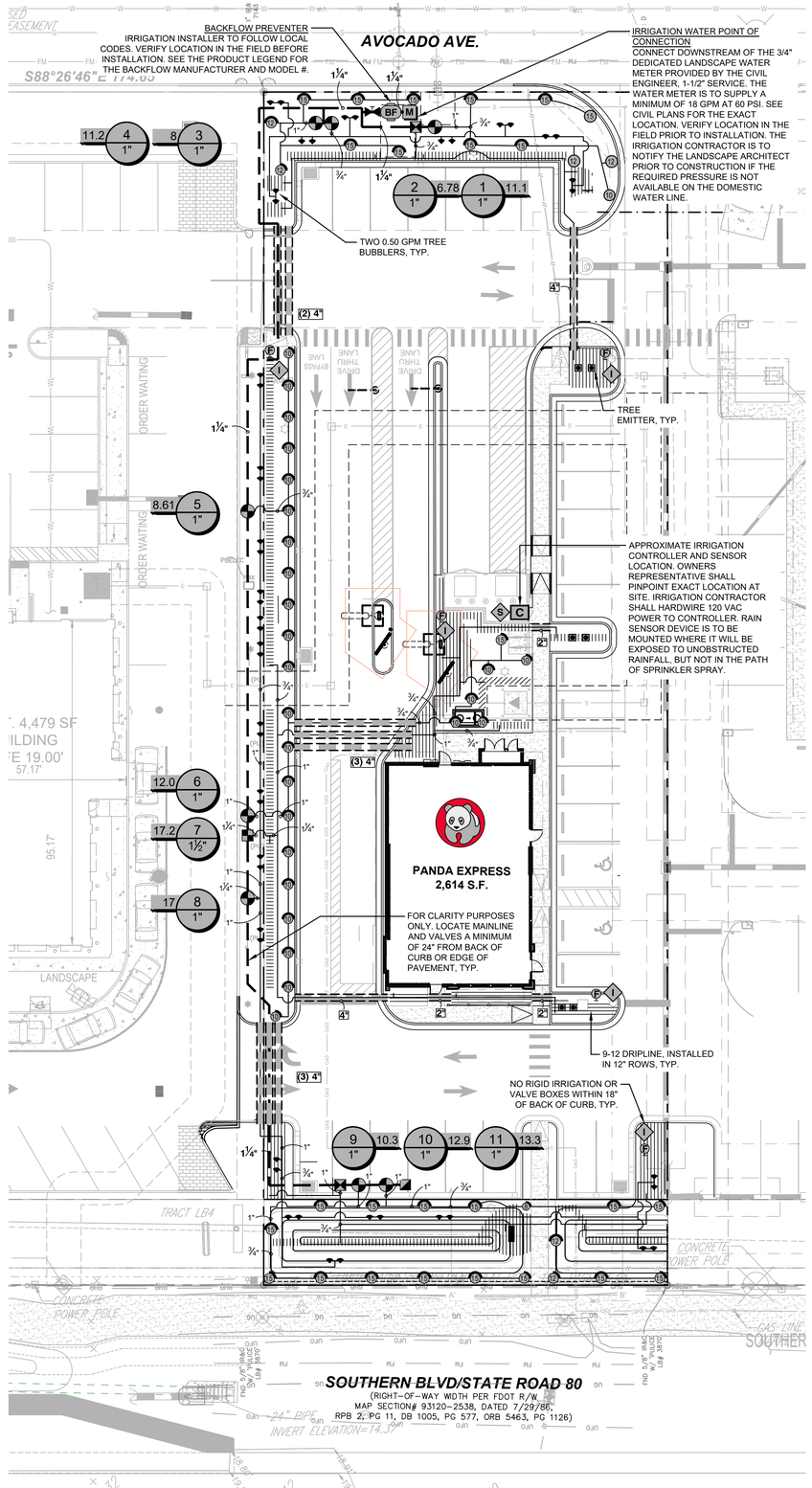
NOTES

- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS.
- THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO AS NOT TO SPRAY ONTO IMPERVIOUS SURFACES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL UNDERGROUND SLEEVES SHALL BE SCHEDULE 40 PVC AND SHALL BE TWICE THE DIAMETER OF ANY LINE IT HOUSES.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION.
- ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/LF WIRE: COMMON (WHITE) #12-1, CONTROL WIRE (RED) #14-1.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 1806-U-PRS U8 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	1	30
Q T H F	Rain Bird 1806-U-PRS U10 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	26	30
Q T H TT F	Rain Bird 1806-U-PRS U12 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	4	30
Q T H TT TQ F	Rain Bird 1806-U-PRS U15 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	25	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-U-PRS HE-VAN Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating.	4	30
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	50	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	2	
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet	1	
P	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	5	
I	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.	5	
5 7 10 12 18 24	Rain Bird PC-DIFF Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.	6	
	Area to Receive Dripline Rain Bird XFDe-09-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	2,197 lf	

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	1"	Turf Spray	11.1	8	118.5	10.4		358.6	30	0.55	3	33.5	48.5	1.02 in/h
2	Hunter ICZ-101-40-LF	1"	Area for Dripline	6.78	424.2 lf	175.9			353.0	30	0.84	6.07	36.9	49.8	1.45 in/h
3	Hunter ICV-G	1"	Bubbler	8	16	174.6			327.4	20	0.64	2.8	23.4	36.8	2.09 in/h
4	Hunter ICV-G	1"	Turf Spray	11.2	7	105.1	3.6		327.3	30	0.47	3	33.5	48.4	0.96 in/h
5	Hunter ICV-G	1"	Turf Spray	8.61	11	106.7			169.7	30	0.76	2.86	33.6	47.8	0.85 in/h
6	Hunter ICV-G	1"	Turf Spray	11.99	16	206.0	13.7		169.7	30	1.51	3	34.5	51.2	0.81 in/h
7	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	17.17	1,087 lf	261.8	76.4	8.7	175.4	30	2.34	2	34.3	55.7	1.45 in/h
8	Hunter ICV-G	1"	Bubbler	17	34	295.4	130.4	3.7	193.8	20	1.65	3	24.6	46.1	2.12 in/h
9	Hunter ICZ-101-40-LF	1"	Area for Dripline	10.29	685.2 lf	136.4	3.1		301.0	30	1.58	8.17	39.8	56.0	1.45 in/h
10	Hunter ICV-G	1"	Turf Spray	12.94	8	91.7	39.1		306.3	30	2.77	3	35.8	54.2	0.85 in/h
11	Hunter ICV-G	1"	Turf Spray	13.3	10	130.6	17.6		314.3	30	2.21	3	35.2	54.0	0.79 in/h
	Common Wire								451.0						

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICV-G	Turf Spray	1.02 in/h	30 min				30 min			1	60	666	333
2	Hunter ICZ-101-40-LF	Area for Dripline	1.45 in/h	14 min		14 min		14 min			1	42	285	94.9
3	Hunter ICV-G	Bubbler	2.09 in/h	10 min		10 min		10 min			1	29	232	77.3
4	Hunter ICV-G	Turf Spray	0.96 in/h	32 min				32 min			1	63	706	353
5	Hunter ICV-G	Turf Spray	0.85 in/h	36 min				36 min			1	71	611	306
6	Hunter ICV-G	Turf Spray	0.81 in/h	38 min				38 min			1	75	899	450
7	Hunter ICZ-151-XL-40	Area for Dripline	1.45 in/h	14 min		14 min		14 min			1	42	721	240
8	Hunter ICV-G	Bubbler	2.12 in/h	10 min		10 min		10 min			1	29	493	164
9	Hunter ICZ-101-40-LF	Area for Dripline	1.45 in/h	14 min		14 min		14 min			1	42	432	144
10	Hunter ICV-G	Turf Spray	0.85 in/h	36 min				36 min			1	71	919	459
11	Hunter ICV-G	Turf Spray	0.79 in/h	38 min				38 min			1	76	1,011	505
		TOTALS:		272		62		272				600	6,974	3,127

N

20 0 20 40

Graphic Scale in Feet

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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3215 ELLEN DR.
ORLANDO, FL 32806
PHONE (407) 859-5790
IRRdesign.com
Jason McElroy
irrdesign@gmail.com

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Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC0000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

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Danita R Bryant

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REGISTERED LANDSCAPE ARCHITECT DANITA R. ROBERTS BRYANT LA6667318 STATE OF FLORIDA

Danita R. Bryant, RLA
LA6667318
Jun 04, 2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

IRRIGATION PLAN

IR1.0

D34763

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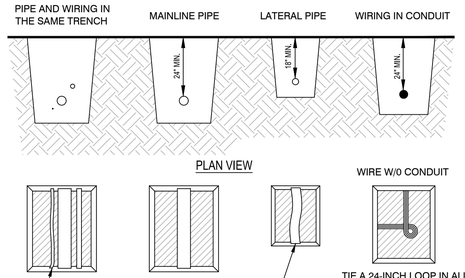


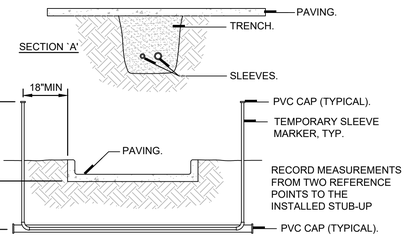
1. ALL LATERAL LINES SHALL BE SCH 200 PVC PIPE. ALL MAIN LINE SHALL BE SCH 40 PIPE.
2. SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE SCH 40 PVC AND SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
3. ALL LATERAL LINE SHALL BE BURIED NO LESS THAN 18". ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24".

PIPE AND WIRE TRENCHING

WATERING GUIDELINES FOR TREES AND SHRUBS DURING ESTABLISHMENT PERIODS

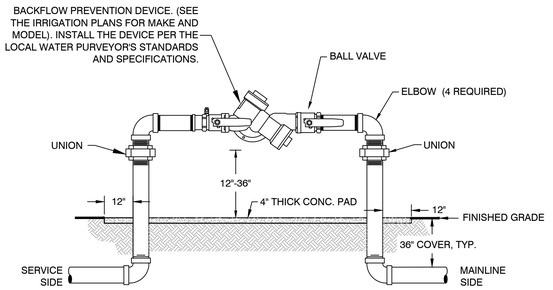
TYPE OF PLANT	ESTABLISHMENT PERIOD	WATERING SCHEDULE	RECOMMENDED AMOUNT OF WATER
TREES WITH LESS THAN 2" TRUNK DIAMETER	3 TO 6 MONTHS	1. DAILY FOR 2 WEEKS. 2. EVERY OTHER DAY FOR 2 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
TREES WITH 2" TO 4" TRUNK DIAMETER	6 TO 12 MONTHS	1. DAILY FOR 1 MONTH. 2. EVERY OTHER DAY FOR 3 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
TREES OVER 4" TRUNK DIAMETER	12 OR MORE MONTHS	1. DAILY FOR 2 WEEKS. 2. EVERY OTHER DAY FOR 2 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
SHRUBS IN 1-GALLON CONTAINERS	3 TO 6 MONTHS	1. DAILY FOR 6 WEEKS. 2. EVERY OTHER DAY FOR 2 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	1 QUART
SHRUBS IN 3-GALLON CONTAINERS	3 TO 6 MONTHS	1. EVERY DAY FOR THE FIRST FEW WEEKS AFTER PLANTING. 2. GRADUALLY DECREASE TO EVERY OTHER DAY TO EVERY EVERY THIRD DAY UNTIL ESTABLISHED.	2 QUART
SHRUBS IN 7-GALLON CONTAINERS	6 TO 12 MONTHS	1. EVERY DAY FOR THE FIRST FEW WEEKS AFTER PLANTING. 2. GRADUALLY DECREASE TO EVERY OTHER DAY TO EVERY EVERY THIRD DAY UNTIL ESTABLISHED.	1 GALLON

NOTES: A. FREQUENCY MAY BE REDUCED WHEN PLANTS ARE INSTALLED DURING THE COOLER MONTHS OR DURING PERIODS OF FREQUENT RAIN.
B. DO NOT WATER IF THE ROOT BALL IS SATURATED.



NOTES
1. IRRIGATION SLEEVES SHALL BE CLASS 200 PIPE FOR 4" AND LARGER AND SCHEDULE 40 PVC FOR 3" AND SMALLER.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE AND MARK ALL SLEEVE LOCATIONS. REMOVE EXTENSION WHEN SLEEVE IS UTILIZED.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE SHALL BE TWO (2) TIMES DIAMETER OF NOMINAL SIZE OF PIPE WITHIN SLEEVE.

IRRIGATION SLEEVE DETAIL



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.
2. ALL BACKFLOW PREVENTER DEVICES SHALL BE APPROVED BY THE CITY/COUNTY BACKFLOW PREVENTER TECHNICIAN.
3. ALL REDUCED PRESSURE BACKFLOW DEVICES SHALL BE USC APPROVED.
4. CONCRETE PAD IS REQUIRED FOR ALL INSTALLATIONS 1-1/2" OR LARGER.

REDUCED PRESSURE BACKFLOW PREVENTER

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 18 GPM AND A MINIMUM PRESSURE OF 60 PSI.

   CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

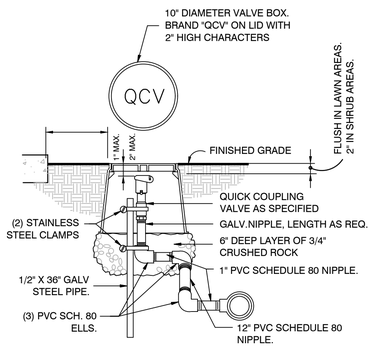
   MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION.
   A. 35 PSI AT THE BASE OF THE POP-UP ROTOR/ROTATOR HEADS.
   B. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS.
   C. 30 PSI AT THE BASE OF THE LOW-VOLUME EMITTER.

2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.

3. 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING.

DRIP TUBING NOTES

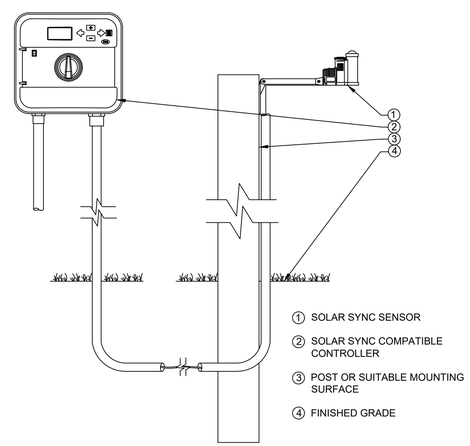
1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
4. THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN:
   12" EMITTERS @ 0.9 GPH
   a) @ 15 PSI = 155 FEET
   b) @ 20 PSI = 169 FEET
   c) @ 30 PSI = 230 FEET
   d) @ 40 PSI = 255 FEET
   LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL.
5. MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES 'X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2"- 4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
11. DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.



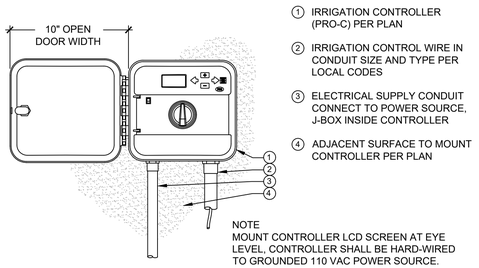
QUICK COUPLER TYPICAL DETAIL

GENERAL IRRIGATION NOTES

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
2. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. i.e ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, i.e VERIFY ROOT BALL SIZE FOR PLANTING
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES.
16. SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES
17. ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
18. INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
19. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
20. 24 VOLT WIRE SHALL BE COLOR CODE; COMMON-WHITE, CONTROL-RED.
21. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
22. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
23. CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
24. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
    A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
    C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
26. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
27. CONTRACTOR TO ADD EXTENSION RISERS TO POP-UP HEADS WHEN NEEDED TO PROVIDE PROPER COVERAGE.
28. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
29. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
30. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPLICES, SLEEVE LOCATIONS, ETC.
31. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
32. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
33. UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE(BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
    A. 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
    B. 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
34. IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2"X11" LAMINATED SHEET(S) WITH AN ELECTRONIC FILE COPY TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. THE LAMINATED CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
35. THE CONTROLLER(S) SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.
36. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BIDDING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
37. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.

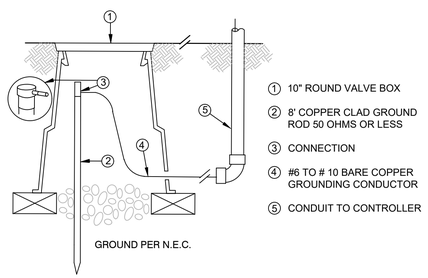


SOLAR SYNC WITH WALL MOUNT CONTROLLER



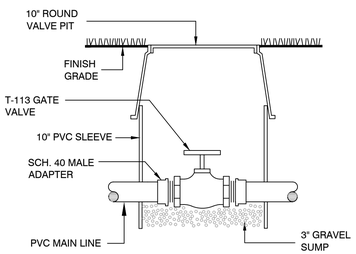
NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.

PRO-C WALL MOUNT



GROUND PER N.E.C.

CONTROLLER GROUNDING



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ISSUE DATE:
03/01/2025 DRC SUBMITTAL SET
08/01/2025 DRC RE-SUBMITTAL SET
11/04/2025 DRC RE-SUBMITTAL SET
04/01/2026 DRC RE-SUBMITTAL SET
06/05/2026 DRC RE-SUBMITTAL SET

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IRRIGATION NOTES & DETAILS

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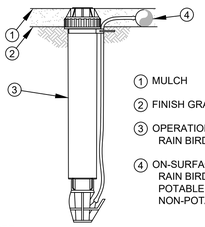
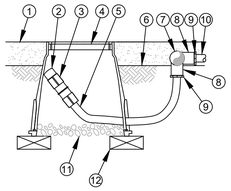


1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR
   RAIN BIRD MODEL: OPERIND
4. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD SERIES
   NON-POTABLE: XFDP SERIES

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

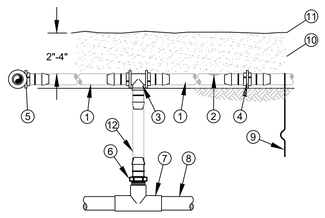
ON-SURFACE DRIPLINE OPERATIONAL INDICATOR

ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



1. TOP OF MULCH LAYER
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS:
   POTABLE:RAIN BIRD MDCFCAP
   NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING:
   RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX:
   RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING:
   RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE:
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

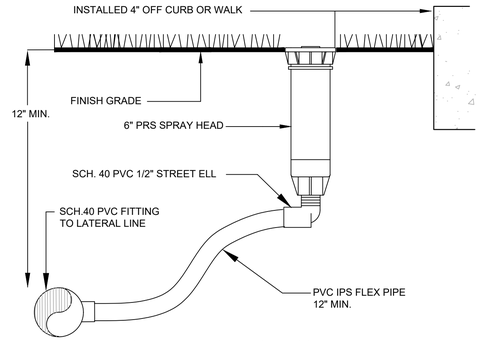
XFD ON-SURFACE DRIPLINE FLUSH POINT



1. ON-SURFACE DRIPLINE:
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm
   RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm
   RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER
   17mm X 1/2" MPT RAIN BIRD XFF-MA-050
   17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
   RAIN BIRD TDS-050 WITH BEND (TYP)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

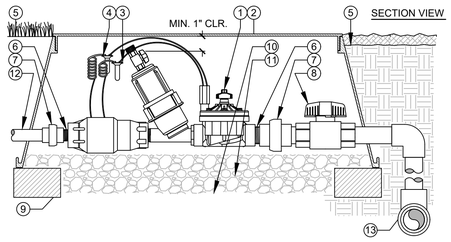
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFD ON-SURFACE DRIPLINE RISER ASSEMBLY



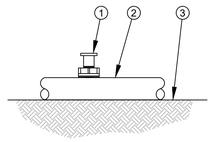
SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES.

6" POP-UP SPRAY HEAD DETAIL



1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS

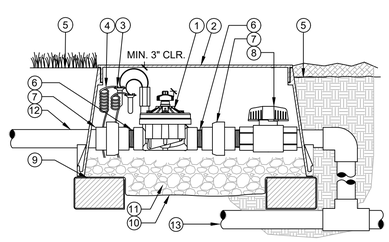
DRIP CONTROL KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE



1. PRESSURE-COMPENSATING MODULE
   BARB INLET X BARB OUTLET EMITTER WITH PC DIFFUSER CAP: RAIN BIRD PC EMITTER WITH PC DIFFUSER
2. 1/2" POLYETHYLENE TUBING:
   RAIN BIRD XF SERIES TUBING OR
   RAIN BIRD XT-700 XERI-TUBE OR
   RAIN BIRD XBS BLACK STRIPE TUBING
3. FINISH GRADE

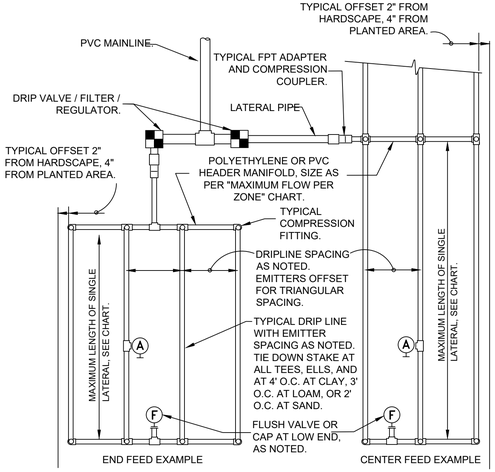
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD PC BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
   PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH PC-12 12 GPH
   PC-18 18 GPH PC-24 24 GPH
3. PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK AND PURPLE.

PRESSURE-COMPENSATING MODULE WITH PC DIFFUSER CAP INTO 1/2-INCH TUBING



1. REMOTE CONTROL VALVE WITH FLOW CONTROL - PER PLAN
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP (OR FPT) X FPT UNION
8. ISOLATION VALVE, LINE SIZE
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE AND FITTINGS

ELECTRIC REMOTE CONTROL VALVE



MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

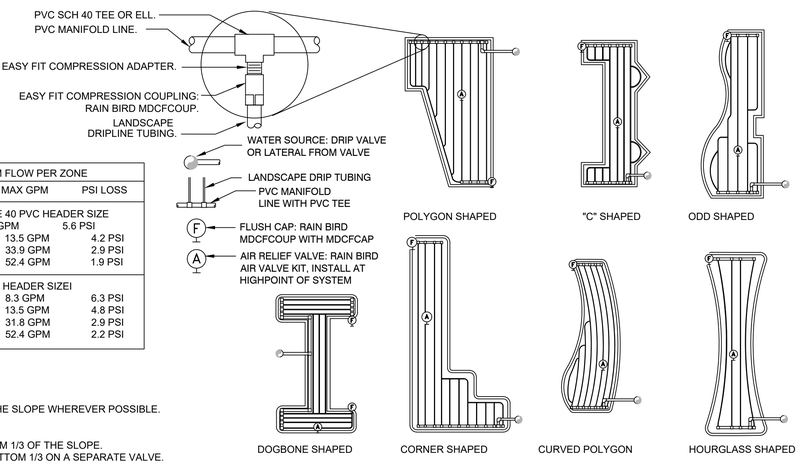
GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

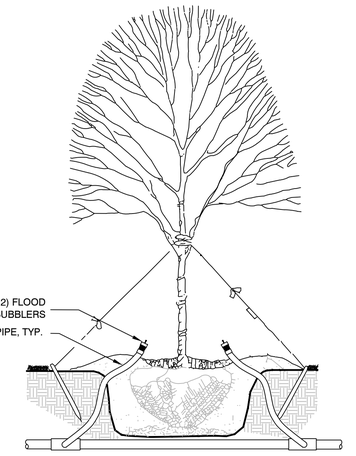
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZEI		
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
3. NORMAL SPACING WITHIN 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

TYPICAL DRIPLINE REQUIREMENTS





IRRIGATION CONTRACTOR IS TO AVOID ANY CONTACT WITH THE ROOT BALL OF THE TREE.

TREE BUBBLER DETAIL

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:
03/01/2025 DRC SUBMITTAL SET
08/01/2025 DRC RE-SUBMITTAL SET
11/04/2025 DRC RE-SUBMITTAL SET
04/01/2026 DRC RE-SUBMITTAL SET
06/05/2026 DRC RE-SUBMITTAL SET

DRAWN BY: M. ERQUITT

PANDA PROJECT #: S8-27-D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

cph
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Plans Prepared By:
CPH, LLC
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

This item has been digitally signed and sealed by Danita R. Bryant on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Danita R Bryant
Digitally signed by Danita R Bryant
Reason: I am the author of this document
Date: 2026.06.04 17:02:37-04'00'

DANITA R. BRYANT LANDSCAPE ARCHITECT REGISTERED LA6667318 STATE OF FLORIDA

Danita R. Bryant, RLA
LA6667318
Jun 04, 2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

IRRIGATION DETAILS

IR5.1

D34763

J:\P73115\Landscape\DWG\Preliminary\Design\Plans\P73115 D34763 IR5.dwg, 6/4/2026 4:25:57 PM, Mark Erquitt,

TOWN OF LOXAHATCHEE GROVES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all parties that the Planning and Zoning Board of the Town of Loxahatchee Groves, in Palm Beach County, Florida, will consider the following Resolution:

RESOLUTION NO. 2026-049

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING SIGN-RELATED VARIANCES FOR A FAST-FOOD RESTAURANT IN POD B OF THE GROVES TOWN CENTER PLANNED UNIT DEVELOPMENT, CONSISTING OF APPROXIMATELY 0.94 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

The Planning and Zoning Board of the Town of Loxahatchee Groves will hold a Public Hearing to consider Resolution 2026-049 on Tuesday, July 14, 2026 commencing at 6:00 p.m., or as soon thereafter as possible, at the Loxahatchee Groves Town Hall, located at 155 "F" Road, Loxahatchee Groves, Florida 33470.

The proposed resolution is available for review in its entirety in the Town Clerk's Office located at Town Hall, 155 F Road, Loxahatchee Groves, FL 33470 (between the hours of 8:30 AM and 4:30 PM, Monday through Friday, except holidays) or on the Town website, http://www.loxahatcheegrovesfl.gov.

Interested parties may appear at the meeting and be heard or may submit public comment in writing by mailing the Office of the Town Clerk at 155 "F" Road, Loxahatchee Groves, FL 33470, or by emailing voakes@loxahatcheegrovesfl.gov. Written or emailed comments will be received up until 12:00 p.m. on the day of the Hearing, filed, and acknowledged as part of the official public record for the Public Hearing. The Public Hearing will be streamed and close-captioned as normal. Access instructions are posted on the Town website.

If a person decides to appeal any decision of the Town Council with respect to any matter considered at this meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105).

The Loxahatchee Groves Town Hall is wheelchair accessible and accessible parking spaces are available. Anyone needing auxiliary services please contact the Office of the Town Clerk at least five (5) days prior to the meeting at 561-793-2418. If hearing impaired, telephone the Florida Relay Services 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice) for assistance.

Publish: Legal Ad on _____.

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Development Narrative – Site Plan Approval – EG22138.146
Groves Town Center – Panda Express D34763
Town of Loxahatchee Groves, FL

6/16/2026

Supplemental Applications Submitted

- **PUD/Master Plan Amendment**
  - **Exhibits: Universal Planning & Zoning Application, Legal Description, Location Map, GTC PUD Master Plan Conditions of Approval (Previously approved Ordinance 2024-10 with the updated list of waivers to be considered and the drawing date of the Master Site Plan), Master Site Plan (prepared by Bohler Engineering).**
- **Master Sign Plan Program**
  - ***AGI Signage Package (Submitted as a standalone document)***
  - **Exhibits: Warranty Deeds, Site Survey, Cover Page & Site Plan, Owner & Agent Authorization Forms, Image showing the back of a typical Panda Express menu board.**
- **Variance Application**
  - ***AGI Signage Package (Submitted as a standalone document)***
  - **Exhibits: Variance justifications, Owner & Agent Authorization Forms, Applicant's Notice Affidavit, Property Owners' List, Warranty Deeds, Site Survey, Site Plan & Supplemental Site Plan.**
- **Site Plan Application**
  - **Required variances and waivers are identified within the narrative**
  - **Drawing Set (Civil, Survey, Landscape, Photometrics, Architectural)**
  - **Variances/Waivers Table on the Supplemental Site Plan**
- **Waivers – Summary List (Waivers requested included in PUD/Master Plan Amendment)**

Project Description

Panda Store No. D34763
Southern Blvd & Avocado Ave, Loxahatchee Groves, FL 33470
Parcel No. 41-41-43-31-13-002-0030

Panda Restaurant Group, Inc. proposes the development of a new fast-casual restaurant with drive-thru service (Panda Express) within Pod B of the Groves Town Center Planned Unit Development (PUD) in the Town of Loxahatchee Groves. The subject parcel consists of approximately 0.94 acres and is designated as Multiple Use Planned Development District (MUPD) on the Town's Official Zoning Map. Additionally, according to the Town's 2030 Future Land Use Map, the property is designated as Multiple Land Use (MLU), subject to Special Policy 1.15.2. Per the Zoning Confirmation Response Memorandum prepared by the Town Planning Consultant, Pod B is governed by the permitted use provisions established for the Commercial Low (CL) zoning district within the Town's Unified Land Development Code (ULDC). Therefore, the proposed use is evaluated based on the development standards and permitted uses applicable to the CL zoning district. The proposed development consists of a single-story, approximately 2,700-square-foot restaurant with associated parking, drive-thru queuing, landscaping, utilities, and stormwater management. Vehicular access to the site will be provided via the internal circulation network of the Groves Town Center, including Avocado Avenue, with

pedestrian connectivity provided to adjacent commercial uses and the public sidewalk system. Pedestrian connectivity will be provided to the northern sidewalk across Avocado Avenue via a tri-rail fence that directs pedestrians to the sidewalk connection at the northeast corner of the Dental Office. The proposed dual-lane drive-thru configuration includes 14 total queuing spaces, including four spaces located prior to the menu board in each service lane, as well as two (2) Drive-Thru Waiting spaces after the menu board, to comply with the minimum queuing requirements of the Unified Land Development Code. The queuing layout is supported by a Queuing Analysis prepared by CPH.

The subject property is an internal lot within the PUD and is therefore not subject to minimum lot area, minimum lot width, or interior setback requirements pursuant to **Section 41-010.E.4.b** of the ULDC, provided applicable separation distances are met. Landscaping, buffers, and screening are provided in accordance with ULDC requirements, including screening of the dumpster enclosure, with alternative materials proposed where necessary to preserve pedestrian connectivity, with the addition of a vertical trellis on the east side of the dumpster enclosure to screen the enclosure from pedestrian view. Stormwater management is provided through on-site collection and conveyance to the master stormwater management system serving the Groves Town Center. The site is located outside the wellfield protection area and within FEMA Flood Zone AE, and grading has been designed to comply with applicable floodplain requirements. The use of pervious/permeable pavers to satisfy the 30 percent pervious area requirement, consistent with low-impact development practices, will be implemented.

Overall, the proposed development is consistent with the Town of Loxahatchee Groves Unified Land Development Code, the approved Groves Town Center PUD Master Plan, and the Town's Comprehensive Plan, and is designed to provide a compatible commercial use with safe circulation and appropriate site design.

Summary of Request

The Applicant requests Site Plan Approval from the Town of Loxahatchee Groves for the development of a new Panda Express, a fast-casual restaurant with drive-thru service, located within Pod B of the Groves Town Center Planned Unit Development (PUD). The proposed development includes associated site improvements such as internal vehicular circulation and pedestrian connectivity through the Cross-Access Agreement and drive-thru queuing, parking, landscaping, utilities, and stormwater management, all designed in accordance with the Town's Unified Land Development Code (ULDC) and the approved PUD Master Plan. The Applicant also requests waivers and variances to address specific code deviations, including signage, loading zone location, parking stall dimensions, and foundation planting, as reflected in the proposed Site Plan.

In conjunction with the Site Plan Application, the request includes approval of associated supplemental applications consisting of a PUD/Master Plan Amendment, Variance Application, and a Master Sign Plan, as further described in this Development Narrative and supporting materials. The proposed site plan is intended to ensure safe and efficient vehicular and pedestrian circulation, compatibility with adjacent development within the Groves Town Center, and compliance with applicable development standards while advancing the Town's long-term planning objectives.

Based on the foregoing, the Applicant respectfully requests approval of the Site Plan and associated applications as submitted, finding that the proposed development is consistent with the Town of Loxahatchee Groves Unified Land Development Code, the approved Groves Town Center Planned Unit Development, and the Town's Comprehensive Plan.

Approval Criteria

The proposed Site Plan for the Panda Express located within Pod B of the Groves Town Center Planned Unit Development has been evaluated for consistency with the Town of Loxahatchee Groves Unified Land Development Code, the approved Groves Town Center PUD Master Plan, and the Town's Comprehensive Plan. The proposed development implements appropriate commercial use within a designated Town Center area and supports orderly growth, economic activity, and compatible infill development. The site plan has been designed to comply with applicable ULDC standards and approved PUD conditions. Where deviations from specific dimensional requirements, loading zone location requirements, and foundation planting requirements are requested, the necessary waivers have been submitted, and such requests do not increase overall development intensity or alter the intent of the Code. The proposed layout is compatible with surrounding commercial uses within the Groves Town Center and reinforces the planned commercial character of the development. Adequate public facilities and services, including potable water, sanitary sewer, drainage, electricity, and solid waste service, are available to serve the proposed development without the need for any major off-site improvements. Vehicular access, internal circulation, and drive-thru queuing have been designed to operate safely and efficiently. The proposed dual-lane drive-thru meets the minimum queuing requirements of the ULDC, and the Queuing Analysis prepared by CPH demonstrates that anticipated demand can be accommodated without adverse impacts to surrounding roadways or internal circulation.

Pedestrian connectivity has been incorporated into the site design to provide safe and continuous access between the proposed restaurant, adjacent commercial parcels, and the internal sidewalk network of the Groves Town Center. Pedestrian connectivity will be provided to the northern sidewalk across Avocado Avenue via a tri-rail fence that directs pedestrians to the sidewalk connection at the northeast corner of the Dental Office. Landscaping, buffering, and screening are provided in accordance with ULDC requirements, with alternative screening treatments proposed where necessary to preserve pedestrian circulation while meeting the intent of the Code. Stormwater management for the site has been designed in accordance with Town standards and the master stormwater management system serving the Groves Town Center. The use of pervious pavement systems supports stormwater infiltration and low-impact development objectives. The site is located outside of the wellfield protection area and within FEMA Flood Zone AE, and grading and finished floor elevations have been designed to comply with applicable floodplain requirements.

Overall, the proposed development promotes public health, safety, and welfare by providing compatible commercial use with safe vehicular and pedestrian circulation,

adequate infrastructure, and thoughtful site design consistent with the Town's long-term planning goals.

Supplements to the Universal Planning & Zoning Application

- **PUD/Master Plan Amendment:** A supplemental PUD/Master Plan Amendment application was submitted in conjunction with the Universal Planning and Zoning Application. This request includes a modification to the PUD Ordinance to establish the permitted waivers, as well as updates to the Master Plan drawing to reflect the proposed use. An application was submitted with the legal description, a location map identifying the proposed Panda Express, GTC PUD Conditions of Approval, and a revised Master Plan (signed and sealed by Bohler). The proposed Panda Express will be located between the existing Culver's and the Dental Office. The total square footage within the Pod has been adjusted accordingly to accommodate the addition of the Panda Express.
- **Site Plan Application:** A Site Plan was submitted as part of the civil drawings in accordance with the Town of Loxahatchee Groves' Unified Land Development Code (ULDC), **Section 155-010** Submission Requirements and in conjunction with the Universal Planning and Zoning Application. All required plan elements have been included to address applicable Code requirements. Where necessary, required variances and waivers are identified within the narrative, the PUD Conditions of Approval, the Supplemental Site Plan, the Variances/Waivers Table on the Supplemental Site Plan, and/or accompanying supplemental applications.
- **Master Sign Plan Program:** As part of the Site Plan approval process, a Master Sign Plan was required and was submitted in conjunction with the Universal Planning and Zoning Application. The Applicant prepared and submitted a Master Sign Plan in accordance with the Town's Approval Checklist, including the warranty deeds, site survey, Cover Page & Site Plan, and the Owner & Agent Authorization forms. The Sign Package, submitted as a standalone document, includes plans, drawings, and illustrations of all proposed on-site signage. Any revisions to previously submitted plans have been incorporated into this application.
- **Variance Application:** A supplemental Variance application was submitted in conjunction with the Universal Planning and Zoning Application. The requested variances are necessary to allow the proposed signage typically associated with a Panda Express prototype development and to provide adequate vehicular circulation and wayfinding into the site. Each variance request identifies the applicable Code section and includes a justification supporting the proposed signage and site design for this project. The exhibits included in the application include the justification narrative for the variances, Owner & Agent Authorization forms, Applicant's Notice Affidavit, Property Owners' List, Warranty Deeds, Site Survey, and the Site Plan and Supplemental Site Plan. The Sign Package, submitted as a standalone document, includes plans, drawings, and illustrations of all proposed on-site signage. Any revisions to previously submitted plans have been incorporated into this application.

Site Conditions & Plans

Panda Restaurant Group, Inc. proposes the development of a new, approximately 2,700-square-foot fast-food/casual restaurant with a drive-thru. The project will be located within Pod B (Commercial) of the Groves Town Center, per Groves Town Center PUD Amendment No, 1 (Plat Book 132, Page(s) 134), at Southern Boulevard and Avocado Ave in Town of Loxahatchee Groves, Florida. The site is approximately 0.94 acres (41,047 SF) and lies within Pod B of the overall master plan. It falls under the jurisdiction of the Town of Loxahatchee Groves.

As currently observed, the site is densely vegetated with existing trees and brush and will require clearing prior to construction. The Applicant is requesting approval for specimen tree removal, as well as a Vegetation Removal Permit, subject to review and approval by the Town Council. The subject parcel is zoned as Multiple Use Planned Development District (MUPD). According to the Zoning Confirmation Response Memorandum prepared by the Town Planning Consultant, Pod B is governed by the permitted use provisions and development standards of the Commercial Low (CL) zoning district, as established in the Town's Unified Land Development Code (ULDC). Therefore, the proposed use has been evaluated for consistency with the applicable CL zoning district requirements.

The site is located adjacent to Culver's and the Dental Office, and is near other commercial anchors such as Aldi, El Car Wash, and future planned retail and commercial uses. Access to the site will be provided via Southern Boulevard, through a shared internal road network that includes Avocado Avenue.

Legal Description

(PER COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11873018, EFFECTIVE DATE JULY 2, 2024, AT 8:00 A.M., REVISION 1 OCTOBER 28, 2024)

TRACT POD - B-1, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT LB3 GROVES TOWN CENTER PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°26'46" EAST ALONG THE SOUTH LINE OF TRACT LB4, ALSO BEING THE SOUTH LINE OF TRACTS AE, POD-2 AND POD B-1, OF THE AFORESAID GROVES TOWN CENTER PUD AMENDMENT NO. 1 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD) 423.71 FT TO THE POINT OF BEGINNING. THENCE NORTH 01°33'14" EAST 348.33 FEET TO THE NORTH LINE OF POD B-1; THENCE SOUTH 88°26'46" EAST ALONG SAID NORTH LINE OF POD B-1, 117.84 FEET; SOUTH 01°33'14" WEST 348.33 FEET TO THE SOUTH LINE OF POD B-1; THENCE NORTH 88°26'46" WEST ALONG THE SOUTH LINE OF POD B-1 (AND NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD) 117.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

Justification Statement for Development Review

As part of the development review process for the proposed Panda Express located within Pod B of the Groves Town Center, the applicant proactively participated in multiple ex-parte meetings with members of the Town Council and Planning & Zoning staff. These meetings were conducted to gather meaningful feedback and ensure that the project reflects the Town's vision and the public's expectations for development within this area.

During these discussions, Town representatives shared valuable insight on architectural character, community identity, and site aesthetics. Comments included suggestions to enhance building articulation, integrate additional design features reflective of the Town's rural character, and consider thoughtful elements that contribute to a more unified and attractive streetscape. The applicant welcomed this feedback and has worked diligently to incorporate many of the ideas discussed into the overall design. Revisions were made to strengthen the architectural expression and visual cohesion of the building while maintaining a functional and efficient site layout.

The applicant is committed to delivering a project that not only fulfills its operational needs but also responds to the desires of the Town and its residents. Through continued coordination and thoughtful design, the project reflects a collaborative effort to ensure compatibility with the surrounding context and to contribute positively to the character and quality of the Groves Town Center. The proposed development also provides public benefit by introducing a neighborhood-scale dining option that enhances local access to food services, supports job creation, and activates a currently undeveloped internal parcel of the PUD. It contributes to the vitality of the Groves Town Center by reinforcing the area's commercial mix and promoting balanced, context-sensitive growth consistent with the Town's long-term vision. This justification is respectfully submitted in support of the proposed site plan.

Consistency with the Plan

The proposed Panda Express with drive-through, located within Pod B of the Groves Town Center, is consistent with the Town of Loxahatchee Groves Comprehensive Plan and the Groves Town Center PUD Conditions of Approval (Ordinance 2024-10). The application includes a request for a PUD amendment to revise the list of permitted waivers. The subject parcel is designated for commercial use under the revised PUD Master Plan, and quick-service restaurants with drive-through facilities are permitted uses within Pod B. The project supports Policy 1.1.15 of the Comprehensive Plan by promoting infill development within an approved PUD boundary and furthering the Town's goal of concentrating commercial growth in appropriate locations. In doing so, it also supports Policy 2.5.1, which encourages development patterns that promote compatibility with adjacent uses and ensure safe and efficient vehicular and pedestrian circulation.

The site layout has been designed to meet key development standards outlined in the ULDC and PUD framework. The proposed plan provides a coordinated cross-access connection at the east and west boundaries to facilitate internal vehicular and pedestrian circulation with the adjacent Dental Office and Culver's parcels, consistent with ULDC

Section 41-030.B.5 and Conditions of Approval requiring coordinated circulation. A shared access point and the potential for integrated pedestrian pathways support **Policy 2.7.2**, which encourages connectivity and access management across parcels. The layout also meets the drive-through queuing standards per ULDC **Section 95-085** and required parking and aisle widths per **Sections 95-010** and **95-100**. Landscaping is provided along the site perimeter and within the interior to meet buffering and shade requirements under **Article 85**, and efforts have been made to coordinate the landscape scheme with adjacent development to the extent feasible.

While the applicant acknowledges that the project does not fully conform to all elements of the Rural Vista Design Guidelines and ULDC requirements, substantial effort has been made to incorporate compatible architectural elements and to respond to Town feedback received during ex-parte meetings and Development Review meetings. The architectural elevations include articulated rooflines, enhanced façade treatments, and material selections that reflect a simplified but compatible design approach within the context of the Groves Town Center. The applicant coordinated closely with Town staff to refine building design details in good faith and to align with the Town's vision. The development represents an appropriate commercial use that supports Comprehensive Plan objectives related to economic vitality, infill development, and context-sensitive design, and is consistent with the standards and intent of the Groves Town Center PUD under the approved Ordinance 2024-10.

Consistency with the Code

The proposed site plan for Panda Express, located within Pod B of the Groves Town Center in the Town of Loxahatchee Groves, has been developed in accordance with the Town's Unified Land Development Code (ULDC) and the approved Groves Town Center PUD Master Plan. The project consists of an approximately 2,700-square-foot quick-service restaurant with a drive-through on an internal lot within a Planned Unit Development. The development supports the Town's goals for commercial activity along Southern Boulevard while balancing vehicular circulation, pedestrian access, and architectural compatibility with surrounding uses. While several waivers and variances are requested, most requests are justified based on the internal lot configuration as permitted under **Section 41-010.E.4.b** of the ULDC and align with the intent and structure of the PUD.

The site layout complies with numerous applicable provisions of the ULDC. Queuing, bypass, and service lane design conform **to Sections 95-085, 95-090,** and **95-095**. Drive aisle widths (28 feet) and parking dimensions meet the standards set forth in **Sections 95-025, 95-100**, and **95-110**, except for the parking rows on the north and east sides of the property. Accordingly, a waiver has been requested to allow reduced-sized parking stalls measuring 11' x 20' and reduced-sized handicap stalls measuring 14' x 20'. Pursuant to PUD requirements, internal paved pedestrian paths meet or exceed the minimum width requirements of **Section 41-030.B.8.b.** Bicycle access and ADA requirements are also satisfied, with the exception of the reduced-size handicap parking stalls specified above. The south side of the building satisfies the 40% linear frontage landscaping requirement per **Section 85-055.B.2**, while the north side does not meet the

foundation planting requirement; therefore, a waiver has been requested as part of the submittal package.

The subject property is considered an internal lot within a Planned Unit Development (PUD). Pursuant to **Section 41-010.E.4.b** of the Town of Loxahatchee Groves Unified Land Development Code, internal lots within a PUD are not subject to minimum lot area or minimum lot width requirements. Additionally, this section provides that the layout, location, and construction limits of structures within an internal lot are governed by separation distances between structures rather than setbacks from interior property lines. Accordingly, while setback requirements apply along the north and south property lines, no specific setback requirements apply to the proposed buildings, menu boards, drive aisles, or bypass lanes, provided the development complies with the applicable separation distance standards established by the Code.

The flexibility afforded to internal lots under **Section 41-010.E.4.b** also extends to certain other Code requirements. Therefore, the minimum lot size of one (1) acre and minimum frontage width of 150 feet required by **Section 25-025** within the Commercial Low (CL) zoning district are not applicable to the subject property. Similarly, the ten-foot setback requirement for impervious areas, including walkways, established under **Section 95-100.D**, does not apply under the PUD internal lot provisions. The proposed site layout has been designed to comply with all applicable PUD requirements while maintaining adequate setbacks, separation distances, and circulation patterns consistent with the approved development framework.

With respect to buffer requirements, the proposed landscaping and buffer treatments comply with **Sections 85-055** and **85-060** of the Town's Unified Land Development Code (ULDC), except as otherwise noted herein. **Section 85-060.C.1** of the ULDC requires an 8-foot compatible use buffer between contiguous non-residential properties. Accordingly, an 8-foot compatible use buffer is provided along the north and west property lines. Along the south property line, the applicable buffer requirement is governed by the approved Planned Unit Development (PUD) Conditions of Approval, which require a 25-foot landscape buffer. The required 8-foot landscape compatibility buffer along the east property line is not applicable due to the approved shared access aisle condition established under Resolution 2021-19 for the Heartland Dental Office and the recorded Cross-Access Agreement (Official Records Book 33562, Page 232), which permits shared circulation between the adjacent properties.

Interior landscape islands are provided in accordance with **Section 85-055.C**, and a loading zone is designated per **Sections 95-070** and **95-075**. However, a waiver has been requested for the proposed location of the loading zone, which is situated more than 30 feet from the building. The dumpster enclosure is located in accordance with **Section 25-010.F.3** and is screened per **Section 25-010.F.2.** Screening is provided on the west and south sides of the enclosure, in lieu of vegetative screening on the east side of the dumpster enclosure, a wall finished with faux screening material on a trellis will be provided to satisfy the intent of the screening requirements while preserving pedestrian circulation and connectivity. Stormwater infrastructure is provided in accordance with **Article 70**, with weep holes placed per **Section 85-055.C.5.e**. Lighting complies with **Section 50-030**, and the site also provides required cross-access connections per **Section 41-010.E.4.b.1** and complies with minimum pervious area thresholds under **Section 25-035.C.**

Additionally, to meet the drive-thru requirements specified in **Section 95-085**, two queuing spaces/drive-thru waiting spaces have been provided beyond the point of service, thereby satisfying the requirement that one additional queuing space be provided after the point of service. Lastly, pursuant to **Section 95-085**, a drive-thru restaurant is required to provide seven queueing spaces, of which four must be located prior to the menu board. The proposed development provides a total of 14 queuing spaces, including four spaces located prior to the menu board in each service lane, exclusive of the queuing space at the menu board itself, thereby exceeding the minimum queuing requirements established by Code. Considerable effort was made to accommodate the required number of queuing spaces within the proposed dual-lane drive-thru configuration, which is demonstrated to be necessary based on the Queuing Analysis prepared by CPH.

Regarding the waivers requested, a total of three (3) waivers, as specified in the PUD Conditions of Approval and enclosed within this Project Narrative, are being requested as part of the proposed development.

A waiver is requested to allow reduced-size parking space dimensions, including reduced-size handicap parking spaces, pursuant to Section 95-025 of the Town's Unified Land Development Code (ULDC). Standard parking spaces measuring 11 feet by 22.5 feet are provided along the south side of the property where feasible. However, due to site constraints, cross-access requirements, shared drive aisles within the Planned Unit Development (PUD), and the need to maintain consistency with adjacent developments approved with reduced parking dimensions, standard-size parking spaces cannot be reasonably accommodated along the north and east parking rows. Accordingly, reduced-size parking spaces measuring 11 feet by 20 feet are proposed in these areas for standard parking spaces and 14 feet by 20 feet for handicap parking spaces. The reduced-size handicap spaces will continue to comply with all applicable accessibility requirements while supporting an efficient site layout. The proposed parking arrangement is supported by the Parking Analysis and satisfies the minimum parking requirements for the proposed use. The requested waiver meets the approval criteria, as the need for relief is not self-created but results from the unique constraints of the site and the necessity to coordinate with the established development pattern and cross-access circulation within the PUD. Strict application of the standard parking dimensions would reduce the number of available parking spaces, adversely affect internal circulation, and potentially limit the reasonable use of the property. The proposed reduced-size spaces are limited to areas where constraints exist, while standard-size spaces are maintained elsewhere on the site, representing the minimum relief necessary. Furthermore, the design maintains safe and efficient vehicular circulation, is consistent with nearby approved developments utilizing similar parking dimensions, and will not adversely impact the public health, safety, or welfare.

A second waiver is requested for the proposed location of the loading zone, which is situated more than 30 feet from the closest face of the primary structure. Pursuant to **Section 95-075**, a loading space is required to be located no more than 30 feet from the building it serves. Due to site constraints and the required placement of the dumpster enclosure, grease trap, and transformer at the rear of the building in accordance with Code requirements, the Applicant has limited feasible placement options. As a result, the loading zone is proposed at approximately 51.16 feet from the building, necessitating the requested

waiver. The request meets the criteria for approval, as the constraint is not self-created but arises from compliance with other Code-mandated design requirements. A strict interpretation of the Code would prevent a functional loading configuration and could disrupt site circulation and service operations, thereby limiting the reasonable use of the property. The proposed location represents the minimum relief necessary to accommodate these constraints while maintaining safe and efficient operations. Furthermore, the loading zone placement will not adversely impact adjacent properties or public safety, as it complies with applicable setbacks and supports proper site circulation, consistent with the intent of the Code.

The final waiver pertains to **Section 85-055.B.2.**, which requires foundation planting along a minimum of 40 percent of the linear frontage on the north and south sides of the building, as these elevations front a street. The proposed Landscape Plan provides less than the required 40 percent of foundation planting along the north side due to site constraints, including required building egress, the prototypical design of the building entrances and exits, and the presence of a sidewalk along the rear of the building, which limits the available planting area. The requested waiver meets the criteria for approval, as these constraints are not self-created but are necessary to ensure proper building function, accessibility, and compliance with other applicable standards. A strict interpretation of the Code would conflict with required access and circulation, creating an unnecessary hardship and limiting the reasonable use of the property. The proposed reduction in foundation planting represents the minimum relief necessary given these physical limitations, while landscaping is still provided where feasible and maintains the overall intent of the Code. The design remains compatible with surrounding development and continues to provide appropriate buffering and aesthetic quality and therefore will not be detrimental to the public health, safety, or welfare.

The proposed signage package is generally consistent with the requirements of **Article 90, Section 90-040.B.,** of the Town of Loxahatchee Groves Unified Land Development Code (ULDC), which establishes the standards for signage, including permitted sign types, dimensions, and design criteria within the Commercial Low (CL) zoning district. The proposed wall signage and monument signage conform to the applicable provisions of **Article 90**, **Section 90-040.B.,** including maximum allowable sign area, height, and placement, and are designed to be compatible with the architectural character of the building and surrounding development.

However, the Applicant is requesting three (3) signage variances to accommodate the operational needs of a modern drive-through facility. These include: (1) a variance from **Section 90-040.B.5.a** to allow menu boards with increased area, width, and height; (2) a variance to permit additional operational signage types not explicitly identified in **Article 90**, including clearance bars, order confirmation units (OCUs), drive-thru directional/wayfinding signage, drive-thru waiting (DW) signs, and online pickup (OP) signage; and (3) a variance to allow an increased number of drive-thru signs necessary to support dual-lane drive-through operations.

The requested variance for sign height, width, and area for menu board signage meets the criteria for approval, as special conditions exist due to the operational requirements of a drive-thru restaurant, which necessitates a menu board of sufficient size to be visible and readable from within vehicles. Due to ADA accessibility considerations,

vehicle sightlines, equipment dimensions, and operational constraints, the proposed menu board must exceed the maximum height, width, and face area otherwise permitted by Code. These conditions are not self-created, but rather are inherent to the functionality of a modern drive-thru facility and are not generally applicable to properties without drive-thru operations. A strict interpretation of the Code would prevent the installation of a menu board of adequate size, impairing readability, creating potential safety concerns, and negatively impacting the efficiency of drive-thru operations, thereby limiting the reasonable use of the property. The proposed dimensions represent the minimum relief necessary to accommodate visibility, accessibility, and operational needs, and no additional or excessive signage is proposed beyond what is required for functional use. Furthermore, the proposed menu board is compatible with surrounding development, complies with applicable setback requirements, and will not create adverse visual impacts, thereby remaining consistent with the intent of the Code and not detrimental to the public health, safety, or welfare.

The requested variance for types of signs meets the criteria for approval, as special conditions exist due to the operational requirements of a drive-thru restaurant, which necessitates specialized signage types to support safe and efficient vehicular circulation, order processing, and customer wayfinding. These operational elements include order confirmation units (OCU), directional and wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs, which are standard for modern drive-thru facilities but are not explicitly identified or permitted under the Code. These conditions are not self-created, but rather are inherent to the functional design and safety requirements of the proposed use and are not generally applicable to other commercial properties without drive-thru operations. A strict interpretation of the Code would prohibit the installation of necessary operational signage, resulting in confusion, potential safety hazards, and inefficient circulation within the site, thereby limiting the reasonable use of the property. The proposed signage types are limited to those necessary to support the intended use and represent the minimum relief required to ensure safe and functional operations. Furthermore, the signage is operational in nature, designed to minimize visual impact, complies with applicable setback requirements, and is compatible with surrounding development, and therefore will not be detrimental to the public health, safety, or welfare.

The requested variance for the number of drive-thru signage meets the criteria for approval, as special conditions exist due to the operational requirements of a modern drive-thru restaurant with a dual-lane configuration, which necessitates multiple signs to facilitate safe and efficient vehicular circulation, order processing, and customer wayfinding. These operational elements include menu boards, order confirmation units (OCUs), directional signage, clearance signage, and pickup identification, each serving a distinct function within the drive-thru system. These conditions are not self-created, but rather are inherent to the functional design and safety requirements of the proposed use and are not generally applicable to other commercial properties without drive-thru operations. A strict interpretation of the Code would limit the number of drive-thru signs to an insufficient level, preventing proper communication to customers, creating confusion, potential safety hazards, and operational inefficiencies, thereby limiting the reasonable use of the property. The proposed number of signs is limited to those necessary to support the intended use and represents the minimum relief required to ensure safe and functional

operations. Furthermore, the signage is operational in nature, designed to minimize visual impact, complies with applicable setback requirements, and is compatible with surrounding development, and therefore will not be detrimental to the public health, safety, or welfare.

These requested variances are limited in scope and are intended to support safe and efficient vehicular circulation, clear customer wayfinding, and functional drive-through operations. All proposed signage remains operational in nature, is appropriately scaled, and is designed to minimize visual impacts while maintaining consistency with the intent of **Article 90** and the Commercial Low (CL) zoning district (**Section 90-040.B)**. The overall signage program is compatible with surrounding development and supports orderly site design, public safety, and accessibility.

The proposed Panda Express site plan aligns with the intent of the Groves Town Center PUD and complies with applicable sections of the ULDC. Where limited waivers and variances are requested, they are supported by the site's internal PUD status, operational requirements, and a functional layout that ensures public safety and site efficiency. Architectural elevations have been designed in accordance with the Rural Vista Design Guidelines to maintain visual compatibility with the Town's character. Overall, the development advances the Town's long-term planning goals and demonstrates compliance with key technical and design standards.

Analysis of Conditions of Approval

Per Ordinance 2024-10 PUD Amendment:

The conditions of approval included in Ordinance 2024-10 are hereby rescinded and replaced by the following conditions of approval. Text underlined are additions to Ordinance 2024-10 and text ~~struck through~~ are deletions to Ordinance 2024-10. The conditions of approval, as set forth herein, are in addition to those contained in the staff report dated January 22, 2025

Analysis: The proposed Panda Express development is consistent with the overall intent and requirements of the Groves Town Center PUD and the amended Conditions of Approval established under Ordinance 2024-10. The proposed development has been designed to comply with all applicable engineering, landscaping, access, circulation, and design requirements associated with the approved PUD framework. Where relief from specific ULDC requirements is requested, the proposed waivers represent the minimum relief necessary to accommodate the operational and site planning needs of the project while maintaining compatibility with adjacent development and the overall vision of the Groves Town Center.

The proposed site layout supports coordinated internal circulation, shared access connectivity, pedestrian mobility, and compatibility with the surrounding development patterns envisioned within the approved PUD Master Plan. Coordination with Town staff, Palm Tran, Palm Beach County Traffic Engineering, FDOT, and other applicable reviewing agencies has been initiated and will continue throughout the site plan review and permitting process to ensure compliance with all applicable Conditions of Approval and development requirements. Additionally, a bus pad on Groves Town Center Drive requested by Palm Tran has been incorporated into the updated PUD Master Plan included within the submittal package.

Overall, the proposed Panda Express development demonstrates consistency with the adopted PUD framework and supports the orderly development objectives of the Groves Town Center.

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. Final site plans shall conform to the Conceptual Master Plan dated **March 4, 2026**, included by reference herein. Any modifications to the approved Conceptual Master Plan or PUD Justification Narrative must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are required for compliance with the ULDC.

3. Any subdivision by fee title conveyance of an internal lot which is subject to a final site plan approval shall have received prior written approval by the Town Manager based upon the application of criteria contained in Section 41.1.E.4.b of the Town Unified Land Development Code. Provided, however, that any subdivision by fee title conveyance of an internal lot shall reflect the Pod uses and boundaries depicted on the Conceptual Master Plan dated **March 4, 2026**. Any revision of a Pod use and/or boundary, as depicted on the Conceptual Master Plan dated **March 4, 2026**, shall require a PUD Amendment prior to subdivision by fee title conveyance.

4. Prior to submitting the initial site plan approval application and all subsequent site plan applications, the Applicant shall contact Palm Tran to obtain written confirmation regarding the need for a bus stop on Southern Boulevard. Palm Tran's response shall be included in the site plan application.

Analysis: The proposed Panda Express development will comply with the General Conditions of Approval established by the Town, including those applicable to the Owner, Applicant, and their successors and assigns. The proposed development is consistent with the approved Conceptual Master Plan dated March 4, 2026, and any future modifications to the approved Conceptual Master Plan or PUD Justification Narrative will be subject to review and approval by the Town Council, as required by the ULDC. Any future subdivision by fee title conveyance of an internal lot will comply with the applicable provisions of the Unified Land Development Code and will require prior written approval by the Town Manager based upon application of the criteria contained in ***Section 41.1.E.4.b*** *of the Town Unified Land Development Code. Additionally, prior to final site plan approval, the Applicant will coordinate with Palm Tran regarding any required bus stop accommodations along Southern Boulevard and will provide written confirmation, if required by the Town, as part of the site plan application process.*

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to: Commercial Low (CL) — maximum of 34.34 acres and 103,000 sq. ft. of retail commercial space and 81 lodging units; Commercial Low Office — maximum of 16.0 acres and 44,000 sq. ft. of professional and medical office commercial space; and Institutional — minimum of 40.0 acres and institutional uses consisting of a Public Park (Town Commons), consistent with the Conceptual Master Plan dated **March 4, 2026**. Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

2. ~~A separate site plan pursuant to ULDC Article 155 for the 100-foot and 300-foot wide buffer areas along the northern and eastern property boundaries, including the location of equestrian trails, was approved by the Town Council via Resolution 2018-84.~~ [COMPLETED]

3. The Restrictive Covenant and Limited Access Easement, recorded with the Palm Beach County Clerk of Courts in Official Records Book 30616, Page 1289 shall limit the use and management of the 300-foot wide buffer areas along the northern and eastern property lines and the 100-foot wide buffer areas along the western and northern property lines, as described therein.

4. ~~A boundary plat was recorded in Plat Book 128, Page 66 of the Official Records of Palm Beach County depicting the following four geographies: (1) The entirety of the Groves Town Center property; (2) the area included within the 300-foot and 100-foot buffer areas, (3) the area included within Commercial Pod A; and (4) the area included within that portion of Groves Town Center not included within areas (2) and (3). Another plat depicting the remainder of the Pods and all road tracts and/or easements shall be recorded prior to the issuance of the first building permit for any development in a Pod other than Pod A.~~ [COMPLETED]

5. Potentially objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, and dumpsters, and compactors, etc.) shall be indicated on project site plans and screened from public view.

6. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard.

7. ~~An Improvement Agreement, pursuant to ULDC Section 100-060 (C), to address all required roadway, drainage and equestrian trail improvements lying within or adjacent to the Groves Town Center PUD shall be approved by the Town Council prior to issuance of the initial building permit of the first phase of development.~~ [COMPLETED]

8. The following perimeter landscaped buffers shall be provided: a 25-foot buffer, including a berm, along Southern Boulevard.; a 25-foot buffer, including a berm,

along "C" Road south of Tangerine Drive; and a 25-foot buffer, including a berm, along "B" Road.

9. The Town Commons (Pod G) shown on the Conceptual Master Plan dated **March 4, 2026** will remain owned by the Applicant and their successors and assigns and maintenance of the Town Commons is the responsibility of the Applicant. Scheduling uses for the Town Commons is the responsibility of the Town. The Town may use the Town Commons at any time the Town sees fit, subject to compliance with the ULDC. The Town Commons may be rented or leased to any individual person(s) and/or business(es) for temporary uses, subject to compliance with the ULDC and any Town permitting requirements. Any party that uses the Town Commons is responsible for cleaning up after the event and returning the Town Commons to the same condition the Town Commons was in before the party used the Town Commons.

10. ~~The Stormwater Management Area (SMA) located in the conservation easement as shown on the Conceptual Master Plan dated December 30, 2019 is subject to further review and approval by the Town Engineer to confirm that the proposed stormwater management facilities provide water quality and stormwater recharge improvements to the Town. The Town Council approval of the Conceptual Master Plan dated December 30, 2019 serves as Town Council consent to construct the SMA pursuant to Section 3.a.(ii) and 3.d of the Restrictive Covenant and Limited Access and Conservation Easement recorded in ORB 30616, PG 1289 of the Official Records of Palm Beach County. Prior to the issuance of a permit by the Town for construction of the SMA, the Town Engineer shall review the plans and confirm that the SMA provides for the intended stormwater improvements for the Town and will make a recommendation for Town Council approval.~~ [COMPLETED]

Analysis: The proposed Panda Express development is consistent with the Land Use and Site Planning requirements of the Groves Town Center PUD and complies with the permitted uses and development standards established for the Commercial Low (CL) designation within the approved Conceptual Master Plan dated March 4, 2026. The proposed restaurant with drive-thru is a permitted commercial use within the PUD and is compatible with the mix of commercial, office, institutional, and public uses anticipated within the Groves Town Center.

The site layout has been designed in accordance with the approved PUD framework and incorporates coordinated internal circulation, shared access, cross-access connectivity, pedestrian accommodations, and compatibility with adjacent development parcels. The development supports the planned mixed-use character of the Groves Town Center through integrated site planning and efficient vehicular and pedestrian circulation patterns.

Required perimeter landscape buffers and screening elements will be provided consistent with the approved PUD requirements and Conditions of Approval, including required buffer widths along Southern Boulevard, "C" Road, and "B" Road. Potentially objectionable features, including loading areas, service areas, and mechanical equipment, will be screened from public view in accordance with Town requirements.

The proposed development remains consistent with the approved Conceptual Master Plan and applicable Town approvals governing access, circulation, and overall site planning objectives for the Groves Town Center PUD.

C. ENGINEERING

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after November 29, 2029. Additional time extensions for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request, or upon a request based upon a Declaration of Emergency by the Governor of Florida.

2. In order to comply with the Mandatory Traffic Performance Standards Review dated August 30, 2018, no building permits for development generating more than 282 peak hour directional trips shall be issued until the developer provides an additional southbound left-turn lane [~~has been built and only needs to be un-stripped, which will commence in August of 2024~~ COMPLETED] and an additional eastbound left-turn lane and appropriate receiving lane [COMPLETED] at the intersection of Southern Boulevard and Binks Forest Drive/B Road. Any signal modifications required to accommodate these changes will also be the responsibility of the property owner, including, but not limited to design plans, any required utility relocation, right-of-way or easement acquisition, etc. Note these changes will also require FDOT consent.

3. Any future modification of Condition C.2 shall be based upon a Traffic Study approved by the Palm Beach County Traffic Division which complies with Mandatory TPS in place at the time of the modification. Modifications to Conditions of Approval based upon such future TPS Review shall be submitted to the Town pursuant to ULDC Section 155-025 *Site plan modification*.

4. The property owner shall obtain a conceptual approval letter from FDOT for any proposed driveway on Southern Boulevard when submitting a site plan to the Town. FDOT approval of driveways onto Southern Boulevard shall be obtained when individual site plan applications are made to the Town.

5. Acceptable surety for the design, right of way acquisition, construction engineering and inspection costs, as well as the construction for the offsite road improvements as outlined in Condition No. 2 shall be posted with the County Traffic Division prior to or within six months of Development Order Approval. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Developer's Engineer and approved by the County Engineer. At any time during the duration of the surety the County Engineer shall have the authority to determine that sufficient progress has not been made for any and all required work. In the event such a determination is made, Palm Beach County shall have the right to request funds be drawn for the surety (surety drawn) and Palm Beach County may then complete all required work. The County

Engineer shall also have the authority to require that the surety amount be updated to reflect current anticipated costs at any time during the duration of the surety.

6. ~~As per the expected turning movement volumes at the driveways, the following exclusive turn lanes are required:~~ [COMPLETED]

~~a. Northbound right-turn lane at the southern driveway on B Road. This improvement has been completed.~~ COMPLETED

~~b. Southbound left-turn lane at the northern driveway on B Road. This improvement has been completed.~~ COMPLETED

~~c. Westbound right-turn lanes at all driveways on Southern Boulevard. Though the amount of turning volumes by itself may not meet the threshold for a right-turn lane on Southern Boulevard driveways, they must be provided due to high speed of traffic at this location.~~ COMPLETED

7. C Road shall be constructed as a continuous 2-lane paved roadway between Southern Boulevard and Tangerine Drive in conjunction with the development of Pod D or F, whichever occurs first. Stormwater attenuation and water quality treatment shall be provided for C Road (Adjacent to the project site) and Tangerine Drive (Within the site) within the onsite stormwater management system. The Town shall be given the right, but not the obligation, to maintain Tangerine Drive and associated drainage facilities.

8. Any future realignment of either or both of the "B" Road access drives, as indicated on the Conceptual Master Plan dated **March 4, 2026**, shall require approval by the Town's Consulting and Transportation Engineers.

9. ~~A conceptual drainage plan for the entirety of the Groves Town Center PUD, including the provision of legal positive outfall for the Pod A development and the existing temporary drainage pond shall be prepared and approved by the Town Engineer prior to the first certificate of occupancy for Pod A~~ (COMPLETED). Legal positive outfall for future phases or pods of development shall be provided prior to the first certificate of occupancy for each future phase or pod.

10. ~~Prior to issuance of the first building permit, the necessary easements and agreements for legal positive outfall and stormwater attenuation (temporary or permanent) shall be recorded.~~ COMPLETED

11. ~~Prior to the first CO for any building, legal positive outfall shall be constructed and certified by the engineer of record allowing discharge from the previously installed temporary drainage area for B Road, as well as all future development.~~ COMPLETED

12. All drainage improvements shall be completed and certified by the engineer of record.

Analysis: The proposed Panda Express development will comply with all applicable Engineering Conditions of Approval established for the Groves Town Center PUD, including the Mandatory Traffic Performance Standards (TPS) requirements and coordination with Palm Beach County Traffic Engineering and FDOT. The project has been designed in accordance with the approved traffic analysis and applicable roadway improvement requirements associated with the development. Required traffic-related improvements and access configurations along Southern Boulevard and adjacent roadways will be implemented in accordance with approved agency requirements and applicable Conditions of Approval. The Applicant acknowledges that additional modifications associated with future TPS reviews or traffic-related approvals may be subject to further review and approval by Palm Beach County and the Town.

The Applicant has obtained and provided the FDOT pre-approval letter and Palm Beach County TPS Review documentation as part of the Panda Express submittal package. The Applicant will continue to coordinate with Palm Beach County Traffic Engineering, FDOT, and other applicable agencies to obtain all required permits and approvals associated with roadway access, traffic circulation, and related infrastructure improvements.

The project has been designed to provide safe and efficient vehicular circulation through coordinated access points, shared access connections, internal drive aisles, and cross-access consistent with the approved PUD framework. Required roadway and drainage improvements associated with the development will be completed in accordance with approved engineering plans and certified by the Engineer of Record prior to issuance of a Certificate of Occupancy, as applicable.

Stormwater and drainage improvements associated with the proposed development will comply with the approved drainage design criteria and applicable Town and agency requirements. Any required easements, right-of-way improvements, or associated engineering documentation required as part of the development process will be provided in accordance with applicable approval conditions and regulatory requirements. Overall, the proposed development demonstrates compliance with the Town's Engineering requirements and supports coordinated infrastructure improvements consistent with the approved Groves Town Center PUD.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities within any phase or pod, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. In conjunction with an initial site plan application for any development phase or pod, the property owner shall submit a Landscape Plan application to the Town for review and approval pursuant to ULDC Article 85 for that phase or pod.

3. Prior to any land clearing activities for any phase or pod, a wetlands determination shall be procured from the South Florida Water Management District and/or

U.S. Army Corps of Engineers for that phase or pod. Any proposed impacts upon jurisdictional wetlands shall require permits or authorizations from the South Florida Water Management district or U.S. Army Corps of Engineers.

4. Prior to the permitting of any land clearing, development or earthmoving activities for any phase or pod, a Phase 1 Archaeological Survey of the property shall be completed for that phase or pod.

5. Native plants shall be identified, pursuant to the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87), and retained to the extent possible.

6. ~~Clearing of Collecting Canal Easement – The Owner shall clear 20 feet along the south side of Collecting Canal in conjunction with construction of the equestrian trail per Condition E.4.~~ COMPLETED

Analysis: The proposed Panda Express development will comply with the Land Clearing and Landscaping Conditions of Approval established by the Town, including the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization, and Invasive Exotic Removal regulations pursuant to ***ULDC Article 87****. Prior to any land clearing activities, all required permits and approvals will be obtained from the Town and applicable regulatory agencies.*

A Landscape Plan has been prepared and submitted in accordance with ***ULDC Article 85****, demonstrating compliance with applicable landscaping, buffering, and planting requirements for the proposed development. Native vegetation and existing trees will be preserved to the maximum extent practicable, and any required tree removals or mitigation measures will be completed in accordance with Town requirements and subject to applicable approvals.*

A Phase I Archaeological Survey was completed for the property, and the Florida Division of Historical Resources issued an STRS Letter and STRS Map confirming that no recorded cultural resources were identified within the project area. The applicable documentation has been included within the submittal package.

A wetlands determination has been completed for the property, and no jurisdictional wetland impacts are proposed as part of the development. Any applicable environmental permitting requirements associated with the proposed improvements will be addressed in accordance with South Florida Water Management District and/or U.S. Army Corps of Engineers requirements, as applicable.

All land clearing, earthwork, and development activities will be conducted in compliance with applicable permitting requirements, including implementation of appropriate erosion and sediment control measures to ensure proper soil stabilization throughout construction. Overall, the proposed development is consistent with the Town's land clearing and landscaping requirements and supports orderly site development while maintaining compliance with applicable environmental and landscaping regulations.

~~E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS~~

1. ~~The equestrian trails depicted on the Conceptual Master Plan dated December 30, 2019 are conceptual. Final trail locations shall be determined during the site plan approval process required in Condition B.2, and shall include a trail segment parallel to Collecting Canal to facilitate Town-wide east-west connectivity. This condition has been complied with.~~ COMPLETED

2. ~~Existing fencing on the west side of "C" Road shall be removed to allow access to the trail within the 300 foot buffer areas depicted on the Conceptual Master Plan dated December 30, 2019.~~ COMPLETED

3. ~~The equestrian trail depicted on the Conceptual Master Plan dated December 30, 2019 shall include an equestrian bridge over Collecting Canal at "C" Road to facilitate Town-wide north-south connectivity. Bridge details shall be determined during the site plan approval process required in Condition B.2. This condition has been complied with.~~ COMPLETED

4. ~~Construction of the equestrian trail shall be completed prior to the issuance of the initial Certificate of Occupancy of the first phase of development of Groves Town Center. Construction of the equestrian bridge or culvert over Collecting Canal shall be completed by December 31, 2020.~~ COMPLETED

5. ~~Coincident with construction of the equestrian trail equestrian traffic control devices shall be installed at points where trails cross "B" Road, "C" Road and Collecting Canal.~~ COMPLETED

6. Fencing shall be incorporated on the site plan for any phase of development necessary to separate the equestrian trail from buildings, internal or perimeter roads, and/or parking areas of any other phase of development, as necessary.

7. Equestrian trails shall comply with the Town design and sign guidelines.

8. "Local traffic only" signage, as shall be placed on "B" Road north of the Palm Beach State College entrance. The type and locations of such signage shall be addressed by Conditions of Approval in the site plan for the initial phase of development.

Analysis: In accordance with Section E – Roadway, Equestrian Trails, and Greenways, the proposed Panda Express development is consistent with the previously approved roadway and mobility framework established for the Groves Town Center PUD. The majority of the Conditions of Approval within this section relate to PUD-wide equestrian trail, bridge, fencing, and roadway improvements that have previously been completed as part of earlier phases of development, as indicated within the approved Conditions of Approval.

The proposed development does not interfere with any existing or planned equestrian trail connections, roadway improvements, greenway corridors, or mobility infrastructure associated with the Groves Town Center PUD. The site layout has been

designed to maintain coordinated internal circulation, shared access connectivity, and safe vehicular and pedestrian movement consistent with the approved Conceptual Master Plan and applicable Town requirements.

Any applicable roadway, access management, signage, fencing, or circulation requirements associated with the subject parcel will continue to be addressed through the site plan approval and permitting process. Overall, the proposed development remains consistent with the intent of this section by supporting safe, efficient, and coordinated transportation and circulation infrastructure within the Groves Town Center PUD.

F. ARCHITECTURAL

Architectural elevations for buildings included in a particular phase or pod shall be submitted with the application for site plan approval for that particular phase or pod. A theme from the Town's Rural Vista Guidelines for the entire Groves Town Center development shall be provided with the application for site plan approval for the initial phase or pod. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases or pods shall be consistent with the Town's Rural Vista Guidelines.

Analysis: In accordance with Section F – Architectural, the proposed Panda Express development has been designed to comply with the Town's Rural Vista Guidelines, which emphasize a rural character through the use of natural materials, muted color palettes, articulated rooflines, and pedestrian-scale design elements. Architectural elevations and a corresponding design narrative have been prepared to demonstrate consistency with these guidelines and alignment with the overall vision for the Groves Town Center.

The building incorporates contextual design elements appropriate for Loxahatchee Groves, including lighter-toned stone veneer at the base, horizontal texturing applied to EIFS surfaces to simulate traditional wood siding, and wood-style composite materials at entry features to reinforce a warm, rural aesthetic while maintaining durability. The roof design includes a mansard-style element with a standing seam metal finish, introducing variation in rooflines and reducing visual massing. Additional architectural features, such as vertical trellis elements, window framing, and trim detailing, contribute to façade articulation and enhance visual interest.

Design modifications have been made to better align with the surrounding rural context, including refinements to architectural banding, incorporation of wood-style railings at pedestrian areas, and adjustments to window proportions and trim to create a cohesive and pedestrian-oriented façade. These elements help maintain compatibility with adjacent development while reinforcing the Town's desired architectural character.

Materials and finishes have been selected to balance aesthetics with long-term performance, ensuring durability and low maintenance while blending with the surrounding environment. Mechanical and service elements are screened and integrated into the building design to minimize visual impact. Overall, the proposed architecture represents a balanced approach that respects the Town's architectural vision while

accommodating the operational needs of a drive-thru restaurant. The design is consistent with the applicable Conditions of Approval and will not be detrimental to the surrounding area.

G. RESERVED

H. PUD WAIVERS

The Applicant may propose, and the Town Council may consider the following waivers during the site plan approval process for a specific development parcel or pod:

1. Relief from ULDC Section 50-030(D) *Outdoor lighting standards*, Section (5) to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment.

2. Relief from ULDC Section 95-100(E) *Wheel stops and curbing* to allow the use of bollards in lieu of wheel stops and/or continuous curbing in certain parking areas to help prevent accidental human injury or property damage.

3. Relief from ULDC Section 95-025 *Size of parking spaces*. To allow the hotel property in the TC Pod to have parking spaces that are 9' wide and 19' long.

4. Relief from ULDC Section 30-035 *Maximum plot size.* To allow the Institutional use of the Town Commons on Pod G to be over the five-acre maximum plot size.

5. Relief from ULDC Section 95-025 *Size of parking spaces.* To allow the property in Pod B-3 to have Reduced-Size parking spaces, including reduced size handicap parking spaces.

6. Relief from ULDC Section 95-075 *Loading Zone NTE 30' from Building.* To allow the loading zone on Pod B-3 to be located further than 30 feet from the building.

7. Relief from ULDC Section 85-055.B.2 *Additional interior open space requirements***.** To allow the building on Pod B-3 to have less than the required 40 percent of lineal frontage of the structure to be planted with shrubs.

Analysis: Section H – PUD Waivers authorizes the Town Council to consider specific relief from certain ULDC requirements during the site plan approval process for development parcels within the Groves Town Center PUD. For the proposed Panda Express development within Pod B-3, the Applicant is requesting the following waivers:

1. *Relief from ULDC Section 95-025, Size of Parking Spaces, to allow reduced-size parking spaces, including reduced-size handicap parking spaces, within portions of the site parking layout;*

2. *Relief from ULDC Section 95-075, Loading Zone NTE 30' from Building, to allow the loading zone to be located approximately 51 feet from the building in lieu of the maximum permitted 30-foot distance; and*
3. *Relief from ULDC Section 85-055.B.2, Additional Interior Open Space Requirement, to allow the building within Pod B-3 to have less than the required 40 percent of linear building frontage planted with shrubs.*

The requested waivers are necessary to accommodate the operational and site planning requirements associated with the proposed restaurant and drive-thru use while maintaining safe and efficient vehicular and pedestrian circulation within the Groves Town Center PUD. Site-specific constraints, including drive-thru queuing requirements, shared access and cross-access circulation, internal circulation geometry, utility placement, and overall site functionality, limit the ability to fully comply with certain dimensional requirements while maintaining a cohesive and operationally efficient site layout.

Each waiver represents the minimum relief necessary to accommodate the proposed development while remaining consistent with the approved Conceptual Master Plan and the overall design intent of the Groves Town Center PUD. The proposed site design maintains compatibility with adjacent development, preserves coordinated internal circulation and access management, and supports the Town's planning objectives for integrated mixed-use development within the Town Center.

Collectively, the requested waivers will not adversely affect public health, safety, or welfare and remain consistent with the intent and purpose of the ULDC and the approved PUD framework.

Known ULDC Deviations & Waivers/Variances Requests

- **(**Waiver Request-W1) **Size of Parking Spaces –** Code Section 95-025
  - **Requirement:** Standard Space: Stall Width – 11' / Stall Length – 22.5' & Handicap Space: Stall Width – 14' / Stall Length – 22.5'
  - **From:** Code Section 95-025
  - **To:** Reduced size parking stalls (11'x20') at north and east parking rows in the property, along with reduced size handicap spaces (14'x20') at the east parking row in the property.
  - **Justification:** The proposed reduced-size parking stall dimensions are consistent with previously approved site plans for adjacent developments, including the Dental Office (Resolution 2021-19) and the Home2 Suites Hotel (Resolution 2025-06), both of which utilize reduced-size stalls. The request supports coordinated site planning within the Planned Unit Development (PUD) by facilitating efficient internal circulation, preserving cross-access connectivity between adjacent parcels, and accommodating the site's operational constraints. Due to the minimum queuing requirements, required drive aisle widths, loading zone placement, and the need to maintain safe and efficient vehicular circulation, standard-size parking stalls cannot be reasonably accommodated throughout the site without adversely impacting overall site functionality and compliance with other ULDC requirements. Standard-size parking stalls (11' × 22.5') are provided along the south side of the property where feasible, while the proposed reduced-size parking stalls (11' × 20') and

reduced-size handicap parking spaces (14'x20') allow for a more efficient site layout that maintains adequate circulation and supports the established development pattern within the PUD. The reduced-size handicap spaces continue to meet all applicable accessibility requirements while improving the overall functionality of the site and maximizing the efficient use of available space. The proposed waiver advances the Town's planning objectives by promoting coordinated access and circulation through shared driveways and cross-access connections, reducing unnecessary curb cuts, and improving overall traffic flow. Additionally, the site design preserves open space and landscaping opportunities while maintaining compliance with required buffering and tree preservation standards to the greatest extent practicable. The proposal is also consistent with the Comprehensive Plan and Town planning directives that encourage efficient land use, compatibility with adjacent development, and preservation of the rural character through thoughtful site design.

- **Statement of Public Benefits:** The requested waiver provides clear public benefits by improving internal circulation, reducing traffic conflicts, and enhancing connectivity between adjacent properties through coordinated access. The design minimizes unnecessary impervious impacts while maintaining required pervious area, supports safe and efficient vehicle movement, and aligns with established development patterns within the PUD. Additionally, the proposal promotes orderly development, reduces congestion along adjacent roadways, and ensures compatibility with surrounding uses, thereby supporting the public health, safety, and welfare and advancing the Town's planning objectives.
- **Identification, protection and enhancement of natural areas:** The proposed reduced-size parking spaces minimize the overall paved footprint necessary to accommodate required parking, thereby reducing site disturbance and preserving natural and landscaped areas to the greatest extent practicable. By allowing for a more efficient site layout, the requested waiver supports the protection of existing natural features, minimizes unnecessary impacts to vegetation, and enhances opportunities for landscaping and open space consistent with the Town's environmental stewardship objectives.
- **Provision of open space and landscaping in excess of Code requirements:** The use of reduced-size parking spaces allows the site layout to preserve landscaped areas and maintain required buffering without expanding impervious coverage. By efficiently utilizing available space, the proposed design minimizes unnecessary impacts to open space while supporting the overall aesthetic character of the development.
- **Provision of pervious area in excess of Code requirements:** The reduced-size parking spaces contribute to a more efficient parking layout, reducing the overall impervious footprint that would otherwise be required with standard-sized spaces. This approach maximizes the amount of pervious area that can be retained on the site while still accommodating the parking demand associated with the proposed use.

- **Preservation of native vegetation:** The proposed reduced-size parking dimensions help minimize the overall development footprint and reduce the extent of site disturbance necessary to accommodate required parking. This design approach supports the preservation of existing vegetation to the greatest extent practicable and limits impacts to environmentally sensitive areas.
- **Joint use of driveways:** The requested waiver supports the coordinated circulation system established within the Planned Unit Development by allowing parking areas to be designed around existing shared access points and joint driveway arrangements. The reduced-size spaces facilitate efficient internal circulation while maintaining the functionality of shared driveways serving adjacent properties.
- **Cross-access opportunities:** The reduced-size parking configuration enables the preservation of cross-access connections with adjacent parcels by accommodating necessary parking while maintaining adequate drive aisle widths and circulation patterns. This promotes interconnected development and reduces reliance on external roadways for local trips between adjacent uses.
- **Additional specific Comprehensive Plan or other Town planning directives:** The requested waiver advances Comprehensive Plan objectives related to efficient land use, coordinated site planning, and interconnected circulation systems. The proposed reduced-size parking spaces support the intent of the Planned Unit Development by promoting shared access, preserving site functionality, reducing unnecessary impervious surfaces, and maintaining compatibility with adjacent developments that have previously received approval for similar parking configurations.

- **(**Waiver Request-W2) **Loading Zone NTE 30' from Building** – Code Section 95-075
  - **Requirement:** Loading zone not to exceed 30 Feet from Building.
  - **From:** Code Section 95-075
  - **To:** Proposed location of loading zone is 51.16 feet away from the building.
  - **Justification:** While Code **Section 95-075** requires the loading zone to be located within 30 feet of the building, the proposed location at 51.16 feet is necessitated by site-specific constraints and the operational needs of the development. The subject property functions as part of a Planned Unit Development (PUD) with shared access, cross-access circulation, and coordinated internal drive aisles. Relocating the loading zone closer to the building would conflict with required drive-thru queuing, internal circulation patterns, ADA-accessible parking, and pedestrian pathways, resulting in unsafe conditions and inefficient site operations. Additionally, pursuant to **Section 25-010.F.3**, dumpster enclosures must be located within side or rear yards, further limiting feasible placement options. The proposed loading zone location accommodates these requirements while maintaining appropriate separation from pedestrian areas and minimizing conflicts with vehicular circulation. The requested waiver represents the minimum relief necessary to achieve a safe and functional site layout and supports efficient traffic flow and operational efficiency within the PUD. The proposed waiver contributes to the implementation of Town planning objectives by enhancing coordinated site

design and shared circulation patterns, minimizing conflicts between vehicles and pedestrians, and supporting safe and efficient internal circulation. The site design maintains compliance with pervious area requirements and does not adversely impact natural areas or native vegetation, while continuing to provide appropriate landscaping and buffering consistent with Code requirements. The proposal is also consistent with the Comprehensive Plan and Town planning directives by promoting orderly development, compatibility with surrounding uses, and preservation of the Town's rural character through thoughtful and functional site planning.

- **Statement of Public Benefits:** The requested waiver provides public benefits by improving site safety and circulation, reducing potential conflicts between loading operations and customer traffic, and maintaining efficient internal traffic flow. The design supports coordinated access within the PUD, minimizes congestion, and ensures compliance with ADA accessibility and operational standards. Additionally, the proposal promotes orderly development and compatibility with adjacent properties, thereby supporting the public health, safety, and welfare and advancing the Town's planning objectives.
- **Identification, protection and enhancement of natural areas:** *Not applicable.* The requested loading zone waiver relates to the location of the loading area and does not result in additional impacts to natural areas beyond those associated with the approved site development.
- **Provision of open space and landscaping in excess of Code requirements:** The proposed loading zone location allows for a more efficient site layout that preserves additional open space and landscaping opportunities within the development. Relocating the loading zone closer to the building to comply with the 30-foot requirement would adversely affect internal circulation patterns, drive-through operations, and pedestrian pathways, potentially necessitate the reconfiguration of other site elements and reduce available landscaped areas. The proposed loading zone placement balances operational functionality with the preservation of open space and landscaping consistent with the overall design objectives of the Planned Unit Development (PUD).
- **Provision of pervious area in excess of Code requirements:** The proposed loading zone location allows for a more efficient site layout that minimizes the extent of impervious surfaces required to support site operations. Relocating the loading zone to comply with the 30-foot separation requirement would necessitate modifications to the existing site configuration, potentially increasing paved areas and reducing available pervious surfaces. The proposed design maintains operational functionality while preserving pervious areas to the greatest extent practicable, consistent with the Town's objectives of promoting efficient land use and minimizing unnecessary site impacts.
- **Preservation of native vegetation:** The proposed loading zone location minimizes the need for modifications to the approved site layout, thereby avoiding unnecessary disturbance to landscaped areas and vegetation that would otherwise be impacted if the loading zone were relocated to a Code-compliant location.

- **Joint use of driveways:** The requested loading zone location supports the coordinated circulation system established within the Planned Unit Development (PUD) by avoiding conflicts with shared drive aisles and maintaining the functionality of joint access arrangements serving adjacent properties.
- **Cross-access opportunities:** The proposed loading zone placement preserves established cross-access connections within the PUD by maintaining adequate internal circulation patterns and preventing conflicts between loading activities and vehicles utilizing shared access routes between adjacent parcels.
- **Additional specific Comprehensive Plan or other Town planning directives:** The requested waiver supports the Comprehensive Plan objectives related to coordinated site planning, efficient circulation, and compatibility with surrounding development. By accommodating operational needs while maintaining safe pedestrian and vehicular circulation, the proposed loading zone location advances the intent of the PUD and promotes orderly development consistent with the Town's planning objectives.

- **(**Waiver Request-W3) **Additional Interior open space requirements** – Code Section 85-055.B.2.
  - **Requirement:** A minimum of 40 percent of the lineal frontage of the structure shall be planted with shrubs at a minimum of two and one-half feet in height.
  - **From:** Code Section 85-055.B.2.
  - **To:** Proposed foundation planting covers approximately 35% of lineal frontage of the north building elevation.
  - **Justification:** The proposed development requests approval to allow less than the required 40 percent of linear frontage along the north building elevation to be planted with shrubs, as required by Section **85-055.B.2**. The proposed foundation planting provides approximately 35 percent coverage along this façade. The reduction is due to site-specific constraints, including required building egress, the prototypical layout of entrances and exits, and the presence of adjacent sidewalks, which limit the available planting area. The request represents the minimum relief necessary to accommodate a functional and code-compliant site layout while maintaining safe pedestrian access and building operations. The south building elevation meets the foundation planting requirement, and additional landscaping is provided throughout the site in accordance with ULDC standards. The overall landscape design remains consistent with the intent of the Code by enhancing visual quality, maintaining compatibility with surrounding uses, and supporting safe and efficient site circulation. The proposed waiver contributes to the implementation of Town planning objectives by maintaining and enhancing landscaping throughout the site, while preserving required pervious areas and not adversely impacting natural areas or native vegetation. The design supports coordinated pedestrian and vehicular circulation within the PUD, ensuring safe access and connectivity while accommodating site constraints. The proposal is consistent with the Comprehensive Plan and Town planning directives by promoting compatibility

with surrounding development and preserving the Town's rural character through thoughtful landscape design and material selection.

- **Statement of Public Benefits:** The requested waiver provides public benefits by allowing for safe pedestrian circulation, proper building access, and a functional site layout while still maintaining a high-quality landscape design. The proposal enhances the visual areas and of the development, preserves required open space and pervious areas, and ensures compatibility with surrounding properties. Additionally, the design supports efficient site circulation and pedestrian safety, thereby promoting the public health, safety, and welfare and advancing the Town's planning objectives.
- **Identification, protection and enhancement of natural areas:** *Not applicable.* The requested waiver pertains to a reduction in the amount of required foundation planting along a portion of the building façade due to site-specific constraints and does not involve the identification, protection, or enhancement of natural areas.
- **Provision of open space and landscaping in excess of Code requirements:** *Not applicable.* The requested waiver seeks relief from a portion of the required foundation planting standards and does not provide open space or landscaping in excess of Code requirements. However, the overall landscape plan remains compliant with applicable ULDC landscaping requirements.
- **Provision of pervious area in excess of Code requirements:** *Not applicable.* The requested waiver does not increase the amount of pervious area provided on the site beyond the minimum Code requirements. The site design continues to comply with all applicable pervious area requirements.
- **Preservation of native vegetation:** *Not applicable.* The requested waiver relates solely to foundation planting requirements adjacent to the proposed building and does not involve the preservation of native vegetation beyond that otherwise required by the approved landscape plan.
- **Joint use of driveways:** *Not applicable.* The requested waiver pertains solely to foundation planting requirements and does not involve driveway access or shared driveway arrangements.
- **Cross-access opportunities:** *Not applicable.* The proposed waiver does not affect existing cross-access connections or circulation patterns between adjacent properties.
- **Additional specific Comprehensive Plan or other Town planning directives:** The requested waiver remains consistent with the Comprehensive Plan and Town planning directives by supporting high-quality site design, compatibility with surrounding development, and efficient land use. The reduced foundation planting coverage is limited to the north building elevation where site constraints exist, while the overall landscape design maintains the intent of the Code and contributes to preserving the Town's rural character through thoughtful site planning and landscaping.

- **(**Variance Request-V1) **Size of Drive-Thru Menu Board.**
  - **Requirement:** Drive-thru's, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary

monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines.

- **From:** Section 90-040.B.5.a.
- **To:** The proposed drive-thru menu board includes a maximum height of 5'-4 1/2", a maximum width of 7'-3 3/4", and a maximum face area of 29.02 square feet in each drive-thru lane, exceeding the allowable sign dimensions specified by the Code. The proposed signage complies with all applicable setback requirements.
- **Justification:** The proposed development includes a dual-lane drive-thru facility that requires menu boards of sufficient size to ensure visibility, readability, and safe operation for customers utilizing the drive-thru. The increased sign dimensions are necessary to accommodate menu content, pricing information, promotional materials, and ordering interface components in a clear and legible format, consistent with current industry standards and accessibility considerations. Strict application of the Code would require a substantially smaller menu board, reducing legibility and potentially impacting the efficiency and safety of the ordering process by increasing decision-making time and driver distraction. The proposed menu board dimensions represent the minimum relief necessary to provide an effective customer experience while supporting the operational needs of the drive-thru use. Furthermore, the menu boards are located internally within the site, comply with all applicable setback requirements, and are not anticipated to adversely impact adjacent properties or the public health, safety, and welfare. The requested variance is consistent with the intended function of a modern drive-thru facility and will not alter the essential character of the surrounding area.

- **(**Variance Request-V2) **Types of Signs.**
  - **Requirement:** Section 90-040.B (Commercial Low (CL) zoning) does not explicitly identify or permit certain operational sign types required for drive-thru facilities, including order confirmation units, directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs.
  - **From:** Article 90 – Signs.
  - **To:** To allow additional operational sign types necessary for the functionality of the drive-thru facility, including OCU canopy signs, drive-

thru wayfinding signage, clearance signs, drive-thru waiting (DW) signs, and online pickup (OP) signs, as shown on the proposed sign plan.

- **Justification:** The proposed development includes a modern drive-thru facility that requires a variety of operational sign types to support safe and efficient vehicular circulation, order processing, and customer wayfinding. These signs serve specific functional purposes, including directing vehicles, confirming orders, identifying clearance restrictions, and designating pickup and waiting areas. Such signage is standard for contemporary quick-service restaurant operations but is not explicitly addressed in the Code. Strict application of the Code would prohibit necessary operational signage, resulting in confusion, potential safety concerns, and inefficient site circulation. The proposed signage is limited to what is required for functionality, does not create visual clutter, and represents the minimum relief necessary to support safe and efficient drive-thru operations without granting a special privilege.

- **(**Variance Request-V3) **Number of Drive-Thru Signs.**
  - **Requirement:** Article 90 – Signs. Section 90-040.B (Commercial Low (CL) zoning) does not explicitly identify or establish the allowable number of operational drive-thru sign types, including order confirmation units, directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs required for modern drive-thru facilities.
  - **From**: Article 90 – Signs and Section 90-040.B.
  - **To:** To allow the number of drive-thru signs as shown on the proposed sign plan, including menu boards, order confirmation units (OCUs), directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs necessary to support dual-lane drive-thru operations.
  - **Justification:** The proposed development includes a dual-lane drive-thru configuration, which requires multiple signs to ensure safe, clear, and efficient operation. Each sign serves a distinct functional purpose, including order placement, confirmation, vehicle guidance, clearance identification, and pickup coordination. Limiting the site to a single secondary sign would prevent adequate communication to customers, resulting in confusion, unsafe circulation patterns, and operational inefficiencies inconsistent with modern quick-service restaurant standards. The proposed number of signs is limited to those necessary to support the intended use, does not create excessive visual clutter, and represents the minimum relief required to

ensure safe and functional drive-thru operations without granting a special privilege.

Operational Details

The proposed Panda Express will operate as a fast-casual restaurant offering indoor dining, takeout, and drive-thru service. Typical hours of operation are expected to be from 10:30 a.m. to 10:00 p.m., seven days per week. The restaurant is expected to employ approximately 20 to 25 staff members, with up to 8-10 employees on site during peak operating periods. Deliveries are anticipated to occur during off-peak hours to minimize impacts on site circulation and adjacent uses. The drive-thru lanes have been designed to accommodate adequate vehicle queuing in accordance with ULDC **Section 95-085**. A dual-lane drive-thru configuration is proposed and provides queuing capacity in excess of the minimum Code requirements. The Queuing Analysis prepared by CPH demonstrates that the proposed configuration and number of queuing spaces are sufficient to accommodate anticipated peak demand without causing operational conflicts within the site or adverse impacts to internal circulation or surrounding roadways.

On-site parking has been designed to meet the minimum parking requirements of the Unified Land Development Code. A Parking Analysis prepared by CPH confirms that the total number of parking spaces provided is adequate to serve the proposed use based on industry standards and projected demand. Reduced-size parking spaces, including both standard spaces and handicap spaces, are provided in limited areas of the site where necessary due to site constraints and shared access requirements within the Planned Unit Development, and such spaces are consistent with adjacent approved developments and do not adversely affect site functionality or circulation. Pedestrian circulation and connectivity have been prioritized as part of the site design. A pedestrian-accessible sidewalk connection is provided from Southern Boulevard through the site and connects to the adjacent Dental Office parcel, leading to Avocado Avenue with the implementation of a tri-rail fence, thereby establishing continuous pedestrian connectivity between Southern Boulevard and Avocado Avenue. Additionally, pedestrian connections are provided between adjacent commercial parcels within Pod B, supporting coordinated access, walkability, and internal connectivity consistent with the Groves Town Center PUD framework.

While the restaurant includes a drive-thru component, Panda Express's typical customer base consists of approximately 45 percent drive-thru and 55 percent dine-in patrons, supporting a balanced mix of service modes consistent with the Town's objective of encouraging destination-style, pedestrian-oriented development within the Groves Town Center. Overall, the proposed operational characteristics, parking supply, drive-thru configuration, and pedestrian connectivity are designed to function safely and efficiently, support anticipated demand, and maintain compatibility with adjacent uses and the internal circulation network of the Groves Town Center.

Compatibility with Surrounding Uses

The subject site is located at the northeast corner of Southern Boulevard and B Road, within Pod B of the Groves Town Center PUD. The parcel is designated for commercial use under the approved PUD Master Plan adopted by Ordinance 2024-10 and

is situated internally, adjacent to existing and developing commercial uses. Surrounding parcels include a Dental Office directly to the east and a Culver's restaurant with drive-through to the west, along with other quick-service restaurants and retail establishments within close proximity. The proposed Panda Express is consistent in both scale and function with these neighboring uses and supports the Town Center's intended mix of pedestrian-accessible, service-oriented development. The site layout has been designed to ensure coordinated vehicular circulation, promote safe and logical site access, especially from Southern Boulevard to Avocado Avenue, as well as access between Culver's and the Dental Office, and reinforce the established commercial character of the corridor. Overall, the proposed development is compatible with the surrounding uses and advances the Town's vision for the buildout of the Groves Town Center.

Architectural Narrative

An effort was made to ensure the proposed building aligns with the Rural Vista Design Guidelines of the Town of Loxahatchee Groves. Revisions to several architectural elements were implemented to better reflect the character and intent of the surrounding rural aesthetic. One enhancement is the use of metal standing seam roof on all sides, consistent with neighboring establishments in Town of Loxahatchee Groves. The roof is a mansard shape with a full hip roof over the entry element. The mansard roof fully screens the roof top units from view for occupants of the site or the adjacent right of ways.

In addition, a lighter-toned stone material is being incorporated into the building façade, replacing the previously darker selection. This modification softens the overall appearance of the structure by aligning with the rural palette encouraged in the guidelines and allowing the building to blend more naturally into its setting. The incorporation of stone as a base material for the façade also further supports compliance with the guidelines for material use.

To reinforce the rural character, a horizontal texturing pattern is applied to the EIFS (Exterior Insulation and Finish System) on the flat wall surfaces to simulate the appearance of traditional wood siding. Composite decking is proposed at the entry area to provide the visual warmth of wood while minimizing long-term maintenance requirements.

Furthermore, the swoop element that features heavily in the store's typical branding has been removed to align with the Rural Vista Guidelines. The building's design to break up roofs and create a dynamic roofline was maintained. This approach aligns with the guidelines for building roofs, which encourages variation in rooflines to reduce visual massing and promote architectural interest. The raised seam metal roof brings an architectural feature commonly seen in other buildings throughout Loxahatchee Groves (seen in several of the example images). This further supports visual consistency with the surrounding area; while also helping maintain a visual and cultural connection to the established design identity of Panda Express, reflecting its brand heritage while thoughtfully integrated into the character of Loxahatchee Groves.

The accent band, which is elevated at exactly 10 feet above grade, breaks up the flat wall around the building. Awning elements have been added over the windows, and dividers have been added to the glazing to match the preferred scale and orientation of windows per "Windows". Windows and walls have been divided to be oriented with the

vertical side longer than the horizontal side. Windows are 36" above the grade. Adjacent windows provide a clear separation, and trim is provided around all windows and doors.

While the site does not have room for an occupied porch area, a wood railing has been added to mimic the look of a porch area at the entryway.

The proposed modifications thoughtfully incorporate key architectural elements that reflect the intent and spirit of the guidelines, blending with the character within Groves Town Center. These adjustments aim to achieve visual harmony with the surrounding rural context and demonstrate a clear effort to align the design with the community's character and expectations.

Design Minimizes Adverse Impact

The design of the proposed Panda Express has been carefully developed to minimize potential adverse impacts on adjacent properties and ensure compatibility with the surrounding development within Pod B of the Groves Town Center. The site incorporates required perimeter landscape buffers and screening elements to ensure appropriate separation from nearby parcels. Architectural elements have been designed to reflect the intent of the Rural Vista Design Guidelines and to respond to input received from Town officials and community stakeholders.

Traffic and noise impacts have also been carefully considered. A trip generation analysis, conducted using Palm Beach County standards and ITE 11th Edition trip generation rates, concluded that the trips associated with the proposed Panda Express do not exceed the approved trip thresholds for the Groves Town Center project. Therefore, no adverse impact is anticipated to the roadway network, and the requirements of the Traffic Performance Standards have been met. Drive-through speaker boxes are oriented away from sensitive areas and positioned to minimize noise impact, while the internal circulation pattern accommodates proper queuing. Taken together, these measures demonstrate the applicant's intent to create a context-sensitive, compatible development that serves the community and upholds the Town's planning principles.

Design Minimizes Environmental Impact

The proposed development is located outside the wellfield protection area and lies within FEMA Flood Zone AE, which indicates potential flooding during a 100-year storm event. To mitigate environmental impacts associated with development, the site has been designed with sustainable practices that include the collection and conveyance of onsite stormwater runoff through a proposed system of drainage inlets and underground storm piping, which ultimately discharges into the master stormwater management facility serving the Groves Town Center. In compliance with the Town's Land Development Code, noting that the north landscape buffer is Code compliant due to the PUD internal lot provisions, landscape buffers will be installed to provide appropriate screening from adjacent properties, and all tree removals will be mitigated through replacement in accordance with code requirements, subject to approval by the Town Council. The site will also include new landscape materials in compliance with applicable code standards to enhance visual quality and support environmental goals, including the addition of a landscape berm that runs along Southern Boulevard to maintain consistency between the adjacent developments. As the development occurs on previously agricultural land within

a commercial master-planned development, the proposed project represents a transition to more sustainable urban development with appropriate measures taken to minimize adverse environmental impacts.

Development Patterns

The proposed site plan has been designed in a logical and coordinated manner consistent with the development framework established by the Groves Town Center PUD Master Plan. The Panda Express parcel is designated for commercial use within the approved Pod B and aligns with surrounding commercial developments, including the adjacent Culver's restaurant and Dental Office. The layout provides appropriate vehicular access via B Road and Avocado Ave with internal circulation that connects to adjacent parcels through a cross-access easement, facilitating coordinated movement between properties. The site also includes pedestrian connectivity, landscape buffers, and sufficient parking in accordance with ULDC requirements, including integration of drive-through queuing that supports operational efficiency without creating off-site impacts. Landscape areas, drainage facilities, loading spaces, and utility connections have been strategically located to support an orderly pattern of development. The proposed improvements are consistent with the Town's vision for infill development, enhancing access to commercial services within a walkable mixed-use environment while ensuring compatibility with adjacent and future uses within the PUD.

Adequate Public Facilities

The proposed development is located within the Groves Town Center, a master planned development with existing infrastructure and utility availability. The site is already served by essential public facilities including potable water, sanitary sewer, electricity, natural gas, roadway access, and waste hauling. Coastal Waste & Recycling, FPL, ATT, Palm Beach County Water Utilities, and Florida Public Utilities confirmed the capacity to serve the property. Coastal Waste & Recycling has been confirmed as the exclusive service provider for the Town on November 4, 2025. Confirmation received included a verification that the required container size can be accommodated within the proposed dumpster enclosure. Palm Beach County Water Utilities Department has been confirmed as the service provider of the property on February 13, 2025 and the utility representative confirmed the nearest point of connection to potable water is an 8" water main and an 8" sanitary sewer gravity main adjacent to the subject property. AT&T was confirmed as the service provider on August 22, 2024, and any service arrangements for the subject property will be subject to later agreements at a later stage of development. On February 6, 2025, Florida Public Utilities was confirmed as the service provider for the property and natural gas supply was confirmed to be in the vicinity of the proposed site. Finally, confirmation to serve by Florida Power & Light was provided to the Applicant on February 10, 2025, and preliminary analysis of the service request indicated that a line extension will be required. These services are available at the property boundary and are sufficient to accommodate the proposed commercial use without the need for major off-site improvements or extensions. Coordination with utility providers has been initiated to ensure timely service connection and compliance with applicable standards. As such, the

project meets the Town's requirements for adequate public facilities and can be supported by existing infrastructure systems in place for the overall PUD.

Compatibility Mitigation Measures

Mitigation Measures:

Town of Loxahatchee Groves Unified Land Development Code – Part V Article 155 Section 155-010.Z

(Z) Additional documentation for non-residential site plans. An applicant for site plan approval for a non-residential use shall provide written documentation with the application demonstrating the specific measures that will be taken to prevent or minimize impacts upon adjacent residential plots within 250 feet of a boundary of the site plan. These impacts include the effects of excessive noise, objectionable odors, visible emissions, particulate matter (including dust, smoke, soot, and aerosols), solid wastes, hazardous wastes, fire and explosion. Specific measures include but are not limited to the provision of setbacks, buffers, landscaping, fencing, walls, and/or other measures as required by the ULDC.

The proposed Panda Express is located within the Groves Town Center PUD and is surrounded by commercially designated parcels, with no adjacent residential properties within 250 feet of the project boundary. As such, the site does not trigger the applicability of mitigation measures outlined in ULDC Part V, Article 155, Section 155-010.Z. Nevertheless, the site has been designed with thoughtful consideration toward minimizing potential off-site impacts. This includes maintaining appropriate setbacks, incorporating landscaping buffers where feasible, and orienting the building and drive-through circulation to direct noise and activity inward toward the site. The design approach ensures compatibility with existing and planned uses within the Town Center while aligning with the Town's broader goals of encouraging quality development that does not negatively impact surrounding properties.

Drainage & Floodplain Development Statement

Panda Restaurant Group, Inc. proposes the construction of a new fast-food/casual Restaurant with a drive-through at the site located on the northeast corner of Southern Boulevard and B Road, Loxahatchee Groves, FL. Onsite stormwater run-off will be collected via proposed drainage inlets and storm pipe system to be fully capable of handling all design stormwater events on-site within an exfiltration trench drainage system. To provide an additional level of redundancy, a connection to the master drainage system has been proposed to allow excess stormwater to leave the site as needed. Included in the submittal package is a copy of the drainage calculations for Pod B, and subject parcel, along with an accompanying drainage report, a master Environmental Resource Permit (ERP) for Pod B as part of the master development, and a FEMA Flood Panel. The proposed construction and overall site is outside the wellfield protection area. The area is subject to flooding during the 100-year storm event due to its location within a FEMA Flood Zone designation of AE. With the Flood Zone Elevation Designation of 14.9, the proposed grading including a Finished Floor Elevation of 20.0 provides a site that is outside of the flood zone.

REVISIONS:
06-05-2026 REV. 2 RESUBMITT
04-01-2026 REV.1 RESUBMITTAL
01-15-2026 SUBMITTAL

Application #EG22138.146 – POD B-3 Panda Express
Town of Loxahatchee Groves – Variance Requests

Variances requested in Application #EG22138.146

Panda Express is requesting approval of signage variances to support safe, efficient, and functional on-site operations while maintaining visibility and identification within the Groves Town Center. The requests include a variance from Code Section 90-040.B.5.a to allow drive-thru menu boards with a maximum height of 5'-4 1/2", a maximum width of 7'-3 3/4", and a maximum face area of 29.02 square feet in each drive-thru lane, where only one secondary sign of up to 12 square feet and a maximum structure height of five feet is permitted. Additional variances are requested to allow sign types not specifically permitted under Article 90, including OCU canopy signs, drive-thru wayfinding signage, clearance signs, drive-thru waiting (DW) signs, and online pickup (OP) signs, all as shown in the proposed sign plan. Furthermore, a variance is requested to allow the total number of drive-thru signs proposed on the Site Plan, exceeding the Code limitations. All signage remains operational in nature, complies with setbacks, and is designed to be compatible with the surrounding development. Collectively, these requests represent the minimum relief necessary to allow safe circulation, efficient drive-thru operations, and clear building identification, consistent with the intent of the Town's sign regulations.

Proposed Sign Package – Panda Express
(Labels assigned to each sign reflect what is shown in the package).

Wall / Building Signs

- **(S1)** South Elevation Wall Sign (Channel Letter Set):
  - Proposed area: Approximately 31.0 sq. ft., not exceeding max. area of 36 sq.ft.
  - Proposed height: 36 in.
  - Proposed length: 122.75 in.
  - Proposed depth: 3" deep returns

Monument Sign

- **(M1)** Monument Sign:
  - Proposed area: 29.0 sq. ft.
  - Proposed height: 6 ft.
  - Proposed length: 58 in.
  - Proposed depth: 15 in.

Menu Boards (Secondary Signage – Proposed as a Monument Sign)

- **(D3)** Menu Board:
  - Proposed area: 29.02 sq. ft.
  - Quantity: Two (2) – One for each drive-thru service lane.
  - Proposed height: 5'-4 1/2"
  - Proposed width: 7'-3 3/4"
  - Proposed depth: 16 in.
  - Proposed base length: 48" (exceeding 50% of the length of the menu board)

Drive-Thru / Operational Signage

- **(D1)** Clearance Bars: 2 (exceed 5 ft height; include establishment name; indicate maximum vehicle clearance; additional sign type)
- **(D2)** Order Canopy Units: 2 (exceed allowed number of drive-thru signs and allowable 5 ft height; displays "ORDER HERE"; additional sign type)
- **(D3)** Menu Boards: 2 (maximum secondary square footage, maximum width, and allowable height; secondary signage)
- **(D4)** Drive-thru Directional/Wayfinding Sign: 1 (additional sign type)
- **(D5)** Drive-Thru Waiting Parking Signs: 2 (exceed 5 ft height; additional sign type)
- **(D6)** Online Order Pick-Up Parking Signs: 2 (exceed 5 ft height; additional sign type)

Notes:

- All signage is operational in nature, and supports safe circulation, drive-thru operations, and building identification.
- Variances are requested for allowable area, width, and height for secondary signage, types and number of drive-thru signs.
- All signage complies with applicable setbacks and is compatible in scale and design with the architectural design of the building.

(V1) Sign Height, Width, and Area for Drive-Thru Signage.

Code Reference: Section 90-040.B.5.a – Drive-thru's, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines.

Proposed Deviation: Maximum face area of menu board, including framing, is 29.02 SF, which exceeds the allowable face area of 12 square feet. Additionally, the height of the menu board is 5'-4 1/2", exceeding the maximum height of five feet. The width of the menu board is 7'-3 3/4", exceeding the maximum width of five feet. The base of the menu board is only included in the height calculation, as per the Town's ULDC Sign area definition.

Variance Request - To allow a drive-thru menu board with a maximum height of 5'-4 1/2", a maximum width of 7'-3 3/4", and a maximum face area of 29.02 square feet in each drive-thru lane.

A variance will not be contrary to the public interest where the applicant has demonstrated by competent substantial evidence that the following criteria are met:

A. That special conditions and circumstances exist which are unique to the property in question, or to the intended use of the property, that do not generally apply to other properties in the same zoning district.

The subject property includes drive-thru operations that require secondary signage, including menu boards, to be visible and readable from within vehicles. Due to ADA accessibility requirements, vehicle sightlines, equipment dimensions, and operational constraints, certain secondary signs must exceed the maximum height, width, and face area otherwise permitted by Code. These conditions are directly related to the functional design of the site and are not generally applicable to properties without drive-thru facilities.

B. That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

The need for a variance is not self-created and is not the result of disregard for, or ignorance of, the provisions of the Code. Rather, it arises from legitimate operational and accessibility requirements associated with drive-thru facilities and the physical constraints of the site.

C. That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship.

Strict application of the Code would prevent the placement of signage at heights and sizes necessary for safe and effective use by all patrons, including those with disabilities. Limiting the signage to Code-compliant dimensions would impair readability from vehicles, disrupt drive-thru operations, and compromise safe circulation, thereby restricting reasonable use of the property.

D. That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

The requested variance represents the minimum relief necessary to accommodate visibility, accessibility, and operational requirements. The signage is limited to what is required for functional operation of the drive-thru, and no additional or extraneous signage is proposed beyond that needed to serve the intended use.

E. That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed signage is compatible with surrounding development, complies with applicable setback requirements, and does not create adverse visual impacts. The variance supports safe vehicle circulation, ADA accessibility, and efficient site operation, and is consistent with the intent of the Code to promote public safety and orderly development. Approval of the variance will not be detrimental to public health, safety, or welfare.

(V2) Types of Signs.

Code Reference: Article 90 – Signs. The Town's ULDC does not specifically identify or explicitly mention the listed operational sign types proposed for drive-thru facilities within this Article or within Section 90-040.B of the Commercial Low (CL) zoning.

Proposed Deviation: The proposed signage includes operational sign types that are not explicitly listed or permitted under Section 90-040.B, including OCU canopy signs, drive-thru wayfinding/directional signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs necessary for the functionality of the drive-thru facility.

A variance will not be contrary to the public interest where the applicant has demonstrated by competent substantial evidence that the following criteria are met:

A. That special conditions and circumstances exist which are unique to the property in question, or to the intended use of the property, that do not generally apply to other properties in the same zoning district.

The subject property includes a drive-thru restaurant use, which requires specialized signage types to support safe and efficient operations, including order confirmation, directional guidance, clearance, and designated pickup areas. These operational elements, such as OCU canopy signs, drive-thru wayfinding signage, clearance bars, drive-thru waiting (DW), and online pickup (OP) signs, are necessary for proper vehicular circulation, ADA accessibility, and customer wayfinding within the site. These conditions are unique to drive-thru facilities and are not generally applicable to other commercial uses within the same zoning district.

B. That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

The need for the requested variance is not self-created and does not result from disregard of the Code. Rather, it arises from the operational requirements and safety standards inherent to a modern drive-thru facility, including industry-standard signage necessary for order processing, vehicle stacking, and safe navigation. These requirements are driven by functional design, safety considerations, and accessibility standards, not by the actions of the applicant.

C. That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship.

A strict interpretation of the Code, which does not explicitly permit these sign types, would prevent the installation of essential operational signage required for safe and effective drive-thru use. Without these signs, customers would lack clear direction for circulation, pickup, and clearance, resulting in confusion, potential safety hazards, and inefficient operations. This would limit the reasonable use of the property as a drive-thru restaurant, a use that is otherwise permitted within the zoning district.

D. That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

The requested variance represents the minimum relief necessary to allow essential signage types required for the operation of a drive-thru facility. The number, size, and placement of the proposed signs are limited strictly to those necessary for functional operations, including wayfinding, clearance, and pickup identification. No additional or excessive signage is proposed beyond what is operationally required, and the request does not confer any special privilege but rather enables functionality consistent with similar drive-thru developments.

E. That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed signage is designed to be compatible with the surrounding development and complies with applicable setback requirements. The signs are operational in nature, modest in size, and strategically located to minimize visual impacts while enhancing safety and circulation. The variance supports the intent of the Code by promoting public safety, ADA accessibility, and orderly site operation, and will not be detrimental to the public health, safety, or welfare.

(V3) Number of Drive-Thru Signs.

Code Reference: Article 90 – Signs. While the Town's ULDC identifies certain sign categories, it does not clearly establish a comprehensive or practical allowance for the number of operational drive-thru signs required for modern drive-thru facilities, particularly those with dual-lane configurations, within Section 90-040.B of the Commercial Low (CL) zoning district.

Proposed Deviation: The proposed development requires a greater number of drive-thru signs than typically permitted or anticipated by the Code to support safe and efficient operations. These signs include menu boards, order confirmation units (OCUs), directional/wayfinding signage, clearance signage, drive-thru waiting (DW) signs, and online pickup (OP) signs. The total number of signs is limited to those necessary to accommodate dual-lane drive-thru operations, ensure proper vehicular circulation, and provide clear guidance for customers, and therefore exceeds the typical or implied quantity allowed under the Code.

A variance will not be contrary to the public interest where the applicant has demonstrated by competent substantial evidence that the following criteria are met:

A. That special conditions and circumstances exist which are unique to the property in question, or to the intended use of the property, that do not generally apply to other properties in the same zoning district.

The subject property includes a drive-thru restaurant with dual-lane operations, which requires multiple signs to facilitate safe and efficient vehicular circulation, order processing, and customer guidance. The need for multiple drive-thru signs, including menu boards, order confirmation units, directional signage, and pickup identification, is directly related to the operational layout and stacking configuration of the drive-thru system. These conditions are unique to drive-thru facilities and are not generally applicable to other commercial uses within the same zoning district.

B. That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

The requested variance is not self-created and does not result from disregard of the Code. The need for additional drive-thru signage is driven by operational requirements, safety considerations, and industry standards for modern drive-thru facilities, particularly those with dual-lane configurations. These factors necessitate multiple signs to ensure clarity, efficiency, and safe vehicle movement throughout the site.

C. That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship.

A strict interpretation of the Code limiting the number of drive-thru signs would prevent the installation of sufficient signage necessary for safe and functional operation. Without adequate signage, customers would experience confusion in navigating the drive-thru lanes, identifying pickup locations, and maintaining proper circulation, potentially creating safety hazards and operational inefficiencies. This would restrict the reasonable use of the property as a drive-thru restaurant.

D. That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

The requested variance represents the minimum number of signs necessary to support the operational needs of the drive-thru facility. Each sign serves a specific functional purpose, including order placement, confirmation, directional guidance, clearance, and pickup identification. The proposed signage is limited to what is required for safe and efficient operation and does not include excessive or unnecessary signage.

E. That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed signage is operational in nature and designed to minimize visual impact while enhancing safety and site functionality. All signage complies with applicable setbacks and is compatible with the surrounding development. The variance supports safe vehicular circulation, efficient drive-thru operations, and ADA accessibility, and will not be detrimental to the public health, safety, or welfare.

Jeff Mortenson
Senior Project Manager
Architectural Branding

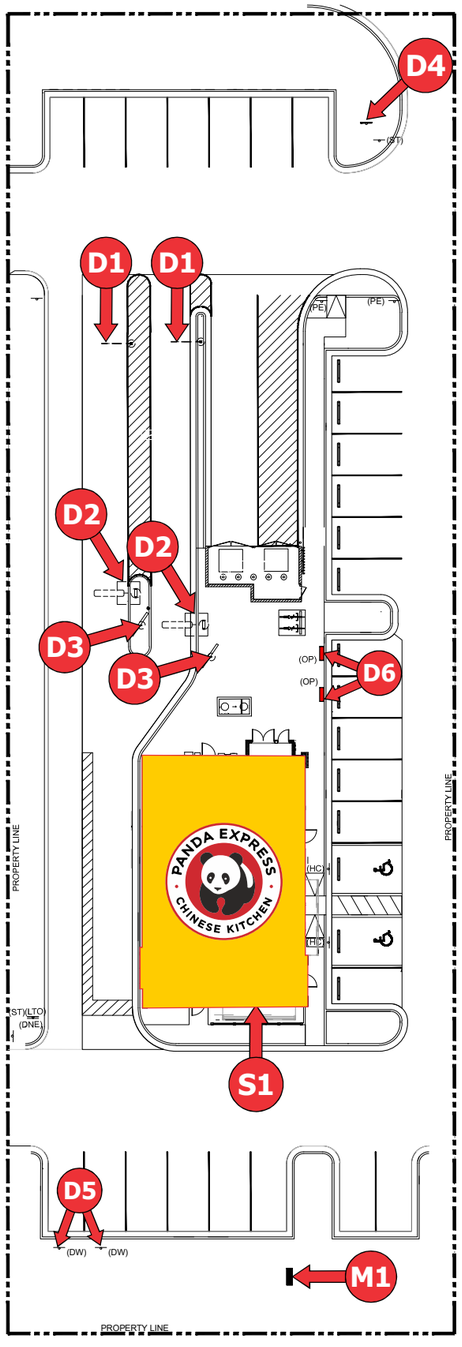
AGI
412 N. Cedar Bluff Road
Knoxville, TN 37923
M 916.317.4547
O 800-877-7868 X3378
jmortenson@agi.net

APPROVED
By Jeff Mortenson at 12:40 pm, Jun 04, 2026

Jeff Mortenson

Panda Express D-34763

Southern Blvd & Avocado Ave Loxahatchee Groves, FL 33470



PANDA EXPRESS

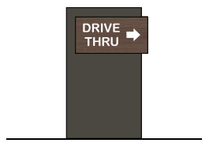
S1 Channel Letter Set

D1 DT Clearance (2 Required)

D2 OCU Canopy (2) Required

D3 DT Menu (2) Required

M1 Monument Sign (1) Required



D4 Directional

D5 Parking Sign (2) Required

D6 Parking Sign (2) Required

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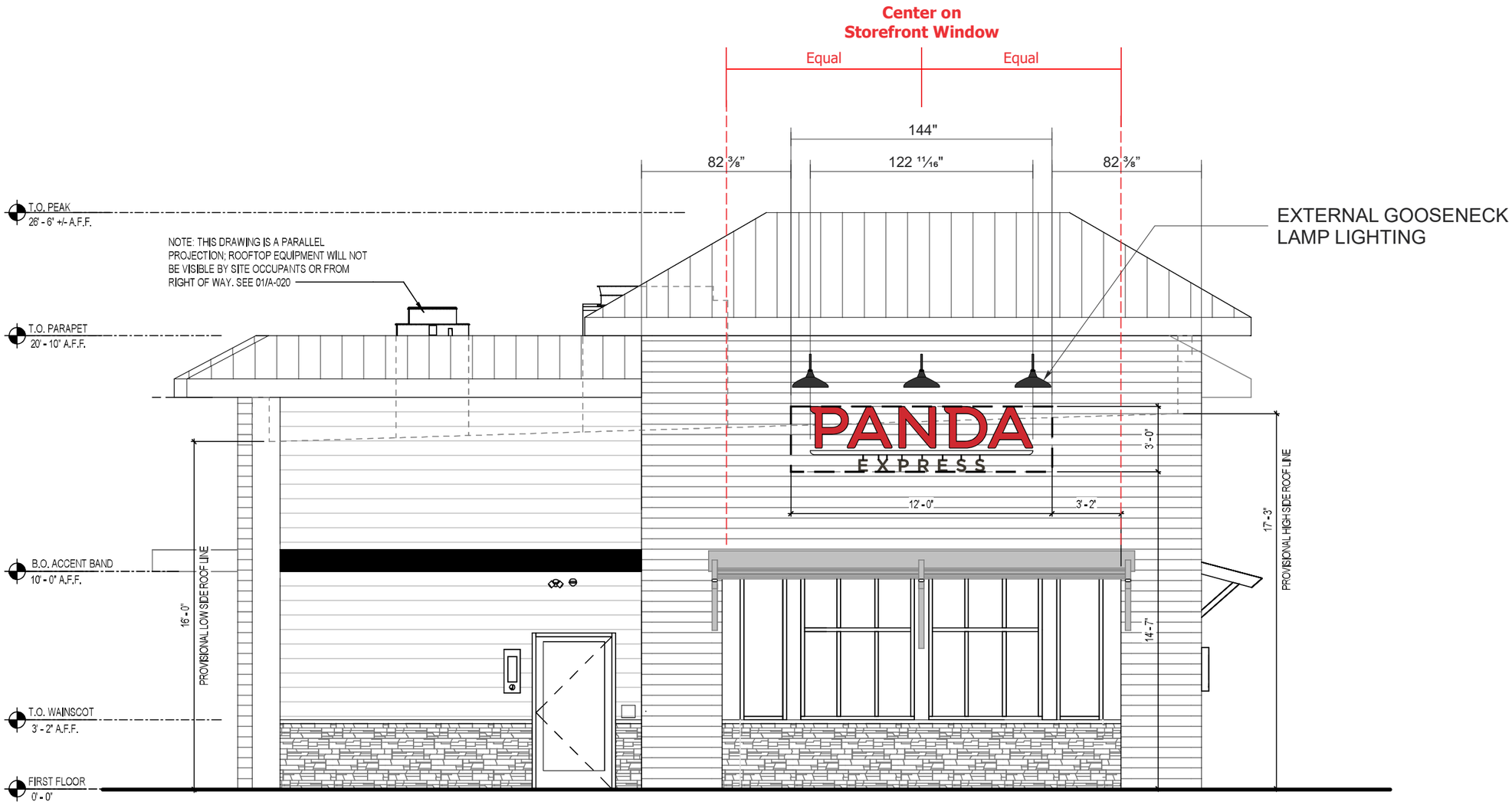

SOUTH ELEVATION

3/16"=1'-0"

02

A-020

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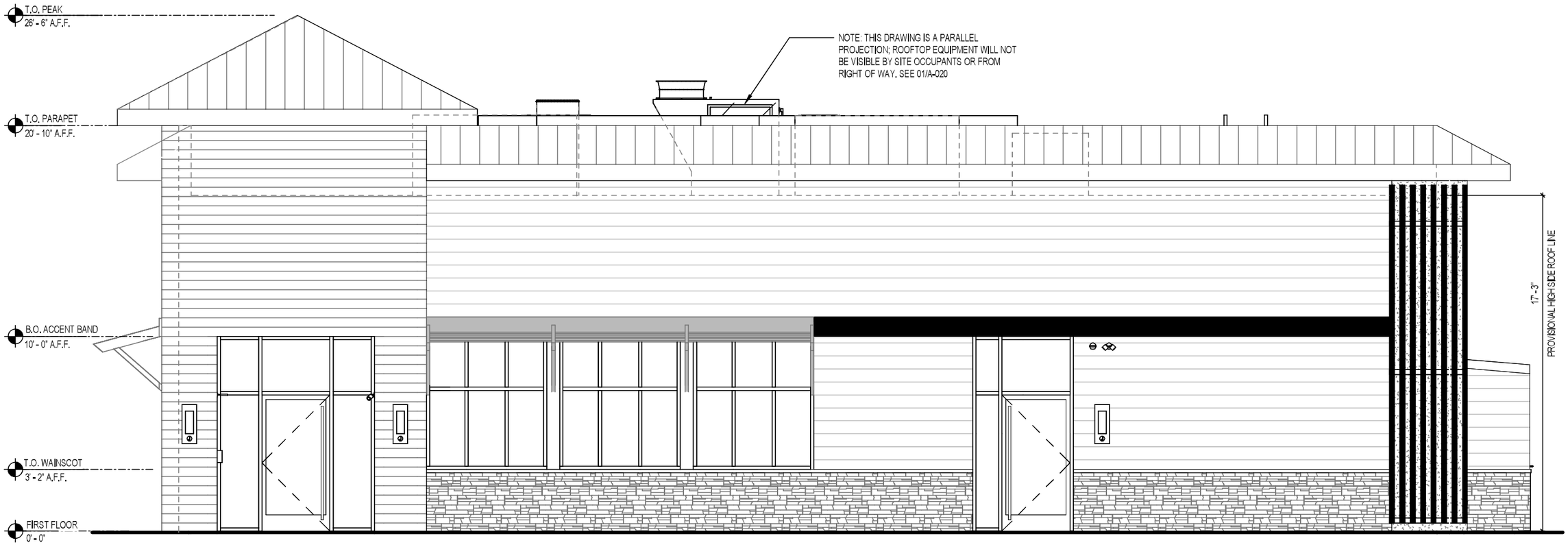

EAST ELEVATION

3/16"=1'-0"

02
A-021

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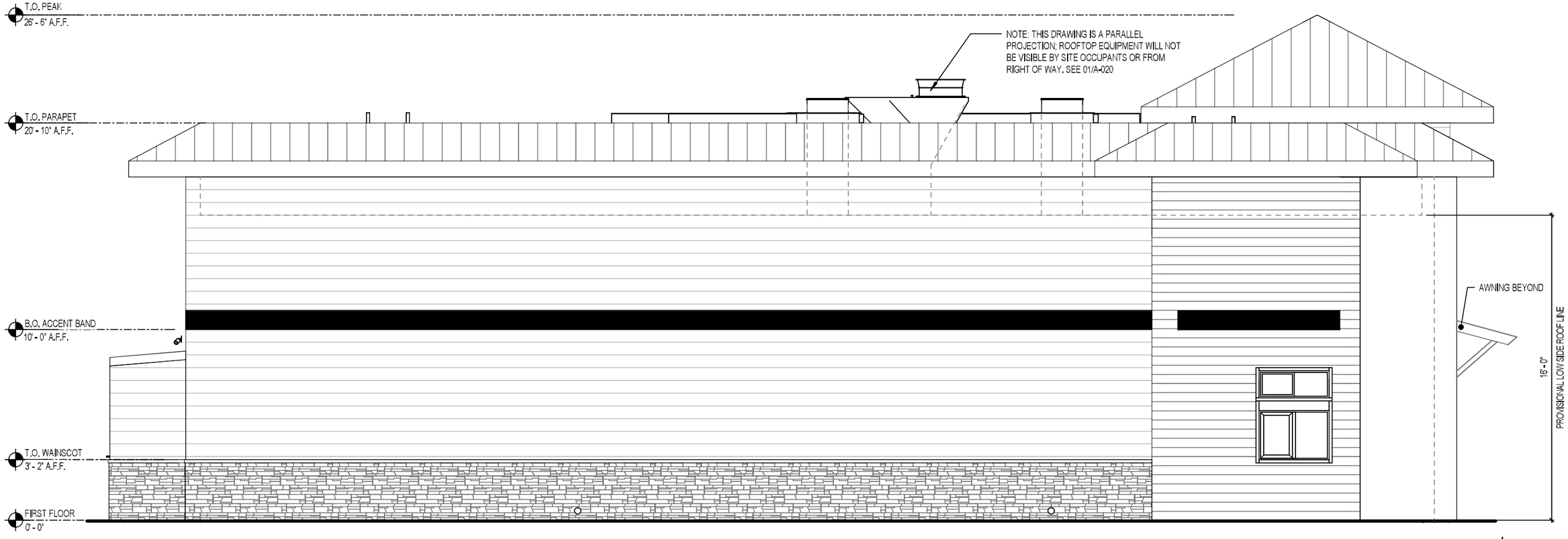

WEST ELEVATION

3/16"=1'-0"

01
A-021

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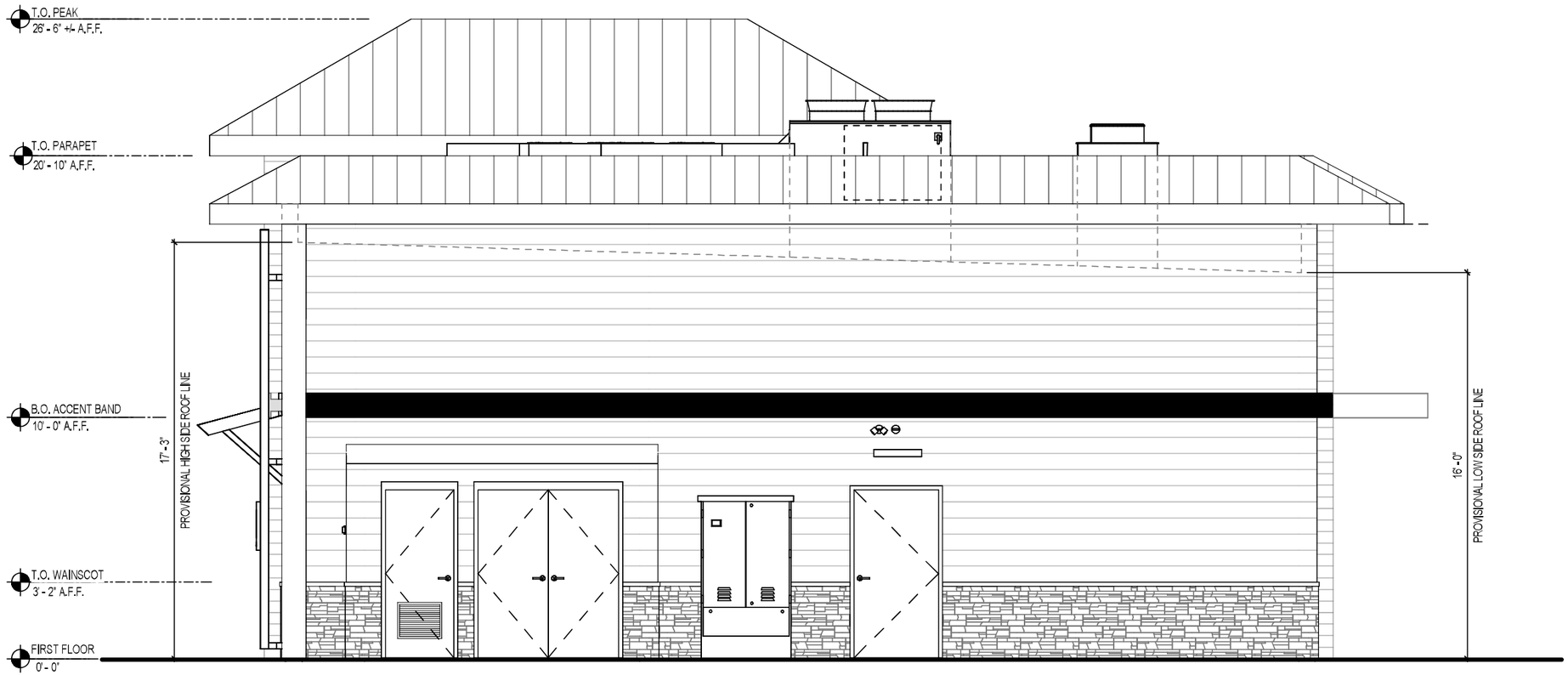

NORTH ELEVATION

3/16"=1'-0"

03
A-020

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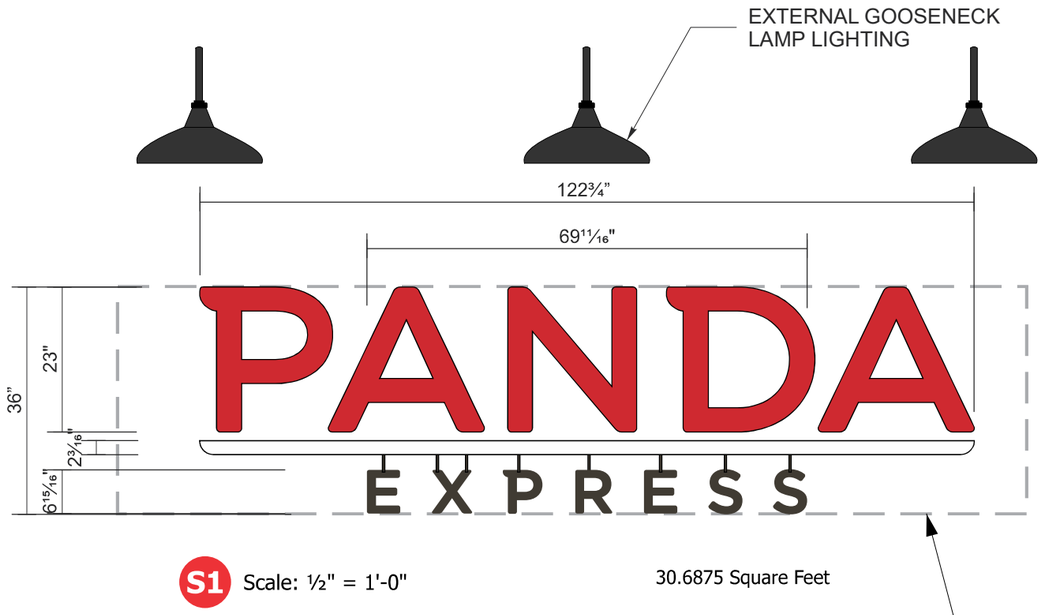
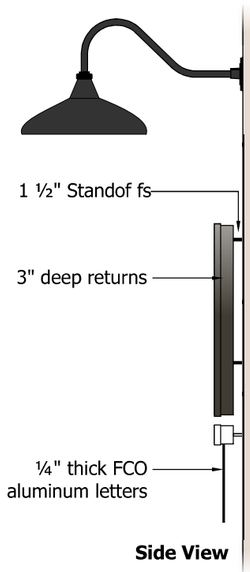
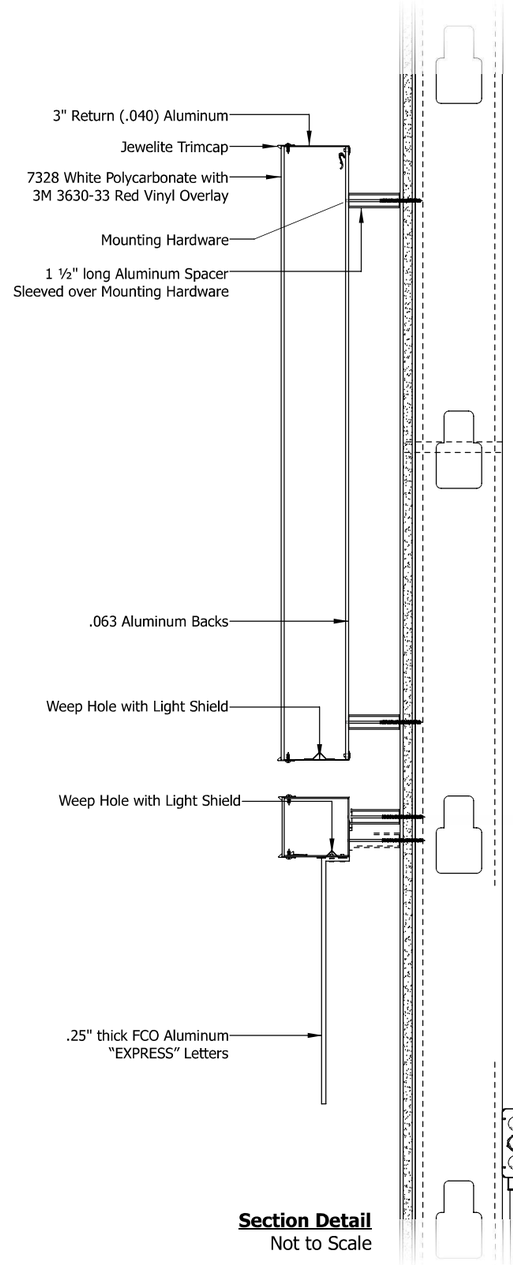


S1 Scale: ½" = 1'-0"

30.6875 Square Feet



Side View



Section Detail
Not to Scale

PANDA Letters:
- 3" returns, aluminum coil with painted finish.
- White polycarbonate faces with vinyl overlay, secured with 1" Jewelite Trimcap

Colors

Returns: Formed aluminum painted PMS 7 Black (satin)

Jewelite Trimcap: 1" Black

Faces: 7328 White polycarbonate with 3M 3630-33 Red vinyl overlay

EXTERNAL ILLUMINATION ONLY

Light Bar and EXPRESS Letters:
- 3" returns, aluminum coil with painted finish.
- 7328 White polycarbonate face secured with 1" Jewelite Trimcap
- Halo Backl lighting on EXPRESS Letters from White Contour LEDs.
- ¼" thick FCO aluminum EXPRESS letters with painted finish.

Colors

Returns: Formed aluminum painted White (satin)

Jewelite Trimcap: 1" White

Faces: 7328 White polycarbonate

FCO Letters: Painted PMS 7 Black (satin)

Halo Back lighting: GE Contour White LED System

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

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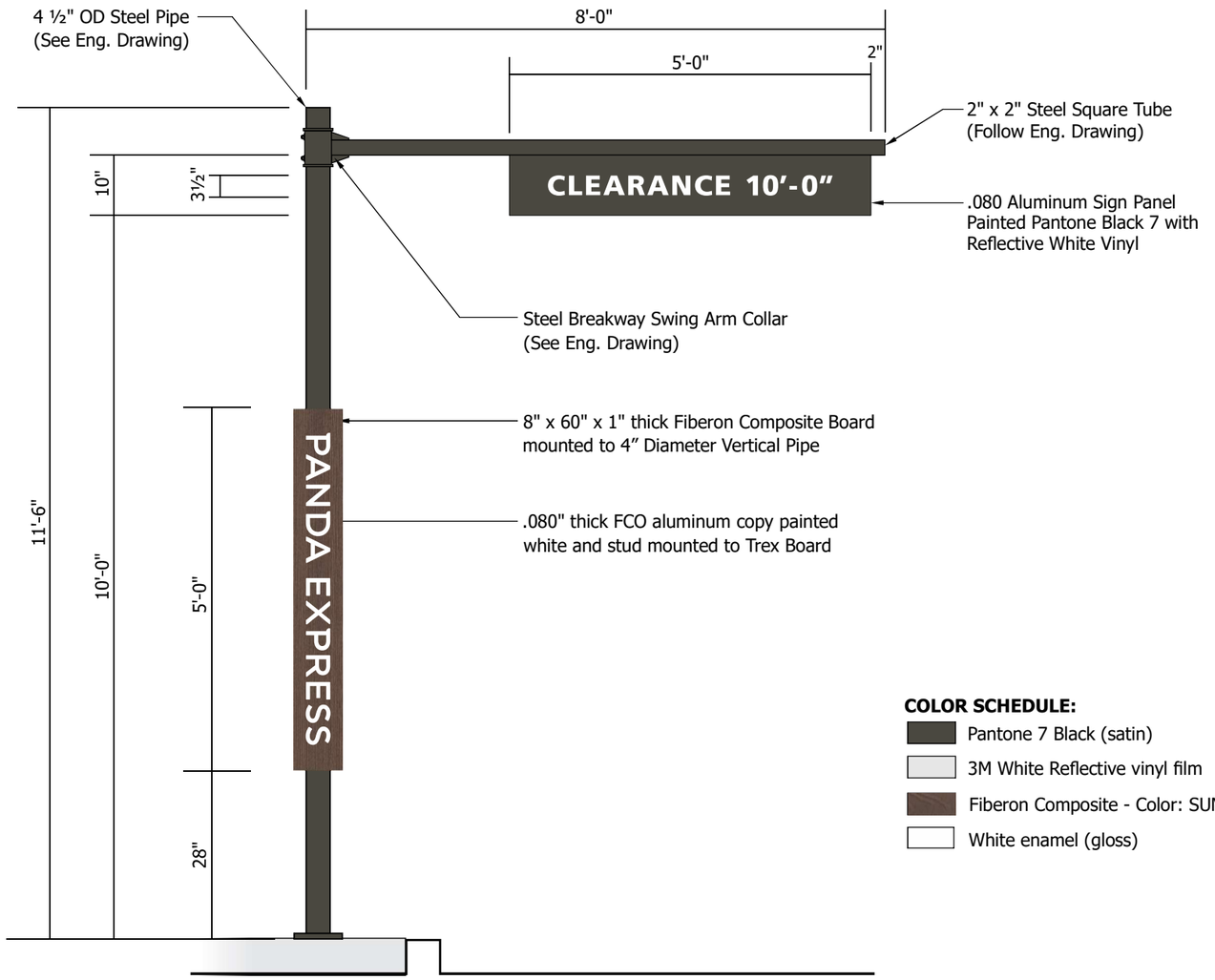
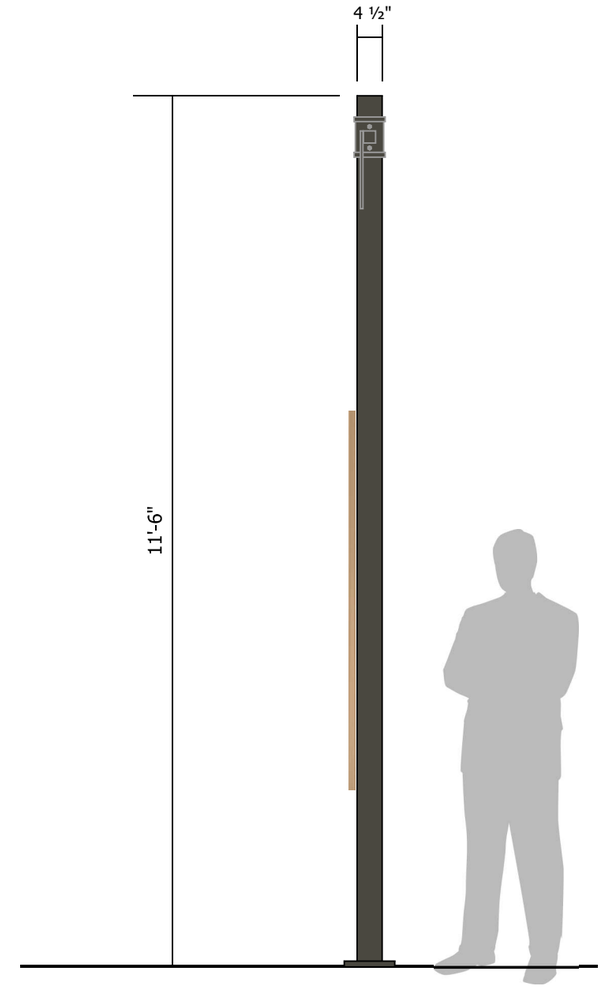


D1 Scale: ½" = 1'-0"

COLOR SCHEDULE:

- Pantone 7 Black (satin)
- 3M White Reflective vinyl film
- Fiberon Composite - Color: SUMAC
- White enamel (gloss)



NOTE: This site requires (2) two Clearance bars for Double Drive Thru.

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ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
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3. Sign grounded according to NEC 6007.7
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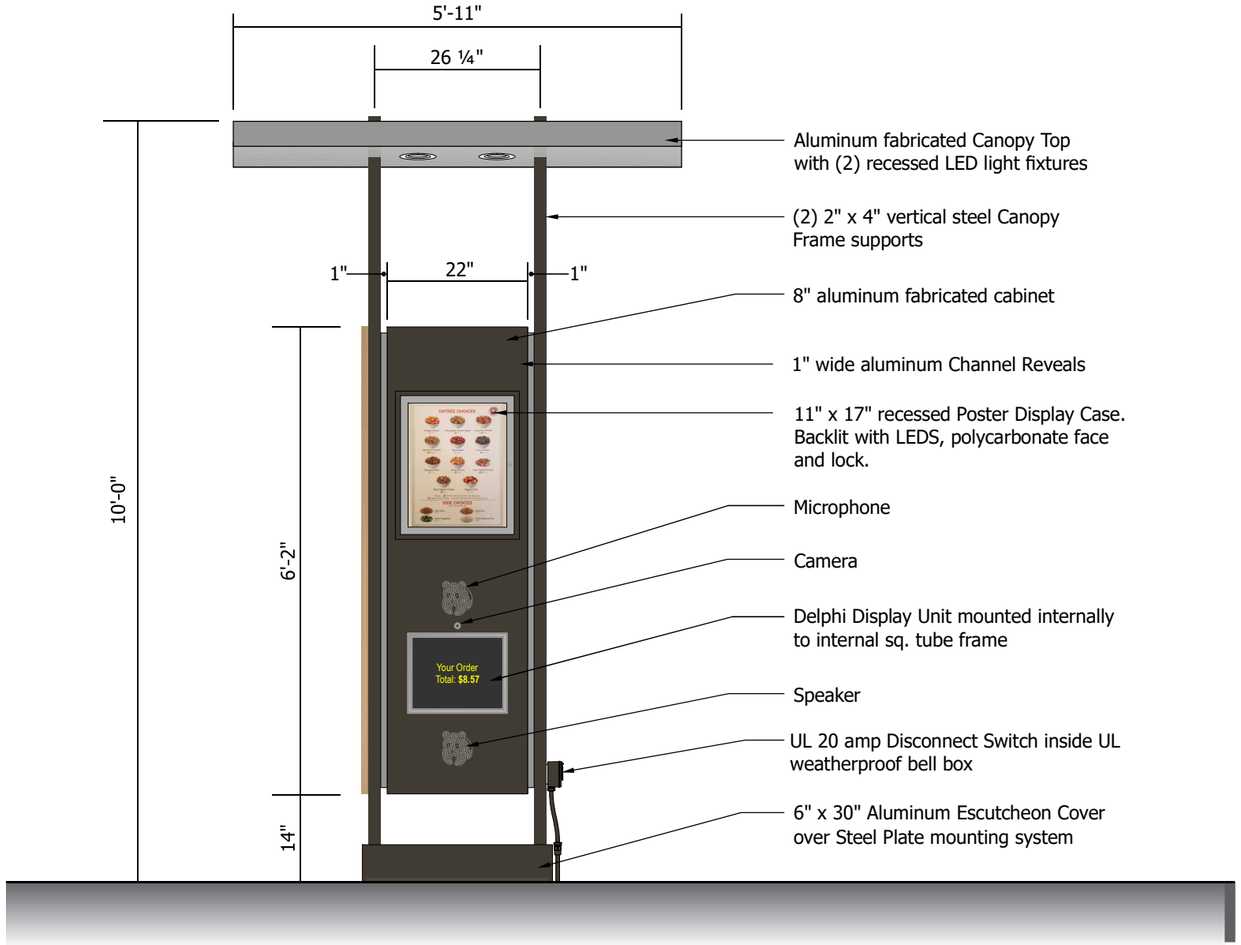
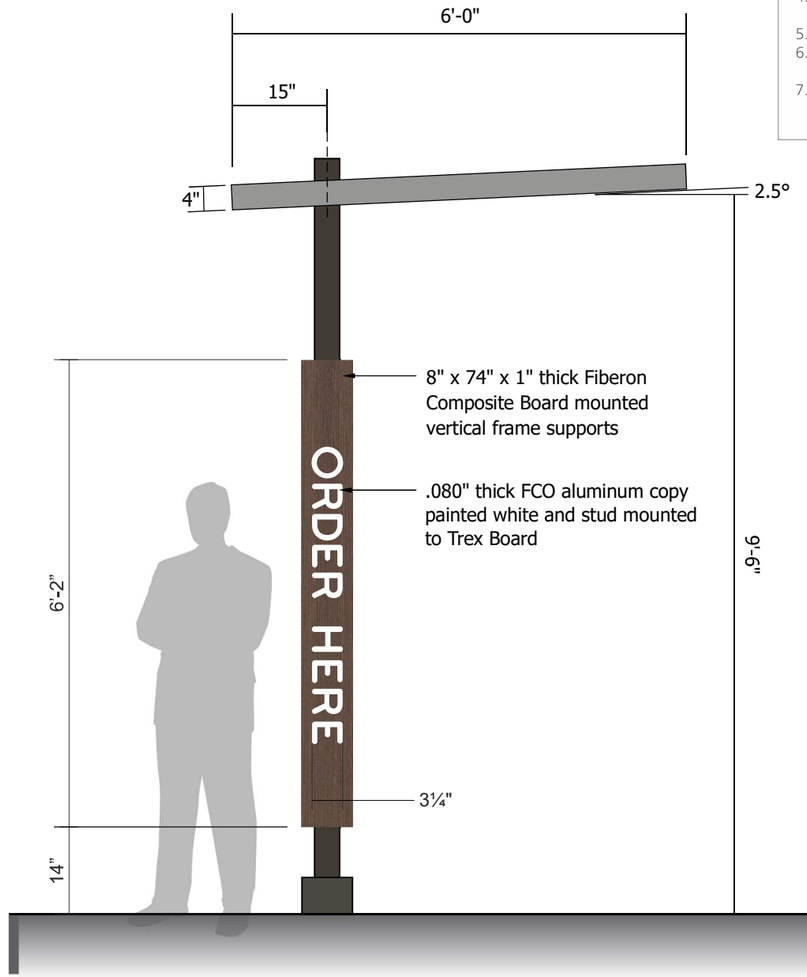
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



D2 Scale: ½" = 1'-0"

NOTE: This site requires (2) two OCU Canopy units for Double Drive Thru.



Side View

COLOR SCHEDULE:

- MAP 41-342SP Brushed Aluminum
- Pantone Black 7 (satin)
- Fiberon Composite - Color: SUMAC
- White enamel (gloss)

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ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
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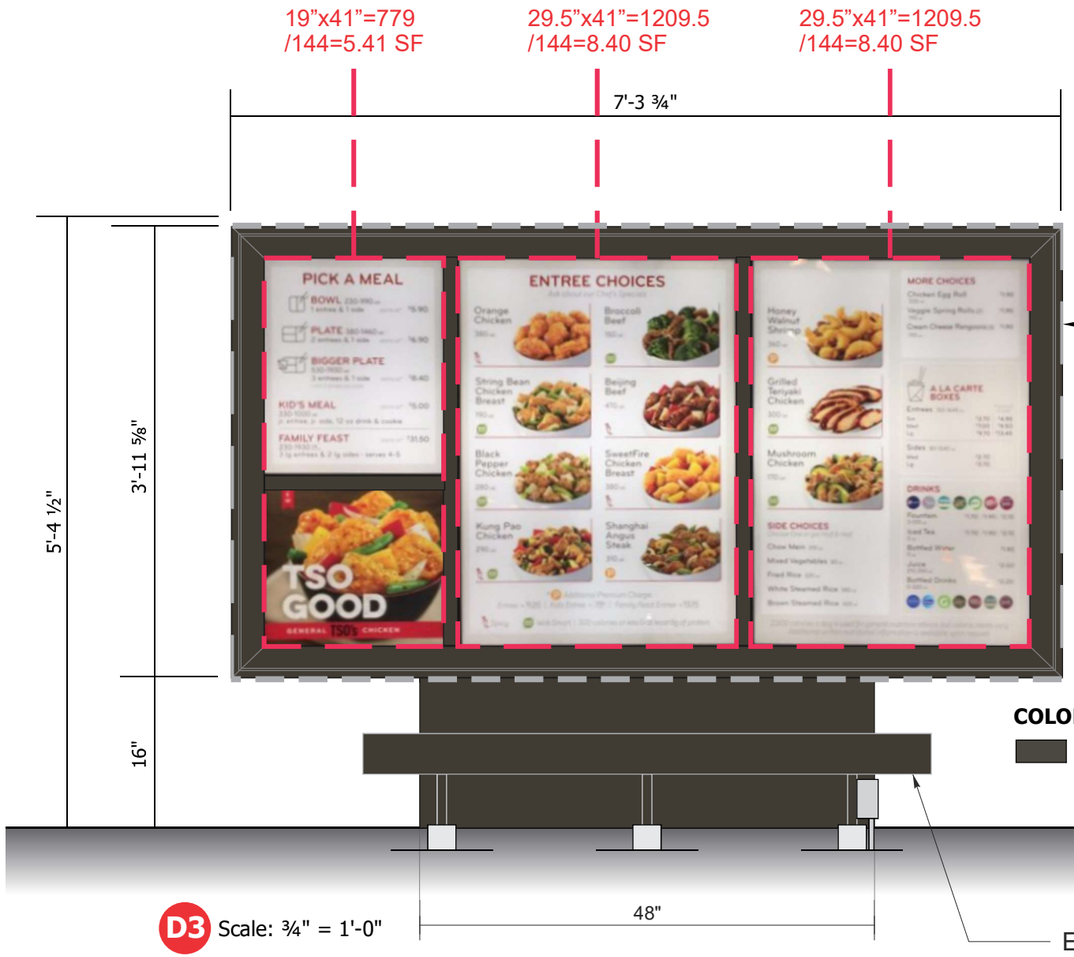
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



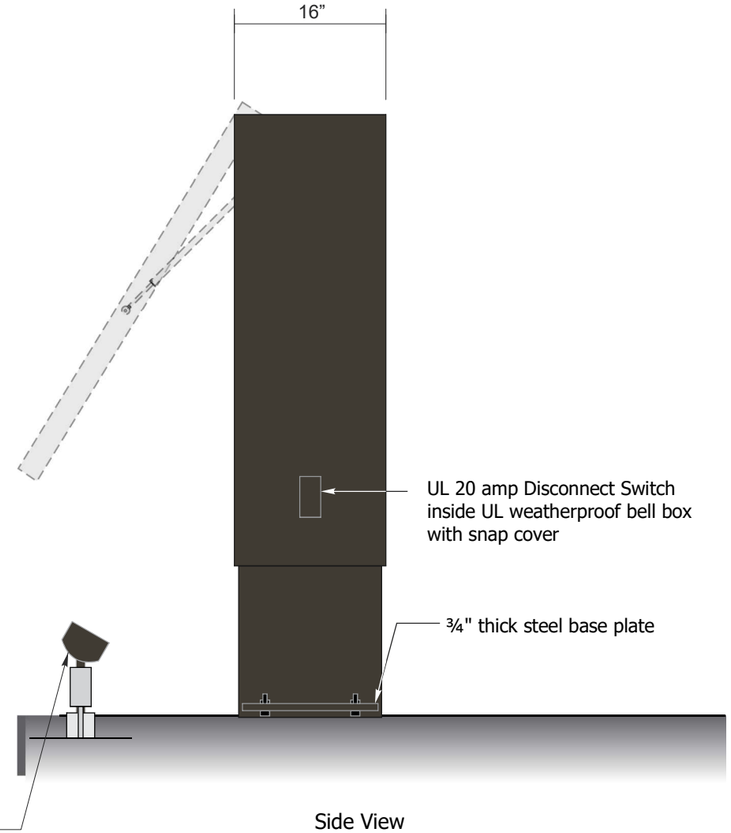
29.02 SF SIGN AREA

SignComp extruded aluminum Menu Frame Cabinet with polycarbonate Vandal Cover. Externally illuminated

COLOR SCHEDULE:

Pantone Black 7 (satin)

EXTERNAL UPLIGHTING



Side View

D3 Scale: ¾" = 1'-0"

NOTE: This site requires (2) two Menu Boards for Double Drive Thru.

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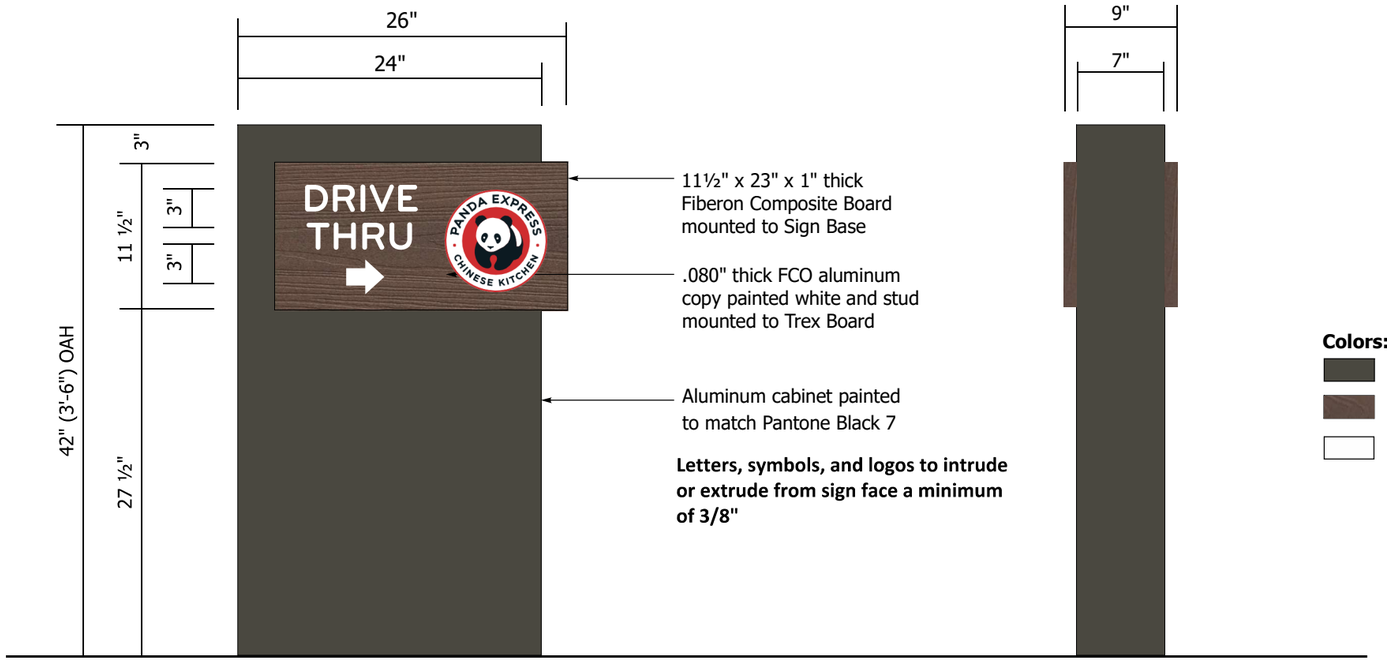


Side View

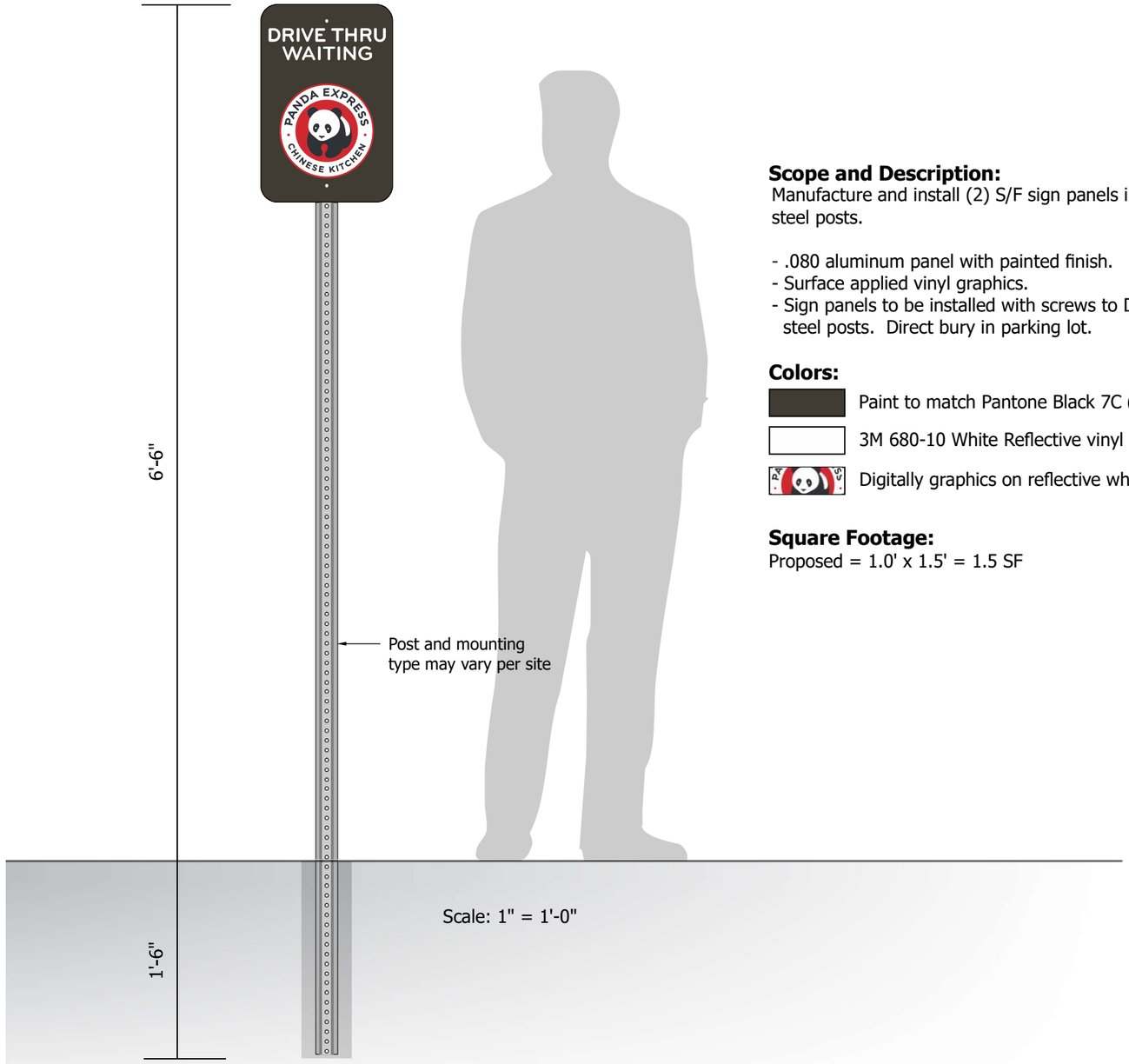
Colors:

- Pantone 7 Black (satin)
- Fiberon Composite - Color: SUMAC
- White enamel (gloss)

Opposite Face

D4 Scale: 1" = 1'-0"

PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	AGI



Scale: 1" = 1'-0"

Scope and Description:
Manufacture and install (2) S/F sign panels installed to U-Channel steel posts.

- .080 aluminum panel with painted finish.
- Surface applied vinyl graphics.
- Sign panels to be installed with screws to DOT style U-Channel steel posts. Direct bury in parking lot.

Colors:

Paint to match Pantone Black 7C (semi-gloss)

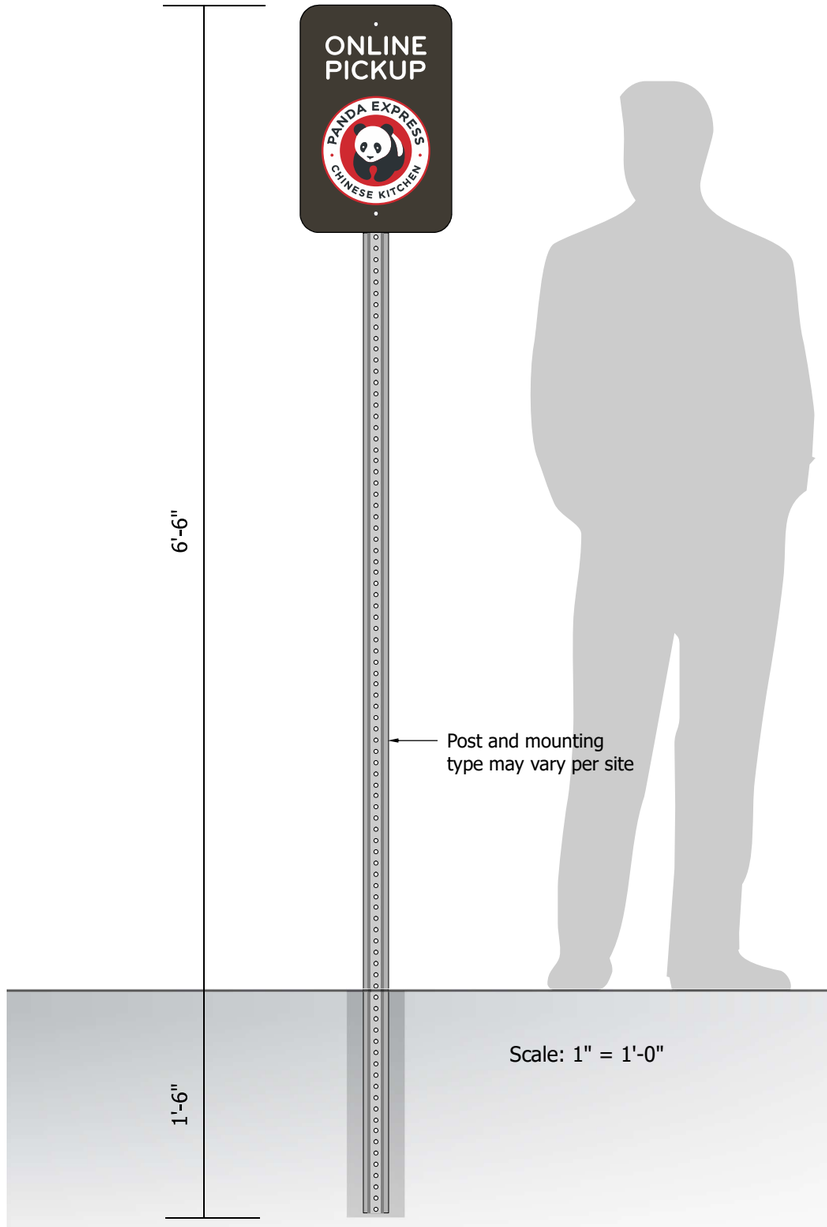
3M 680-10 White Reflective vinyl

Digitally graphics on reflective white

Square Footage:
Proposed = 1.0' x 1.5' = 1.5 SF

D5 Scale: 3" = 1'-0"

PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	AGI



Scale: 1" = 1'-0"

Scope and Description:
Manufacture and install (2) S/F sign panels installed to U-Channel steel posts.

- .080 aluminum panel with painted finish.
- Surface applied vinyl graphics.
- Sign panels to be installed with screws to DOT style U-Channel steel posts. Direct bury in parking lot.

Colors:

Paint to match Pantone Black 7C (semi-gloss)

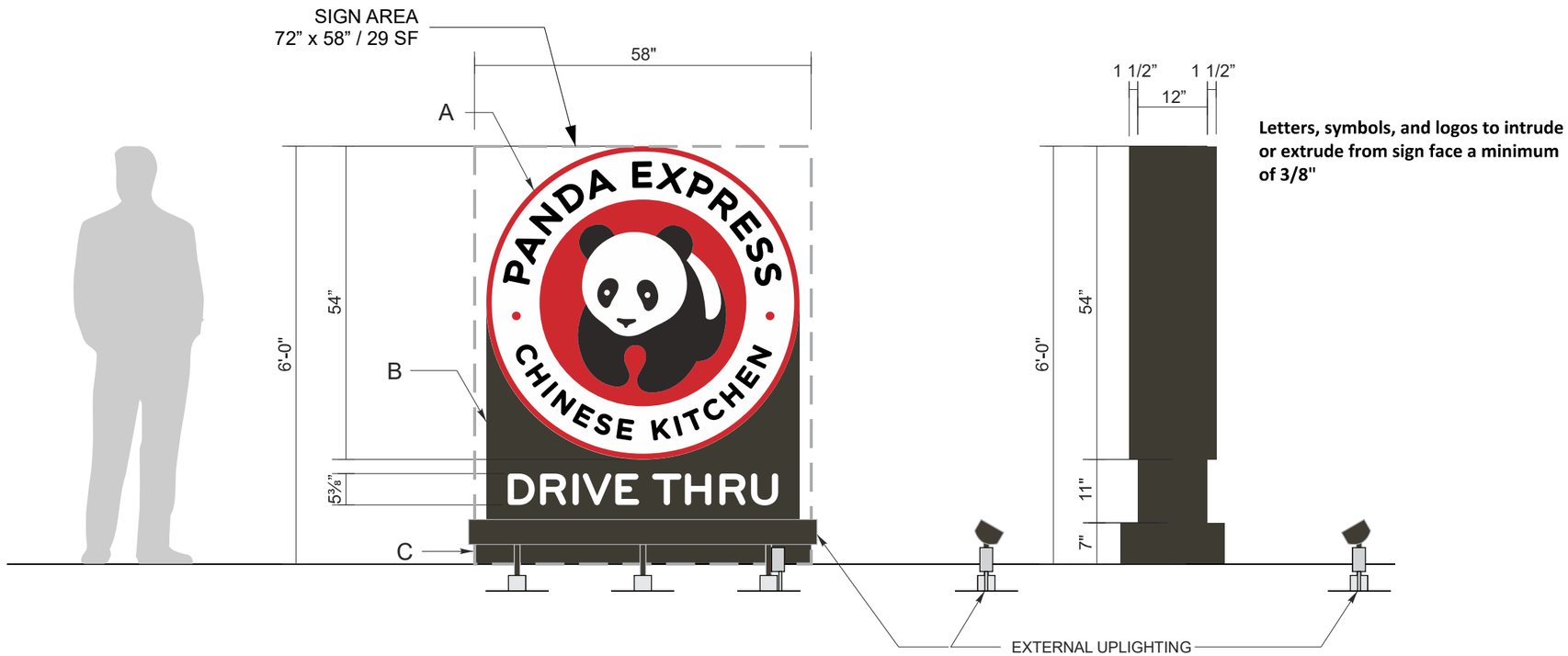
3M 680-10 White Reflective vinyl

Digitally graphics on reflective white

Square Footage:
Proposed = 1.0' x 1.5' = 1.5 SF

D6 Scale: 3" = 1'-0"

PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	AGI



M1

MANUFACTURE & INSTALL 29 Sq. Ft.

ONE (1) DF MONUMENT SIGN SCALE: 1/2”=1’-0”

Signs cannot be internally illuminated. Only halo or external illumination allowed.

A

MAIN CABINET

FRAMED CABINET WITH .090" ALUM. CLADDING. ROUTED GRAPHIC OPENINGS IN FACES WITH BAFFLED AREA TO ALLOW FOR LED ILLUMINATION OF GRAPHICS. ACCESS PANELS IN END OF CABINET TO ALLOW FOR INSTALL AND MAINTENANCE.

FINISH: PMS BLACK 7C MATTE FINISH

B

MAIN CABINET GRAPHICS

LOGO DISC: BAYER MAKROLON.177"(B27) #7328 WHITE LD POLYCARBONATE, 1ST SURFACE DECORATED TRANSLUCENT VINYL IN PROJECT COLORS
DRIVE THRU TEXT (IF REQUIRED): BAYER MAKROLON .177" #7328 WHITE LD POLYCARBONATE

LED ILLUMINATION

C

BASE/SKIRT

FABRICATED .090" ALUMINUM BASE/ SKIRT.

COLOR: to match PMS BLACK 7C

FINISH: MATTE FINISH

D

FOOTING

SINGLE SUPPORT POST SET IN CONCRETE FOOTER.

FOOTER SIZE:
TO BE AS PER ENGINEERED COMPUTATIONS PER SIGN LOCATION TO MEET ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.

ELECTRICAL SERVICE AND CONNECTION TO SIGN TO BE PROVIDED BY OTHERS. ELEC SERVICE TO MEET ALL STATE AND LOCAL BUILDING CODES

BLACK
PMS BLACK 7C
MAKROLON #7328 WHITE/ WHITE

STANDARD PANDA FACE, RETURNS AND TRIM CAP COLOR SPECS

3M 180C-22 BLACK
PMS 711C RED
3M-SCOTCHCAL RED 3630-33

STANDARD PANDA VINYL COLOR SPECS

PANDA EXPRESS

Southern Blvd. & Avacado Ave.
Loxahatchee Groves, FL 33470

AGI

Article 120 QUASI-JUDICIAL HEARINGS

Section 120-005. Scope and applicability.

These procedures shall apply to all quasi-judicial hearings held by the Town Council or by any board or committee which holds quasi-judicial hearings. The Town Clerk or its designee shall designate all quasi-judicial matters on the agenda. However, if a quasi-judicial hearing is held, it shall not be construed as an admission that the application was quasi-judicial, rather than legislative.

Section 120-010. Definitions.

(A) *Applicant.* The owner of record, the owner's agent, representative, or any person with a legal or equitable interest in the property which is the subject of the proceeding. Proof of applicant status must be furnished to the Town prior to the proceeding.

(B) *Board.* The Town Council or any other board or committee established by the Town that hears quasi-judicial matters.

(C) *Board Member.* Any individual serving on the board.

(D) *Ex-parte communication.* Any oral, written, electronic or graphic communication with a board member which may directly or indirectly relate to or which could influence the disposition of the matter, other than those made on the record during a quasi-judicial hearing.

(E) *Expert.* A person who is qualified in a subject matter by knowledge, skill, experience, training, and/or education.

(F) *Independent Expert.* A person who is qualified in a subject matter by knowledge, skill, experience, training, and/or education who is not affiliated with the applicant or any other party, and who wishes to provide testimony in the matter and have such knowledge, skill, experience and/or education considered by the board in weighing such testimony.

(G) *Material Fact.* A fact that bears a logical relationship to one or more issues raised by the application or the laws and regulations pertaining to the matter requested by the application.

(H) *Participants.* Members of the general public who offer unsworn or sworn testimony at a Quasi-Judicial hearing for the purpose of being heard on the matter.

(I) *Party.* The applicant or any recognized party intervenor.

(J) *Party Intervenor.* An individual or group who, under the recognized legal principals of standing can demonstrate that they will suffer an adverse effect to a protected interest, such as health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, or environmental or natural resources. The alleged adverse interests may be shared in common with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons. The Town Attorney shall determine if a person qualifies as a party intervenor.

(K) *Quasi-Judicial or Quasi-Judicial Matter.* A proceeding that results in a decision having an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be viewed as the result of application of policy rather than setting of policy.

(L) *Relevant Evidence.* Evidence tending to prove or disprove a fact that is material to the board's determination.

(M) *Staff.* Any person having a contractual relationship with the Town, except the Town Attorney.

(N) *Witness means a person who testifies under oath.*

Section 120-015. Quasi-judicial matters.

For the purposes of this article, the following matters, regardless of whether the final determination is made by the Town Council or a board, shall be considered to be quasi-judicial:

(A) Site plans.

(B) Plats.

(C) Conditional use approvals.

(D) Category A Special Exceptions, and appeals of denials of Category B and C Special Exceptions by the Town Manager.

(E) Variances.

(F) Administrative appeals.

(G) Site-specific rezonings.

(H) Any other matters the Town Attorney determines are subject to quasi-judicial hearing.

(Ord. No. 2013-06, § 2(Att. A), 12-3-2013)

Section 120-020. Ex-parte communications.

Ex-parte communications shall be prohibited and may provide a basis to deny an application.

Section 120-025. General procedures.

(A) Prior to being placed on the Town's agenda, the applicant, in support of their application, shall submit to the Town a detailed outline of how they satisfy the Code's criteria and requirements, copies of all exhibits that which will be presented at the hearing, and the names and addresses of all witnesses who will be called to testify in support of the application. Resumes shall also be furnished for all witnesses the applicant intends to qualify as an expert.

(B) At least seven days before a Quasi-Judicial hearing, staff shall prepare a report, recommendation and, if necessary, will include additional supporting materials upon which staff's recommendation is based. A copy of staff's materials shall be readily available for examination at the Town Clerk's Office. A copy of staff's resumes and expert qualifications shall remain on file with the Town.

(C) The requirements above are necessary to ensure the board is given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Failure to comply with these requirements shall result in an item being continued until the next available agenda.

Section 120-030. Party intervenor.

(A) The Town Council may allow a person to intervene as a party intervenor if they meet the following requirements:

(1) The individual or group, under the recognized legal principals of standing can demonstrate that they will suffer an adverse effect to a protected interest, such as health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, or environmental or natural resources. The alleged adverse interests may be shared in common with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons.

(2) At least five working days prior to the hearing, the individual or group shall submit a written request to the Town Manager to intervene and to be given party intervenor status. Said request shall include a detailed outline of their interest in the application and argument in favor or against the application, copies of all exhibits which will be presented at the hearing and the names of all witnesses who will be called to testify on their behalf. Resumes shall also be furnished for all witnesses who are intended to be qualified as an expert.

(3) The party intervenor shall provide copies of all submitted materials to all parties known at the time of submission. A certificate of service stating that each party has been provided the documentation must accompany its submission.

(4) Any applications received or requests made for party intervenor status that are not submitted at least five working days prior to hearing on the matter, may be recognized by the Town Council upon a showing of good cause. If a late appearance is permitted, the applicant shall have the right to a continuance, without additional cost. Persons who do not demonstrate good cause are not entitled to seek delay in the proceedings.

Section 120-035. Reserved.

Section 120-040. Conduct of quasi-judicial proceedings.

(A) The Mayor, or designee, shall conduct the proceedings and maintain order.

(B) The Mayor, or designee, shall call the proceeding to order and shall announce whether or not the hearing has been properly advertised in accordance with state law.

(C) The Town Attorney, or designee, shall explain the rules concerning procedure, testimony, and evidence.

(D) The Town Attorney, or designee, shall swear in all individuals and witnesses desiring to provide sworn testimony on the matter. The board shall not assign such unsworn or unqualified testimony the same weight or credibility in its deliberations.

(E) The Mayor, or designee, shall request that the applicant, and, if applicable, any individual, or group that has applied for party intervenor or expert status place their name on the record. The Town Attorney shall then state for the record whether such status should be recognized by the board for the purpose of the current proceeding.

(F) Order of proof:

(1) The applicant has the burden of proof and shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make a full presentation, including an opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the board. The presentation of the case in chief for the applicant will then be considered closed, except for rebuttal as provided herein.

(2) A representative of Town staff shall briefly describe the applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation,

including an opening statement and direct presentation by witnesses, but excluding any cross-examination or questions from the board. The presentation of the case in chief for the staff will then be considered closed, except for rebuttal as provided herein.

(3) Any party intervenor shall present evidence and testimony in support of or opposed to the application. A party intervenor shall have a maximum of 30 minutes to make a full presentation, including an opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the board. The presentation of the case in chief for the party intervenor will then be considered closed, except for rebuttal as provided herein.

(4) Any other persons present who wish to submit relevant information to the board shall speak next for a maximum of three minutes. Presidents or representatives of Town recognized home owners or civic associations may speak for an additional two minutes if they are speaking on behalf of the association. Speakers shall not transfer their time to any other speaker. Members of the public will be permitted to present their non-expert opinions, but the board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent substantial evidence. Participants who are members of the general public need not be sworn and will not be subject to cross-examination if they are not sworn. However, the board shall not assign unsworn testimony the same weight or credibility as sworn testimony in its deliberations. Any and all cross-examination or questions from the board shall not be considered part of that person's time.

(5) The party intervenor will be permitted to make final comments, if any for a maximum of five minutes. The party intervenor's final argument shall refer only to facts admitted into evidence. The board shall disregard arguments that refer to facts not in evidence.

(6) The Town staff will be permitted to make final comments, if any for a maximum of five minutes. The Town staff's final argument shall refer only to facts admitted into evidence. The board shall disregard arguments that refer to facts not in evidence.

(7) The applicant will be permitted to make a final argument, if any for a maximum of five minutes. The applicant's final argument shall refer only to facts admitted into evidence. The board shall disregard arguments that refer to facts not in evidence.

(G) The Town Attorney will advise the board as to the applicable law and the factual findings that must be made to approve, approve with conditions, or deny the application.

(H) The hearing will then be turned over to the board for open deliberation of the application. The Town Council shall have the discretion to reopen the proceeding for additional testimony or argument by the parties. All decisions by the board shall be based on the evidence presented to the board including, but not limited to, the materials in the agenda back-up, testimony of all witnesses, any documentary and demonstrative evidence and visual aids presented. Each board member shall weigh all the competent material and relevant evidence presented, giving each piece of evidence the weight the board member sees fit. After deliberations, a vote shall be taken to approve, approve with conditions, or deny the application. When approving an application, the board must ensure that there is competent substantial evidence in the record to support its decision and that the applicant has satisfied the applicable criteria in the Town's Code.

Section 120-045. Time allotment.

Not withstanding anything contained herein that is to the contrary, the board may place further limitations on or modifications to the time allotments, provided that the Town Attorney agrees that said limitations or modifications do not affect the party's or the public's right to due process.

Section 120-050. Examination by the board and Town Attorney.

The board may ask questions of persons presenting testimony and evidence at any time during the proceedings.

Section 120-055. Cross-examination.

(A) After each witness testifies, the Town staff, a party intervenor, and the applicant, shall be permitted to question the witness. Such cross examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida Court of Law.

(B) The Mayor may direct the party conducting the cross-examination to stop a particular line of questioning that:

(1) Merely harasses, intimidates or embarrasses the individual being cross-examined; or

(2) Is not relevant and is beyond the scope of the facts alleged by the individual being cross-examined.

(C) If a party conducting the cross-examination continuously violates directions from the Mayor to end a line of questioning deemed irrelevant and/or merely designed to harass, intimidate and embarrass the individual, the Town Attorney may terminate cross-examination.

Section 120-060. Evidence.

(A) The formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings.

(B) All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, regardless of whether such evidence would be admissible in court.

(C) Evidence or testimony which is not relevant, material or competent, or testimony which is unduly repetitious or defamatory should be excluded. The Town Council shall determine the relevancy of evidence.

(D) Documentary evidence may be presented in the form of a copy or the original, if available. Upon request, the staff, or any party shall be given an opportunity to compare the copy with the original.

(E) Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a Florida Court.

Section 120-065. Statements of counsel.

Statements of counsel, or any non-attorney representative shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

Section 120-070. Continuances and deferrals.

(A) The board shall consider requests for continuances made by staff, the applicant, or a party intervenor and may grant continuances in its sole discretion. Generally, as a courtesy, one continuance shall be granted if requested by staff or the applicant. If, in the opinion of the board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional time to research or review in order to properly determine the issue presented, then the board may continue the matter to a time certain to allow

for such research or review. A request for a continuance for the purpose of additional research and review may be granted upon a showing of good cause.

(B) No additional notice shall be required if a hearing is continued to a fixed date, time and place.

Section 120-075. Supplementing the record.

Supplementing the record after the hearing is prohibited, unless pursuant to the following conditions:

(A) After continuation of a hearing, but prior to the final action being taken.

(B) If a question is raised by the board at the hearing to which an answer is not available at the hearing, the party to whom the question is directed may submit the requested information in writing to the board after the hearing, provided the hearing has been continued or another hearing has been scheduled for a future date and no final action has been taken by the board. The board will specifically identify the question to which a response is required. No additional information will be accepted.

(C) All supplemental information shall be filed with the Town Clerk no later than three days prior to the continued or next scheduled hearing and shall be subject to the provisions of Section 120-020, "Ex-parte communications."

Section 120-080. Transcription of hearing.

(A) The Town Clerk shall preserve the official transcript of the hearing through a digital or tape recording and/or video recording.

(B) Any person may arrange, at their sole expense for a court reporter to transcribe the hearing.

(C) If any person, at their sole expense, decides to order a transcription of the hearing in its written form, that transcription shall become the official transcript, and shall be provided to the Town at no cost to the Town.

Section 120-085. Maintenance of evidence and other documents.

The Town Clerk shall maintain all of the evidence and documents presented at the hearing. Said evidence and documents may be maintained in electronic form.

Section 120-090. False testimony.

Any willful false swearing on the part of any witness or person giving evidence before the board as to any material fact in the proceeding shall be deemed to be perjury and shall be punishable in the manned prescribed by law for such offense.

Section 120-095. Failure of applicant to appear.

If a party or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the board, the board may proceed to hear the evidence and render a decision thereon in absentia.

Section 120-100. Decisions to be written.

Decisions on quasi-judicial matters shall be reduced in writing within 30 calendar days of the decision.

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ORDINANCE NO. 2024-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AMENDING CHAPTER 2 "ADMINISTRATION", ARTICLE III "OFFICERS AND EMPLOYEES', DIVISION 2 "CODE OF ETHICS", SECTION 2-87 "STANDARDS OF CONDUCT", PARAGRAPH (10) OF THE CODE OF ORDINANCES AND PART V "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS", ARTICLE 120 "QUASI-JUDICIAL HEARINGS", SECTION 120-020 "EX-PARTE COMMUNICATIONS" OF THE UNIFIED LAND DEVELOPMENT CODE OF THE TOWN OF LOXAHATCHEE GROVES TO PROVIDE FOR PROCEDURES REGARDING HOLDING AND DISCLOSURE OF EX-PARTE COMMUNICATIONS AND REMOVING ANY PRESUMPTION OF PREJUDICE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to adopt land development regulations within the Town; and

WHEREAS, Section 286.0115, Florida Statutes, authorizes the Town to adopt an ordinance removing the presumption of prejudice from ex-parte communications by establishing a process for disclosure; and,

WHEREAS, the Town wishes to adopt procedures regarding holding and disclosure of ex-parte communications to remove any presumption of prejudice, in accordance with Section 286.0115, Florida Statutes; and

WHEREAS, the notice and hearing requirements for adoption of ordinances contained in the Florida Statutes and the Town's Code of Ordinances have been satisfied; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves has conducted a public hearing for the amendment of Article 120 "Quasi-Judicial Hearings", Section 120-020 "Ex-parte communications" of its adopted Unified Land Development Code to procedures for holding and disclosure of ex-parte communications to remove any presumption of prejudice; and

WHEREAS, the Town Council finds it is in the best interest of the Town to adopt this Ordinance and that said Ordinance serves a public purpose.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA:

Docusign Envelope ID: 601AA497-E9EB-4266-9C12-523AC2C0EC73

Section 1: That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2. The Town Council for the Town of Loxahatchee Groves hereby amends Chapter 2 "Administration", Article III "Officers and Employees", Division 2 "Code of Ethics", Section 2-87 "Standards of conduct", paragraph (10) as follows (deletions shown in ~~strikethrough~~ and additions shown in underline):

(10) Reserved. ~~Notwithstanding the provisions of F.S. § 286.0115 and in full recognition of the provisions thereof, an elected public officer shall not have any contact with, in any form, nor engage in communication or discussion with applicants, petitioners, or their agents or representatives seeking action or other relief from the town council on matters related to a pending application or other petition. If there is no application pending, the public officer has the discretion to decide whether or not to contact or engage in communication or discussion with the applicant or petitioner or their representatives concerning a matter for which an application or petition may be submitted.~~

Section 3. The Town Council for the Town of Loxahatchee Groves hereby amends Part V "Development Review Procedures and Requirements", Article 120 "Quasi-Judicial Procedures", Section 120-020 "Ex-parte communications" of the Unified Land Development Code as follows (deletions shown in ~~strikethrough~~ and additions shown in underline):

Sec. 120-020. – Ex-parte communications.

~~Ex-parte communications shall be prohibited and may provide a basis to deny an application.~~

(A) Board members may participate in ex-parte communications, subject to compliance with the provisions of this section. It is preferred and encouraged that all ex-parte communications take place at Town Hall.

(B) Board members shall disclose on the record any ex-parte communications, site visits, expert opinions, and personal investigations. Such disclosures shall be made on the record of the proceedings for the pending quasi-judicial matter prior to any final action on the matter, as follows:

(1) The substance of any ex-parte communication shall be disclosed including the subject of the communication and the identity of the person, group, or entity with whom the communication took place.

(2) Any written communication shall be made part of the record.

(3) Any site visit, personal investigation or expert opinions received shall be disclosed and made part of the record.

(C) In making such disclosure, board members shall also state on the record whether despite such ex-parte communication he/she is still able to serve as an impartial hearing officer and make decisions solely based on the facts on the record of the proceeding.

(D) Such disclosures ensure persons who have opinions contrary to those expressed in the ex-parte communication are afforded a reasonable opportunity to refute or respond to the

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communication.

(E) Pursuant to F.S. §286.0115(1), the foregoing process removes the presumption of prejudice from such ex-parte communications.

Section 4: Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 5: Severability. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 6: Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Loxahatchee Groves, Florida, and that the Sections of this ordinance may be re-numbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 7: Effective Date. This ordinance shall take effect immediately upon adoption.

Councilmember Shorr offered the foregoing ordinance on first reading. Councilmember Herzog seconded the motion.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS 6th DAY OF AUGUST 2024.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

Signed by:
Anita Kane
A9C9C565B3A042F...
Voted: Aye
Mayor Anita Kane, Seat 3

Signed by:
Margaret Herzog
4A1A29320D7C4C3...
Voted: Aye
Vice Mayor Margaret Herzog, Seat 5

ATTEST:
Signed by:
Valerie Oakes
06E744C2F37F4A4...
Town Clerk

Signed by:
Phillis Maniglia
AB631C751C9E4A9...
Voted: Absent
Councilmember Phillis Maniglia, Seat 1

APPROVED AS TO LEGAL FORM:

Signed by:
Elizabeth Lenihan
16C58714DE0545B...
Office of the Town Attorney

Signed by:
Laura J Danowski
378F74307D6D4A6...
Voted: Aye
Councilmember Laura Danowski, Seat 2

Signed by:
Robert Shorr
1A49AD4C7AB143B...
Voted: Aye
Councilmember Robert Shorr, Seat 4

Councilmember Maniglia offered the foregoing ordinance on second reading. Councilmember Shorr seconded the motion.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS 18th DAY OF SEPTEMBER 2024.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

Signed by:
Anita Kane
A9C9C565D3A042F...
Voted: Aye
Mayor Anita Kane, Seat 3

ATTEST:

Signed by:
Valerie Oakes
06E744C2F37F4A4...
Town Clerk

Signed by:
Margaret Herzog
4A1A29320D7C4C3...
Voted: Aye
Vice Mayor Margaret Herzog, Seat 5

Signed by:
Phillis Maniglia
AB631C751C9E4A9...
Voted: Aye
Councilmember Phillis Maniglia, Seat 1

APPROVED AS TO LEGAL FORM:

Signed by:
Elizabeth Lenihan
16C58714DE0545B...
Office of the Town Attorney

Signed by:
Laura J Danowski
378F74307D6D4A6...
Voted: Aye
Councilmember Laura Danowski, Seat 2

Signed by:
Robert Shorr
1A49AD4C7AB143B...
Voted: Aye
Councilmember Robert Shorr, Seat 4

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Loxahatchee Groves Town Of
Loxahatchee Groves Town Of
155 F RD

LOXAHATCHEE GROVES FL 334704949

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

08/23/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/23/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$294.46	
Tax Amount:	$0.00	
Payment Cost:	$294.46	
Order No:	10499404	# of Copies:
Customer No:	730397	2
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

TOWN OF
LOXAHATCHEE GROVES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all parties that the Town Council of the Town of Loxahatchee Groves, in Palm Beach County, Florida, will consider for adoption the following Ordinance:

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AMENDING CHAPTER 2 "ADMINISTRATION", ARTICLE III "OFFICERS AND EMPLOYEES', DIVISION 2 "CODE OF ETHICS", SECTION 2-87 "STANDARDS OF CONDUCT", PARAGRAPH (10) OF THE CODE OF ORDINANCES AND PART V "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS", ARTICLE 120 "QUASI-JUDICIAL HEARINGS", SECTION 120-020 "EX-PARTE COMMUNICATIONS" OF THE UNIFIED LAND DEVELOPMENT CODE OF THE TOWN OF LOXAHATCHEE GROVES TO PROVIDE FOR PROCEDURES REGARDING HOLDING AND DISCLOSURE OF EX-PARTE COMMUNICATIONS AND REMOVING ANY PRESUMPTION OF PREJUDICE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The Town Council of the Town of Loxahatchee Groves will hold a Public Hearing to consider Ordinance 2024-08 on second reading on Tuesday, September 3, 2024, commencing at 6:30 p.m., or as soon thereafter as possible, at the Loxahatchee Groves Town Hall, located at 155 "F" Road, Loxahatchee Groves, Florida 33470.

The aforesaid proposed Ordinance 2024-08 and related materials may be inspected by the public at the Town Hall or the Town website, http://www.loxahatcheegrovesfl.gov/.

Interested parties may appear at the meeting and be heard or may submit public comment in writing by mailing the Office of the Town Clerk at 155 "F" Road, Loxahatchee Groves, FL 33470, or by emailing yoakes@loxahatcheegrovesfl.gov. Written or emailed comments will be received up until Noon on the day of the Hearing, filed, and acknowledged as part of the official public record for the Public Hearing. The Public Hearing will be streamed and close-captioned as normal. Access instructions are posted on the Town website.

If a person decides to appeal any decision of the Town Council with respect to any matter considered at this meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105).

The Loxahatchee Groves Town Hall is wheelchair accessible and accessible parking spaces are available. Anyone needing auxiliary services please contact the Office of the Town Clerk at least five (5) days prior to the meeting at 561-793-2418.

Publish: Friday, August 23, 2024.
10499404

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Loxahatchee Groves Town Of
Loxahatchee Groves Town Of
155 F RD

LOXAHATCHEE GROVES FL 334704949

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

08/23/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to ~~me,~~ on 08/23/2024

Legal Clerk

Notary, State of WI, County of Brown

8·25·26

My commission expires

Publication Cost:	$294.46	
Tax Amount:	$0.00	
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MARIAH VERHAGEN
Notary Public
State of Wisconsin

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Groves Medical Center – Site Plan Amendment & Variance

Loxahatchee Groves
Planning and Zoning Board
(Resolution 2026-51 Variance)
(Resolution 2026-52 Site Plan Amendment – Master Sign Plan)

Tuesday, July 12, 2026

iPLAN & DESIGN

Project Team

Client/Applicant – Mr. Micheal J. Porter	Groves Medical Plaza, LLC
Site/LS Design & Zoning – Mr. Brian Cheguis	iPlan & Design, LLC
Signage Manufacturer – Ms. Cinthia Aguilar	ASI

iPLAN & DESIGN

Specific Request

Seeking P&Z Board approval to modify the height and shape of an existing approved monument sign; Construct a second (previously approved) monument sign at the F-Road driveway; and, add new building signage and window signage.

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Entitlement Approval History

Subject property is located at 13475 Southern Blvd. on the NE corner of F Road and Southern Blvd….across the street.

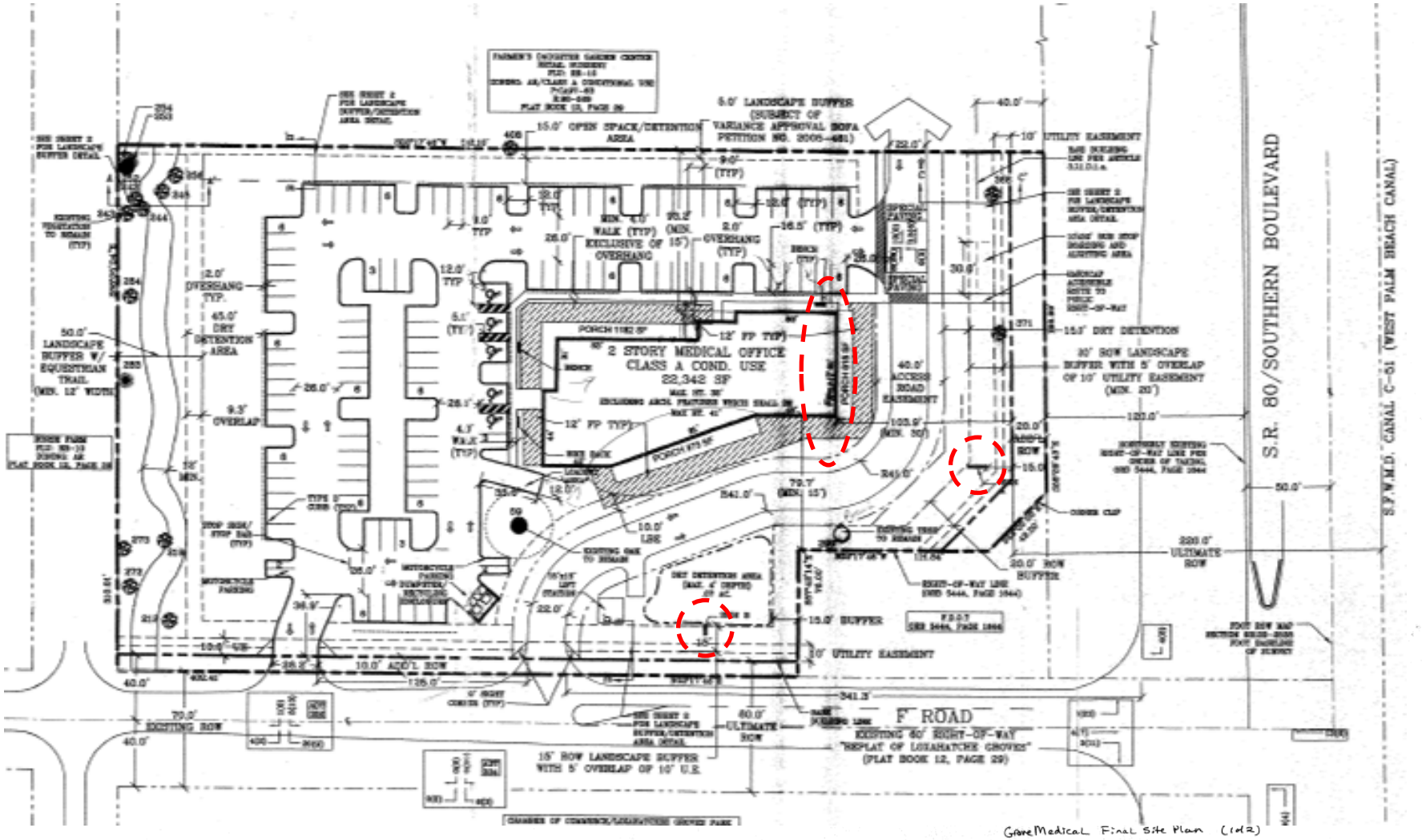
Groves Medical Center was approved by the Palm Beach County Board of County Commissioners in 2006 by way of the following approvals:

RESOLUTION 2006-0156 REZONING FROM AR TO CLO (PBC-BCC ADOPTED JAN 26, 2006)

RESOLUTION 2006-0157 CLASS A CONDITIONAL USE FOR DENTAL/MEDICAL OFFICE (PBC-BCC ADOPTED JAN 26, 2006)

iPLAN & DESIGN

Entitlement Approval History – Approved Site Plan



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Need for Entitlement Request

- New anchor Medical Office use tenant brought into the building at the end of 2025.

- Humana's – Conviva Senior Primary Care requires additional signage consideration for it's aging patients accessing the site and the anchor tenant suite

- *No intensity to the original approval or the existing site and building are proposed with the modification and addition of new signage at this site.*

iPLAN & DESIGN

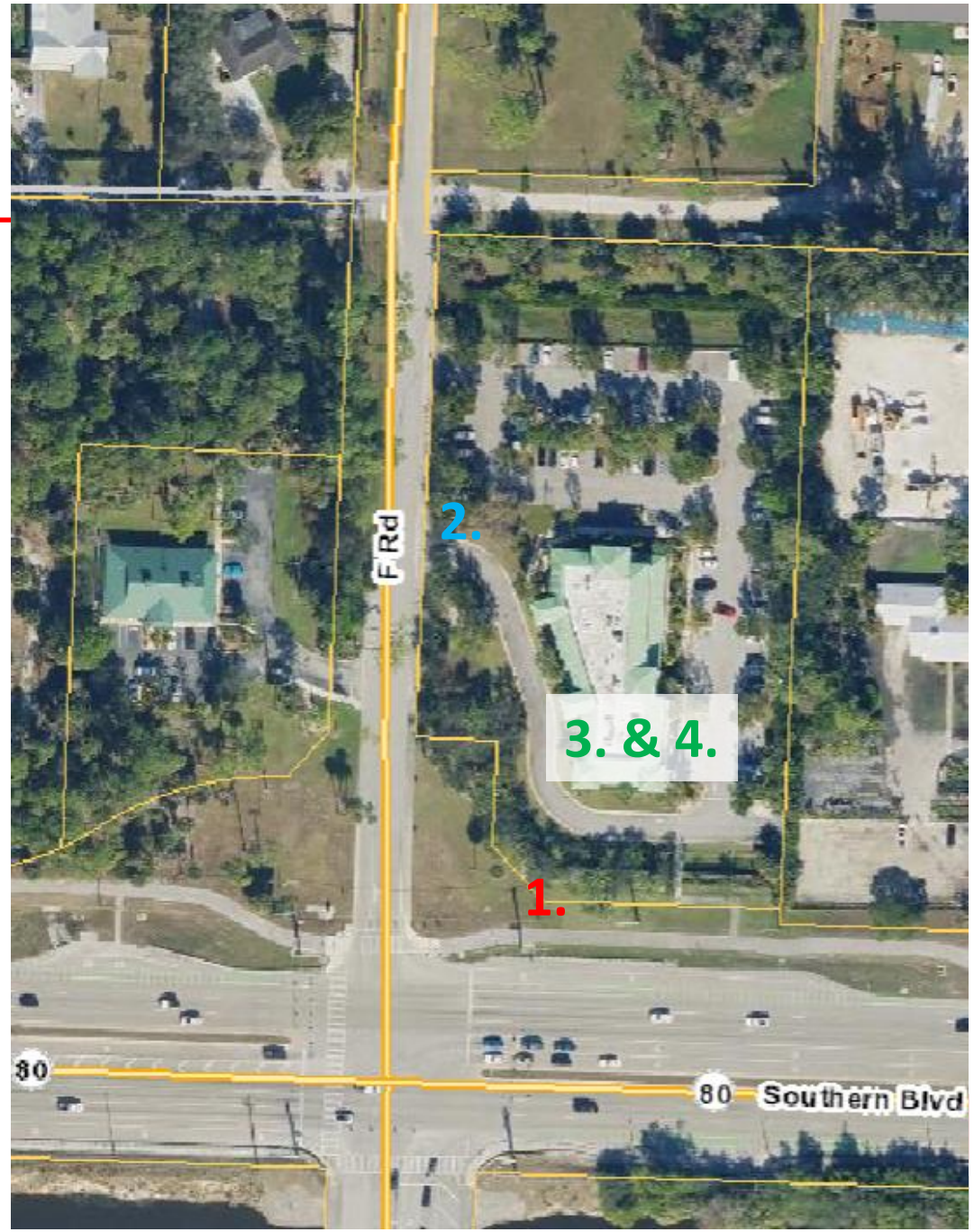
Minor Mods. & Additions

- The request is limited to the four (4) areas of the site/building

- 1. Modification of existing monument sign (via Variance)

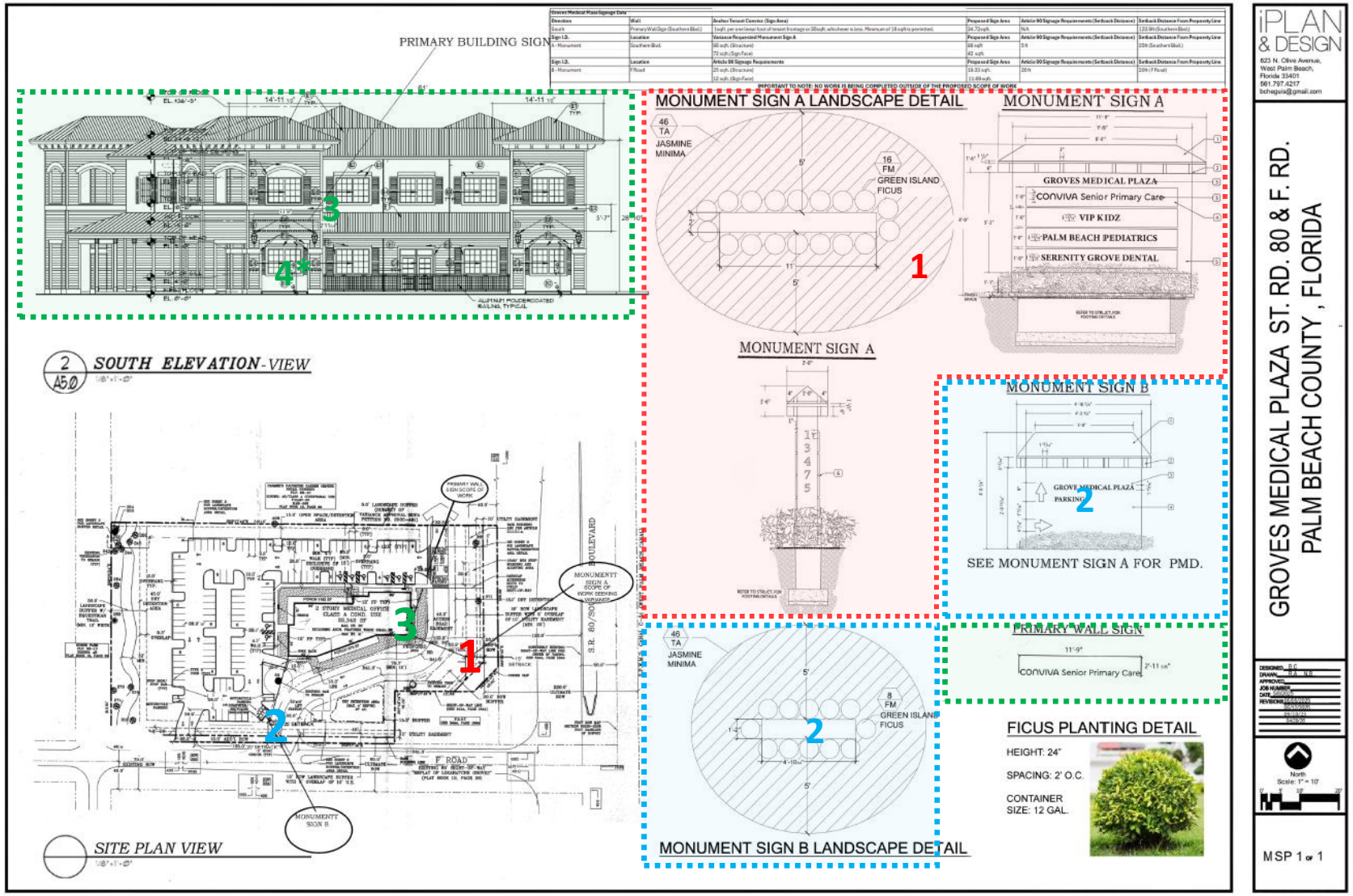
- 2. Construction of previously approved but not constructed monument sign (at F-Road entry)

- 3. & 4. Addition of new wall signage on south building elevation (facing Southern Blvd.) & signage on the entry door glass.



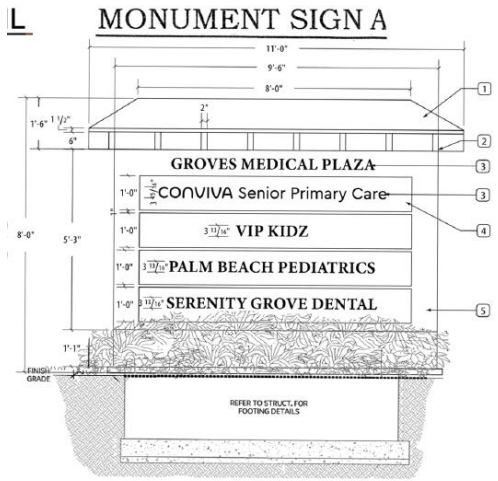
Proposed Modified & New Signage

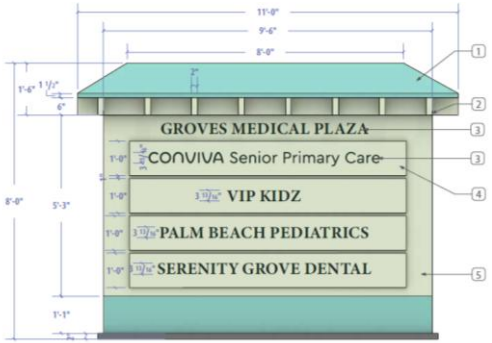
- *4* Window / door sign detail is located in the vendor sign package (under separate cover)*



Monument Sign A - Modification

- Original monument sign ‘A’ was approved along Southern Blvd. and constructed within the FDOT swale
- Applicant proposing to update the signage to include tenants and consistent architectural elements
- A variance has been requested for this sign as it was approved and constructed away from a primary access drive





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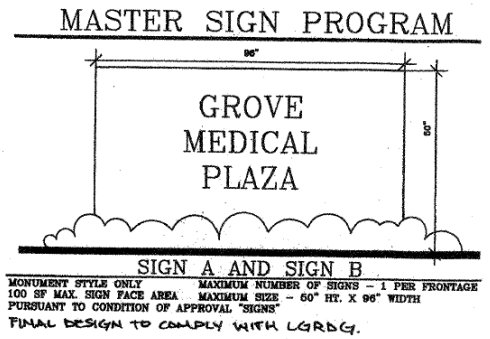
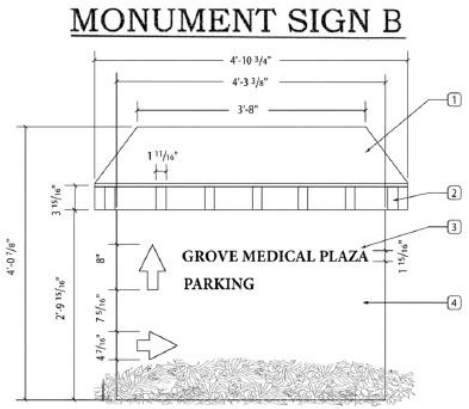
Monument Sign B – Previously Approved/New Construction

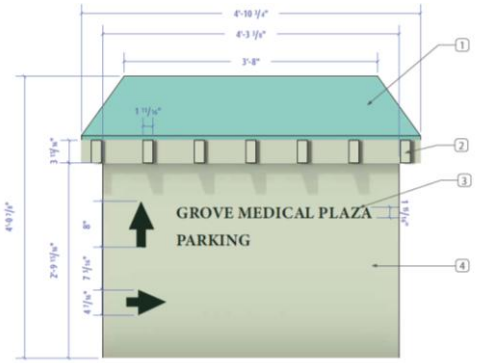
- Original monument sign ‘B’ was approved along F-Road along the west side of the site in 2006. *IT WAS NEVER CONSTRUCTED*

- Applicant proposing to construct the previously approved sign and position it so as to act as a wayfinding sign for access to the Medical Office use & notice for future cross access to the east

- The sign adheres to all applicable code requirements for size/location/design





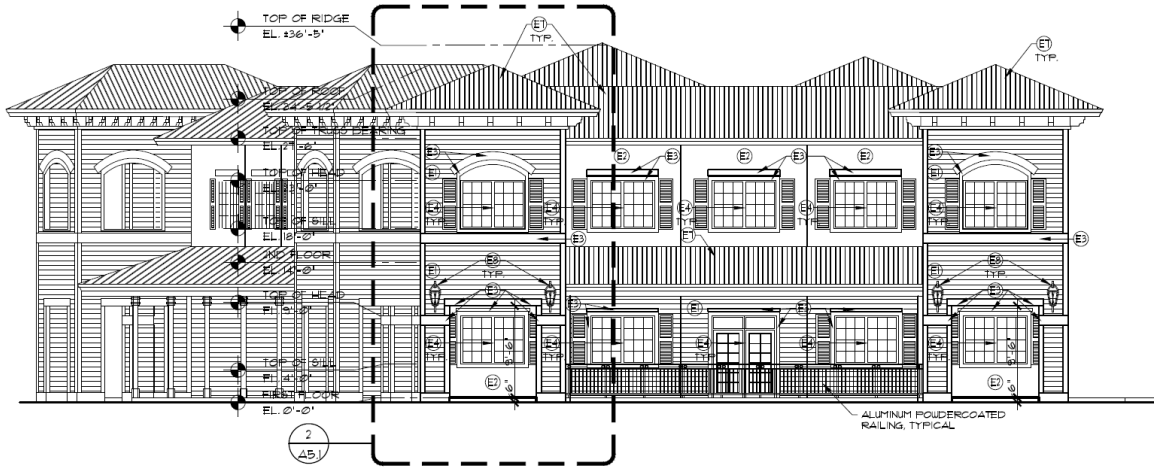


iPLAN & DESIGN

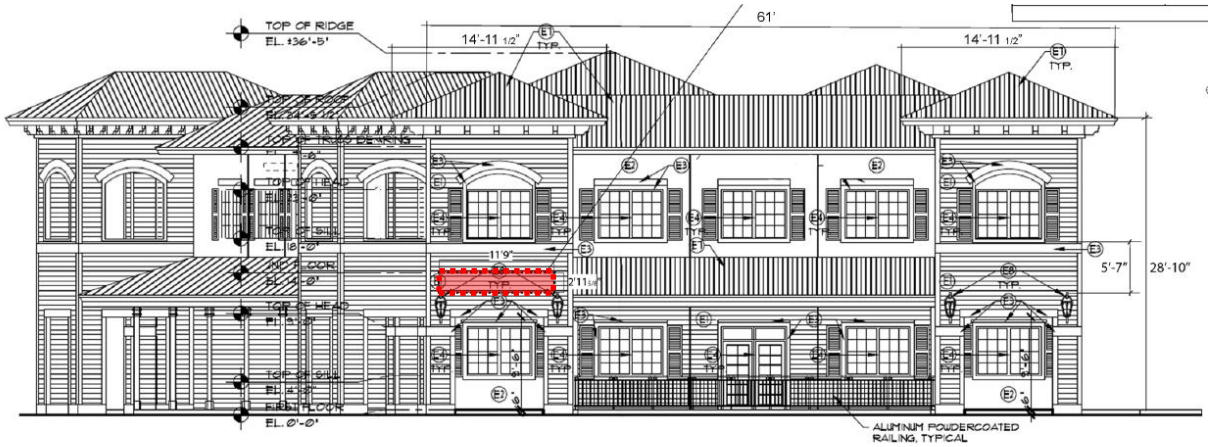
Building Wall Signage

- Wall signs were NOT approved with the original PBC-BCC zoning approval in 2006 (No signage on any building elevations)

- Applicant proposing to add a single (1) anchor tenant sign for the New Medical Office tenant to effectively identify the location of the tenant for senior patients coming to the site and this tenant space.



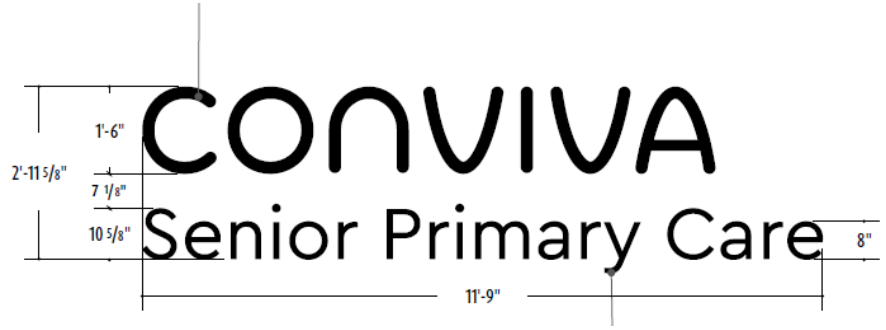
2 A5.0 SOUTH ELEVATION
1/8"=1'-0"



2 A5.0 SOUTH ELEVATION - VIEW
1/8"=1'-0"

Anchor Tenant Building Wall Signage

- 1 wall sign with a total sign area of 34.27 SF positioned to direct patients to the Medical Office use.
- Sign meets the size & area requirements for wall signage.
- No lighting of sign is proposed with this entitlement request.

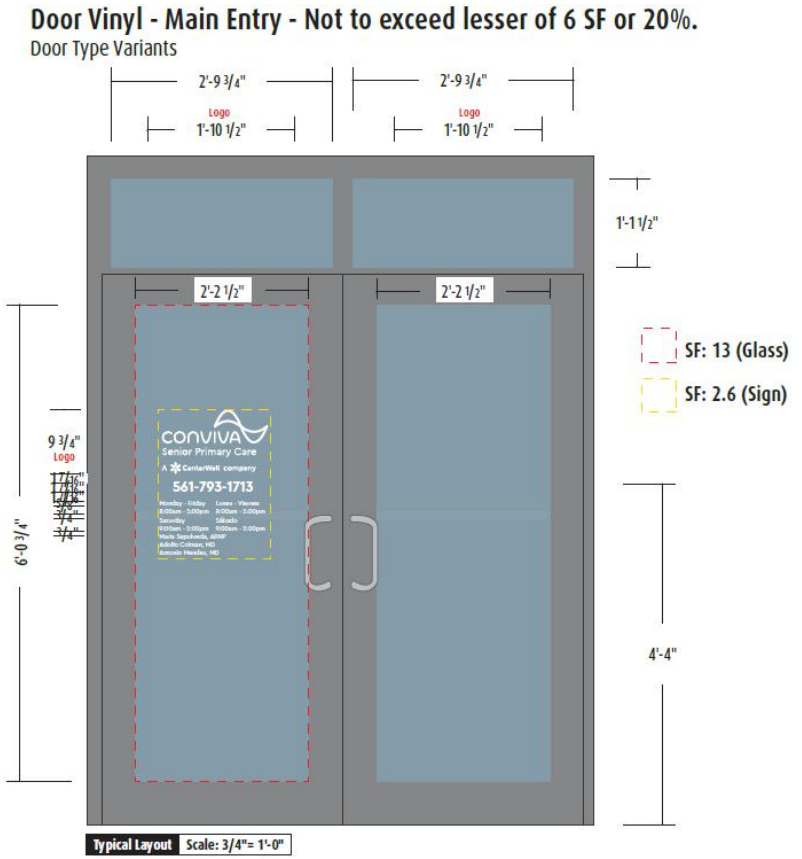


iPLAN & DESIGN

Anchor Tenant Window/Door Signage

- Window/Door signage provided on the anchor tenant main point of public access. Ltd. to name/address/telephone #/hours of operation/list of doctors

- +/-2.6 SF of sign area (less than ½ the area permitted for door signage 6 SF)



iPLAN & DESIGN

Architecture – Rural Vista Guidelines

THE APPLICANT HAS ADHERED TO THE TOWN'S RURAL VISTA GUIDELINES ON THE BUILDING AND THROUGHOUT THE SITE AS FOLLOWS:

I. Signs

- Architectural elements added to monument signage (consistency with bldg. architecture)
- Wall signage is trademark protected and will be constructed consistent with the guidelines for size, materials, location, etc..

Consistent with Variance Standards

- That special conditions and circumstances exist which are unique to the property in question, or to the intended use of property, that do not generally apply to other properties in the same zoning district.

- That any alleged hardship is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

- That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and an undue hardship.

- That the variance proposed is the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

- That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

IPLAN
& DESIGN

Conclusion

WE ARE HERE TO ANSWER ANY QUESTIONS FROM THE BOARD.

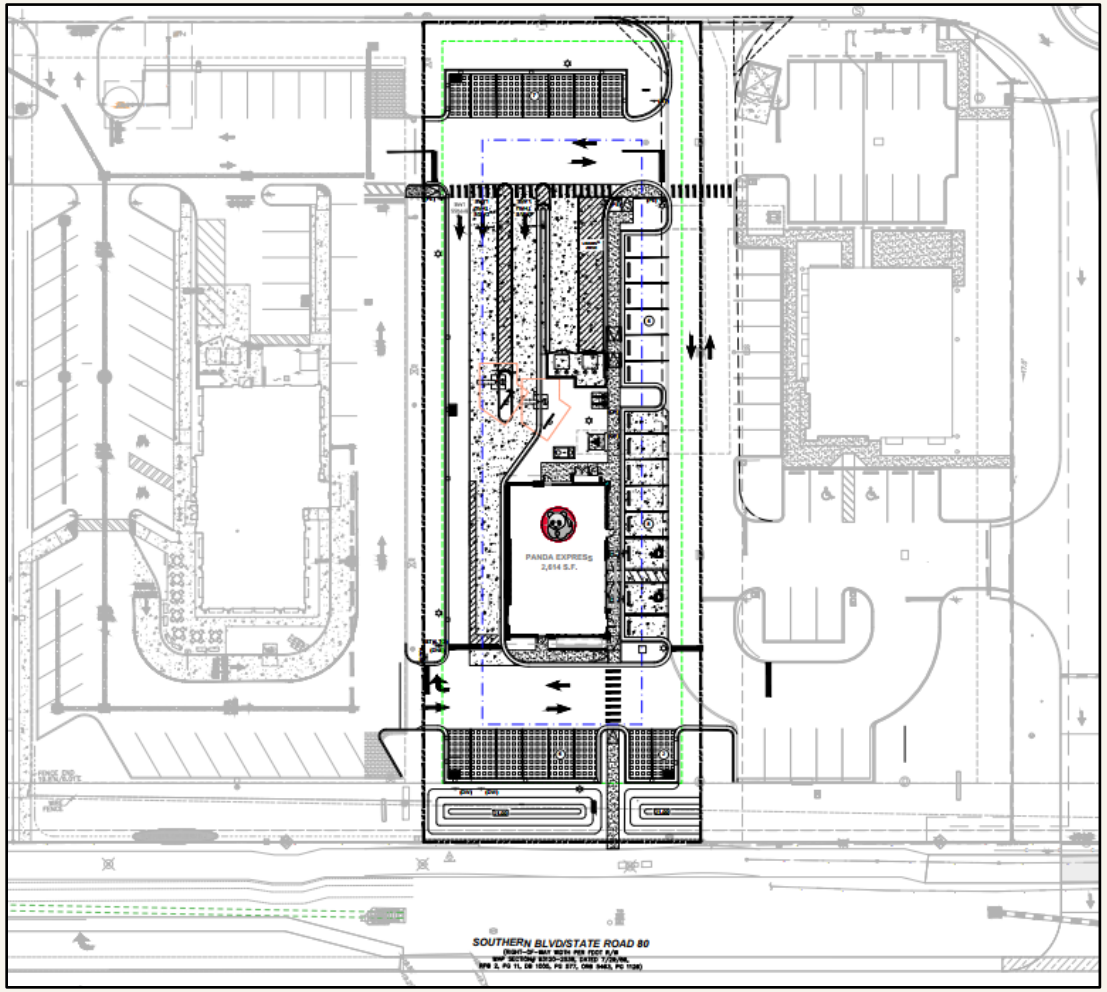
THANK-YOU

iPLAN
& DESIGN

This is supplement to Item 4

Panda Express - Groves Town Center

Applicant presentation for the Town of Loxahatchee Groves Planning and Zoning Board | July 14, 2026



Items for Discussion

Ordinance 2026-03 — PUD / Master Plan Amendment

Updates the Groves Town Center PUD/Master Plan conditions to recognize the Pod B-3 with the Panda Express site plan and the requested development-standard waivers.

Resolution 2026-49 — Variance

Requests relief for sign-related operational and safety deviations associated with the project.

Resolution 2026-50 — Site Plan

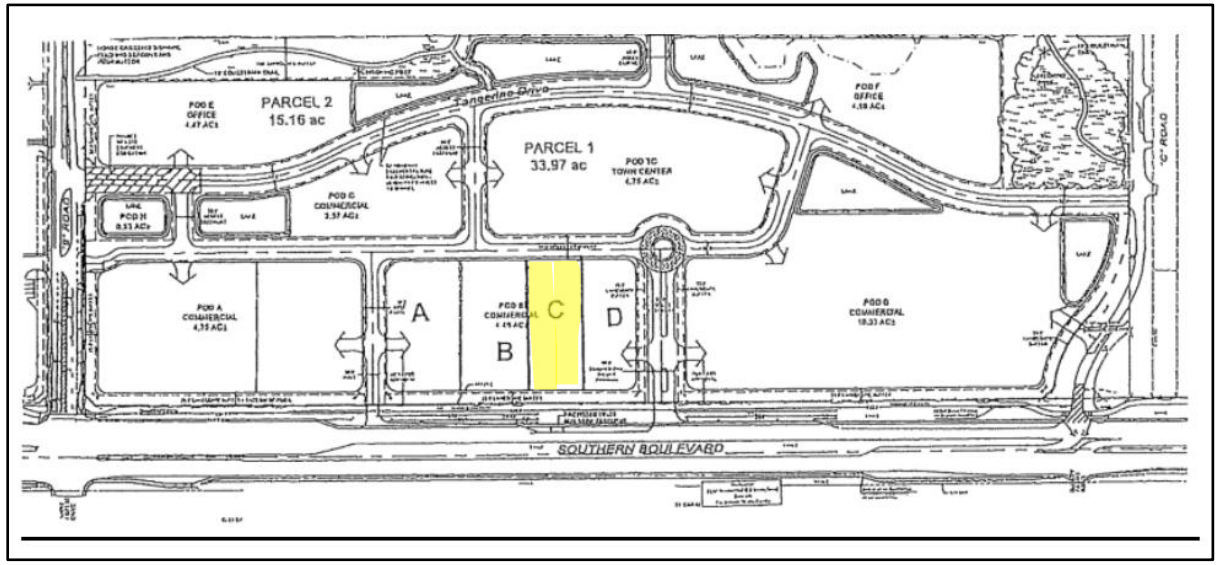
Requests approval the Panda Express site plan for a 2,614-SF restaurant with drive-through on Pod B-3, subject to conditions of approval.

Requested action: recommend approval to Town Council, subject to acceptable conditions.

Sources: P&Z Agenda Packet, Item 4; Civil Site Plan C03.0; Supplemental Site Plan; PUD/Master Plan Amendment Package.

Property- Town Groves Pod B, Lot 3-Commercial infill of 0.9 acre lot
MUPD Zoning & MLU Future Land Use

Property- Town Groves Pod B, Lot 3-Commercial infill of 0.9 acre lot
MUPD Zoning & MLU Future Land Use



Entitlement framework and approval history

The request implements an already-approved Town Center PUD

2011

MLU entitlement
Ord. 2011-017 approved commercial, office, and congregate living framework.

2013

Pod reconfiguration
Ord. 2013-010 amended conceptual master plan.

2018-19

PUD infrastructure Res. 2018-84 & 2019-027 &028 Equestrian trail, plat PB 128:66, conservation / access easement.

2024-25

PUD revisions
Ord. 2024-09 hotel exchange; Res. 2025-06 hotel Pod TC.

2026

Panda Express request
Ord. 2026-03, Res. 2026-49, Res. 2026-50.

Entitlement point

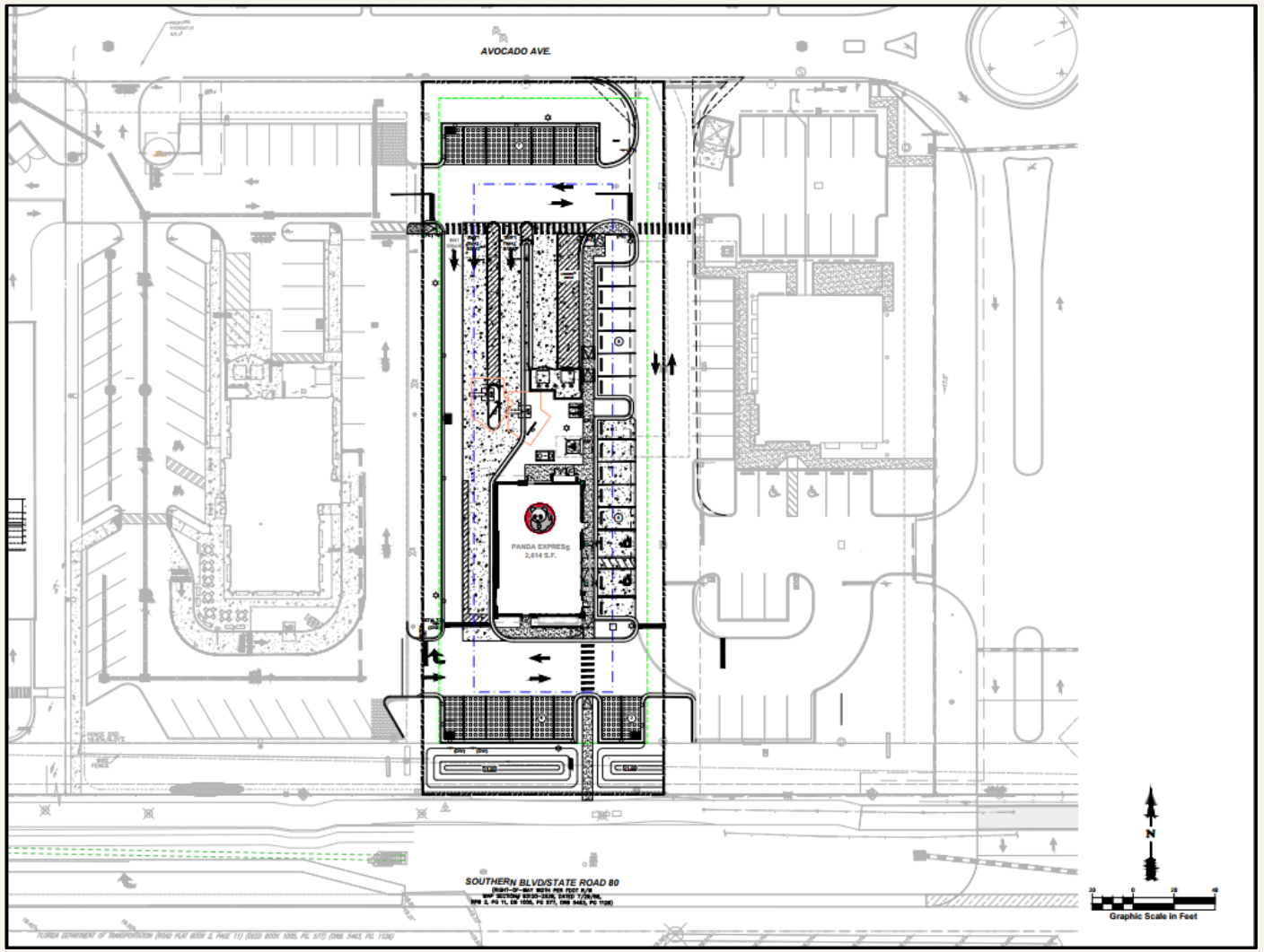
The PUD already establishes the commercial framework.
This application updates Pod B-3 to accommodate the site plan, associated waivers, and master sign program while preserving continuing PUD conditions.
Prior conditions not specifically modified remain in full effect.

What these applications do not propose

No changes to existing land use intensity
No changes to permissible uses or requests for non-permissible uses
No request to reduce landscape or tree mitigation requirements
No additional traffic concurrency requests-trips are already allocated in the TGC allocation

Sources: Staff Report, Item 4, Annexation/Zoning History; PUD Conditions of Approval; Master Site Plan dated 3/4/2026.

Proposed site plan



2,614 SF
Building area shown on the site plan

29
Total on-site parking spaces

14
Drive-through queue spaces provided

SITE PLAN ELEMENTS

- Internal access connection through Avocado Avenue and the Groves Town Center circulation network;
- 28-foot two-way drive aisle;
- Cross-access and pedestrian links to adjacent Pod B parcels;
- Pervious pavers & underground exfiltration;
- Tree mitigation by on-site tree replacement and relocations
- 30% impervious surface

PUD / Master Plan Amendment

Targeted amendment to reflect Pod B-3 site plan and permitted waivers

PUD topic	Proposed amendment / clarification	Planning effect
Master plan / tabular data	Update Master Plan and remaining allocations to reflect Panda Express	Keeps development within approved PUD framework
Waiver authority	Add W1-W3 for parking dimensions, loading distance, and frontage planting	Allows site-plan-specific relief without changing intensity
Continuing conditions	Carry forward all conditions not expressly modified	Preserves Town control and enforcement

Core finding: the amendment is implementation-oriented and does not increase the approved PUD development intensity.

The initial application included 21 waivers and variances considered by DRC and has been reduced to 6 requested waivers and variances

Sources: Staff Memorandum Item 4; Project Narrative pp. 4, 13-16; PUD Conditions of Approval.

Approval criteria and findings

The record supports consistency with the Comprehensive Plan, ULDC and PUD framework

Criterion / finding	Evidence in record	Applicant position
Comp Plan consistency	Infill within approved PUD; commercial growth in planned location; safe circulation and compatibility policies	Consistent
ULDC conformity	Site plan meets applicable standards except requested waivers/variances	Compliant as conditioned
PUD & plat consistency	Pod B commercial location; master plan update; continuing PUD conditions	Consistent
Traffic	TPS (Traffic engineer) studies confirmed no threshold exceedances	Compliant
Public facilities	Water/sewer, electric, gas, solid waste, drainage documents provided	Available subject to final permits

Sources: Project Narrative pp. 3, 6-13; ULDC Article 155 checklist; Staff Report Item 4.

Site plan waivers requested: W1-W3

ID	ULDC section	Required / issue	Requested relief	Analysis
W1	95-025	Parking stall dimensional standards	Allow reduced-depth to 20 ft stalls in identified north/east parking areas	Dimensional relief only, consistent with other GTC lots and adjacent lots
W2	95-075	Loading zone not to exceed 30 ft from building	Allow loading zone approximately 51 ft from the building	Keeps service activity safe and functional
W3	85-055.B.2	Foundation planting along at least 40% of lineal frontage	Allow 35% (3.5 ft reduction) of foundation planting on the north building frontage.	Limited by egress, sidewalk and building-function constraints; planting remains where feasible. Consistent with GTC lots and adjacent lots

Message: these waivers are targeted site-layout items, not a change in use or intensity.

Sources: Supplemental Site Plan C03.1; Project Narrative pp. 9-10 and 28; Staff Report Item 4.

Waiver 1- Size of parking spaces- ULDC Section 95-025

Relief from ULDC SECTION 95-025 SIZE OF PARKING SPACES

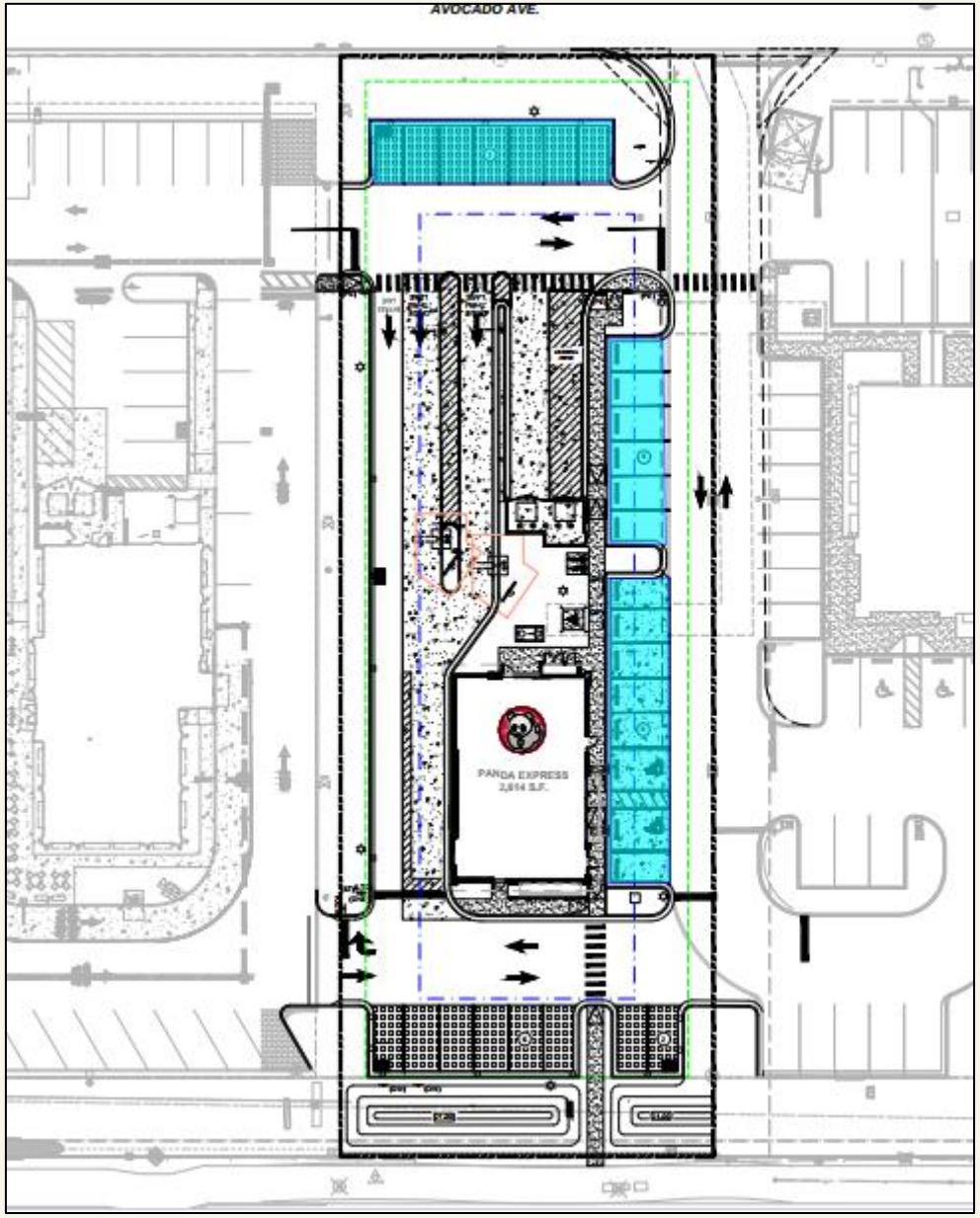
Allows the property to have reduced sized parking, including the handicap parking spaces.

17 parking spaces and 2 on-line order pick up spaces will be reduced from a depth of 22.5’ to 20.0’

2 handicap spaces will be reduced from 14’ by 22.5 to 14’ by 20’. The revised spaces are ADA compliant

6 parking and 2 drive through waiting spaces will meet ULDC minimum dimensions of 22.5’ by 11’

Waiver is consistent with other commercial out lots in the Town Center, including the Culvers to the west and Binks Forest Dental Care to the east.



Waiver 2- Loading Zone NTE 30’ from Building-ULDC Section 95-075

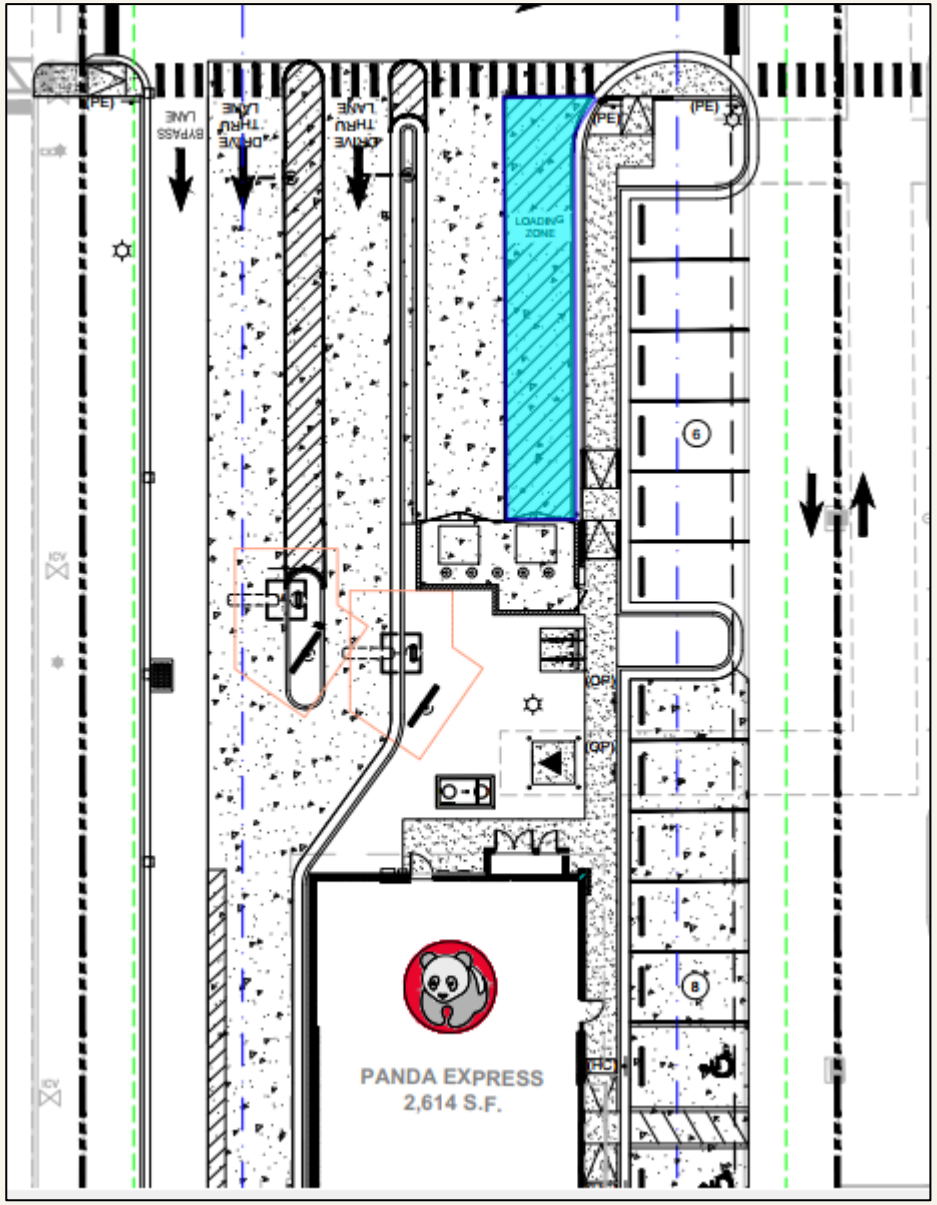
Relief from ULDC SECTION 95-025 LOADING ZONE NTE 30’ FROM BUILDING

Allows the property to have a loading zone more than 30’ from the building

The proposed site plan has the loading zone 51’ from the building

The loading zone location is driven upon the location of the trash enclosure, electrical easement and transformer, grease trap and required landscaping and open space

A safe and direct path of access is provided



Waiver 3- Additional interior open space requirements-ULDC Section 85-055.B.2

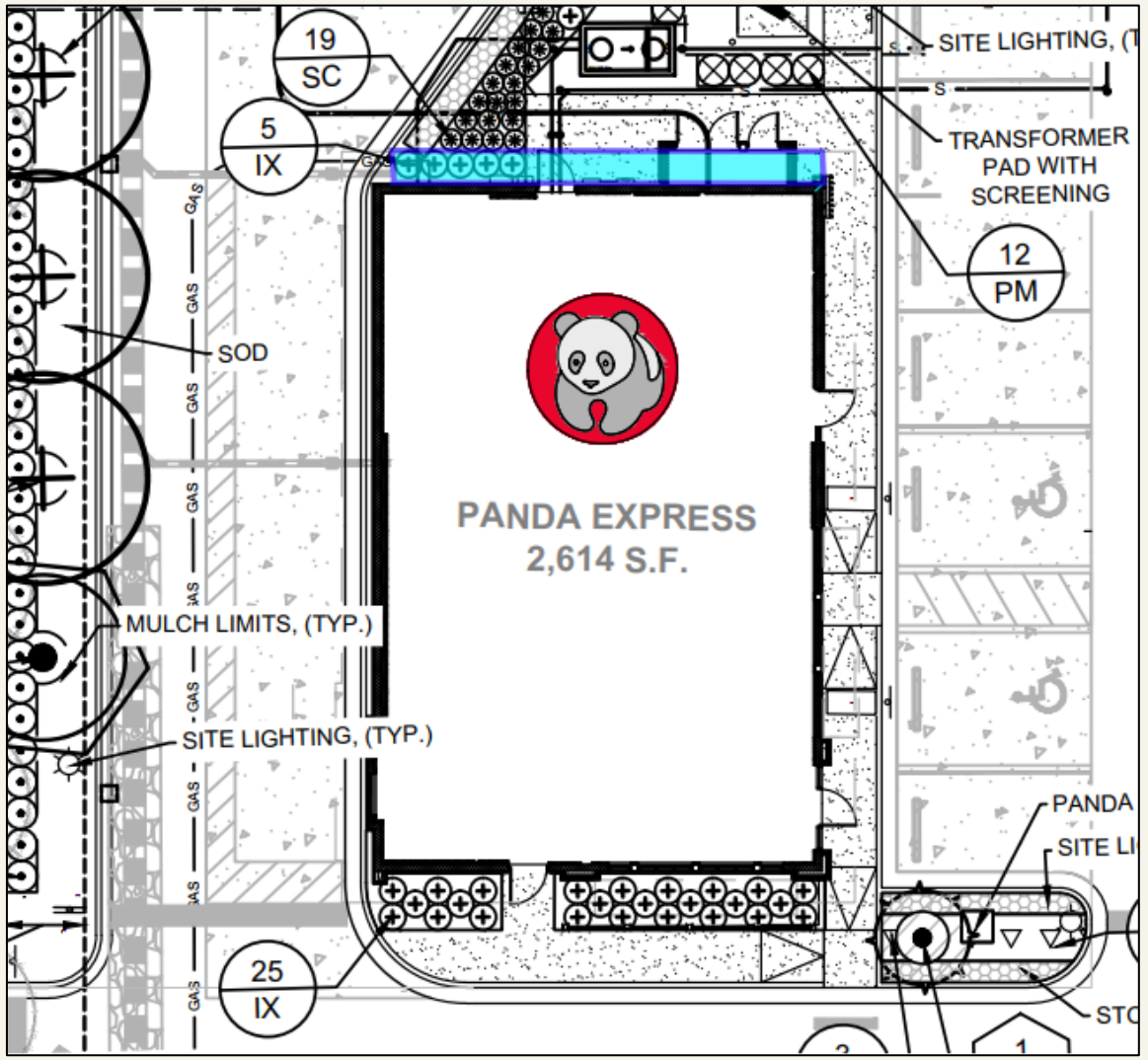
Relief from ULDC SECTION 85-055.B.2 Additional open space requirements

Allows the property to have a reduction of the 40% of linear footage of foundation plantings on frontages

The building requires 16.7 linear feet of foundation plantings on the north and south elevations

The north elevation can only accommodate 13.2 linear feet, 3.5 feet short of the minimum. The remaining area is a closet, a door, and utilities with required clearances

The south elevation provides 36 linear feet (87%) of foundation planting.



Variances requested for signage: V1-V3

ID	ULDC section	Code condition / issue	Requested deviation	Applicant point
V1	90-040.B.5.a	Secondary sign size	Allow drive-through menu boards up to 5 ft 4.5 in high, 7 ft 3.75 in wide, and 29.02 SF.	Readable menu boards are necessary for customers to understand all available options and pricing. Reduces order and time in queue.
V2	90-40.B	Operational sign types not expressly listed	Allow order canopy units, wayfinding, clearance signs, drive-through waiting signs and online-pickup signs as shown.	Wayfinding, operational & safety; not building-intensity.
V3	90-40.B	Number of secondary signs	Allow the proposed number of signs shown on the site/sign plan.	Wayfinding, operational & safety; not building-intensity.

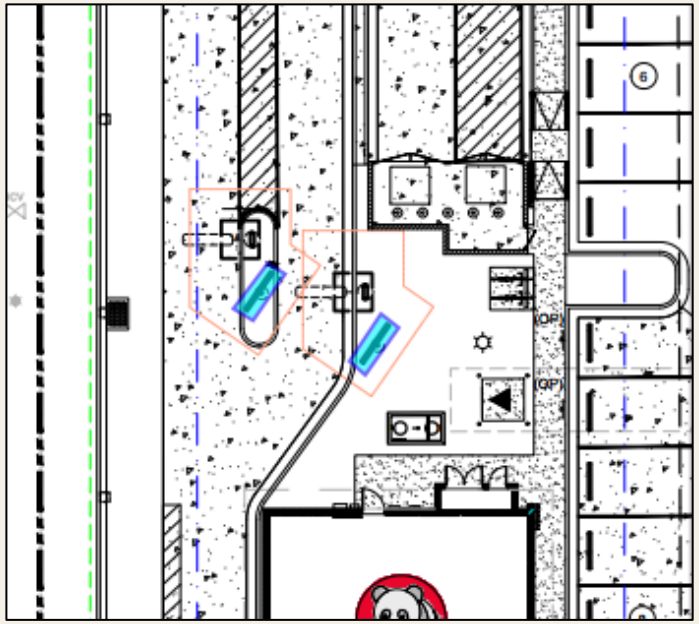
The variances for signs request is strictly for operational, safety and wayfinding.
Variances for signs are intended assist customers, not advertising

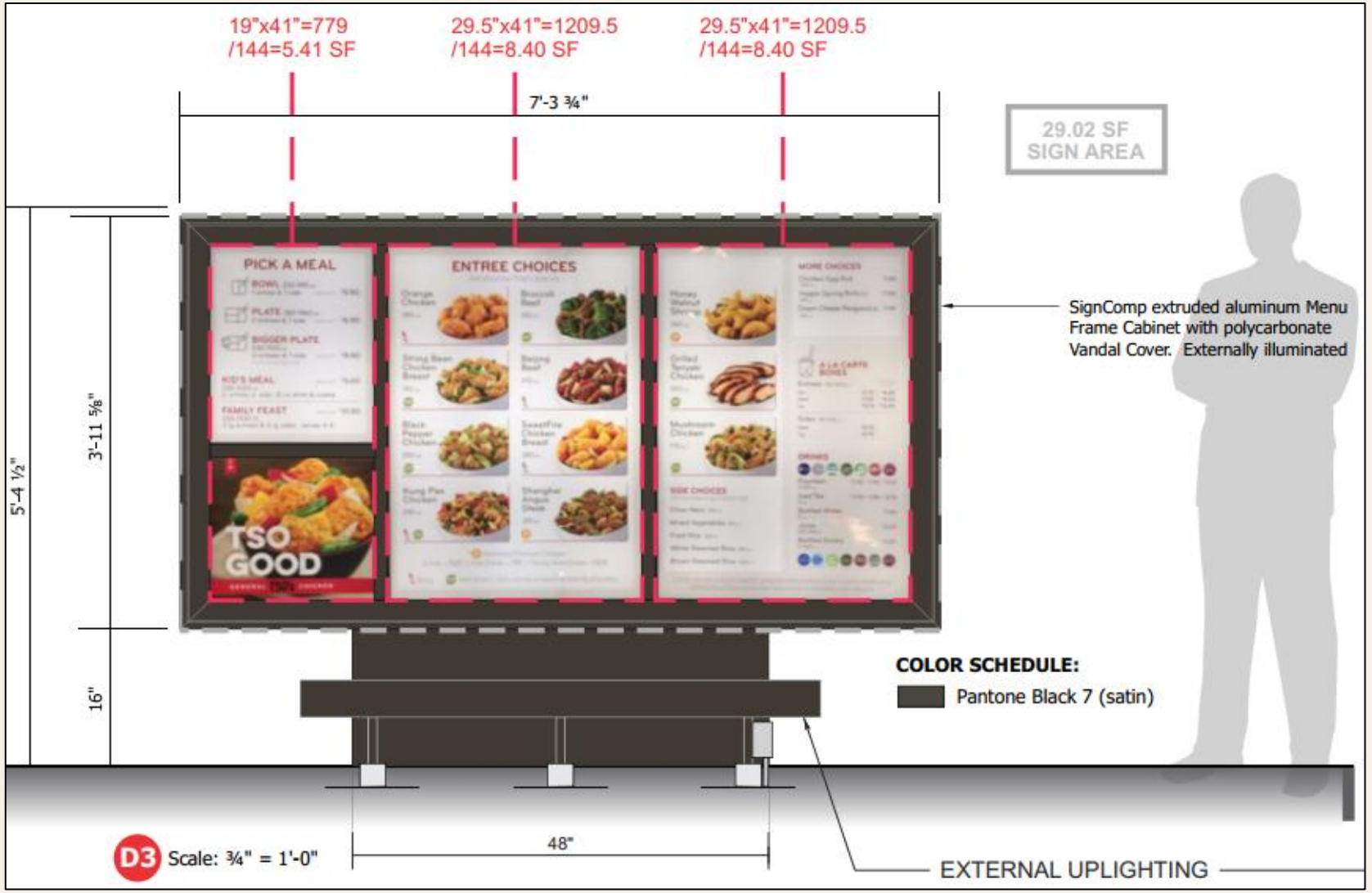
Sources: AGI Sign Package dated 6/04/2026; Supplemental Site Plan C03.1; Project Narrative pp. 10-12 and 29-31; Staff Report Item 4.

Variance 1- Size of menu boards- Code Sec. 90-040.B.5.a

Variance from Code Sec. 90-040.B.5.a which limits secondary signs to no more than 12 SF with a maximum height/width of 5 feet.

The project menu boards are 5’4” high and 7’3” wide, for a total of 29 SF





Variance 2- Types of signs- Code Sec. 90-40.B

Variance from Code Sec. 90-40.B for the type of proposed signs

This variance is for the purpose of multiple operational support signs including wayfinding, directional, order box unit, clearance bar, drive through waiting and on-line pick up waiting signs. These signs are not addressed in Code.

This is consistent with other GTC commercial lots.

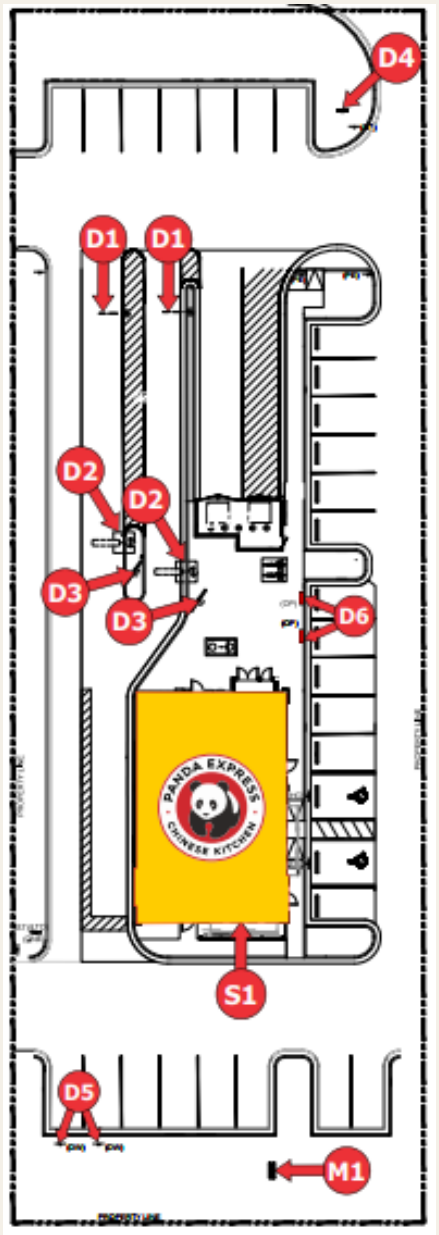
Variance 3- Number of signs- Code Sec. 90-40.B

Variance from Code Sec. 90-40.B for the number of proposed signs

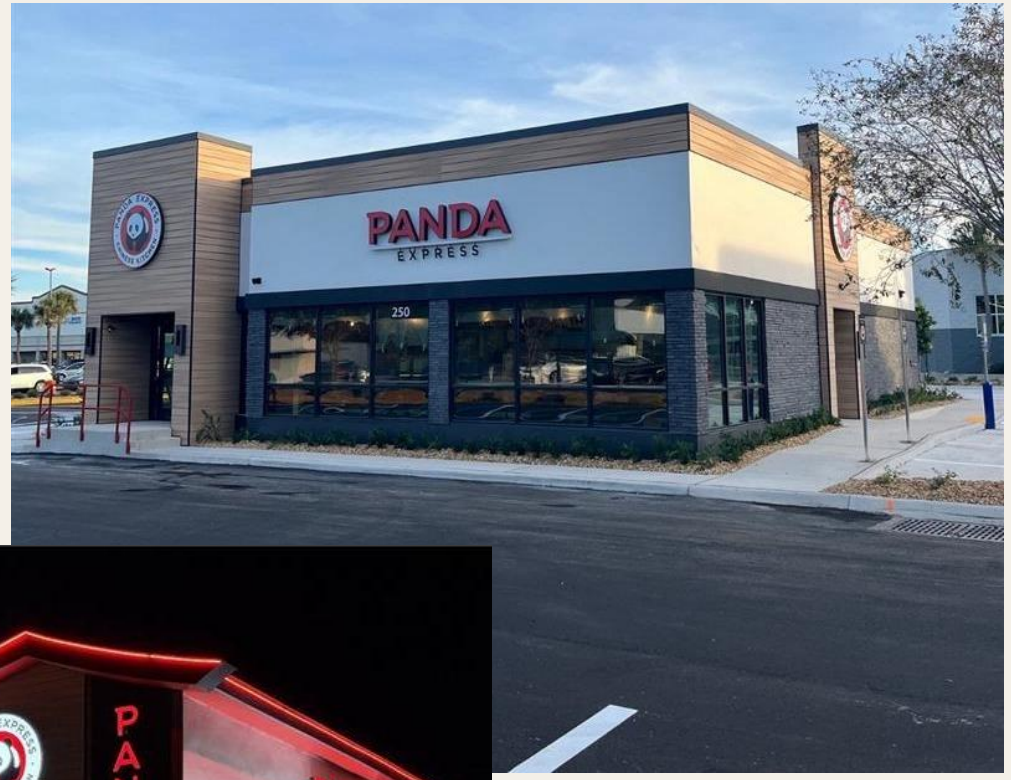
This variance would allow for additional secondary signs on the property.

11 secondary signs, 6 traffic signs & 3 PED-Xing signs

This is consistent with other GTC commercial lots

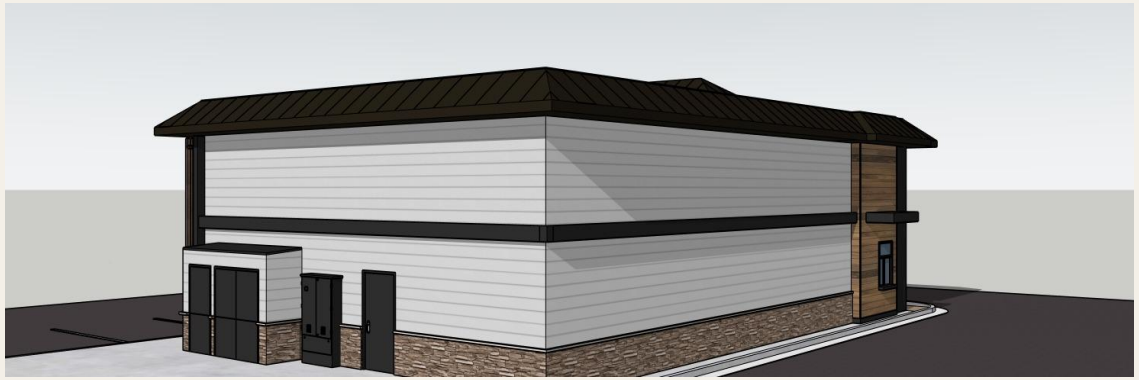


Panda Express Prototype



- High-contrast branding and prototype roof expression

Proposed non-prototypical Panda Express for Loxahatchee Groves



Accommodations to align with Rural Vista Guidelines

-Hip roof entry element
-Mansard roof in lieu of parapet
-Reduced visual emphasis on prototype elements
-Removed most red brand highlights and LEDs
-Window treatment (muntins) and awnings
-Fencing
-Horizontal banding to break up massing
-Lighter natural stone base
-Gooseneck lights in lieu of internally lit cabinets
-Removed “Loxahatchee Groves PANDA” from the Panda statue

Design Alternative

An alternative building design considering brand awareness, improved alignment with Rural Vista Guidelines and existing architecture in Loxahatchee Groves.
Incorporates mansard parapet, gable farmhouse metal roof, metal awnings, and removal of all red exterior elements except the Panda Express logo.
Presented by the applicant for consideration by the board for recommendation to council

Relief package narrowed through review

The original package included 21 waiver/variance items identified and considered by DRC; the current request is 6 items.

Original application submitted 3/11/25

21

14 waivers + 7 variances

- Broader early list reflected prototype building and brand site-layout and signage preferences

items removed or resolved

Current package

6

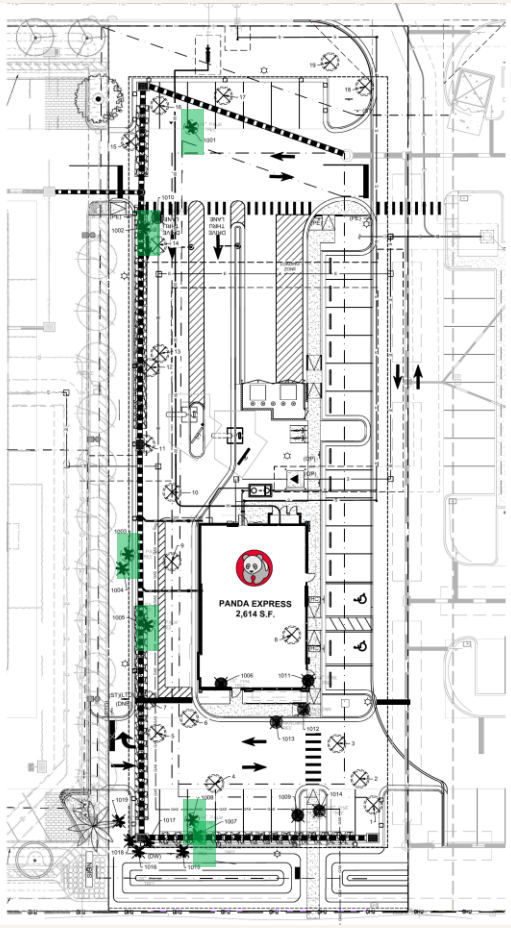
3 waivers + 3 sign deviations

- Current request is limited to W1-W3 and V1-V3.

Sources: Original Variance Application / Universal Application; Supplemental Site Plan C03.1; Project Narrative pp. 9-12.

Landscape backup

Tree removal is approved by separate resolution, tied to final site plan and VRP



SABAL PALM TRANSPLANTING NOTES:

1. USING SHARP STERILIZED PRUNING SHEARS, CUT THE PALM FROND OFF IN A TECHNIQUE KNOWN AS "HURRICANE" OR "CIGAR" CUT. CUT MUST BE MADE BY PERSONNEL WITH A MINIMUM OF TWO YEARS' EXPERIENCE IN PRUNING PALMS IN THIS MANNER.
2. USE STERILIZED POWERED TREE SPADE OR HEAVY STEEL SHANKED DIGGING SPADE WITH A CLEAN WELL -HONED CUTTING EDGE TO CUT A ROOT BALL A MINIMUM OF 18" FROM THE TRUNK. FILL HOLE WITH TOPSOIL IN 6" COMPACTED LIFTS AT 85% COMPACTION AND APPLY MULCH. PLANT MATERIAL OR SOD AS NOTED ON THE LANDSCAPE PLAN.
3. USING STERILIZED SHARP HAND SPADES, TRIM THE ROOT BALL INTO A CIRCULAR SHAPE 13 TO 16 INCHES FROM THE OUTER EDGE OF THE TRUNK OF THE PALM.
4. SECURE THE PALM ON A FLAT-BED TRUCK BY LIFTING WITH NYLON SLINGS AND TRANSPORT IT TO THE PLANTING SITE. INSURE THAT THE CENTER OF THE BUD IS WELL PROTECTED. PALMS LIFTED BY A CHAIN, THEREBY RECEIVING TRUNK DAMAGE SHALL BE REJECTED AND REPLACED BY A NEW PALM AT THE COST OF THE CONTRACTOR.
5. KEEP THE ROOT BALL MOIST BETWEEN REMOVAL AND INSTALLATION. INSTALLATION SHALL OCCUR WITHIN A 18 HOUR PERIOD OF REMOVAL.
6. PREPARE A PLANTING HOLE 2 TIMES THE DIAMETER OF THE ROOT BALL, BUT AT THE SAME DEPTH. EXAMINE THE SOIL REMOVED FROM THE PLANTING HOLE AND DETERMINE IF THERE IS EXCESSIVE SHELL OR MUCK. TEST THE HOLE FOR PERCOLATION TO INSURE POSITIVE DRAINAGE. REFER TO THE LANDSCAPE NOTES FOR HOW TO RESPOND TO UNSUITABLE SOILS OR SUBSOILS.
7. CAREFULLY OFF LOAD THE PALM FROM THE FLAT-BED TRUCK AND CENTER PALM IN THE PLANTING HOLE. SET THE PALM DOWN INTO THE HOLE AND INSURE THAT THE PALM IS AT THE SAME DEPTH AS THE ROOT BALL, OR 1" ABOVE GRADE TO ALLOW FOR SETTLEMENT IF NECESSARY.
8. BACKFILL THE HOLE WITH INSITU SOIL FROM THE PLANTING HOLE, OR AMENDED SOIL IF REQUIRED PER NOTE NUMBER 6 ABOVE. USE THE EXCESS SOIL TO CREATE A RAISED RING AROUND THE PALM, 42" OFF OF THE TRUNK, TO RETAIN WATER.
9. SECURE AND STAKE THE PALM AS ILLUSTRATED IN THE PALM STAKING DETAIL. DO NOT DRIVE NAILS INTO THE PALM TRUNK, IF DONE, PALMS WILL BE REJECTED AND REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE!
10. USE A WATER HOSE TO HYDRAULICALLY COMPACT THE SOIL IN THE PLANTING HOLE TO ELIMINATE AIR POCKETS, THEN BACKFILL THE SETTLEMENT AND REPEAT. FILL THE PLANTING RING WITH WATER AND INSURE PERCOLATION.
11. INSTALL THE IRRIGATION DRIP TUBING IN ACCORDANCE WITH THE IRRIGATION PLAN. MONITOR AND IRRIGATE THE PALMS AS NEEDED FOR THE PALMS TO THRIVE.
12. BEGIN FERTILIZATION AFTER NEW GROWTH BEGINS. FERTILIZE USING A CONTROLLED RELEASE 8-2-12-4MG FERTILIZER EVERY 3 MONTHS.
13. REMOVE STAKING AND BURLAP RAP AFTER SUCCESSFUL PALM ESTABLISHMENT. IF THE YEAR WARRANTY ENDS MID-SEASON. REMOVAL TYPICALLY OCCURS ONE YEAR AFTER PLANTING. SCHEDULE STAKING REMOVAL WITH THE OWNER TO INSURE MINIMAL DISRUPTION TO THEIR DAILY OPERATIONS.

MITIGATION COST ESTIMATE			
TREES BY SPECIES	QUANTITY	UNIT COST ($)	TOTAL COST ($)
BALD CYPRESS	3	825	2,475
LIVE OAK	2	1,750	3,500
RELOCATED CABBAGE PALM	6	250	1,500
TOTAL MITIGATION COST			7,475

Topic	Record point
Specimen trees	Two native specimen slash pines associated with Panda Express VRP.
Town Council action	Resolution 2026-42 adopted June 2, 2026, approving removal subject to final site plan and VRP
Mitigation	Landscape plan identifies tree status, relocation/removal and mitigation planting / fee estimate. On-site relocation of 6 sabal palms, 3 bald cypress (20-25' HT), and 2 live oaks (20-25' HT)

PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	DROUGHT TOLERANT	NATIVE	QTY
TREES						
BS	GUMBO LIMBO	BURSERA SIMARUBA	6" CAL., 20-25' HT.	YES	YES	5
CE	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	6" CAL., 20-25' HT.	YES	YES	4
QV	LIVE OAK	QUERCUS VIRGINIANA	6" CAL., 20-25' HT.	YES	YES	2
RSP	RELOCATED SABAL PALM	SABAL PALMETTO		YES	YES	6
SB	SILVER BUTTONWOOD	CONOCARPUS ERECTUS 'SERICEUS'	4" CAL., 12' HT., STD. TRUNK	YES	YES	7
TD	BALD CYPRESS	TAXODIUM DISTICHUM	6" CAL., 20-25' HT.,	YES	YES	3
SHRUB / GROUND COVER						
IX	MAUI RED IXORA	IXORA MAUI 'RED'	3 GAL., 30" MIN. HT., 16" SPRD., 30" O.C.	YES	NO	45
HCI	HORIZONTAL COCO PLUM	CHRYSOBALANUS ICACO VAR. HORIZONTAL	3 GAL., 30" MIN. HT., 14" SPRD., 30" O.C.	YES	YES	56
SC	RED TROPICAL SAGE	SALVIA COCCINEA	3 GAL., 24" MIN. HT., 14" SPRD., 24" O.C.	YES	YES	68
PM	MAKI PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MAKI'	7 GAL., 48" MIN. HT., 24" SPRD., 36" O.C.	YES	NO	20
CR	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	7 GAL., 36" MIN. HT., 30" SPRD., 36" O.C.	YES	YES	85
FG	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL., 24" MIN. HT., 24" SPRD., 36" O.C.	YES	YES	23
CA	QUEEN EMMA LILY	CRINUM AUGUSTUM	15 GAL., 36" MIN. HT., 36" SPRD.	NO	NO	2
IXT	YELLOW TAIWAN DWARF IXORA	IXORA TAIWANESE 'PETITE YELLOW'	3 GAL., 12" MIN. HT., 12" SPRD. AS SHOWN	YES	NO	6
DF	DWARF FIREBUSH	HAMELIA PATENS 'COMPACTA'	3 GAL., 30" MIN. HT., 12" SPRD., 24" O.C.	YES	YES	40
EB	EMERALD BLANKET	CARISSA MACROCARPA	3 GAL., 7" MIN. HT., 19" SPRD., 30" O.C.	YES	NO	26
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY MATCH EXISTING SPECIES ON SITE		NO	

Sources: Landscape Plan; Specimen Tree Report 5/7/2026; Resolution 2026-42 adopted 6/2/2026.

Parking and queue

Parking analysis

Town requirement: 1 space / 4 seats.
59 seats = 15 required.
Provided: 25 customer spaces + 4 surplus = 29 total.
Parking analysis used ITE Parking Generation Handbook, 6th Edition.

Traffic analysis

Pinder Troutman Consulting
GTC has approved allocation with Palm Beach County and City to account for all trips generated from Panda Express

- After Panda Express (and hotel) the GTC has reached 67% of allocation for AM and PM peak trips.
- Panda does not impact any AM peak trips

Queue analysis

FDOT cited benchmark: 9 vehicles.
Fast-food 85th percentile benchmark cited by CPH: 12 vehicles.
Provided: 14 queue spaces.
Staff report states dual-lane configuration accommodates required queueing and prevents any traffic circulation conflicts

Sources: Parking Analysis Memo 3/26/2026; Queue Analysis Memo; Civil Site Plan C03.0.

Drainage and Utility

Agency letters support availability; final design approvals still apply

Item	Record support	Presentation language
Drainage	On-site inlets / pipes / exfiltration; conveyance to master SWM system	Designed for Town/SFWMD framework; final engineering review remains
Floodplain	FEMA Flood Zone AE noted on plans; grading and finished-floor elevations addressed	No unqualified claim of flood elimination
Water / sewer	PBCWUD available subject to capacity reservation and final design	Adequate service available, final commitment at design approval
Electric / gas	FPL and FPU availability correspondence	Service design/cost finalized during utility coordination
Solid waste	Waste-hauler confirmation and enclosure/truck access in record	Operationally serviceable as designed

Sources: Drainage Report 3/26/2026; PBCWUD LOA 2/13/2025; SFWMD Conceptual Permit 50-104052-P; FPL and gas LOAs.