

TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL MEETING AGENDA ITEM MEMORANDUM

TO: Mayor and Town Council of the Town of Loxahatchee Groves

FROM: Complete Cities Planning Group, Planning Consultant

THRU: Valerie Oakes, Acting Town Manager

DATE: August 4, 2026

SUBJECT: Approval of *Ordinance No. 2026-03* 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. The additional potential waivers are as follows:
 1. 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.
 2. Relief from ULDC Section 90-075 *Loading Zone NTE 30' from Building*. To allow the loading zoning on Pod B-3 to be located further than 30 feet from the building.
 3. 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 painted with shrubs.

The following application information is provided for reference, and will be considered at the September 2026 Council meeting:

- 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)

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.

The Town’s standards regulating the consideration and granting of waivers are set forth in Section 41-020 (E) which reads as follows:

(E) Waiver of property development regulations.

(1) A waiver of a specific property development regulation in this Code may be requested as part of the application for PUD approval provided that, in no event, shall use, density or intensity limitations be exceeded. Any waiver shall be approved by the Town Council under [Section 41-010](#) (E)(2) and, in addition, demonstrate that such waiver is necessary to best meet the PUD design objectives and standards stated in [Section 41-030](#)(A). The Town Council shall have the authority to grant a waiver of provisions of this Code relating to the following:

- a. Height.
- b. Setbacks.
- c. Parking and loading.
- d. Landscaping and buffers.
- e. Separation of uses.
- f. Plot coverage.
- g. Such other provisions of this Code which do not specifically prohibit such requests.

(2) A waiver or waivers may be granted to a proposed PUD upon demonstration of significant contributions to implementing Town planning objectives and maintaining its rural character. In order to determine the significance of a proposed waiver, the applicant must justify said waiver or waivers by addressing the following items in the Statement of Use:

- a. Identification, protection and enhancement of natural areas.
- b. Provision of open space and landscaping in excess of Code requirements.
- c. Provision of pervious area in excess of Code requirements.
- d. Preservation of native vegetation.
- e. Joint use of driveways.
- f. Cross-access opportunities.
- g. Additional specific Comprehensive Plan or other Town planning directives.

(3) A waiver request shall be included in the Statement of Use required in [Section 41-030\(C\)\(2\)b.3.](#), including justification for the request and public benefits accrued.

(4) In no event shall a waiver be used as a means to increase the maximum development intensity limitations imposed by the Comprehensive Plan.

Staff Recommendation:

Approval of Ordinance No. 2026-03 (Master Plan Amendment), on first reading 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.

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 July 14, 2026 made a motion to recommend denial which failed, and then a motion to recommend approval of the of the Master Plan Amendment Application, which also failed; 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 public hearing on August 4, 2026 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.

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

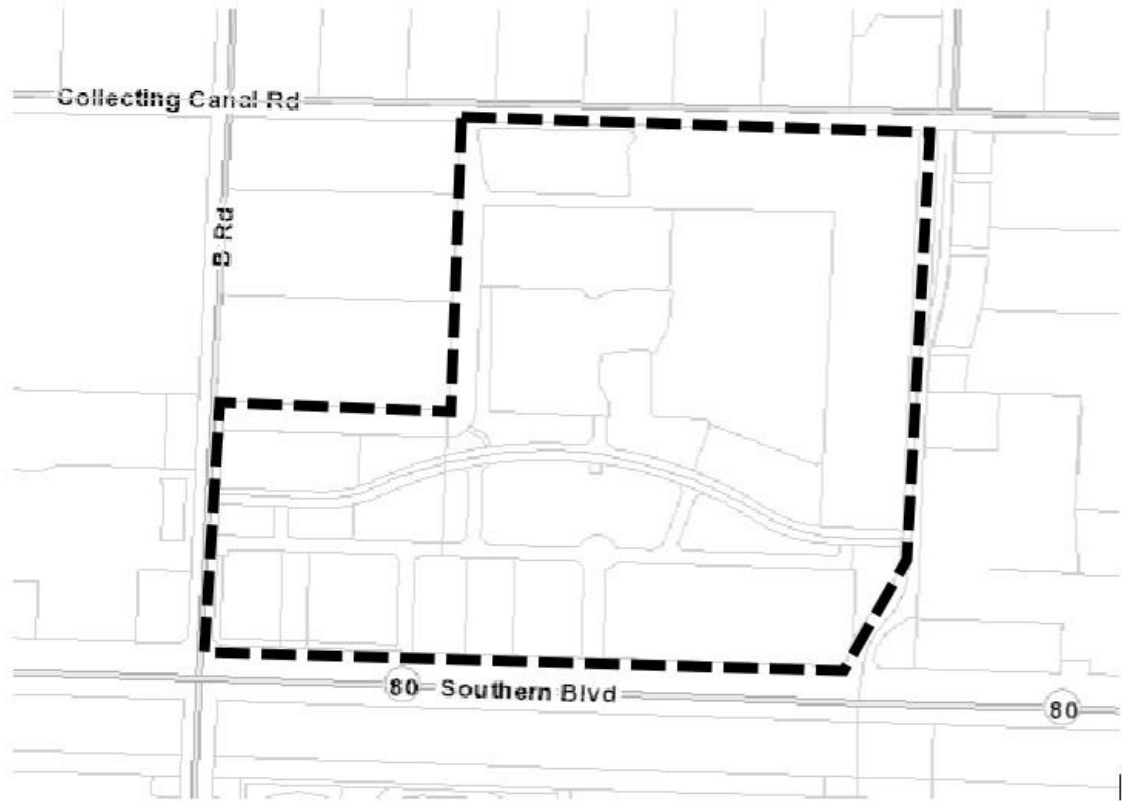


EXHIBIT B – AMENDED CONDITIONS OF APPROVAL

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]~~

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ -__

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~~

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~~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

TOWN OF LOXAHATCHEE GROVES

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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.

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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.~~

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~~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.

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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.

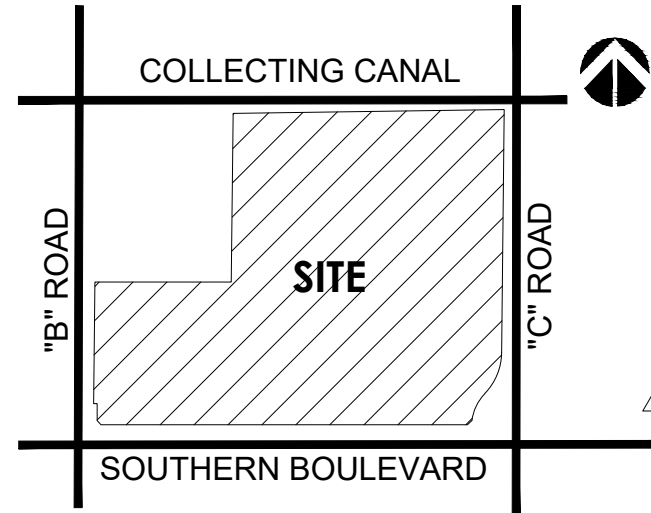
6. Relief from ULDC Section 95-075 *Loading Zone NTE 30' from Building*. To allow the loading zone on Pod B-3 to be located further than 30 feet from the building.

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.

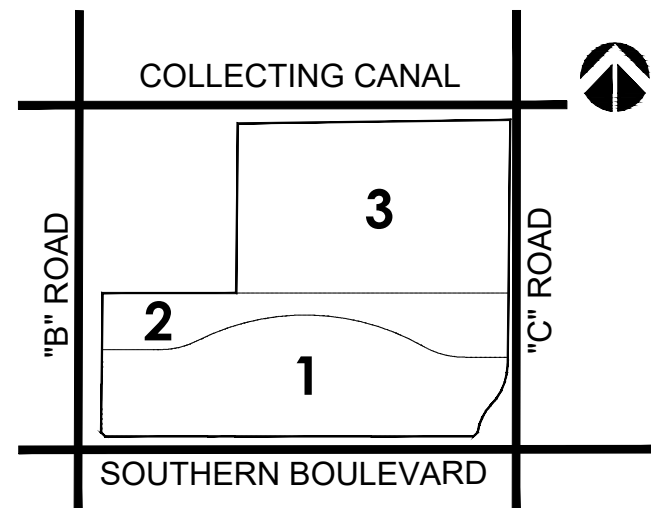
EXHIBIT C – AMENDED MASTER PLAN



Location Map

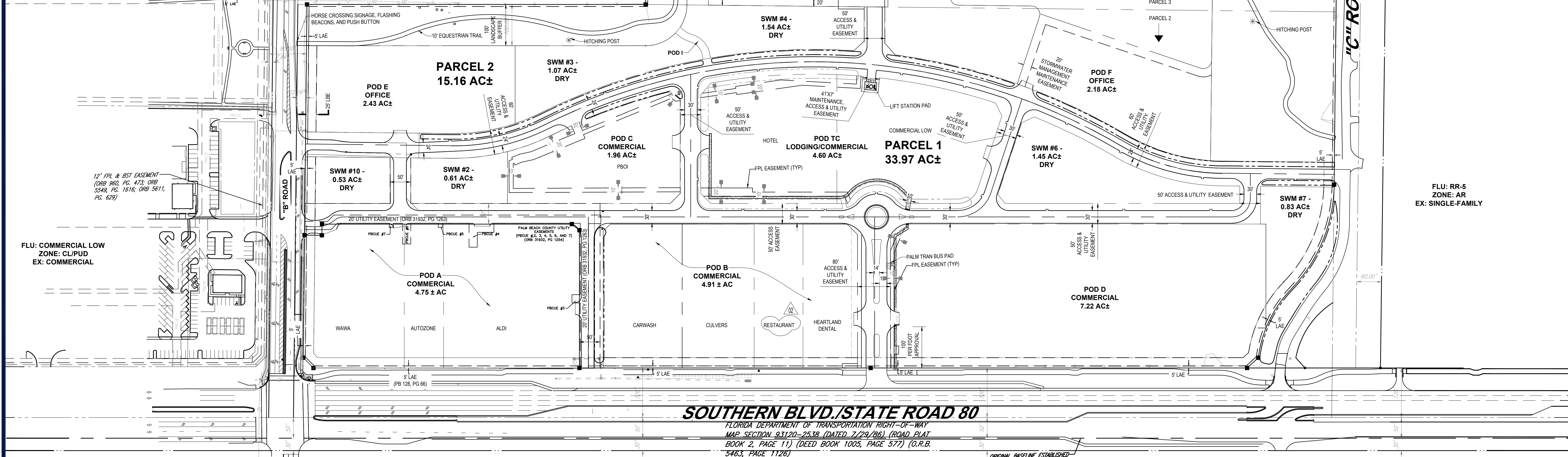


Parcel Key Map



NOTES:

- THIS PLAN IS BASED ON SURVEY INFORMATION BY CAULFIELD & WHEELER DATED AUGUST 12, 2019.
- 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.
- 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.
- 'COMMON AREA' CONSISTS OF ROADWAY, LANDSCAPE BUFFERS, AND CONSERVATION EASEMENT TRACTS.
- 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 ARE APPROXIMATE AND SUBJECT TO FINAL LEGAL DESCRIPTION AND PLATTING.
- 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.



WETLAND W-KAA-1B

WETLAND AREA: 0.82 ACRES = 35,869 SF
WETLAND PERIMETER: 718 FT
PROPOSED BUFFER AREA: 19,755 SF
BUFFER AVERAGE: 19,755 SF / 718 FT = 27.51 FT

FLU: RR-5
ZONE: AR
EX: EQUESTRIAN, SINGLE FAMILY

COLLECTING CANAL
LOXAHATCHEE GROVES

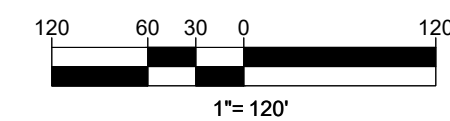
FLU: RR-5
ZONE: AR
EX: SINGLE-FAMILY

FLU: RR-5
ZONE: AR
EX: SINGLE-FAMILY

SOUTHERN BLVD./STATE ROAD 80

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
MAP SECTION 93120-2538 (DATED 7/29/86) (ROAD PLAT
BOOK 2, PAGE 11) (DEED BOOK 1005, PAGE 577) (O.R.B.
5463, PAGE 1126)

WELLINGTON
FLU: RESIDENTIAL C & INSTITUTIONAL
ZONE: AR
EX: SCHOOL, SINGLE-FAMILY



REVISIONS

REV	DATE	COMMENT	CREATED BY
1	10/30/24	TC REVISION	LS
2	09/25/25	POD B3	LS
3	03/04/26	POD B3 REV	LS



SITE PLAN AMENDMENT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. FINISHES INDICATED OTHERWISE.

PROJECT No.: FLB200011
DRAWN BY: AH
CHECKED BY: SM
DATE: 09/25/25
CAD ID: FLB200011-SPP-NEW-0

PROJECT:

GROVES TOWN
CENTER MASTER
INFRASTRUCTURE
FOR

SOLAR
SPORTSYSTEM, INC.

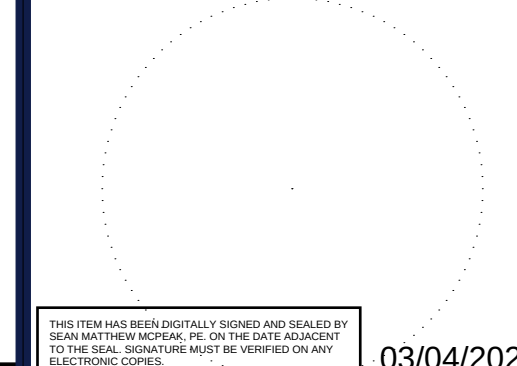
LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD.
AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E



1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. NO. 3070



03/04/2026

SHEET TITLE:

MASTER SITE
PLAN

SHEET NUMBER:

EX-1

ORG. DATE - 10/12/2023



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 law¹ 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.



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



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.

Additional reference information provided for the following applications, to be considered at September 2026 Council Meeting: 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)

<i>South</i>	Southern Blvd.	ROW	ROW
<i>East</i>	Dental Office	Multiple Land Use (MLU)	Multiple Use Planned Development (MLU)
<i>West</i>	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.
- o 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.
- o 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.*
 - o 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.
 - o 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.
- o 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 Blvd. 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.

The following are provided for reference, and are to be considered at the September 2026 Council meeting:

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.

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.
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. The maximum hours of operation shall be 10:30 AM – 10:00 PM, seven days per week.
7. Other than outdoor speakers associated with the drive-thru ordering canopies, no additional outdoor speakers shall be permitted.
8. Development shall comply with the excessive noise provisions established in Sec. 50-010 of the Town's Unified Land Development Code.
9. All rooftop equipment shall be screened on all four sides consistent with the architecture of the building.
10. Town Council approval of Specimen Tree removal and Town issuance of a Vegetation Removal Permit prior to land clearing.
11. 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.
12. 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.
13. 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.
14. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the issuance of building permits.
15. 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.
16. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy.
17. 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.

Attachments:

1. Location Map (refer to Ordinance Exhibit A)
2. Project Narrative
3. Partial Site Plan Drawings (for reference only)
4. Master Sign Plan (for reference only)



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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
 - o **Requirement:** Standard Space: Stall Width – 11' / Stall Length – 22.5' & Handicap Space: Stall Width – 14' / Stall Length – 22.5'
 - o **From:** Code Section 95-025
 - o **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.
 - o **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.

- o **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.
- o **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.
- o **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.
- o **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.

- o **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.
- o **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.
- o **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).
- o **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.
- o **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.



- o **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.
 - o **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.
 - o **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.**
 - o **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.
 - o **From:** Code Section 85-055.B.2.
 - o **To:** Proposed foundation planting covers approximately 35% of lineal frontage of the north building elevation.
 - o **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.

- o **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.
- o **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.
- o **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.
- o **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.
- o **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.
- o **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.
- o **Cross-access opportunities:** *Not applicable.* The proposed waiver does not affect existing cross-access connections or circulation patterns between adjacent properties.
- o **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.**
 - o **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.

- o **From:** Section 90-040.B.5.a.
 - o **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.
 - o **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.**
 - o **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.
 - o **From:** Article 90 – Signs.
 - o **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.

- o **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.**
 - o **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.
 - o **From:** Article 90 – Signs and Section 90-040.B.
 - o **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.
 - o **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.

J:\P73115\Civil\DWG_Civil_Plan_SatWorking01 P73115 D34763_C01.D COVER.dwg, 6/16/2026, 1:33:03 PM, Ryan Camps, cph - Standard.dwg

SHEET INDEX						
SHEET NUMBER	SHEET TITLE	03.01.2025	08.01.2025	11.04.2025	04.01.2026	06.05.2026
		- SUBMITTAL	- SUBMITTAL	- SUBMITTAL	- SUBMITTAL	- SUBMITTAL
C01.0	COVER	●	●	●	●	●
C01.1	GENERAL NOTES	●	●	●	●	●
C01.2	GENERAL NOTES	●	●	●	●	●
V01.1	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.

CIVIL PLANS

D34763, STORE: 5056
SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL, 33470
SECTION 31-TOWNSHIP 43 SOUTH-RANGE 41 EAST

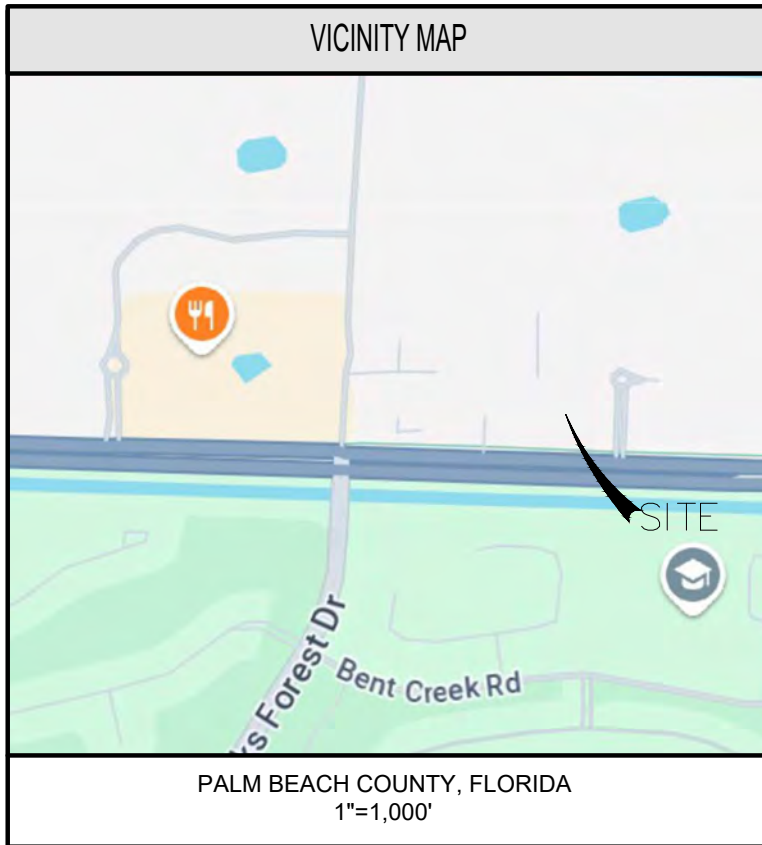
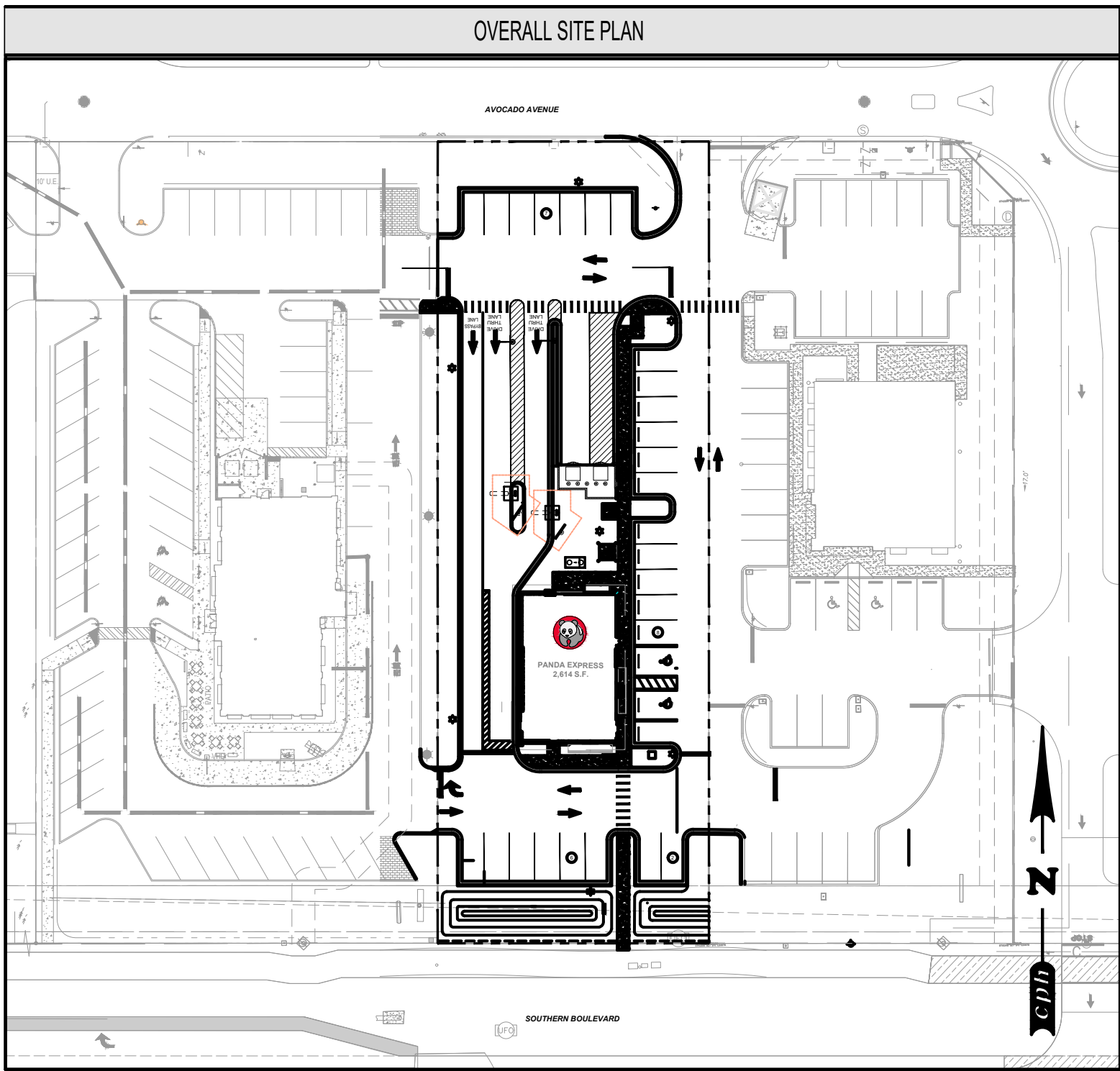


PREPARED BY:



PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288



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
DMACCESSMANAGEMENT@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

PROJECT CONTACTS

CURRENT OWNER
SOLAR SPORTSYSTEMS, INC.
DANIEL J. ZIMMER
250 DELAWARE AVE.
BUFFALO, NY 14202
PHONE: (716) 858-5208
DZIMMER@DELAWARENORTH.COM

DEVELOPER
URBAN DESIGN STUDIO
MATTHEW BARNES, AICP
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 713-1687
MBARNES@UDSFLOIDA.COM

ARCHITECT
CPH CONSULTING, LLC
EMILY ANDERSON, A.I.A.
500 WEST FULTON STREET
SANFORD, FL 32771
PHONE: (407) 322-6841

TRAFFIC ENGINEER
PTC TRANSPORTATION CONSULTANTS
REBECCA J. MULCAHY, P.E.
601 HERITAGE DRIVE, SUITE 493
JUPITER, FL 33456
PHONE: (561) 296-9698
RMULCAHY@PINDERTRROUTMAN.COM

MUNICIPAL WATER AGENCY
PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT
248 C RD, LOXAHATCHEE GROVES, FL
PHONE: (561) 493-6000
CUSTOMERCARE@PBCWATER.COM

ELECTRIC
FLORIDA POWER & LIGHT
700 UNIVERSE BLVD
JUNO BEACH, FL 33408
PHONE: (561) 694-4000
ATTN: KRYSTAL SUNDAR
KRYSTAL.SUNDAR@FPL.COM

SIGNAGE
AGI
JEFF MORTENSON
412 N. CEDAR BLUFF ROAD
KNOXVILLE, TN 37923
PHONE: (800) 877-7868 EXT 3378
JMORTENSON@AGI.NET

FIRE
PALM BEACH COUNTY FIRE RESCUE
ATTN: HERMAN W. BRICE, FIRE CHIEF
PHONE: (561) 616-7030
FIRE-MARSHAL@PBCGOV.ORG

CIVIL ENGINEER
CPH CONSULTING, LLC
JASON JAMES, P.E.
1992 SW 1ST STREET
MIAMI, FL 33135
PHONE: (305) 274-6805

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

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



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



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



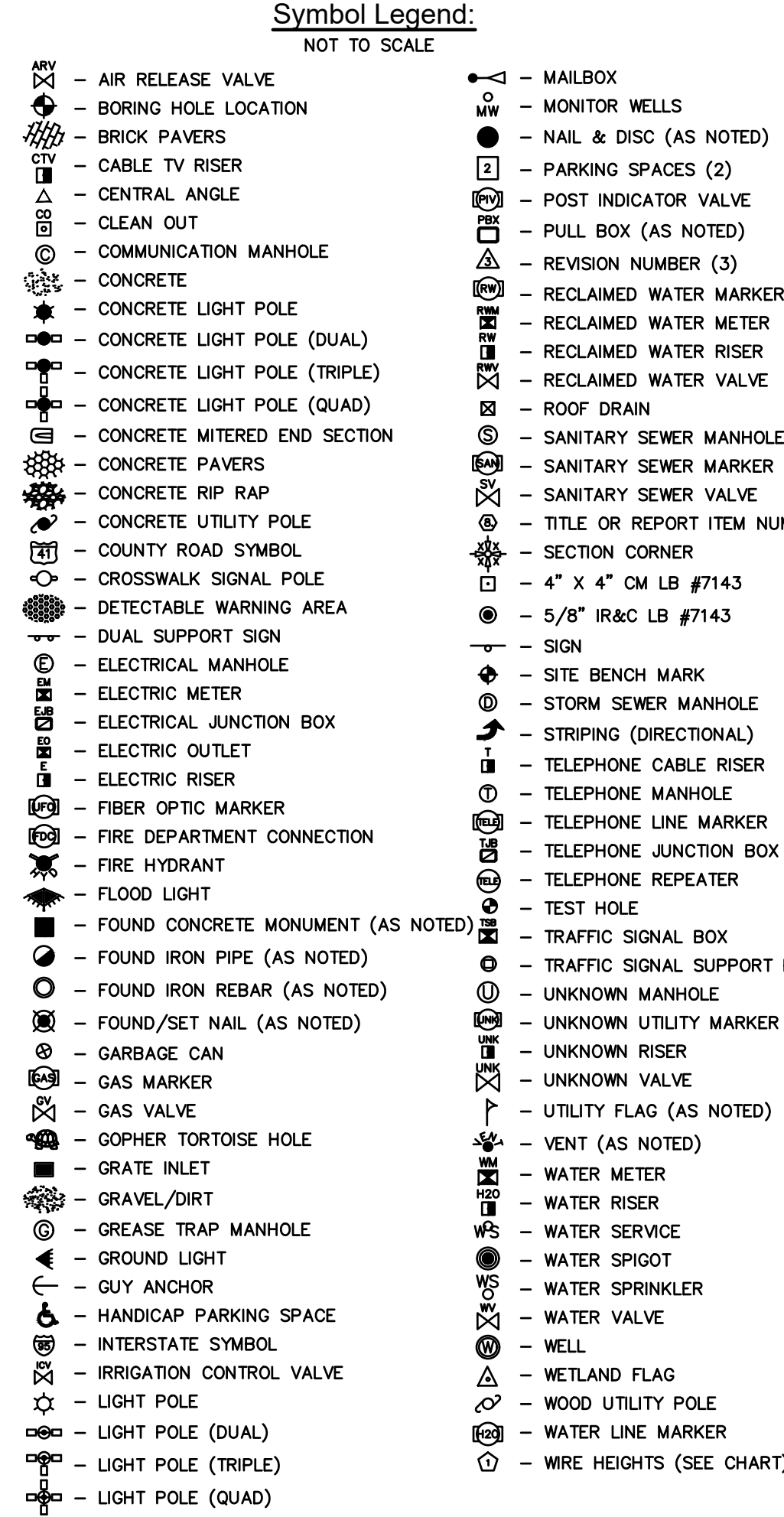
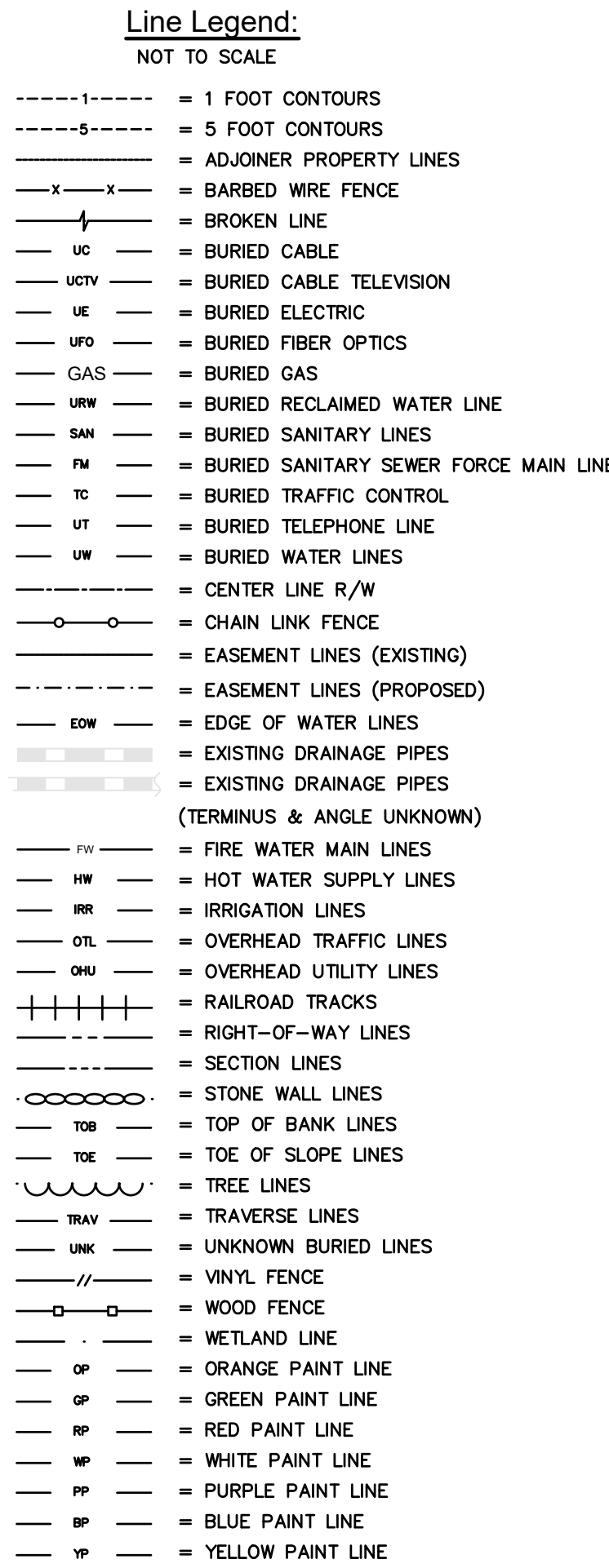
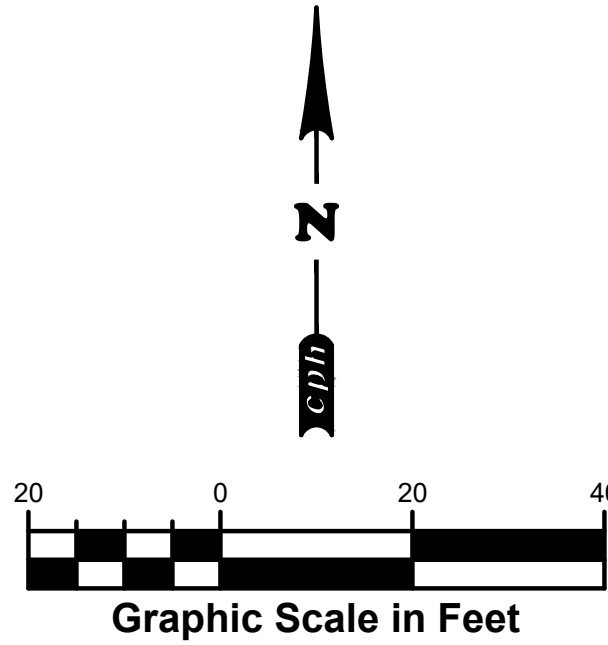
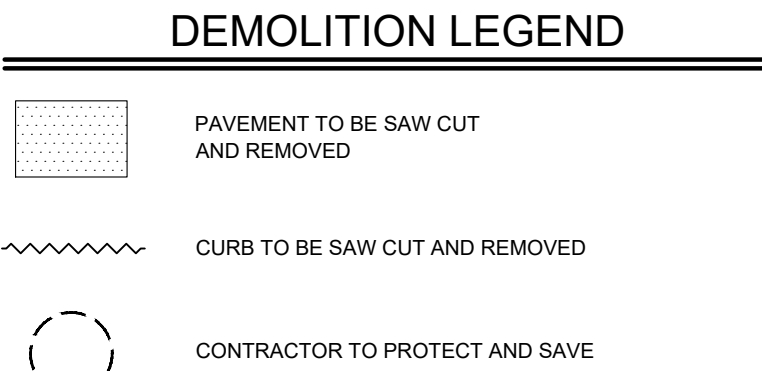
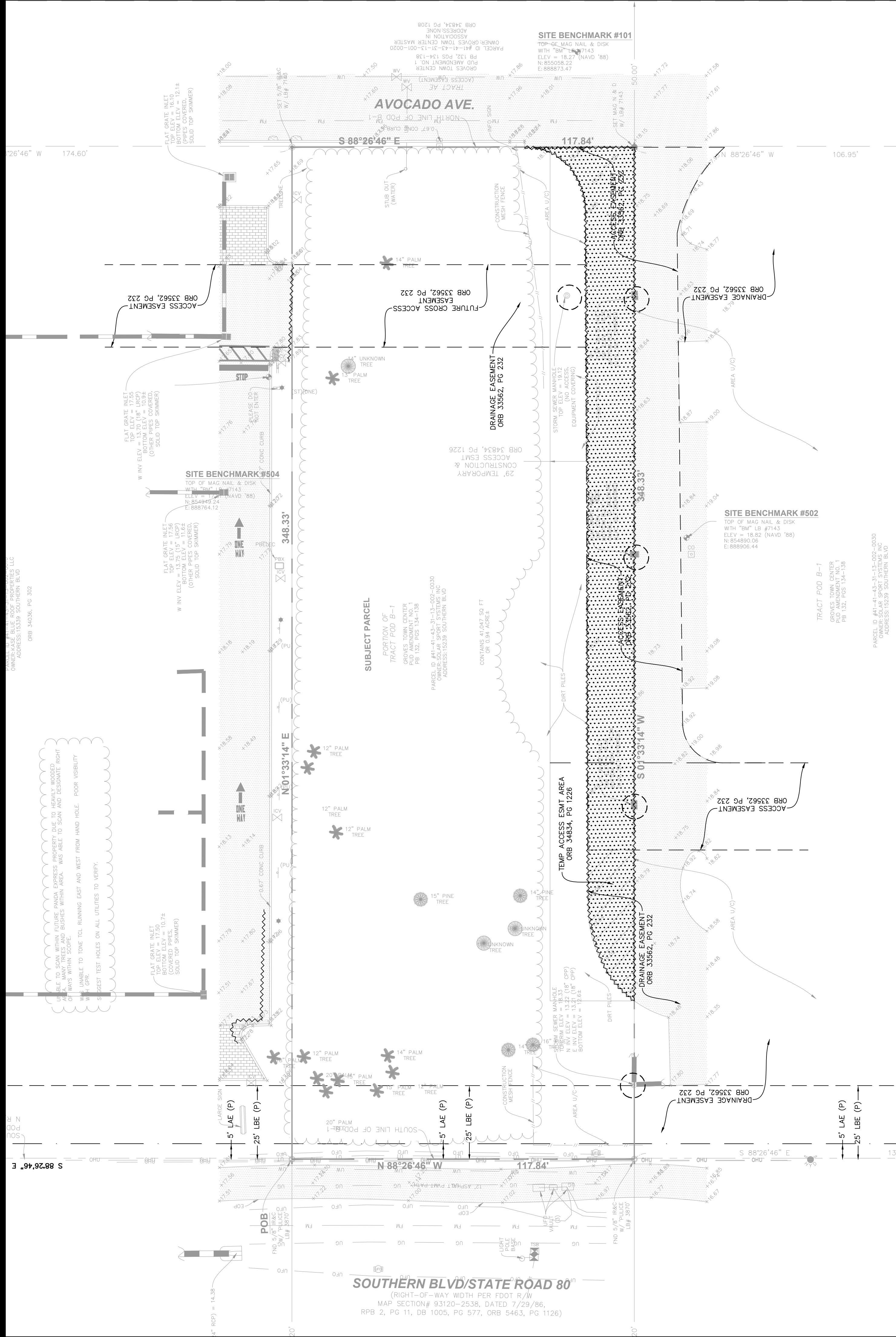
JASON L. JAMES, P.E.
FL P.E. No. 76936
06/11/2026

PANDA EXPRESS

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

COVER

C01.0



24 HOUR CONTACT:
PANDA PM
GRANT BUMGARDNER
(727) 219-7380

VERTICAL DATUM: NAVD 1988

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



DEMOLITION NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
 - DEMOLITION AND REMOVAL OF EXISTING CONC. BLOCK BUILDING
 - DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE PAVING AND CURBING TO LIMITS SHOWN.
 - REMOVAL OF EXISTING ONSITE ABOVE-GROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL AND/OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
- 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.
- 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).
- 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 COMPLETELY ON THE PREMISES.
- 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.
- 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.
- 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.
- AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.
- REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTES AND DEBRIS.
- PAVEMENT REMOVAL:
 - 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, REGUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
 - WHERE EXISTING PAVEMENT, CURB, GUTTER AND 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.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- 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.
- 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.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 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.
- 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.
- A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR THE DEMOLITION OF THE ACTUAL BUILDINGS.
- 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 ITS REMOVAL AND REPAIR.
- CONTRACTOR WILL BE PROVIDED ASBESTOS SURVEY. CONTRACTOR SHALL OBTAIN FDEP PERMIT AS REQUIRED.



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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



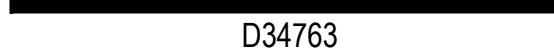
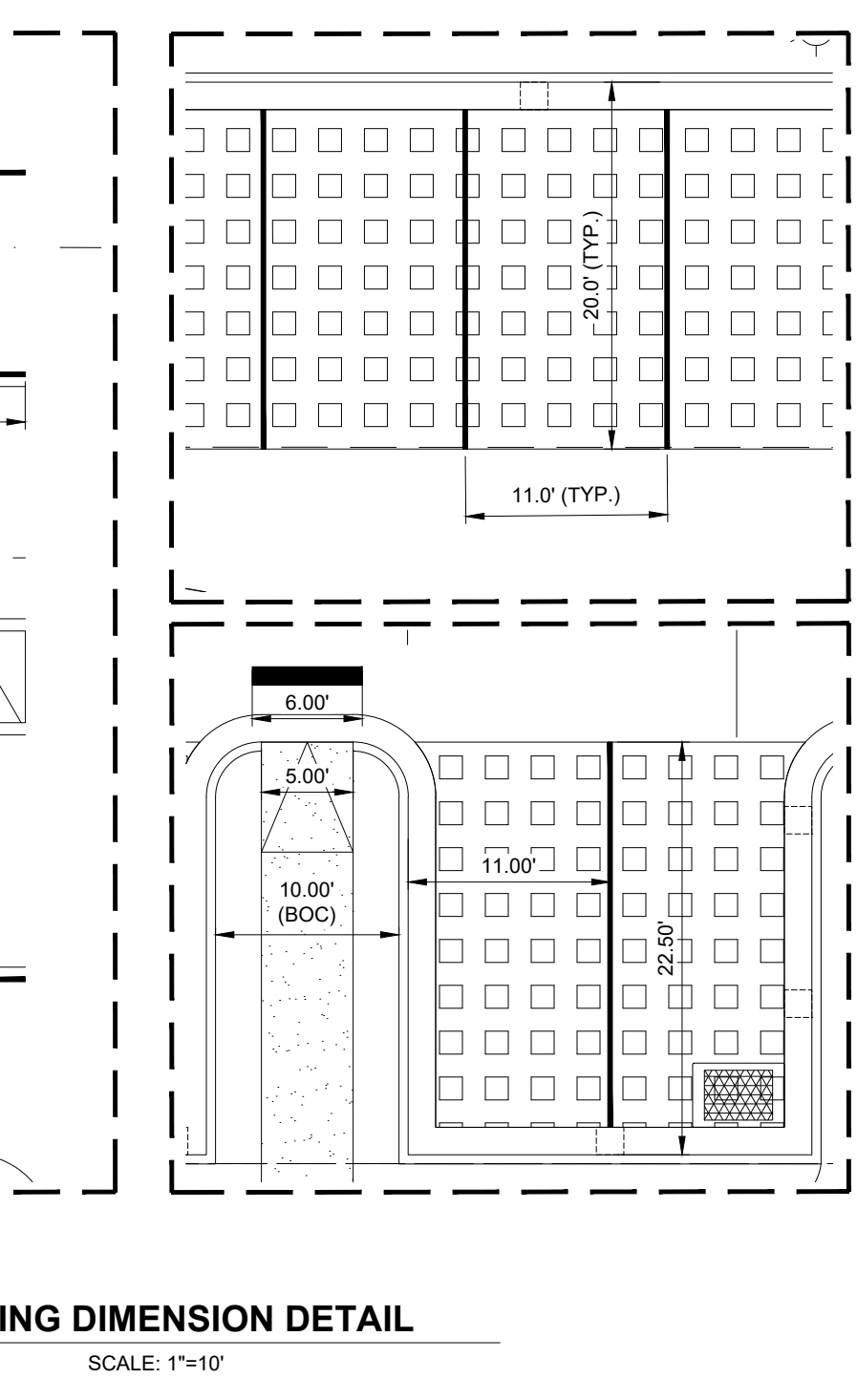
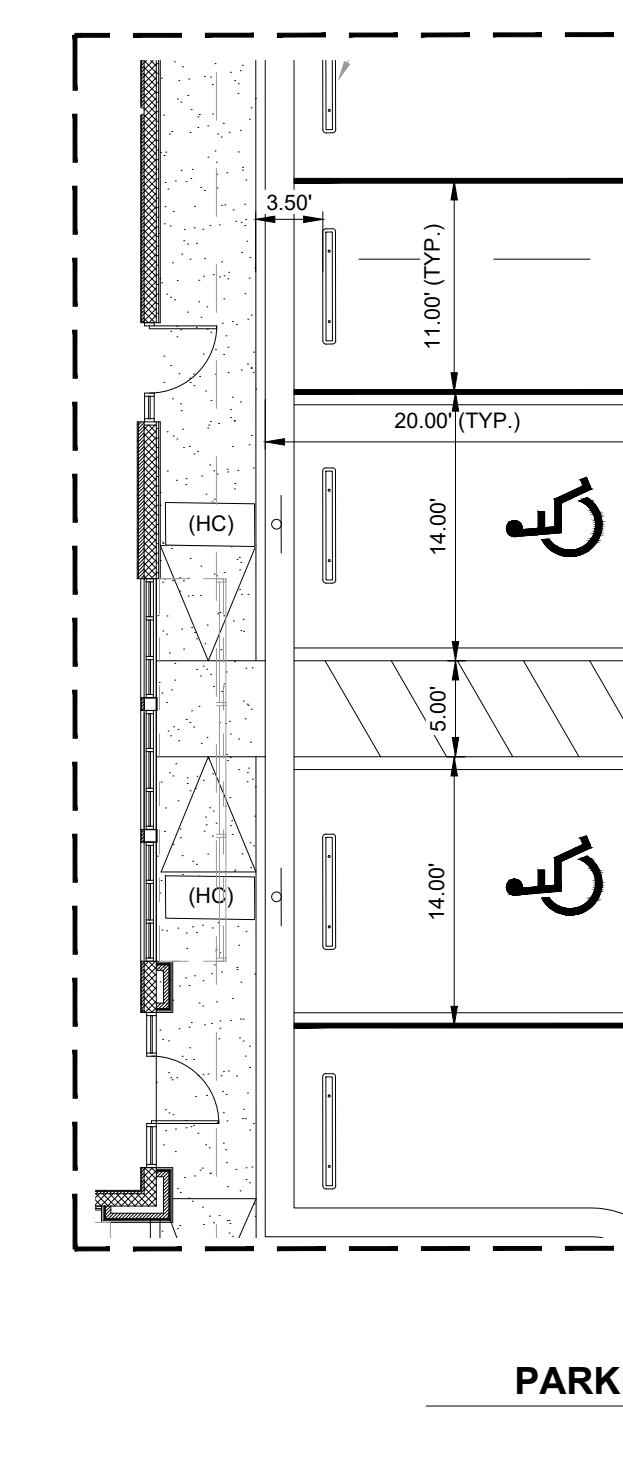
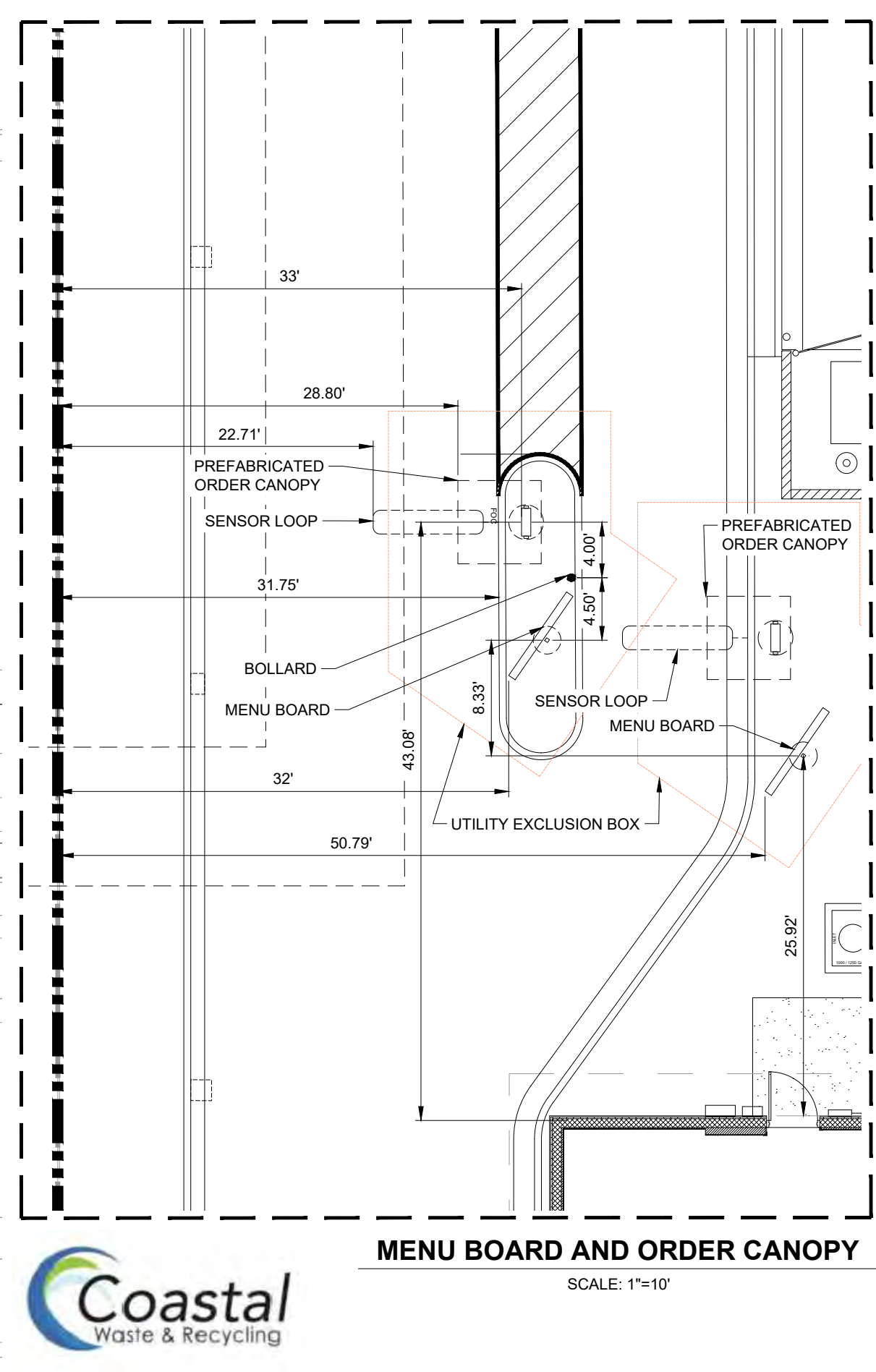
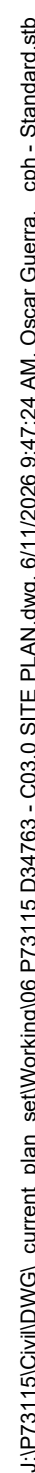
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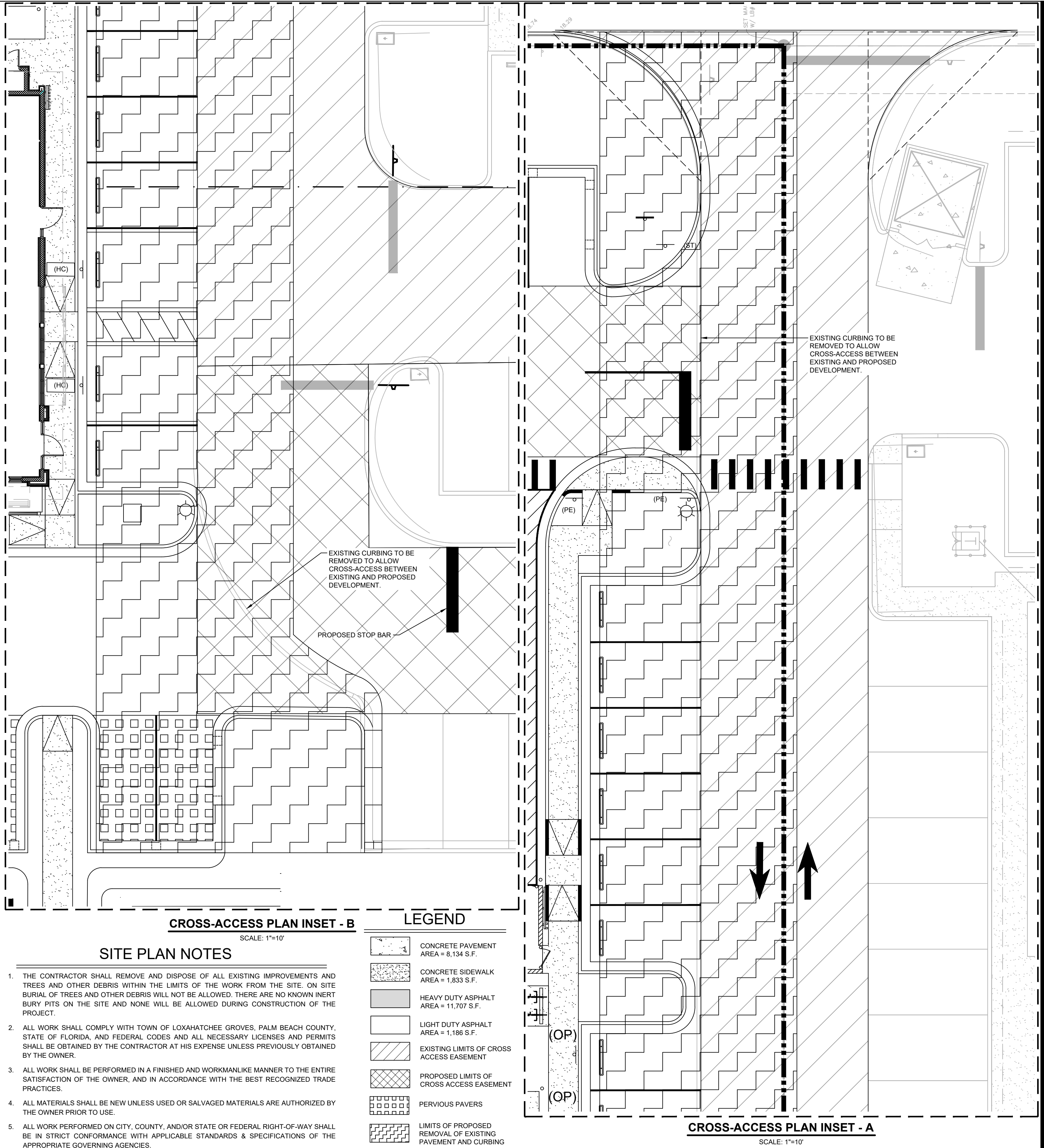
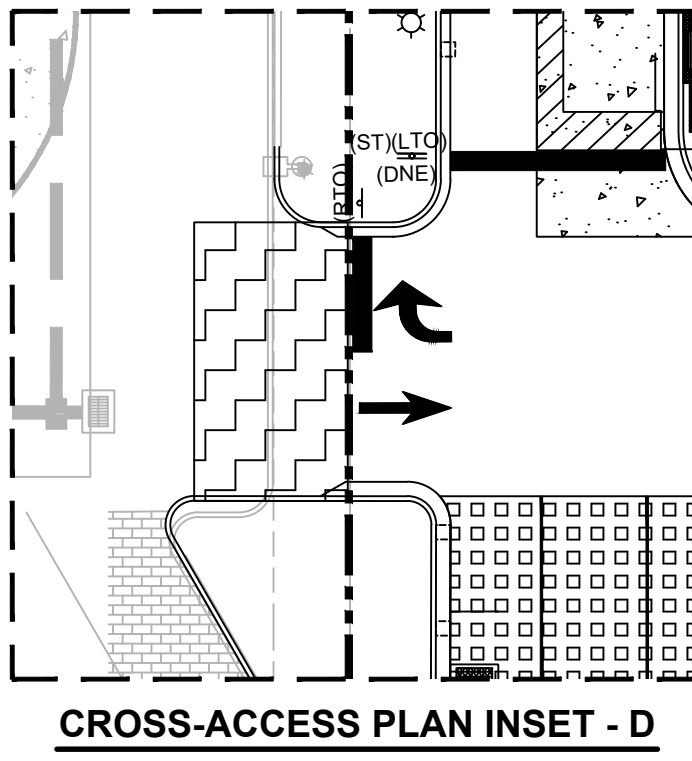
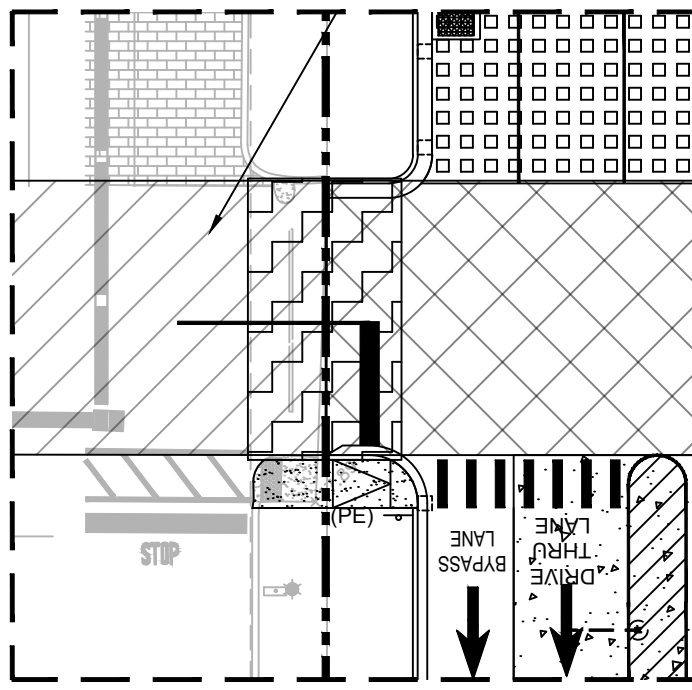
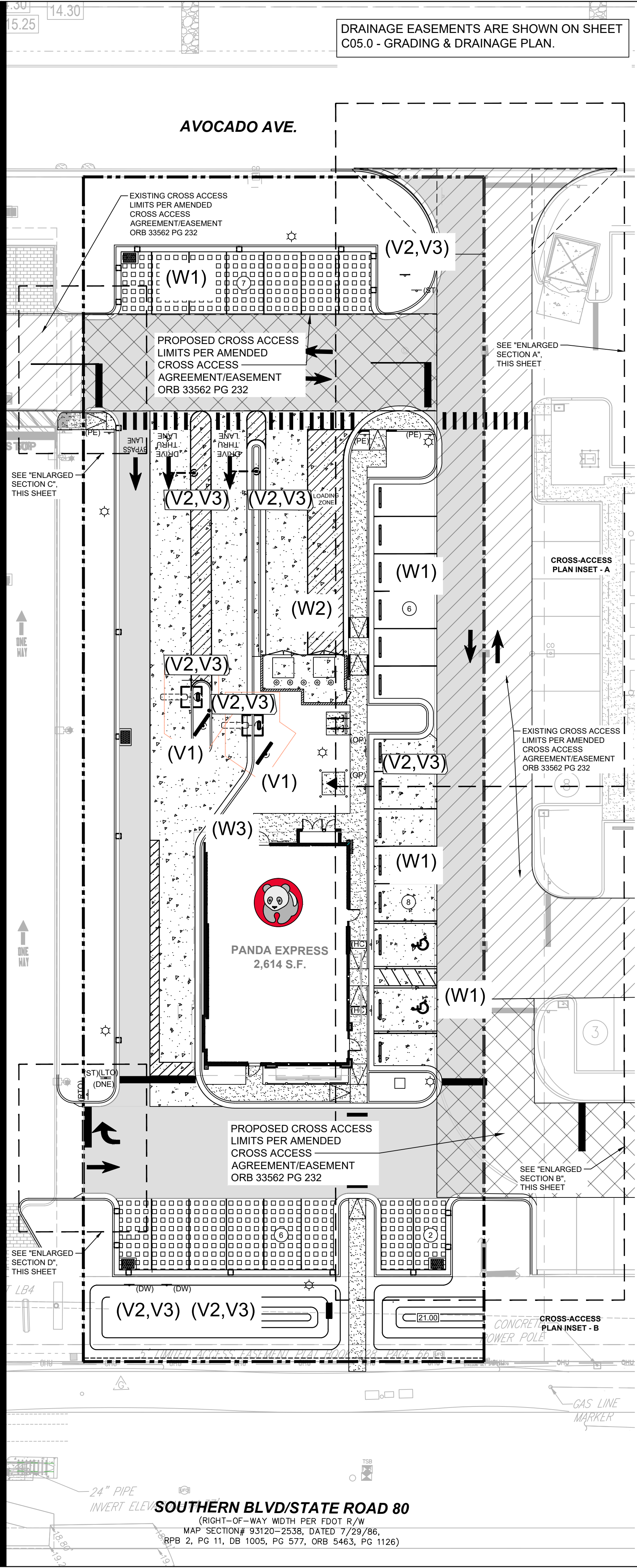


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**DEMOLITION
PLAN
C02.0**



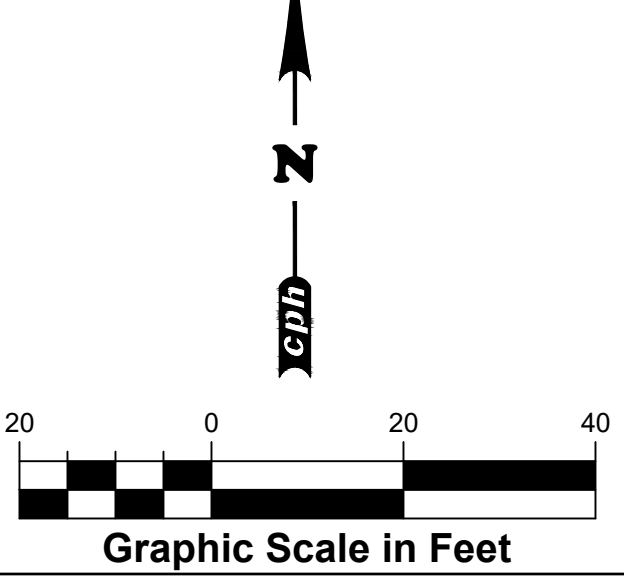


- SITE PLAN NOTES**
1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING 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.
 3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS & SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 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

- LEGEND**
- CONCRETE PAVEMENT
AREA = 8,134 S.F.
 - CONCRETE SIDEWALK
AREA = 1,533 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

24 HOUR CONTACT:
PANDA PM

GRANT BUMGARDNER
(727) 219-7380



- 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 95-055 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.



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1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
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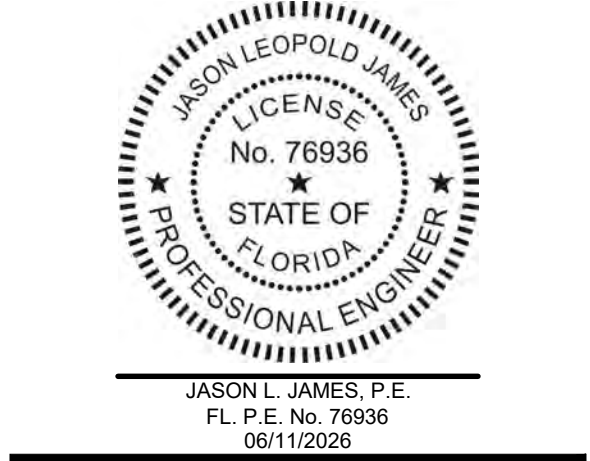
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DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

cph Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 2115
Surveyor No. 187143
Architect No. AA26000926
Landscape No. LC000286
500 West Fulton Street
Sanford, FL 32771
Ph: 407-322-6841
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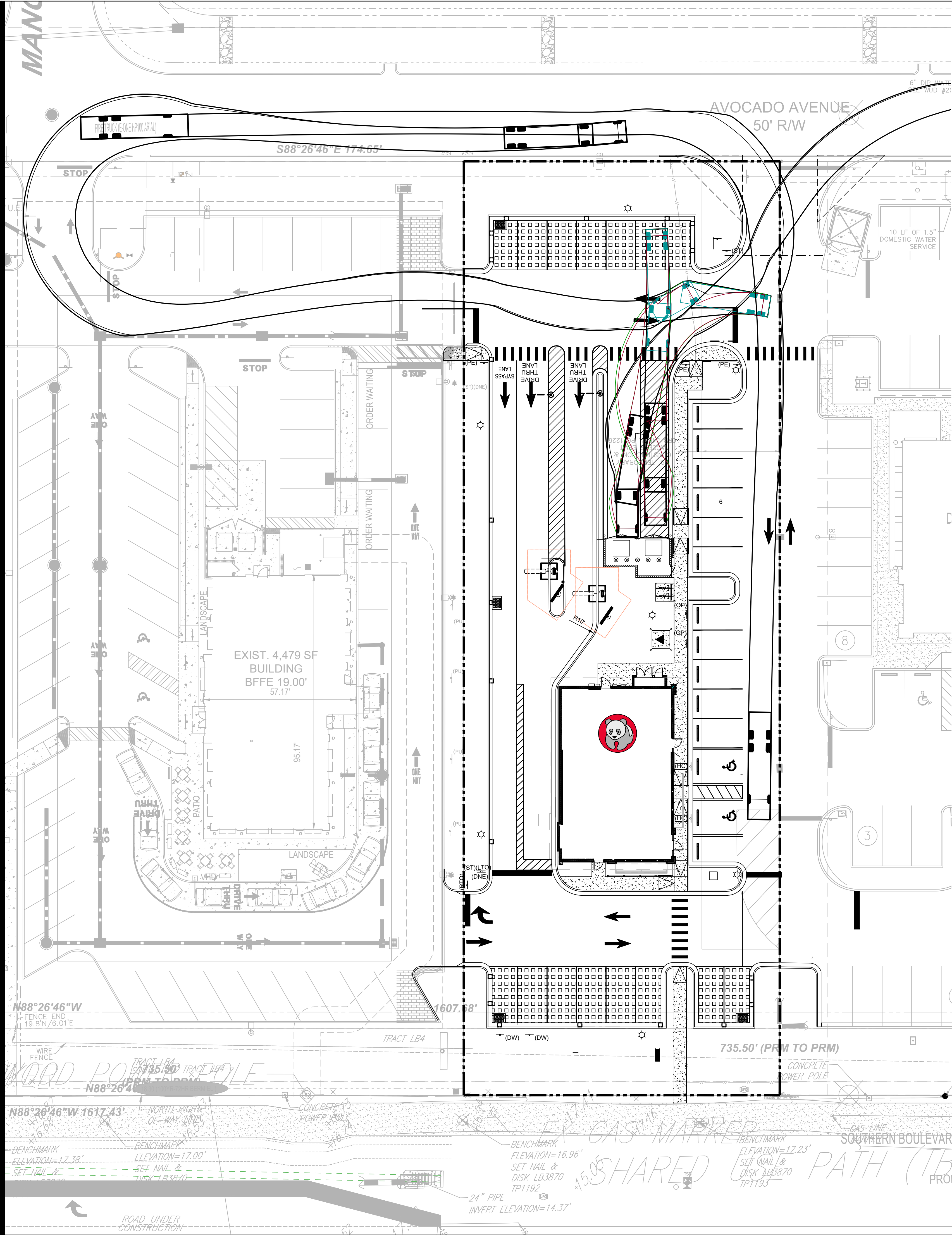


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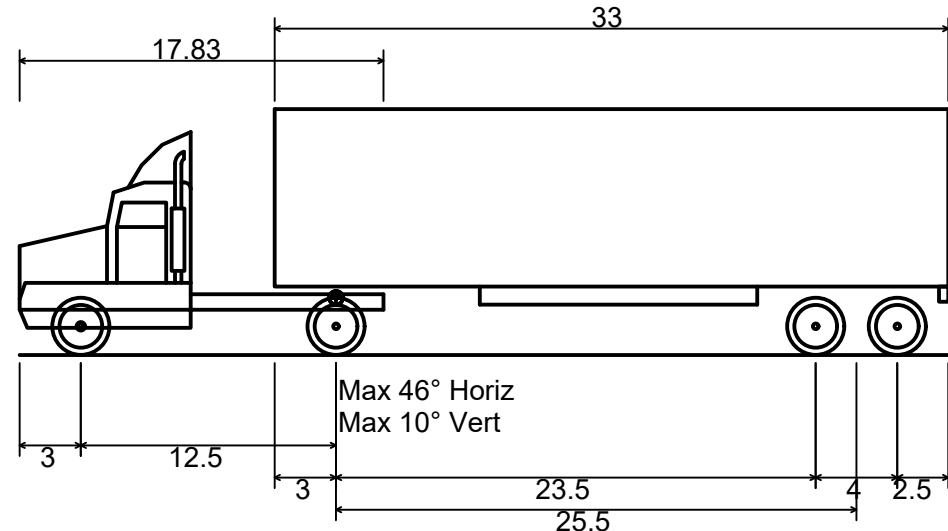
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**SUPPLEMENTAL
SITE PLAN
C03.1**

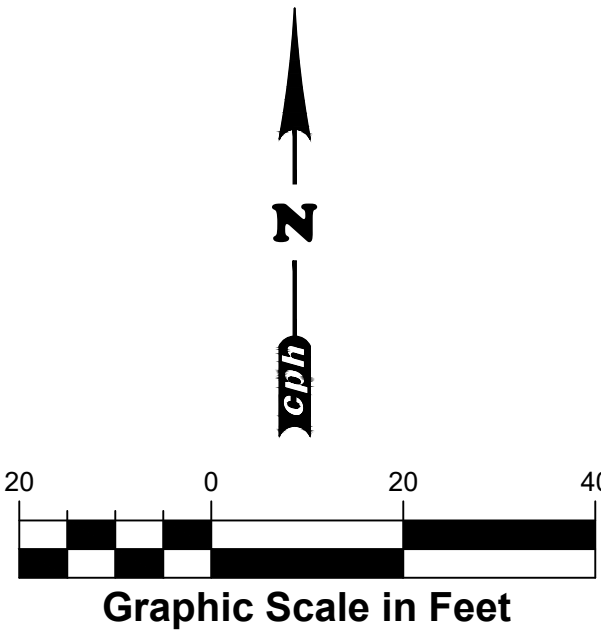
D34763



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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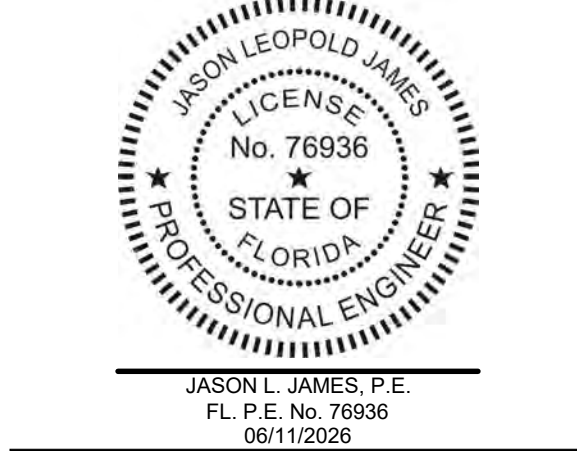
PANDA PROJECT # D34763
PANDA STORE # 5056
CIVIL PROJECT # P73115



Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 2315
Surveyor No. 187143
Architect No. AA2600928
Landscape No. LC000298
500 West Fulton Street
Sanford, FL 32771
Ph: 407-322-6841

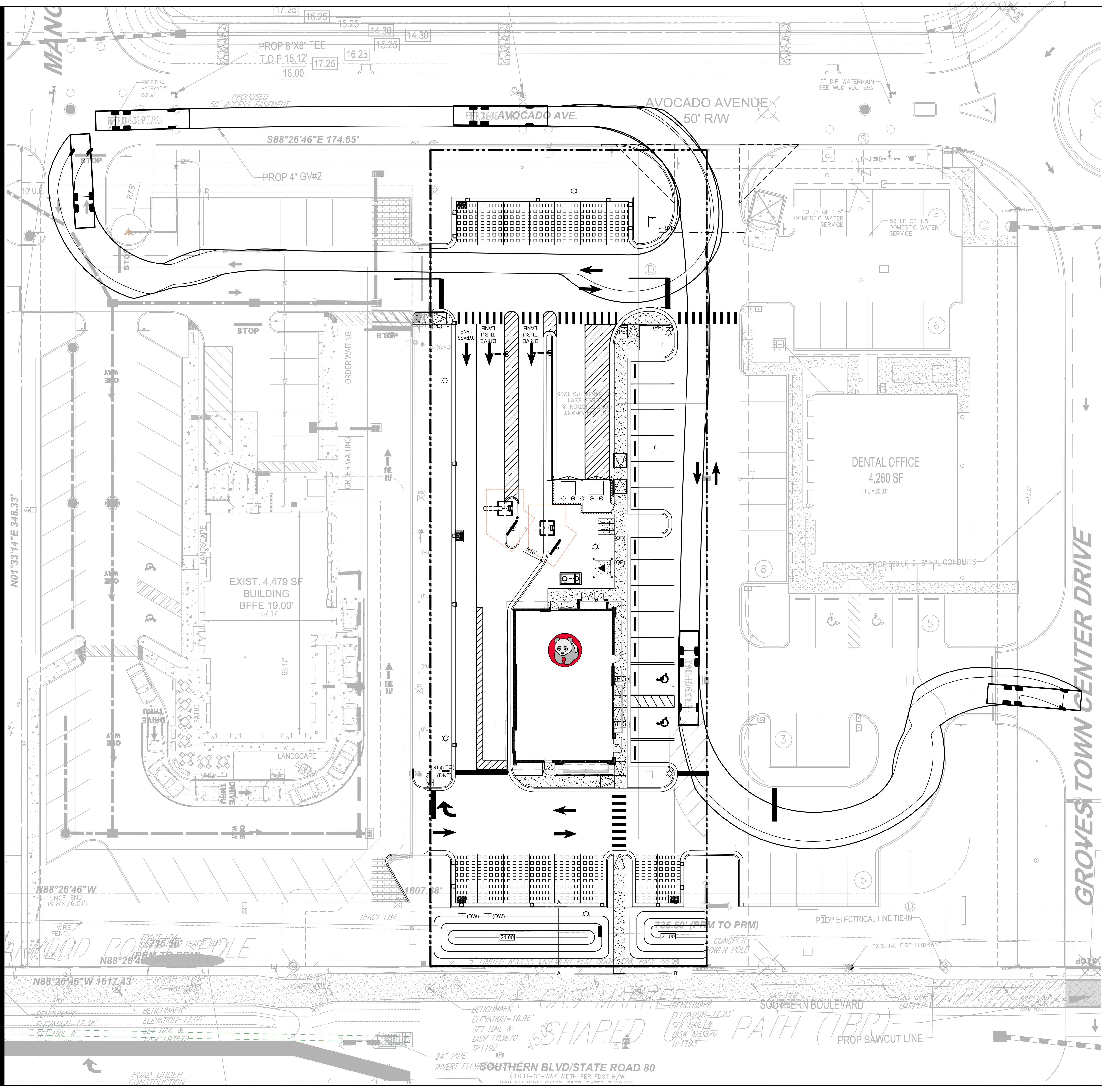
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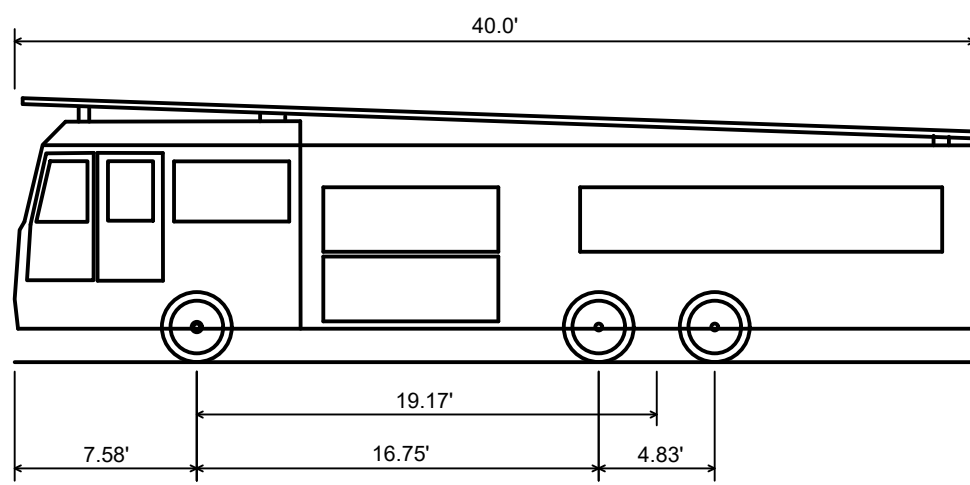


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DELIVERY TRUCK
TURNING
C03.2

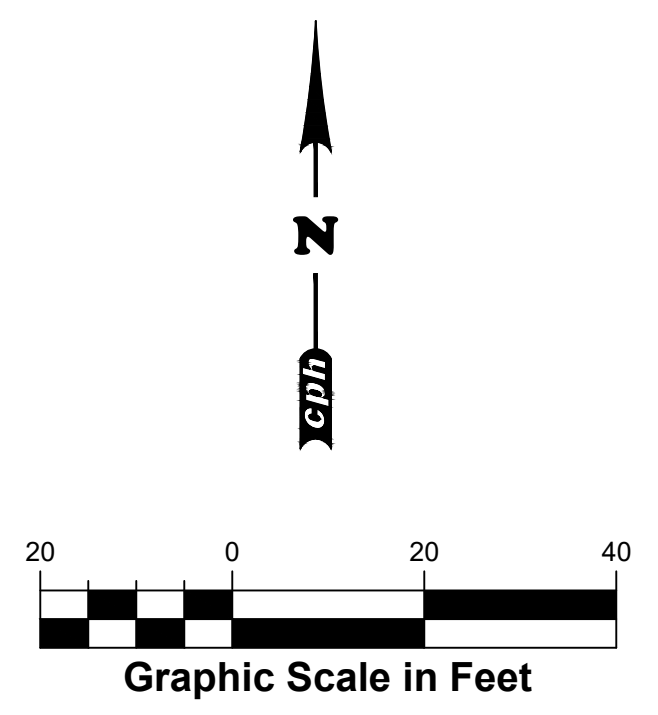


FIRE TRUCK TURNING



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°



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Rosemead, California
91770
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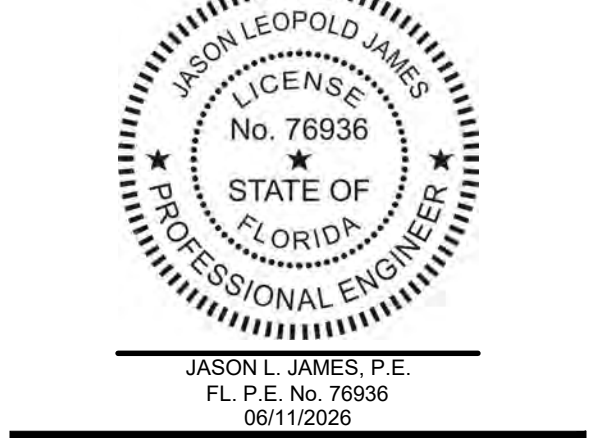
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CIVIL PROJECT #: P73115



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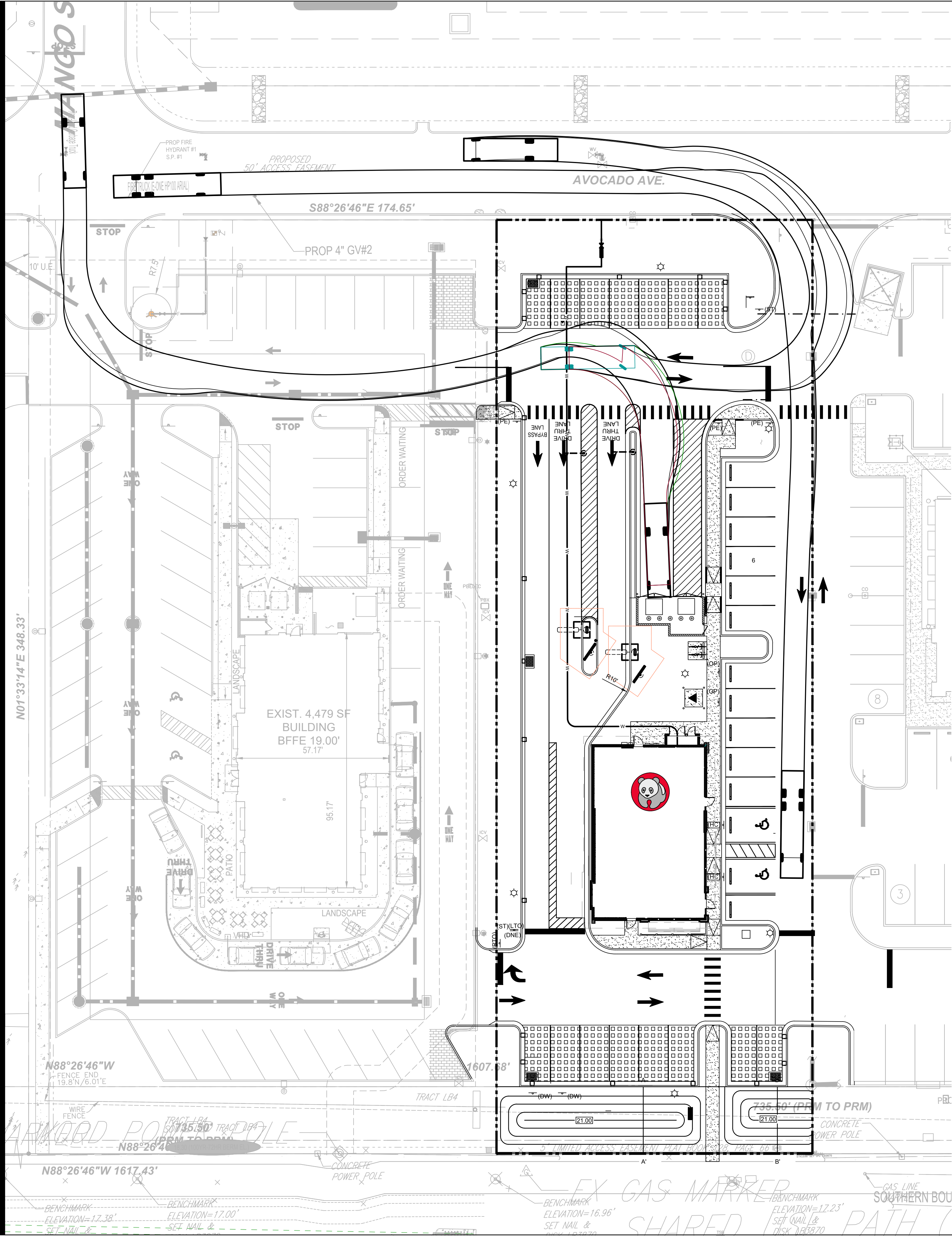
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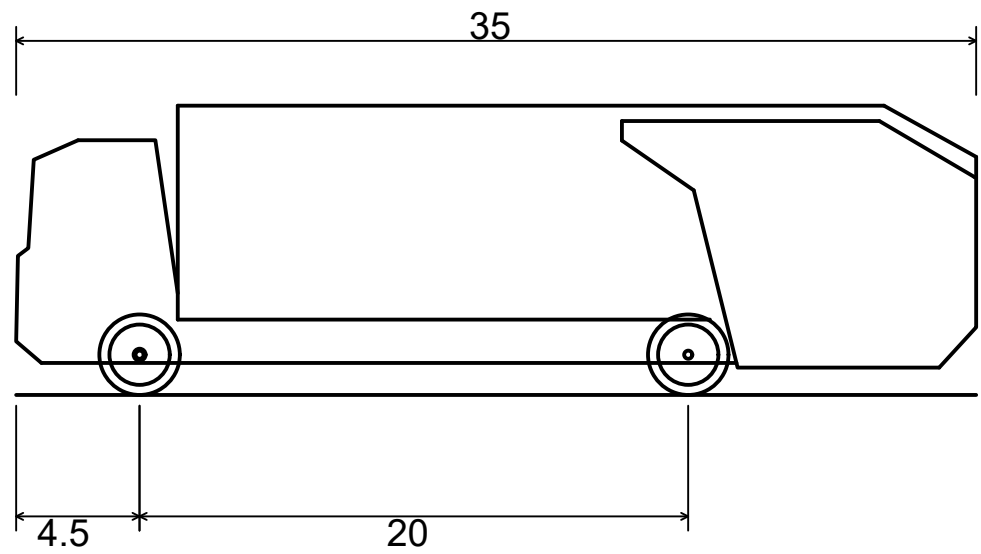
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FIRE TRUCK
TURNING
C03.3

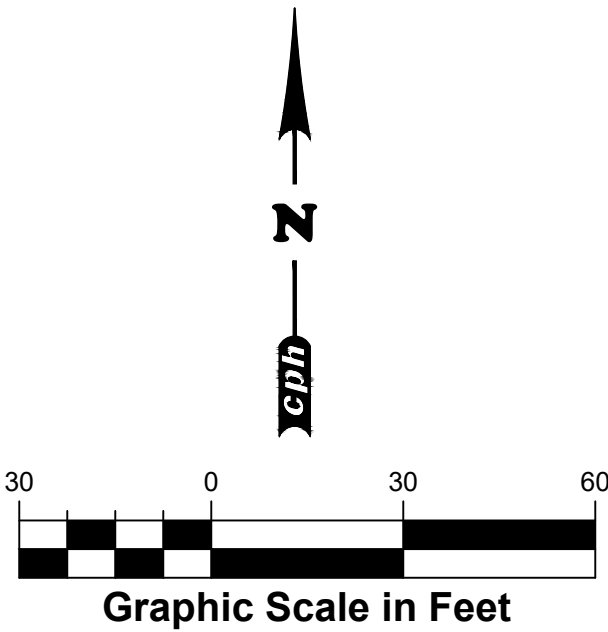


REAR-LOAD GARBAGE TRUCK TURN



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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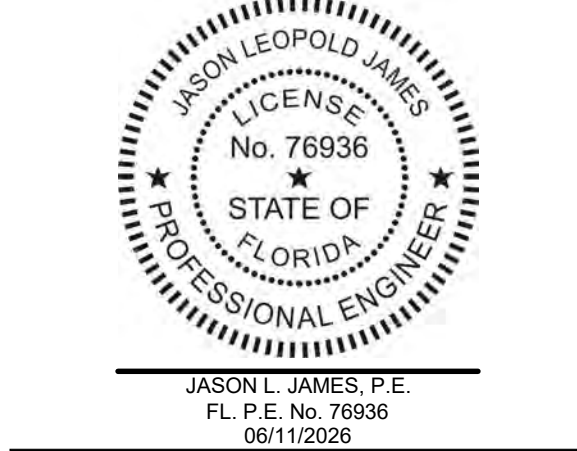
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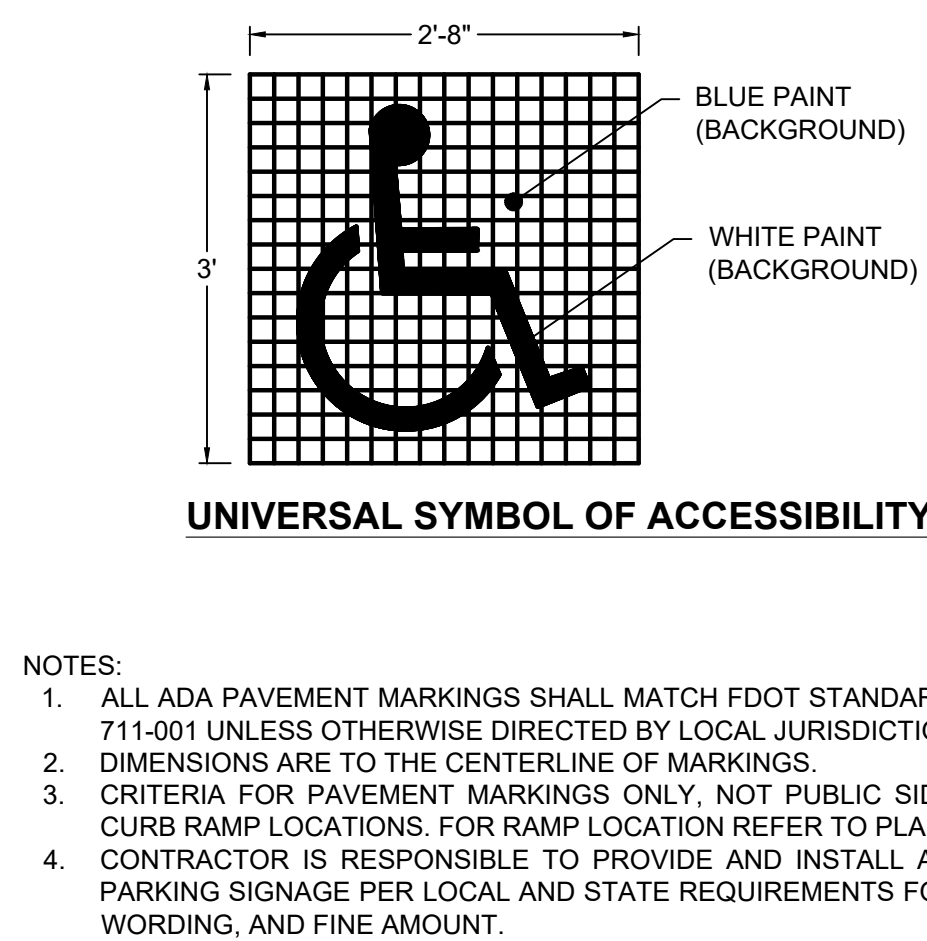
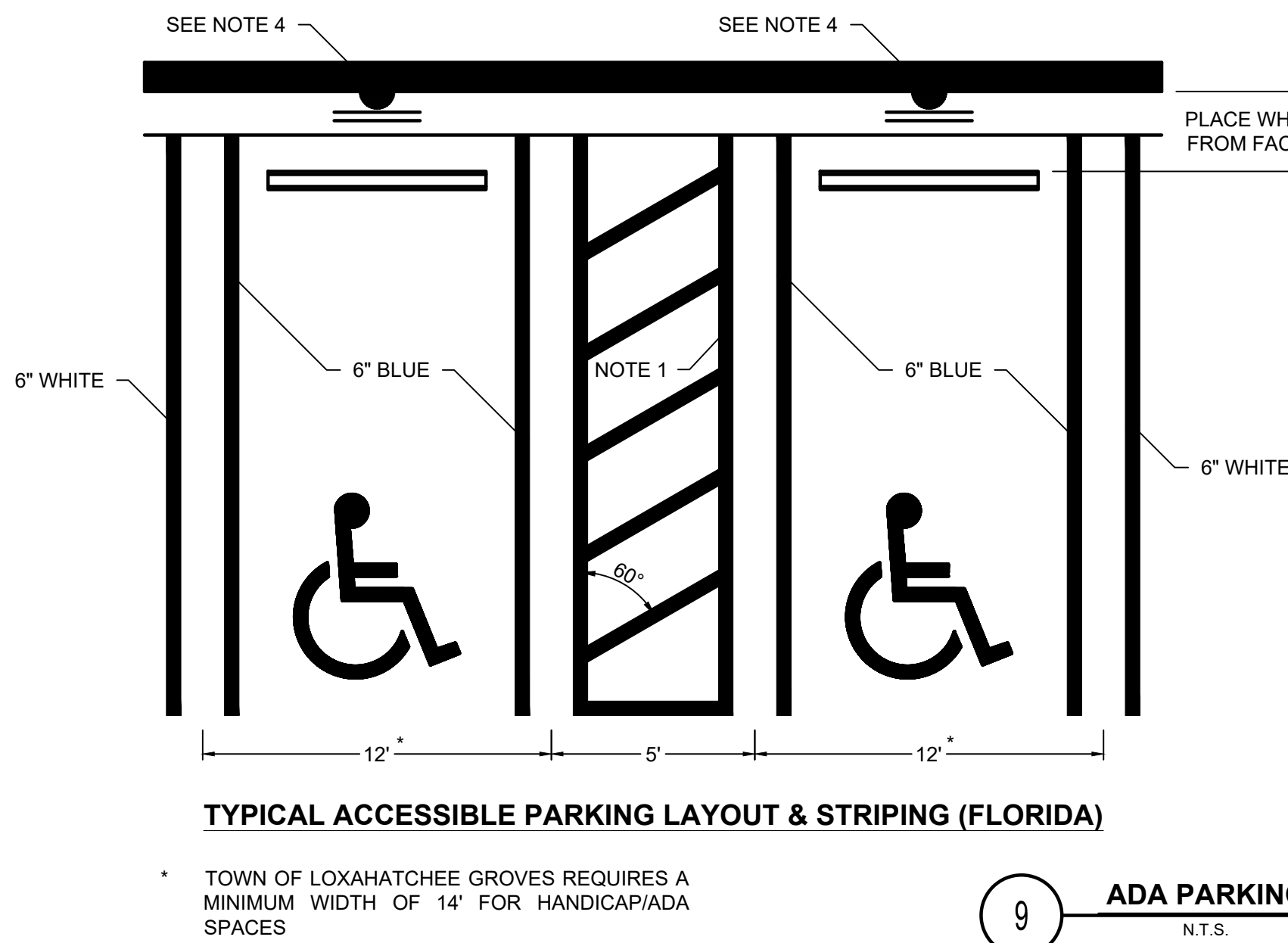
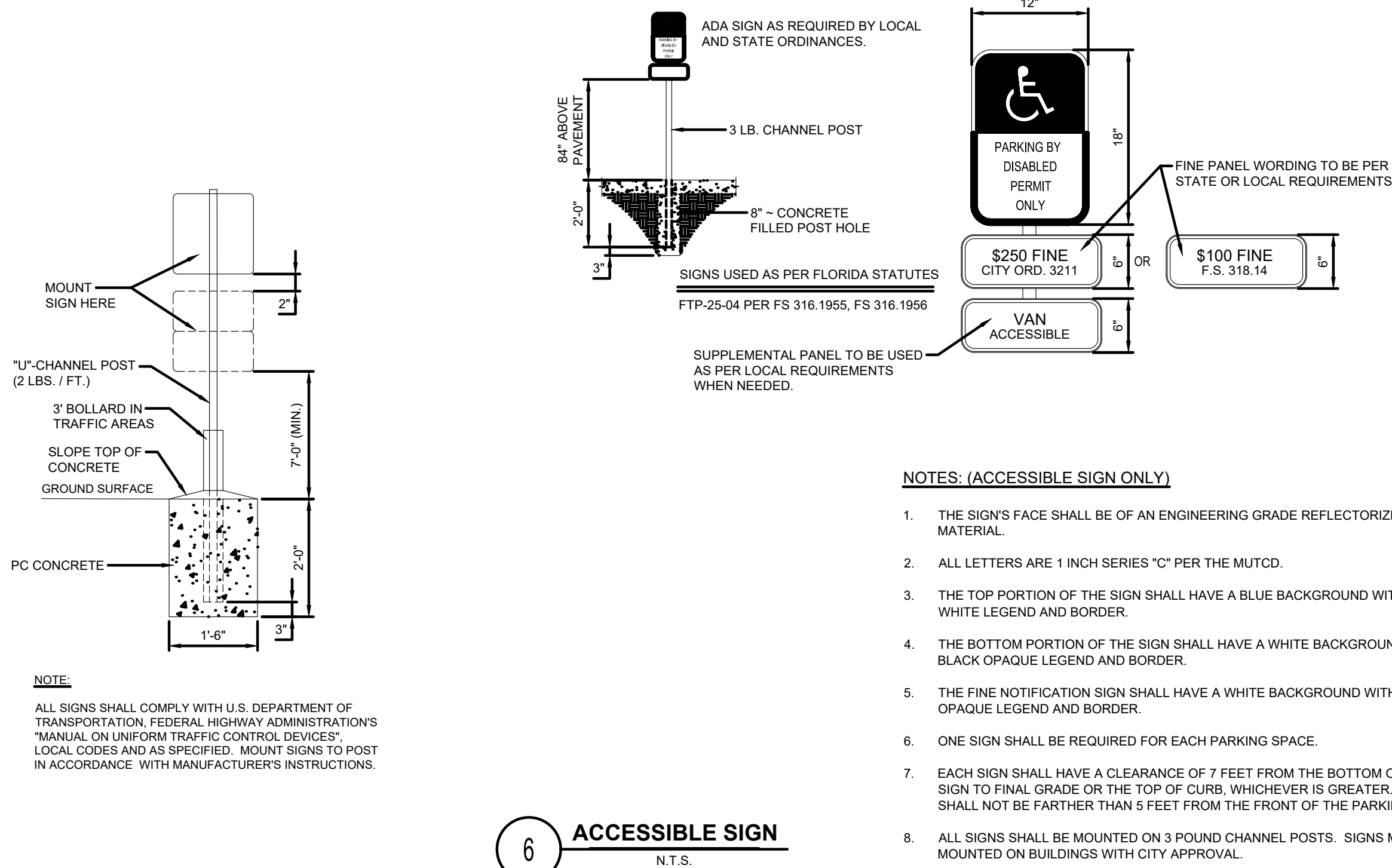
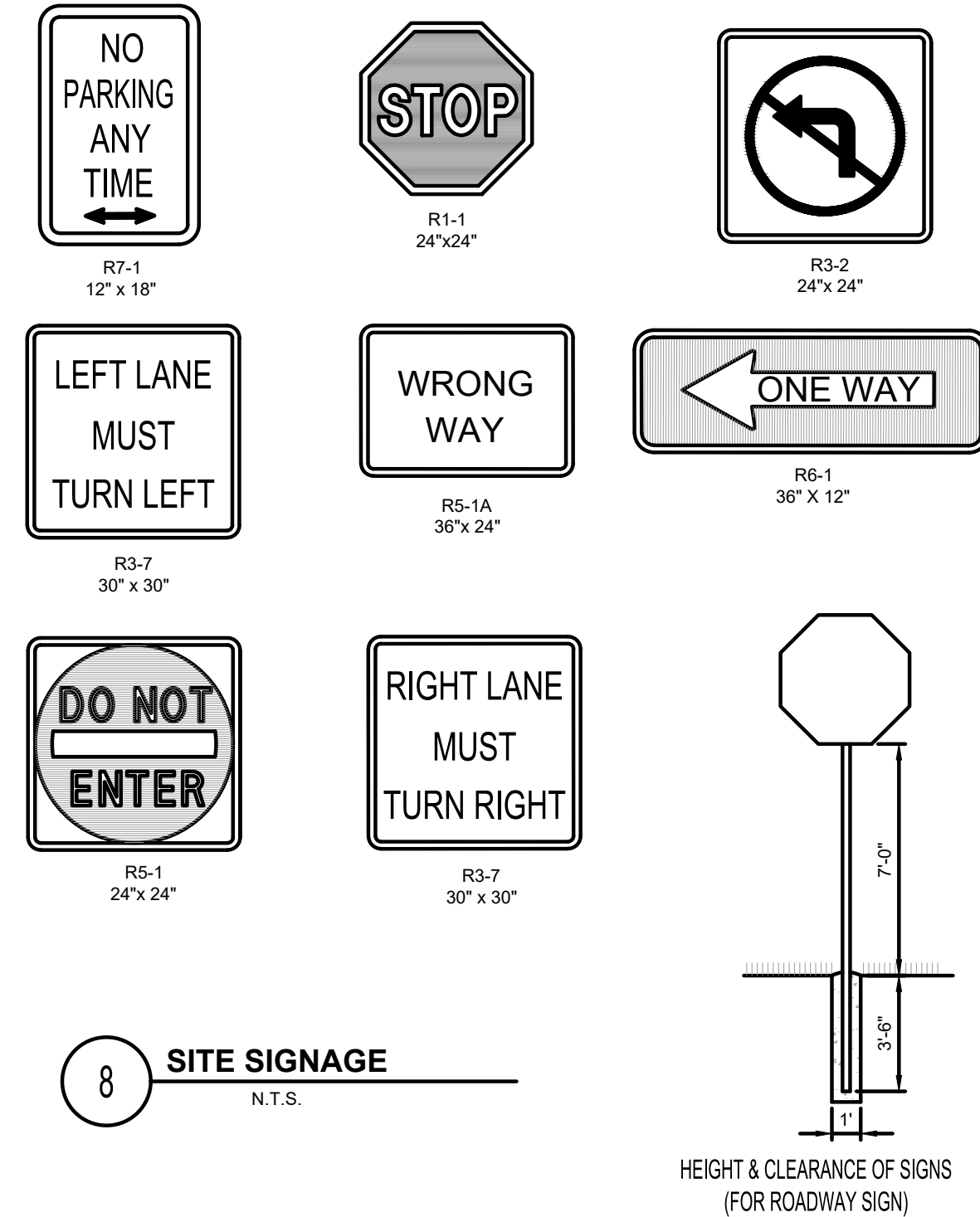
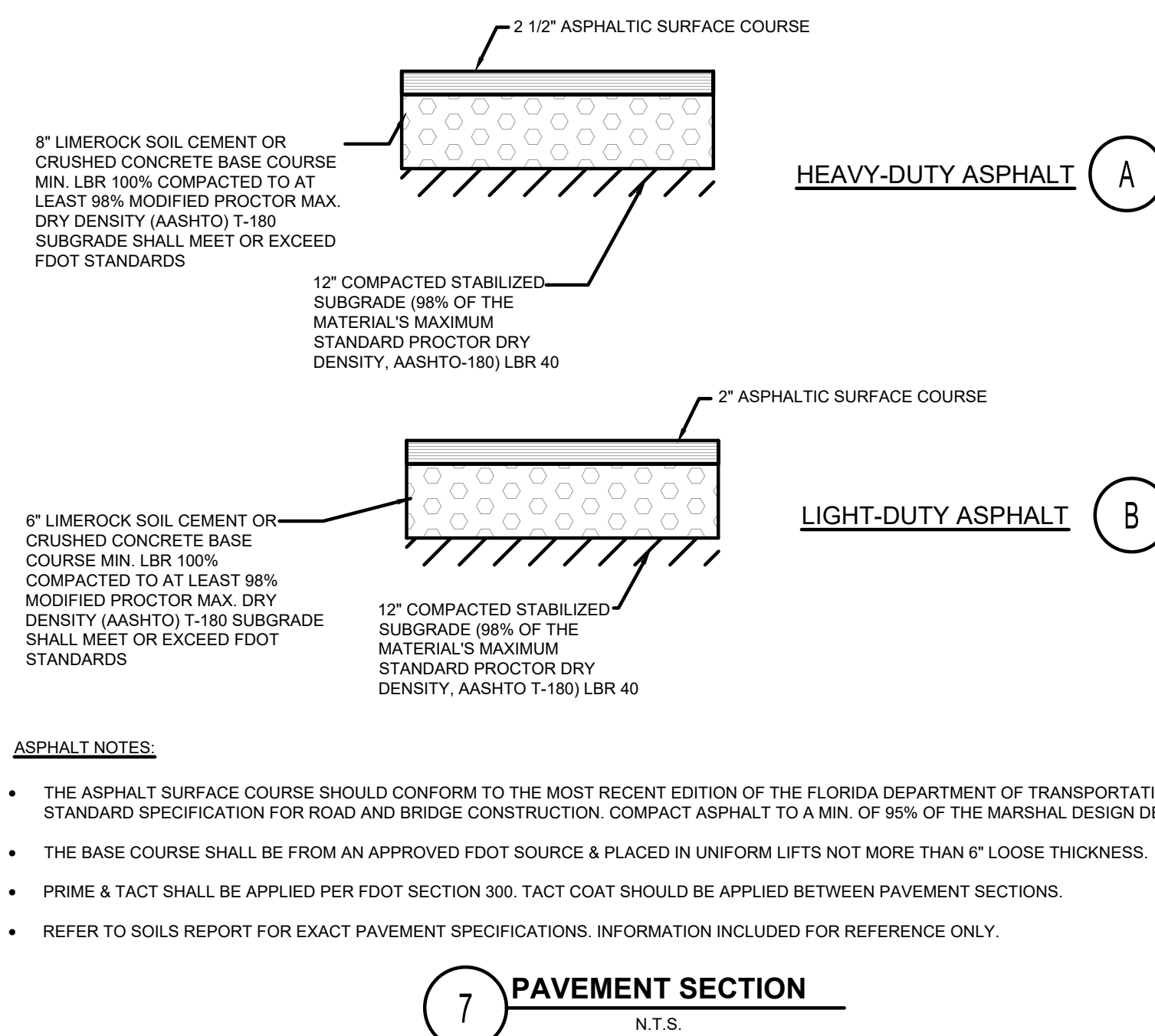
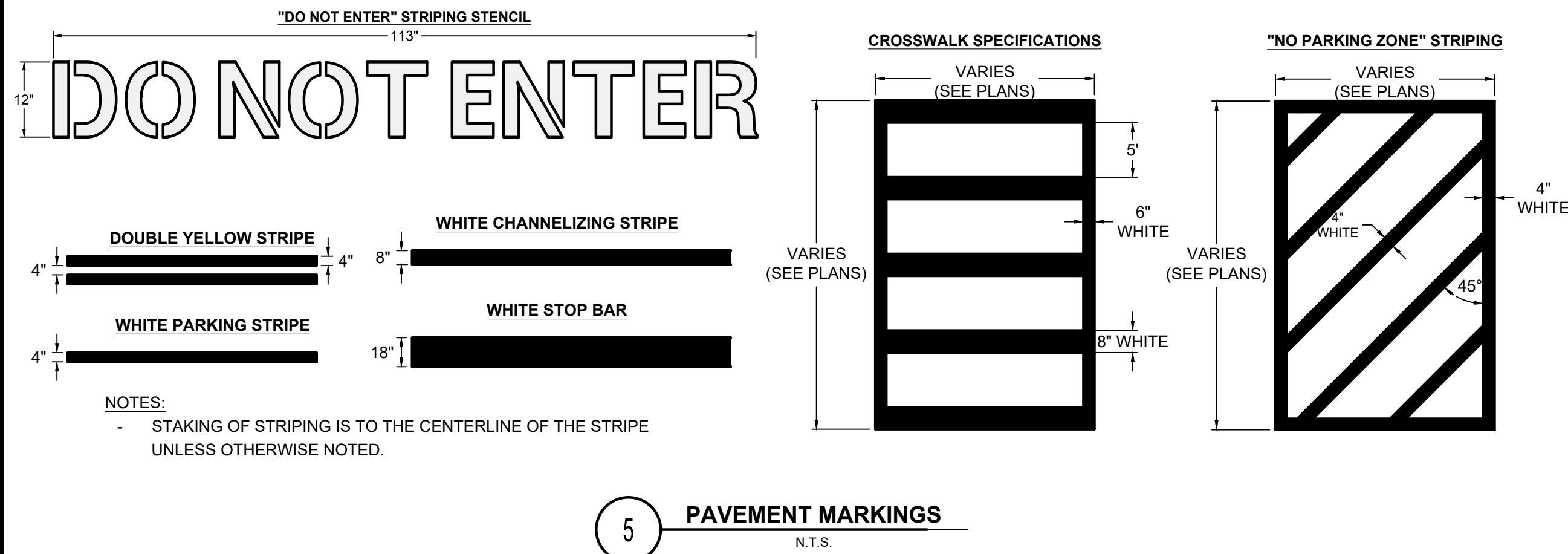
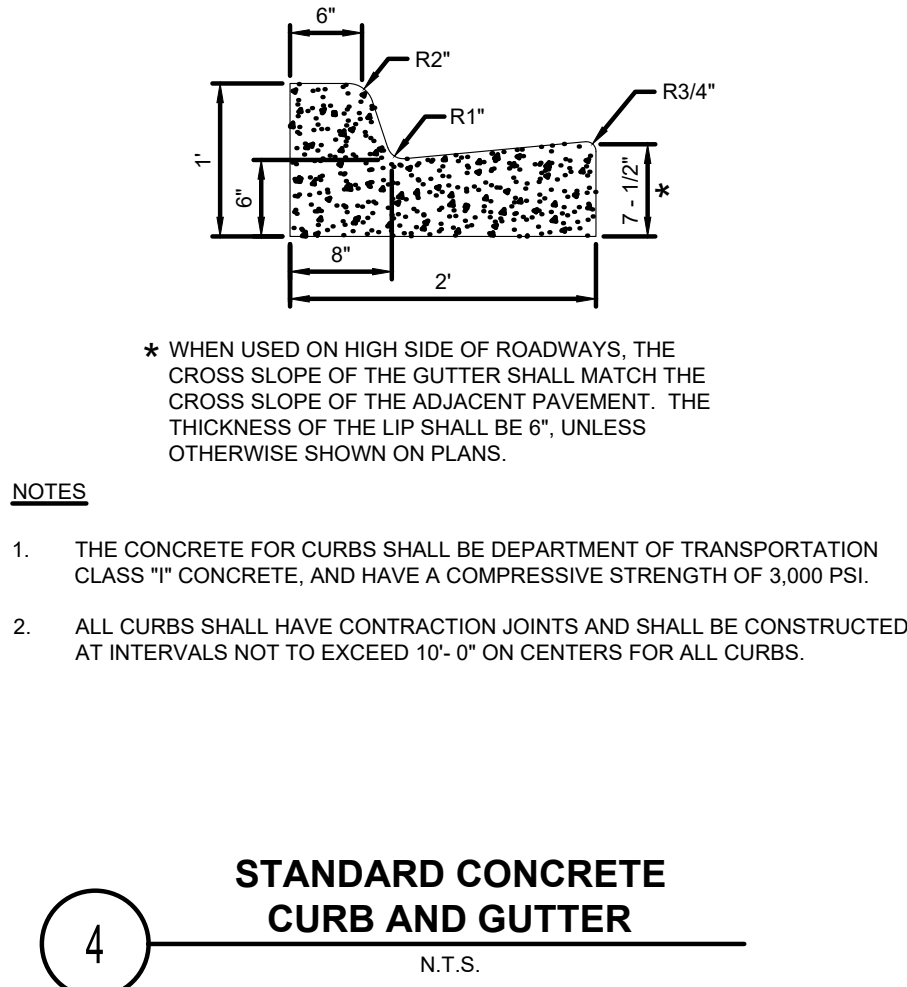
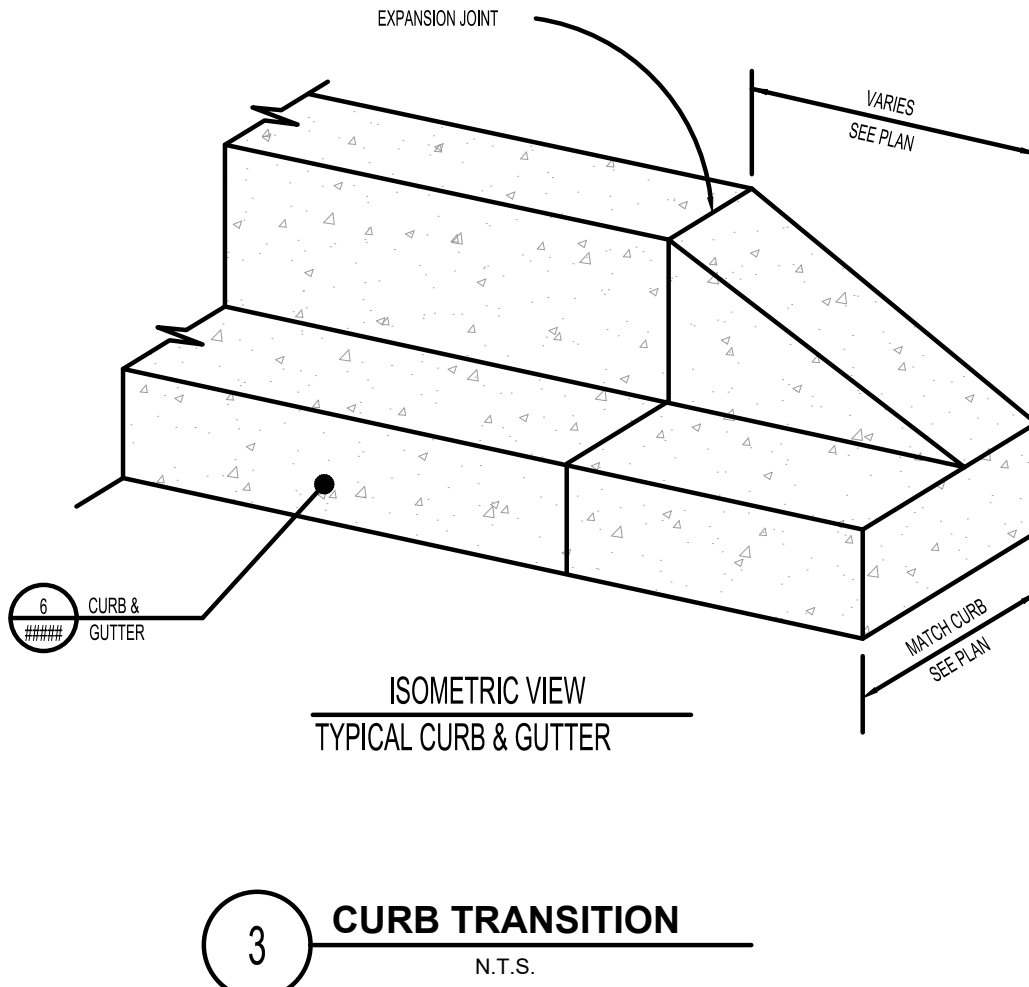
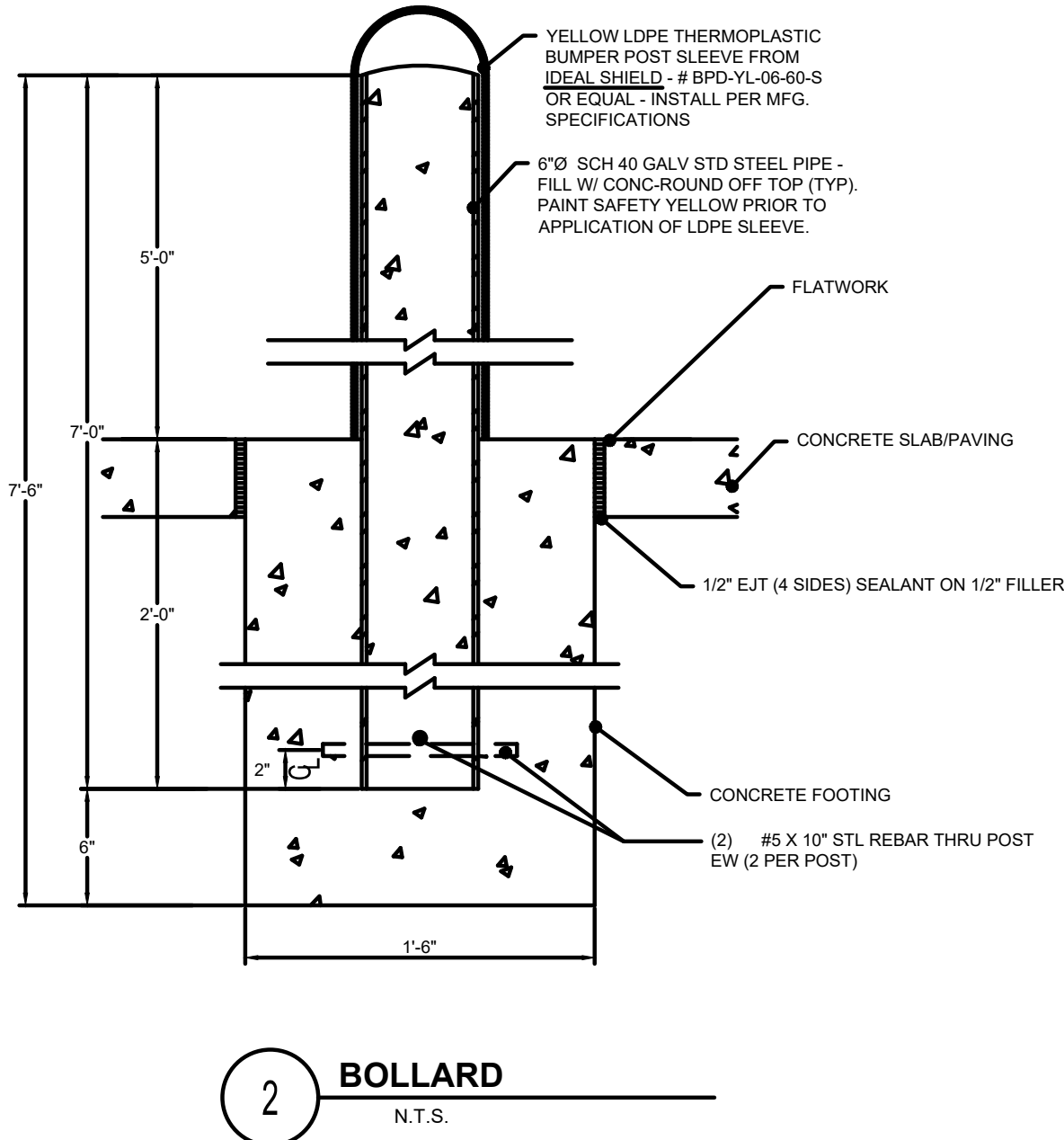
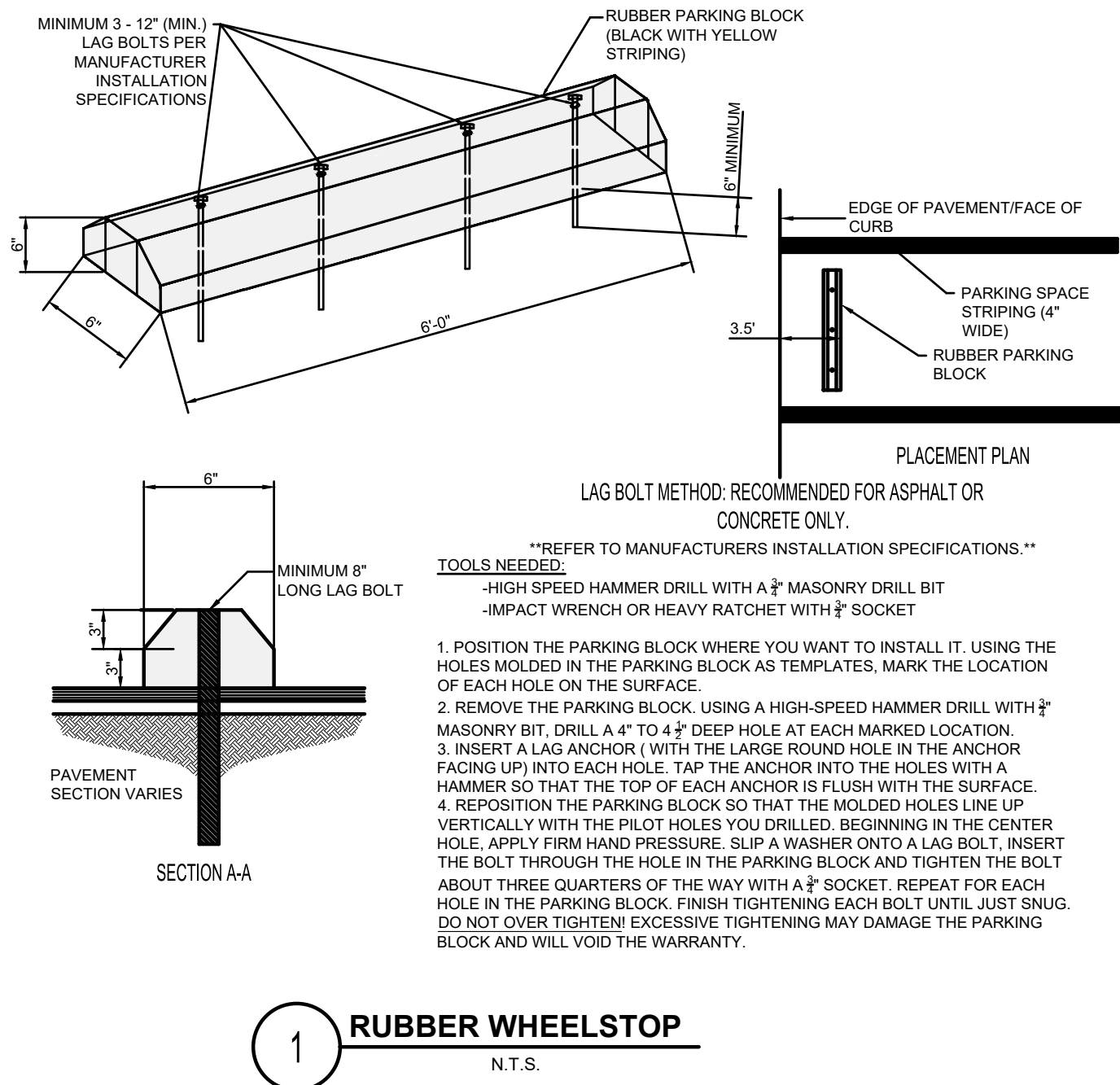


PANDA EXPRESS

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GARBAGE
TRUCK TURNING
C03.4

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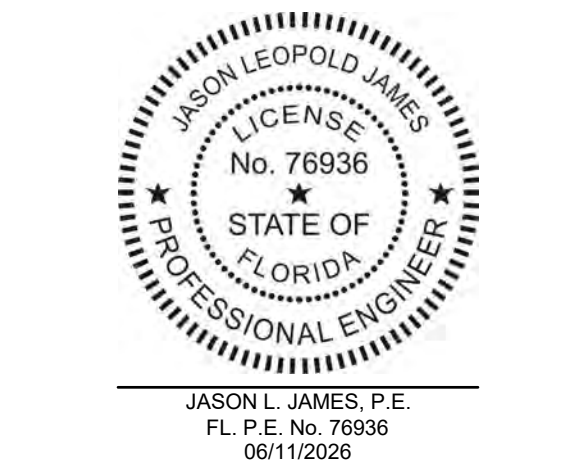
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04/01/26 DRC RE-SUBMITTAL SET
06/05/26 DRC RE-SUBMITTAL SET

DRAWN BY: L. YOUNG

PANDA PROJECT #:	D34763
PANDA STORE #:	5056
CIVIL PROJECT #:	P73115

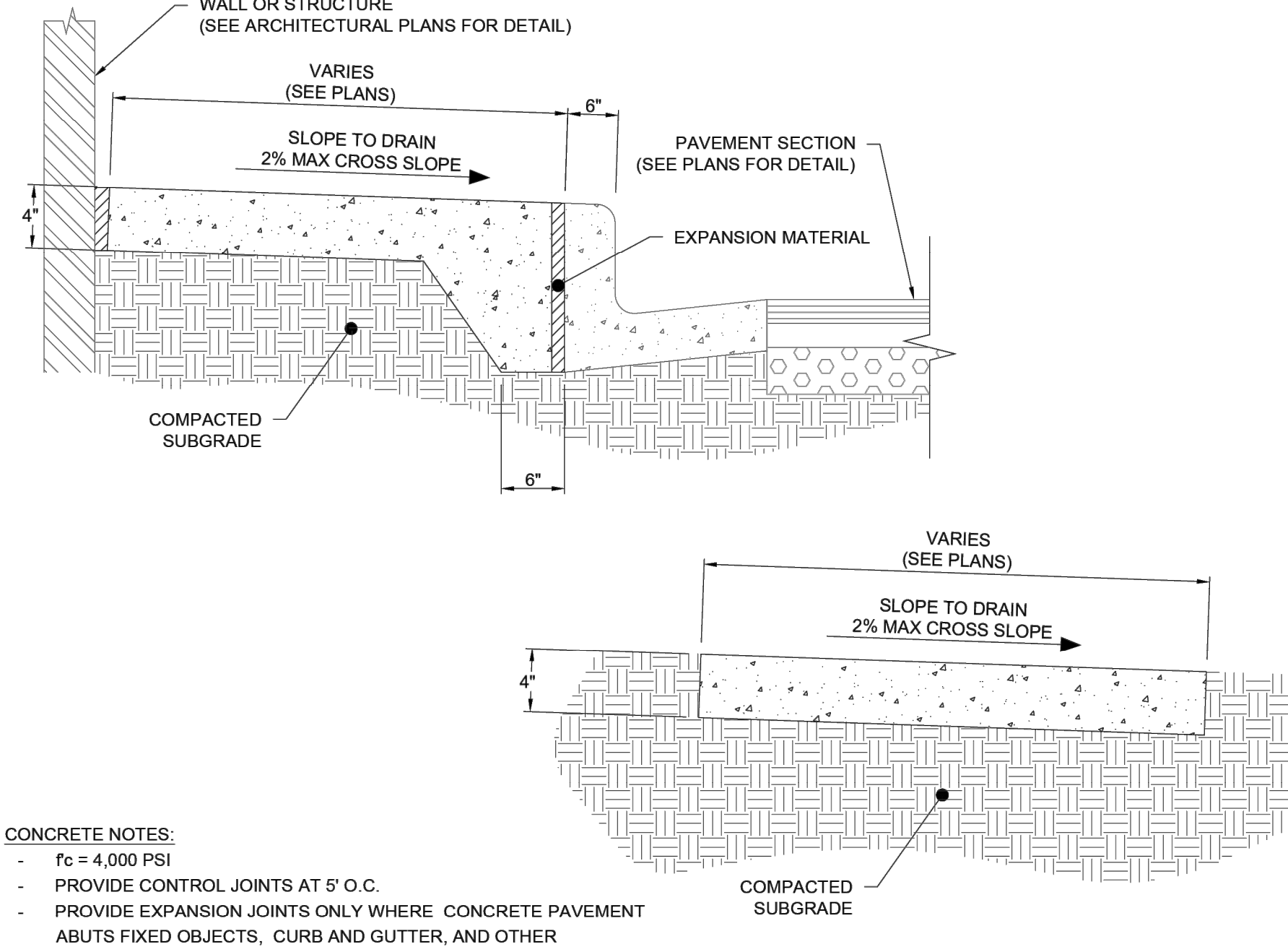
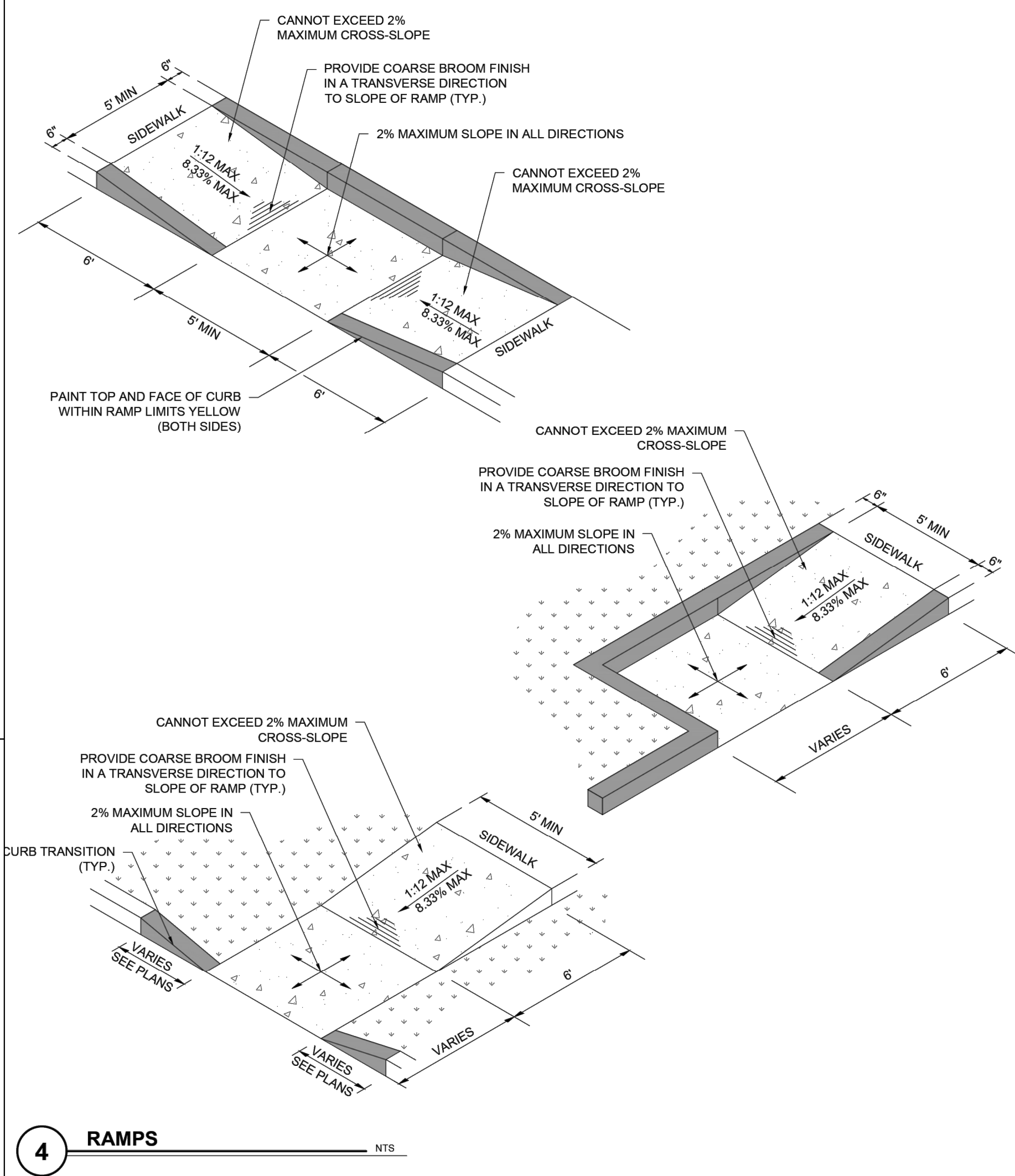
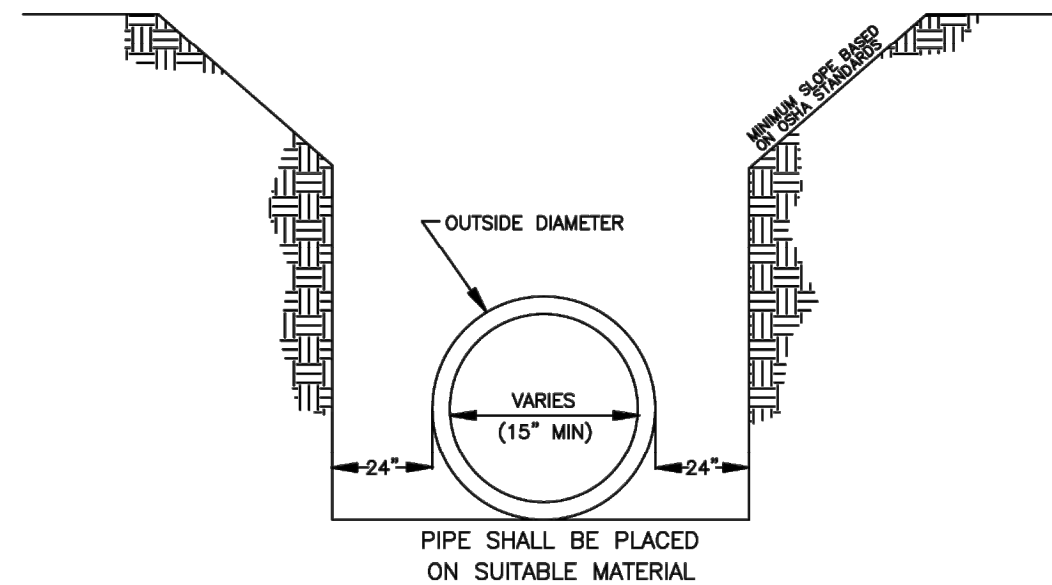


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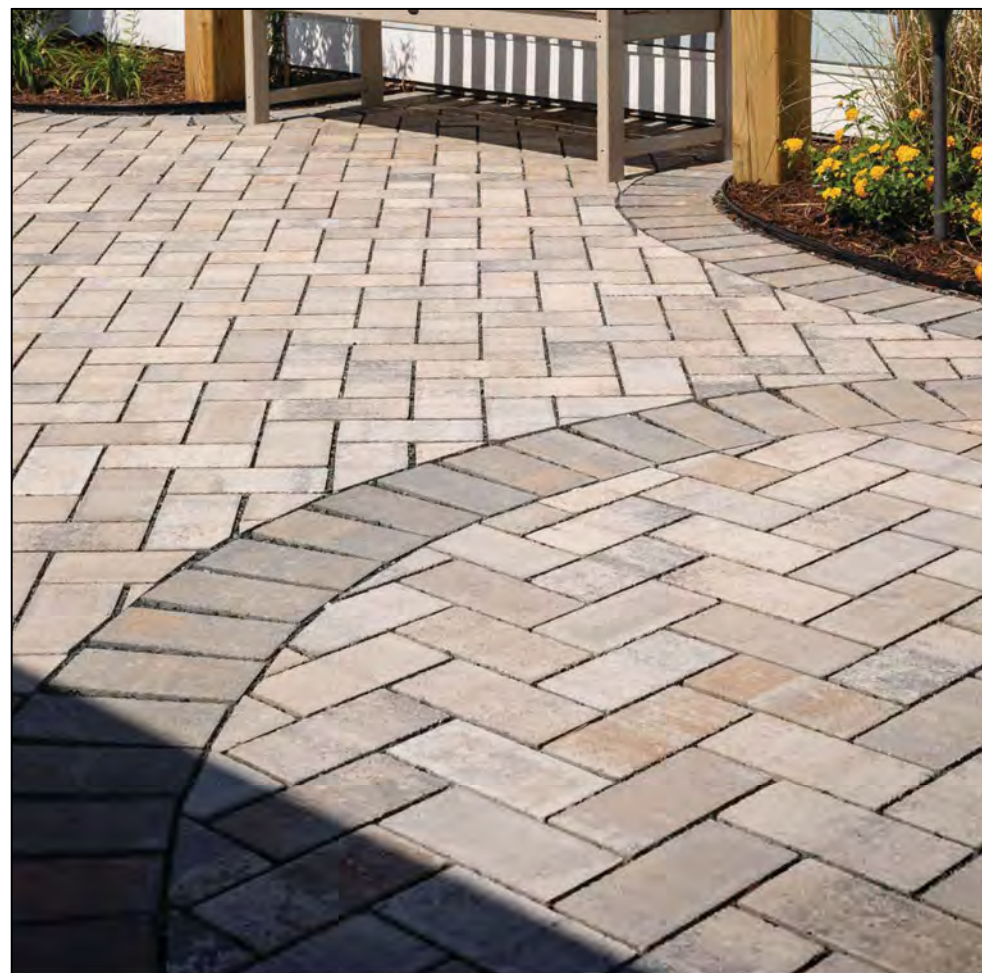
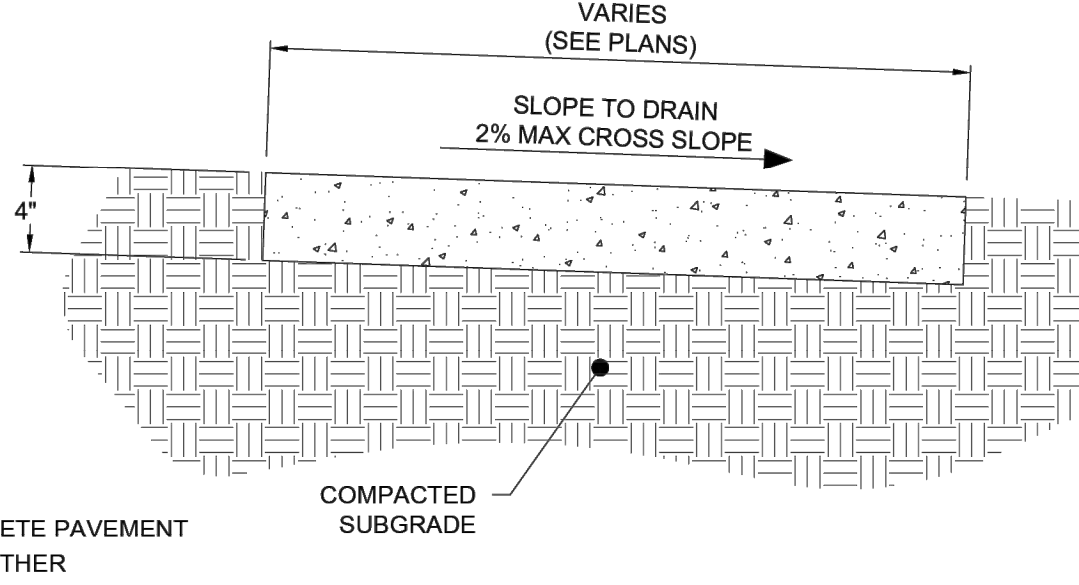
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SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470
HARDSCAPE
DETAILS I
C03.5

- 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.



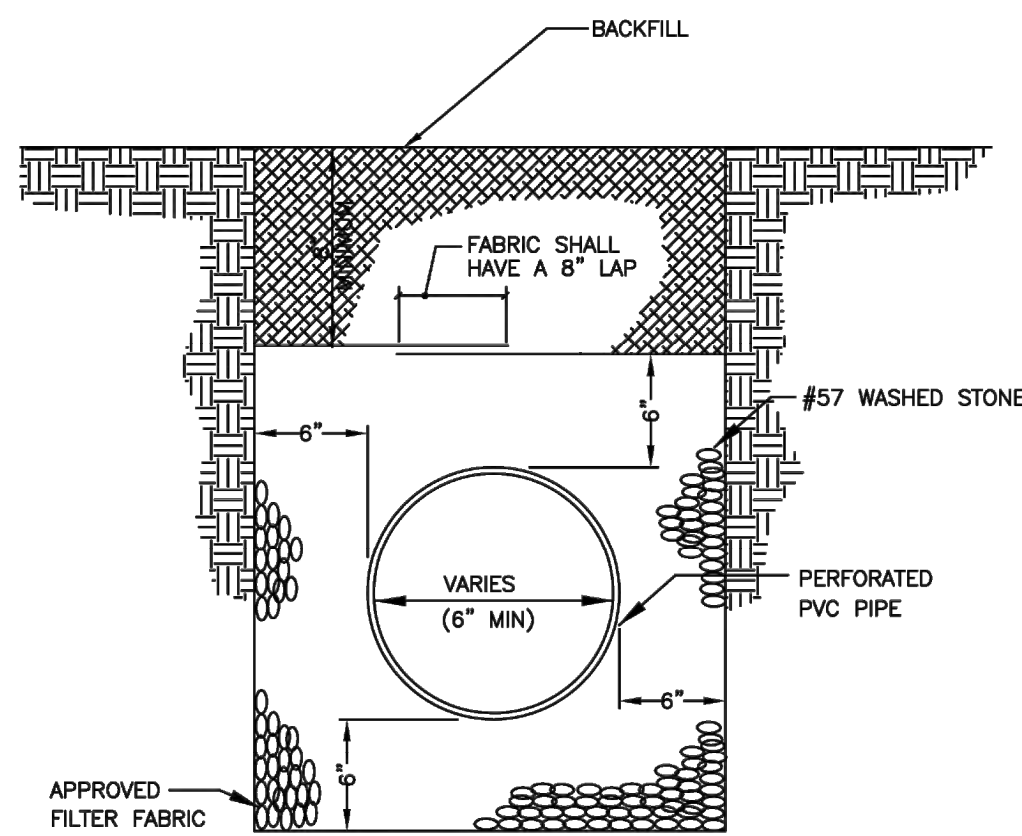
- CONCRETE NOTES:
- $f_c = 4,000$ PSI
 - PROVIDE CONTROL JOINTS AT 5' O.C.
 - PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

3 SIDEWALK SECTIONS



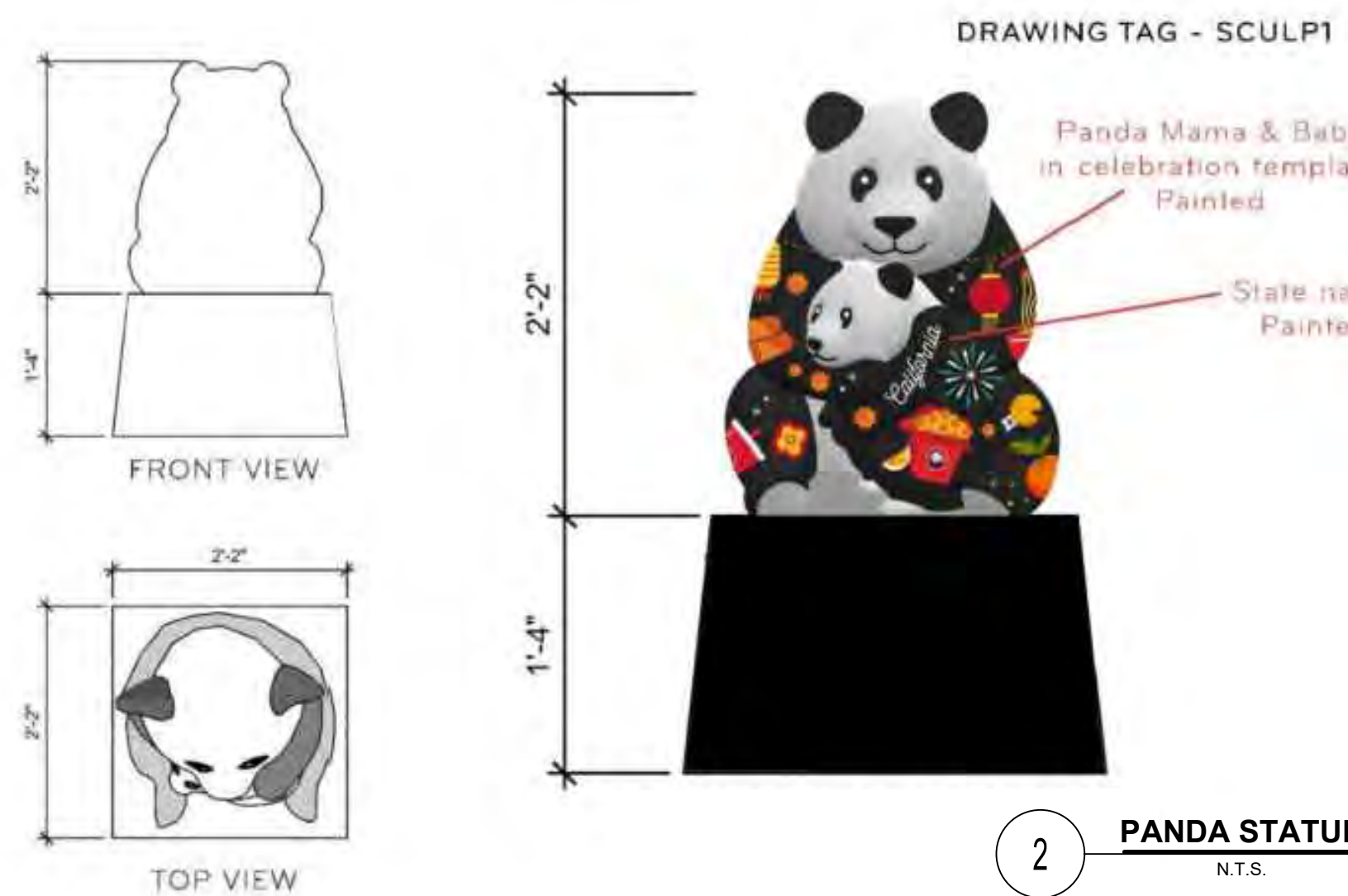
NOTES:

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.



SPECIAL NOTE:
PREFABRICATED DRAINAGE MAY BE USED WITH
APPROVAL OF COUNTY ENGINEER.

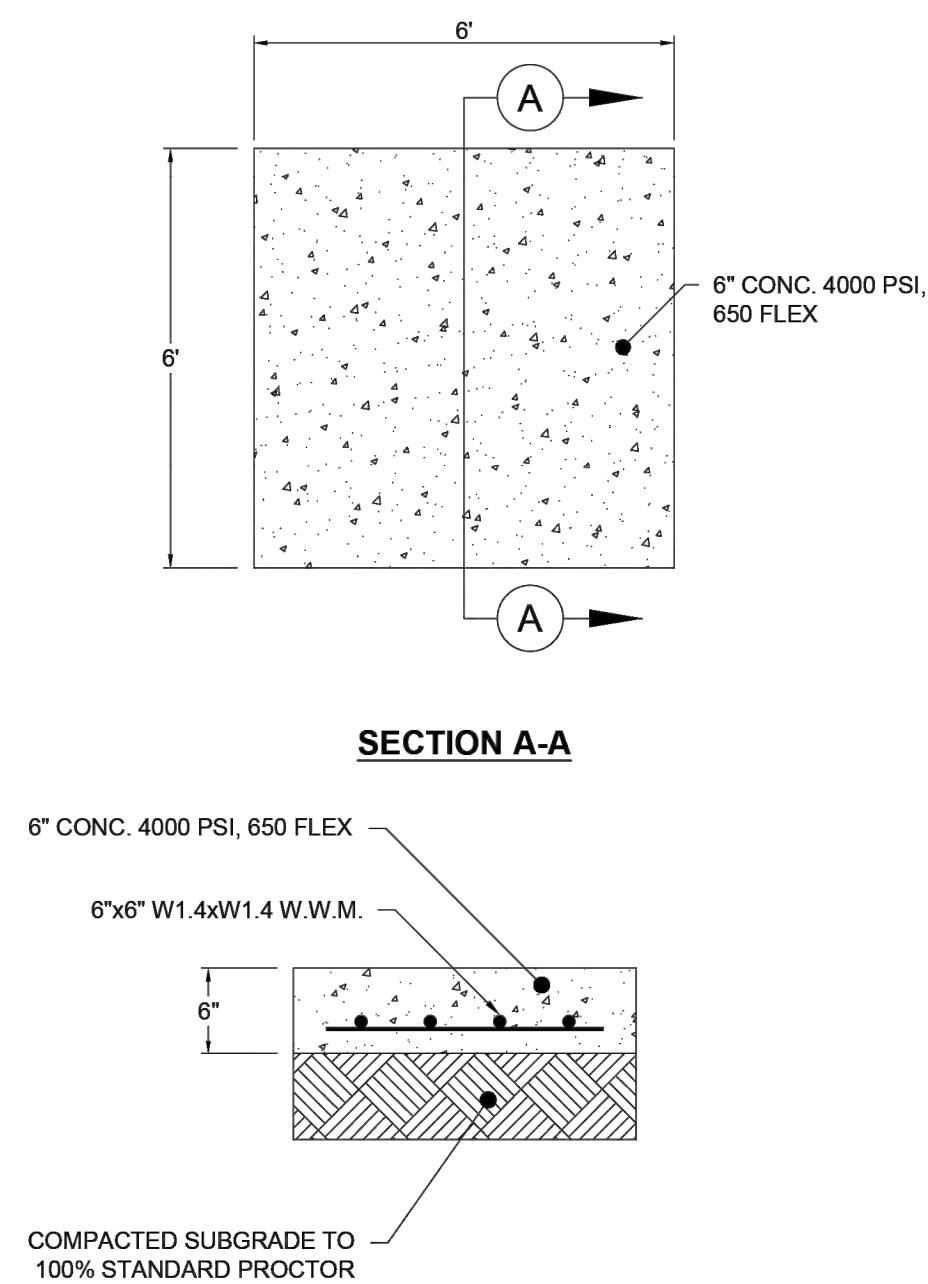
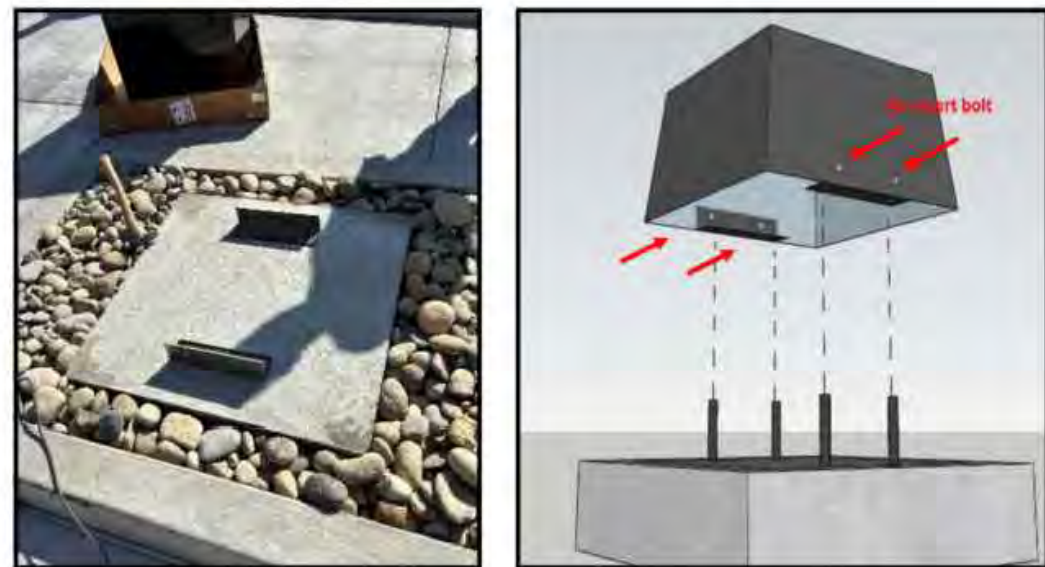
1 EXFILTRATION TRENCH CROSS-SECTION



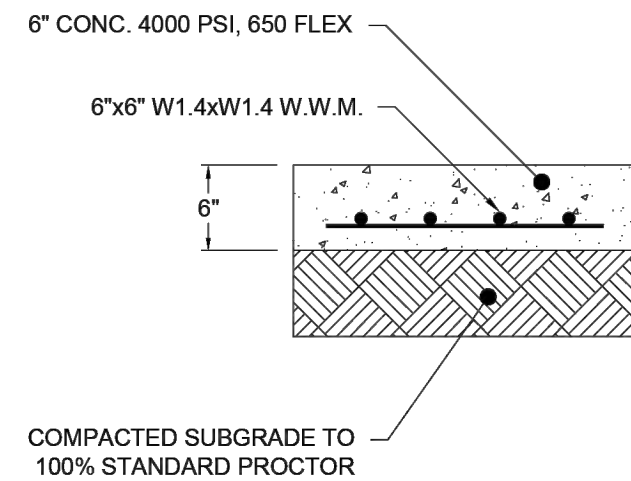
Panda Base & Statue Installation Guide:

- 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.

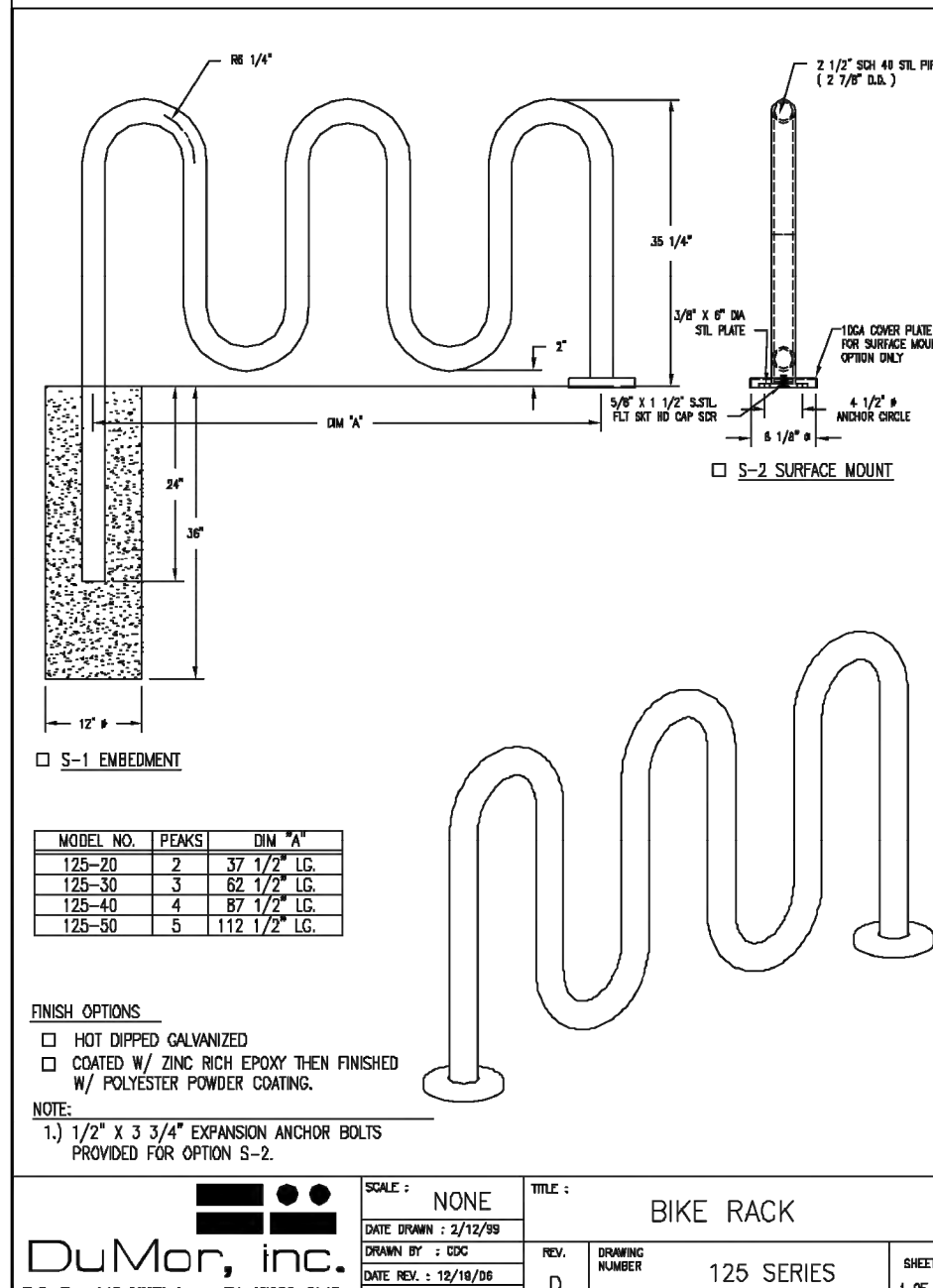


SECTION A-A

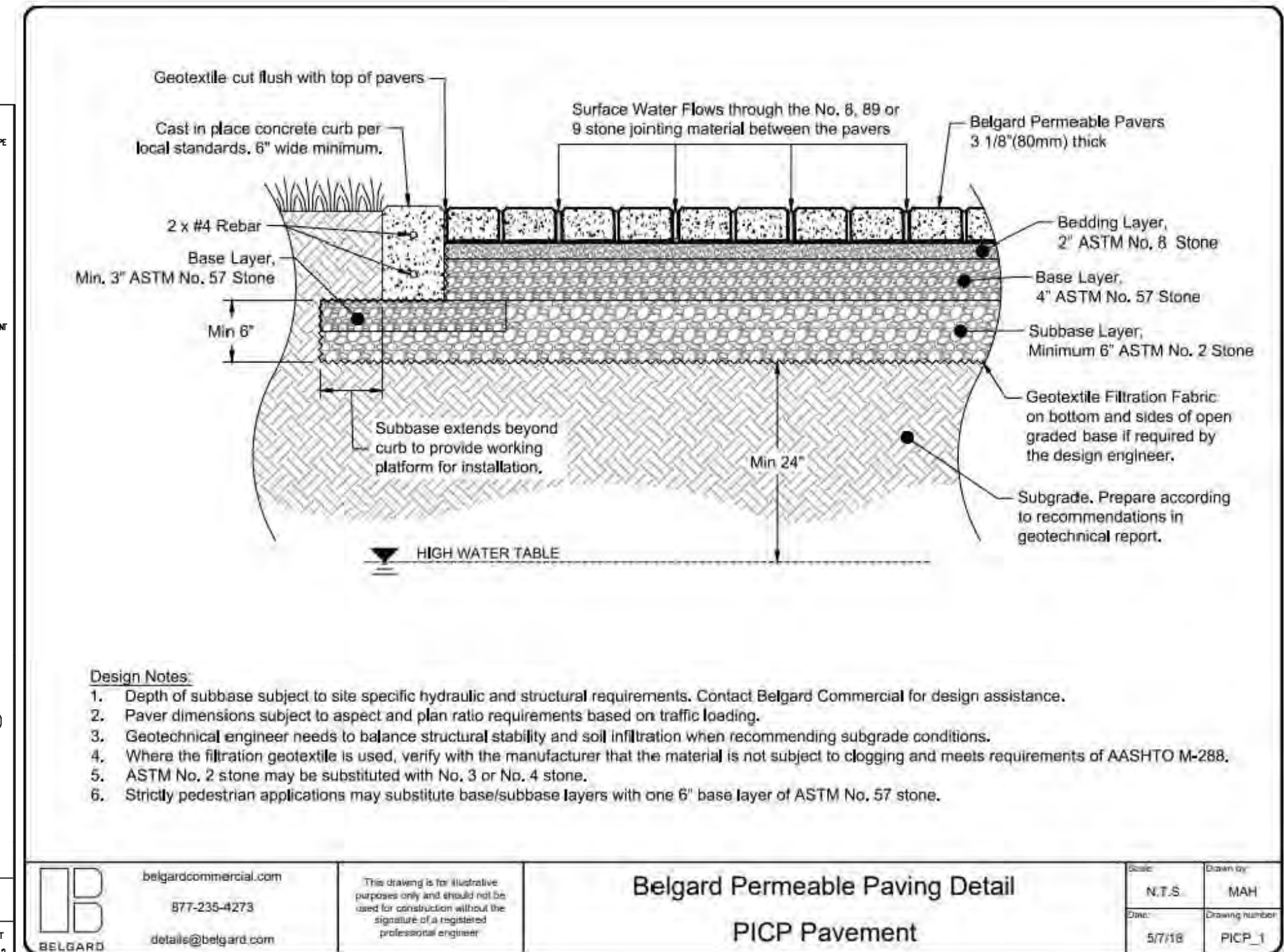


NOTE: CONTRACTOR TO COORDINATE ACTUAL SIZE OF PAD WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

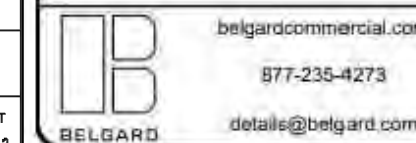
5 TRANSFORMER PAD



BIKE RACK



- 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 Commercial
877-235-4273
detailed@belgard.com

Belgard Permeable Paving Detail
PICP Pavement

Scale: N.T.S.
Date: 5/7/18
Drawing number: PICP_1



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



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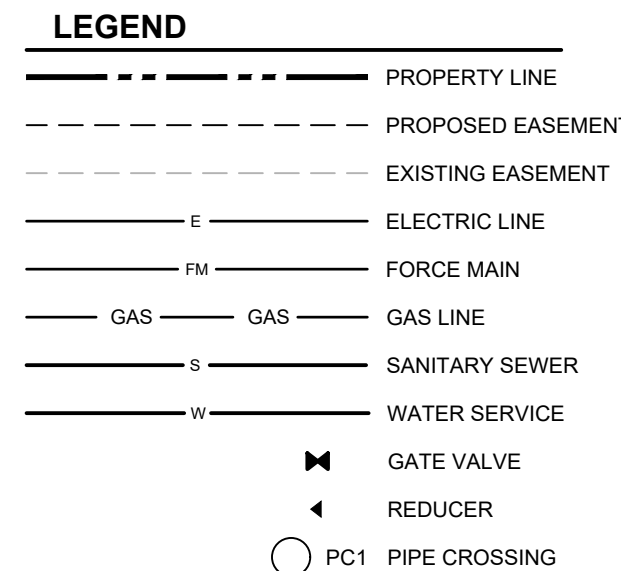
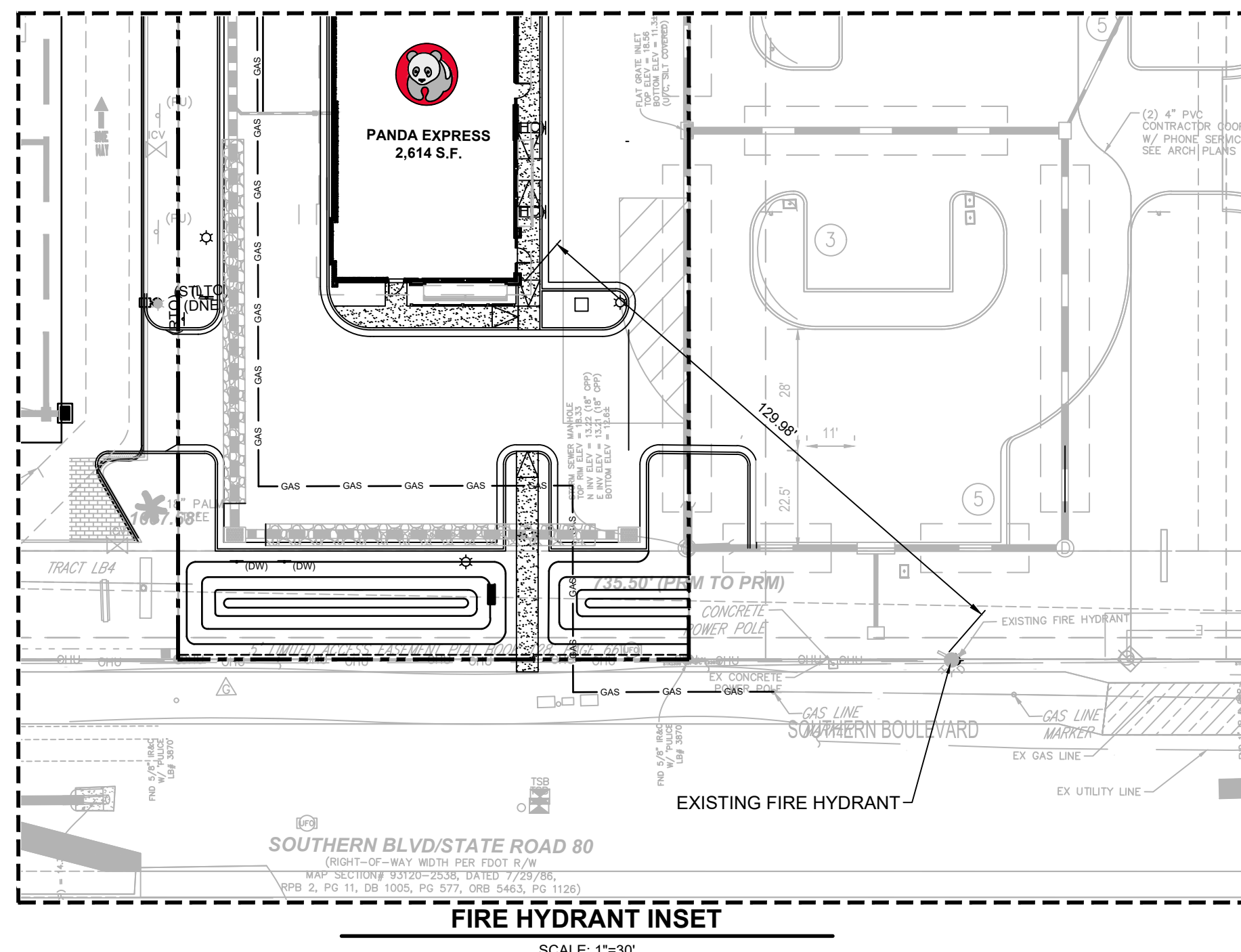
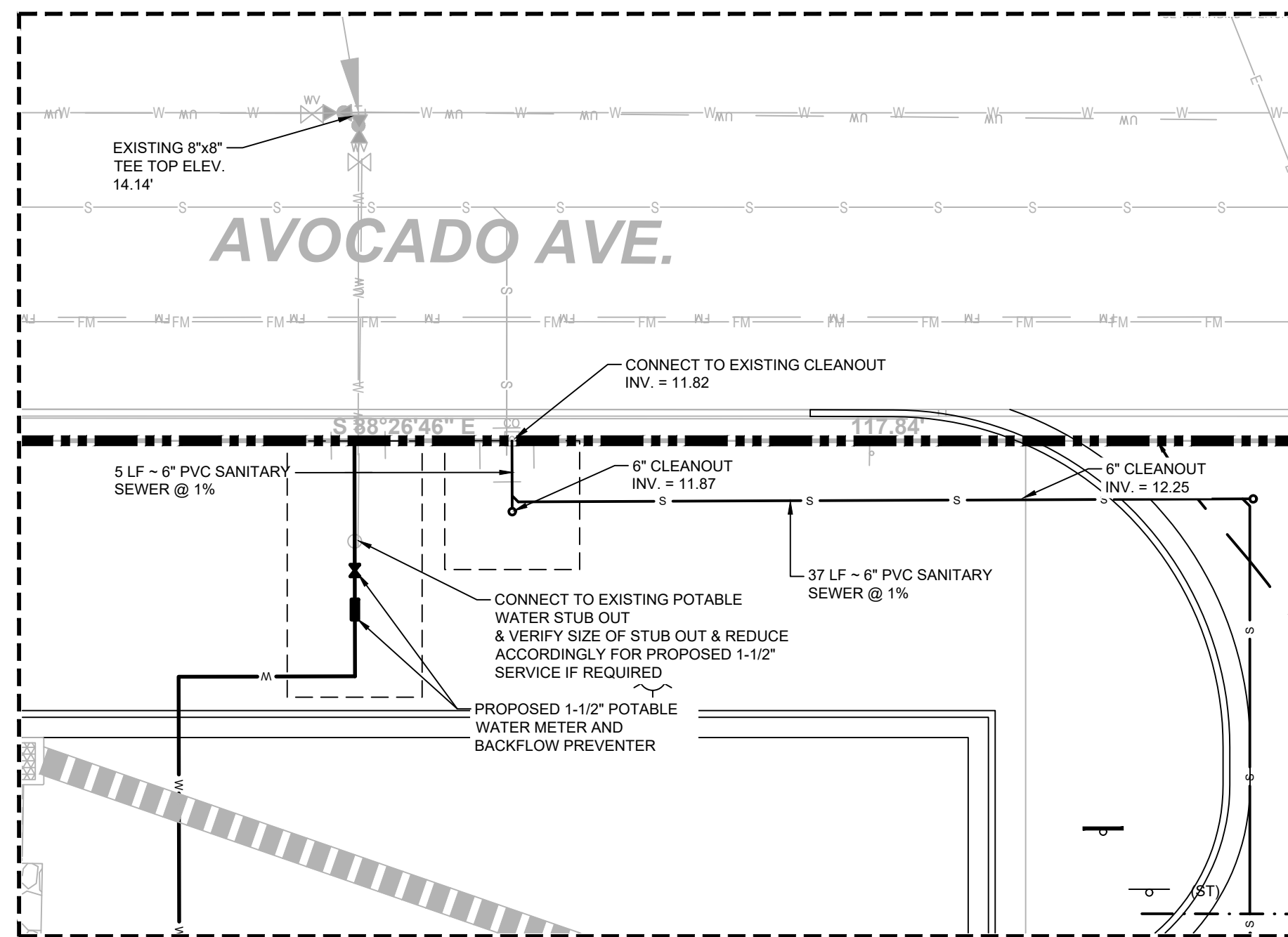
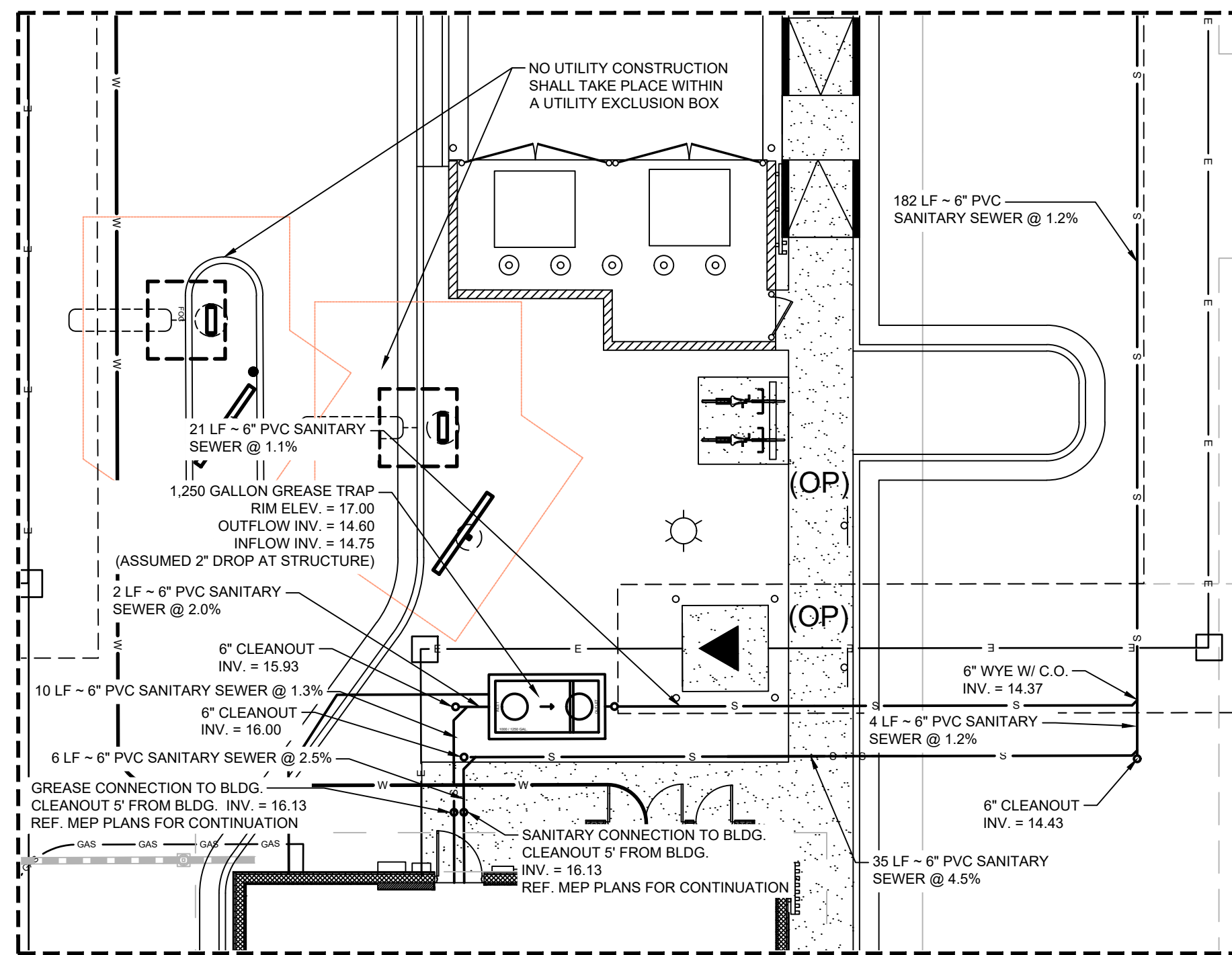
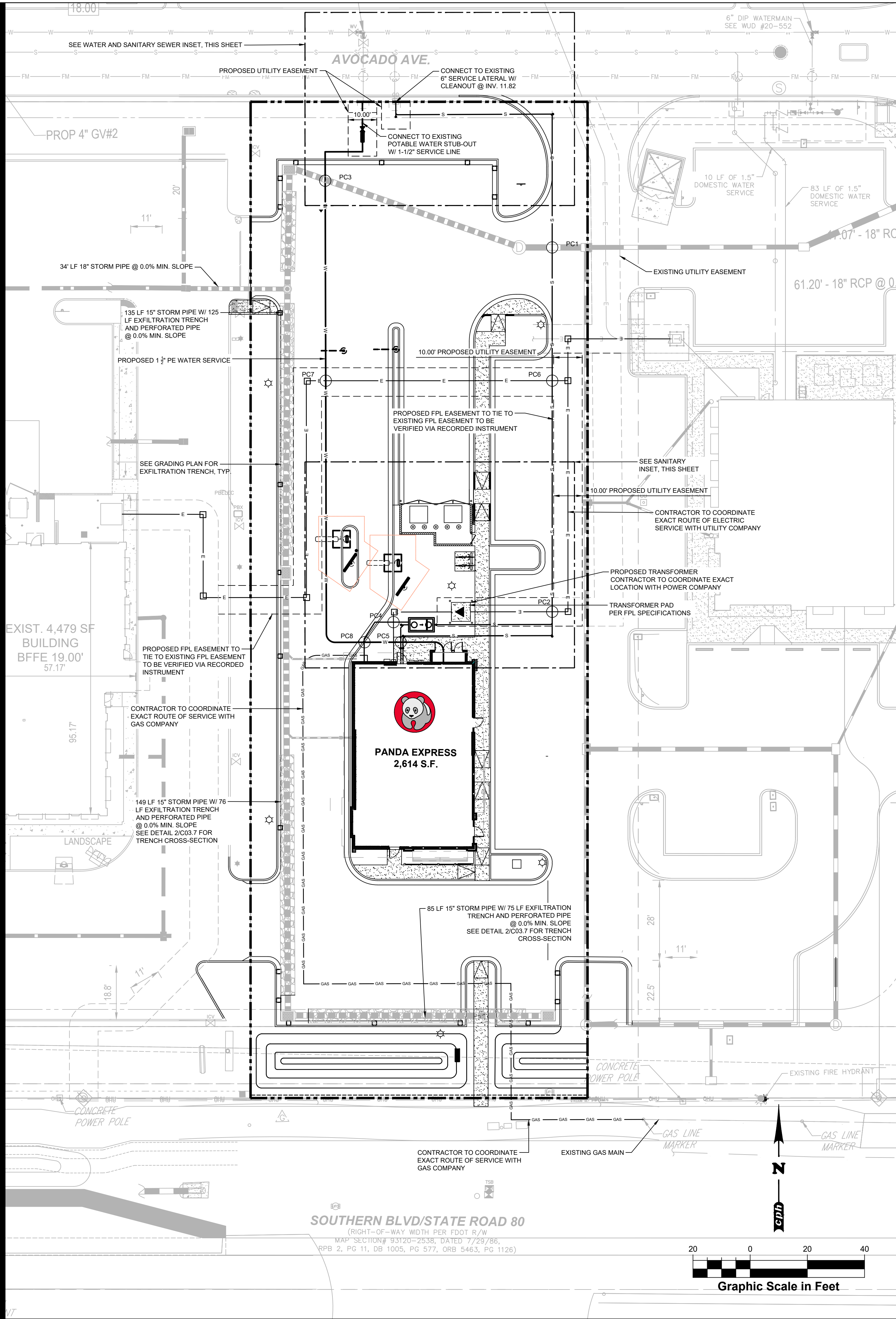
JASON L. JAMES, P.E.
FL P.E. No. 76936
06/11/2026

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HARDSCAPE DETAILS III

C03.7



GENERAL UTILITY NOTES

- MEP PLANS FOR CONTINUATION OF ALL UTILITIES INSIDE THE BUILDING.
- SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
- 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.
- THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
- UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
- CONTRACTOR TO BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PULL STRING WITH SWEEPING BENDS.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.
- ANY SERVICE ARRANGEMENTS FOR THE PROPERTY WILL BE SUBJECT TO LATER DISCUSSIONS BETWEEN THE DEVELOPER AND AT&E.
- 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 D3550

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

FINISHED GRADE = H

PROPOSED PIPE SIZE = D
PROPOSED PIPE CATEGORY = E

INV. ELEV. = F

PROPOSED PIPE SIZE = A
PROPOSED PIPE CATEGORY = B

INV. ELEV. = C

PIPE CROSSING

PIPE CROSSING TABLE

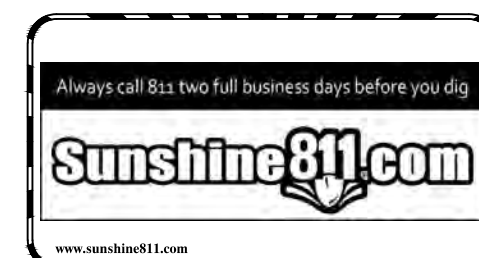
I.D.	A	B	C	D	E	F	G	H
PC-1	6"	SANITARY	12.30'	15"	STORM	13.30'	0.50'	19.00'
PC-2	6"	SANITARY	14.32'	4"	ELECTRICAL	16.32'	1.50'	19.40'
PC-3	1-1/2"	WATER	12.67'	15"	STORM	13.30'	0.50'	17.40'
PC-4	4"	GREASE	14.95'	4"	ELECTRICAL	16.45'	1.50'	19.90'
PC-5	6"	SANITARY	16.09'	1-1/2"	WATER	17.09'	0.50'	19.90'
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



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



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Professional Engineer, License No.
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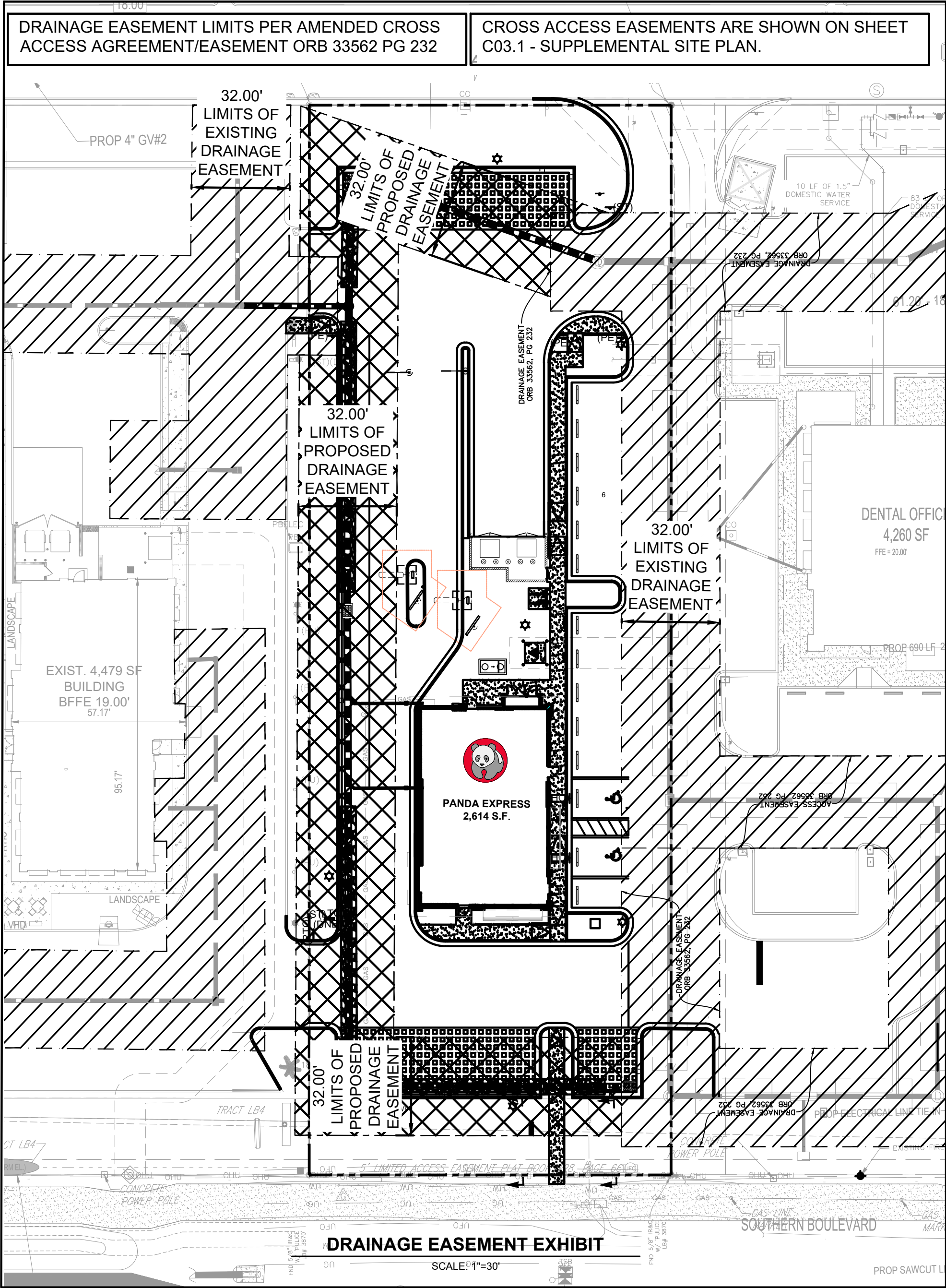
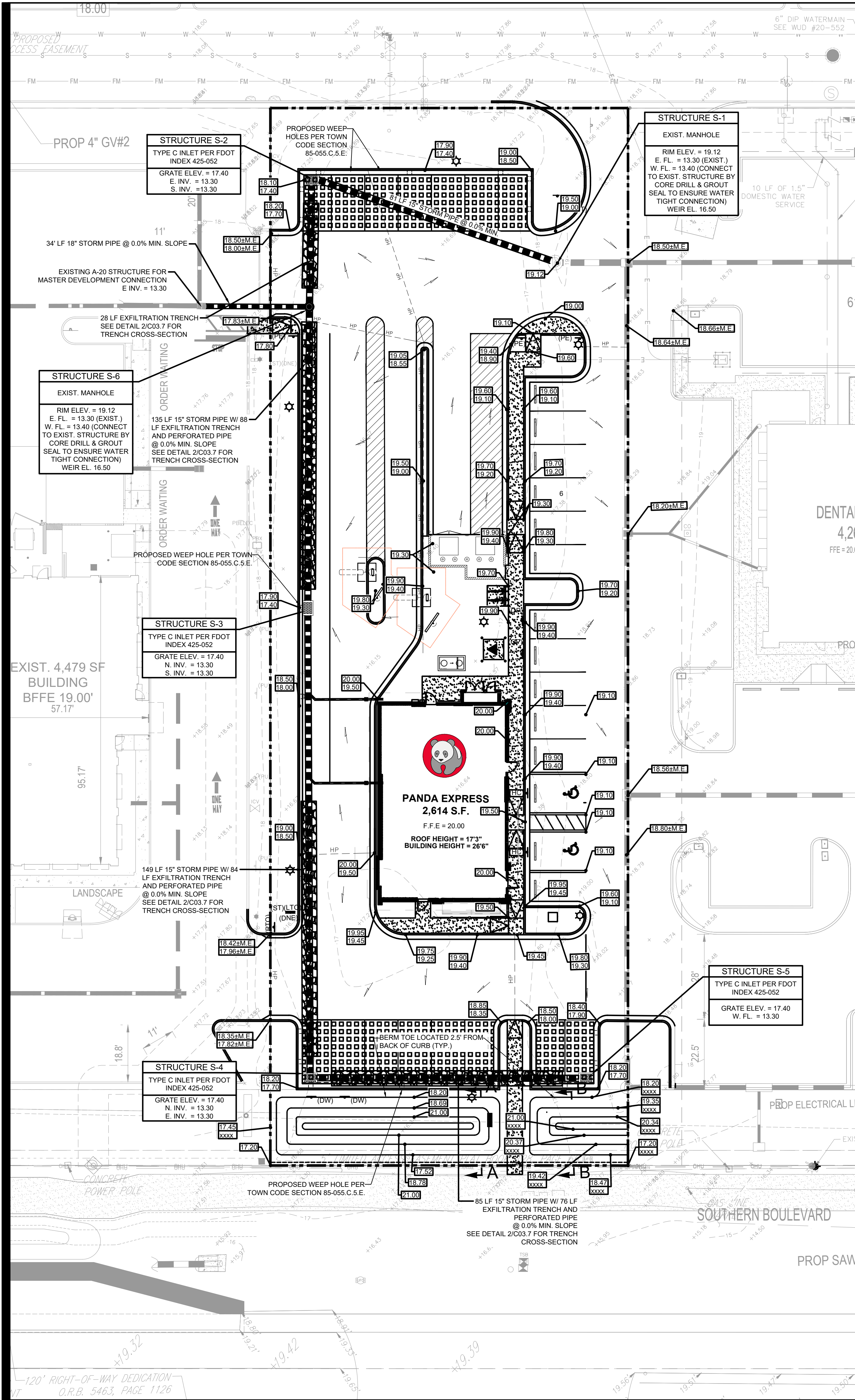
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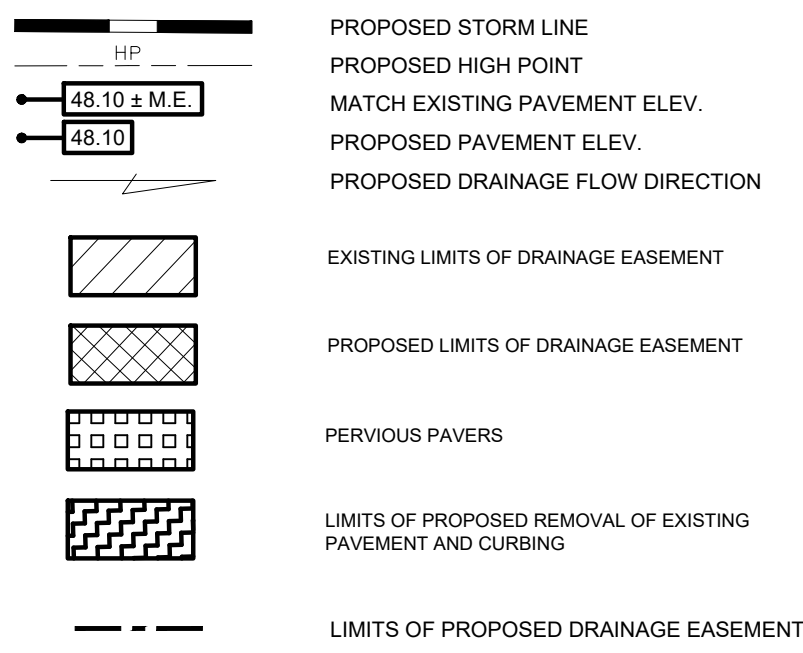
UTILITY PLAN

C04.0

D34763



GRADING & DRAINAGE LEGEND



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 2:1V:1H.
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 690). 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

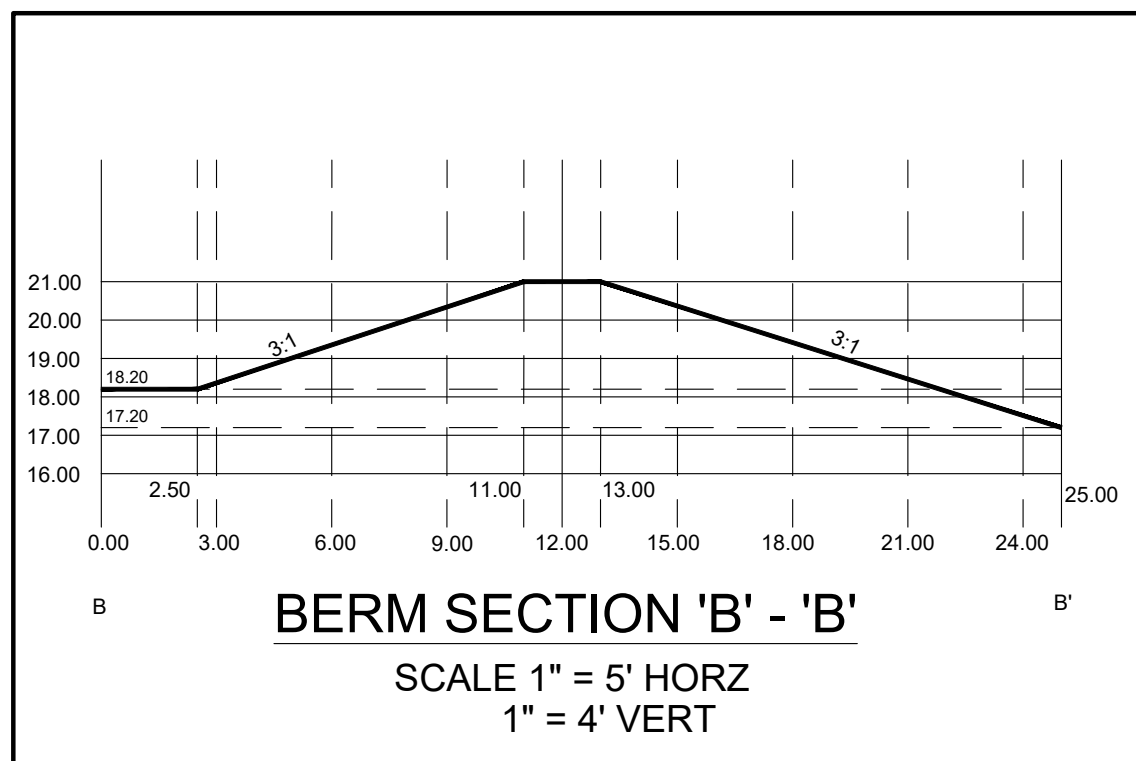
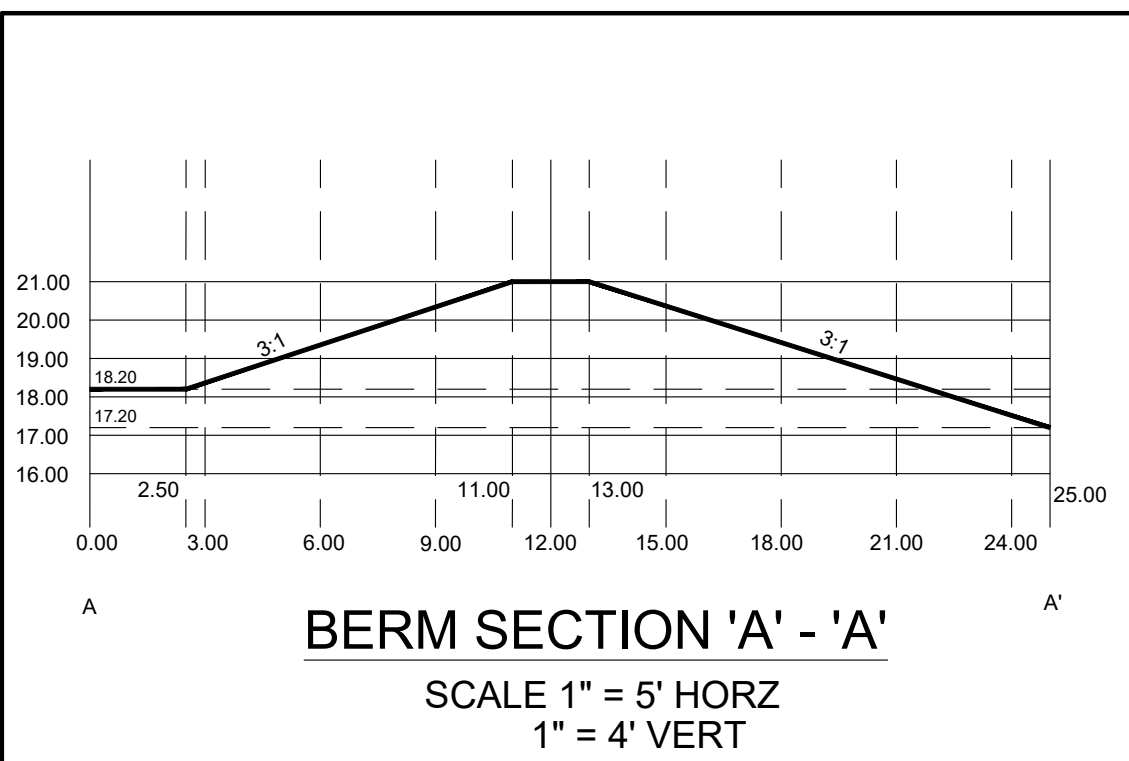
ON-SITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED DRAINAGE INLETS AND STORM PIPE SYSTEM TO BE FULLY CAPABLE OF HANDLING ALL DESIGN STORMWATER EVENTS ON-SITE WITHIN AN EXFILTRATION TRENCH DRAINAGE SYSTEM. TO PROVIDE AN ADDITIONAL LEVEL OF REDUNDANCY, A CONNECTION TO THE MASTER DRAINAGE SYSTEM HAS BEEN PROPOSED TO ALLOW EXCESS STORMWATER TO LEAVE THE SITE AS NEEDED.

STORM SYSTEM NOTES

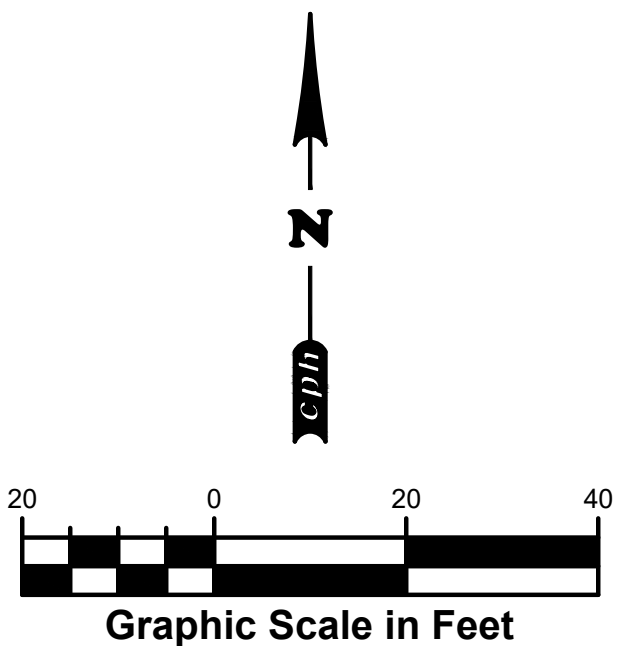
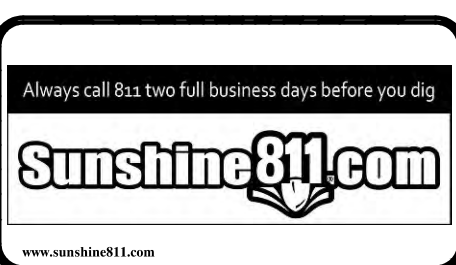
1. ALL PIPES IN LEGEND SPECIFIED AS "STORM PIPE" SHALL BE SELECTED FROM THE FOLLOWING:
RCP PIPE SHALL COMPLY WITH ASTM C76
HDPE PIPE SHALL COMPLY WITH ASTM 3350
PVC PIPE SHALL COMPLY WITH ASTM 3034, SDR 35
FOR INLET BOTTOMS & SUPPLEMENTAL DETAILS SEE FDOT DESIGN STANDARDS MANUAL.
2. ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, TOPS, RINGS AND COVERS, ETC. AS APPLICABLE.
3. ALL PROPOSED INLET GRATES SHALL BE H20 TRAFFIC BEARING RETICULINE STEEL.
4. 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.
5. 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).
6. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

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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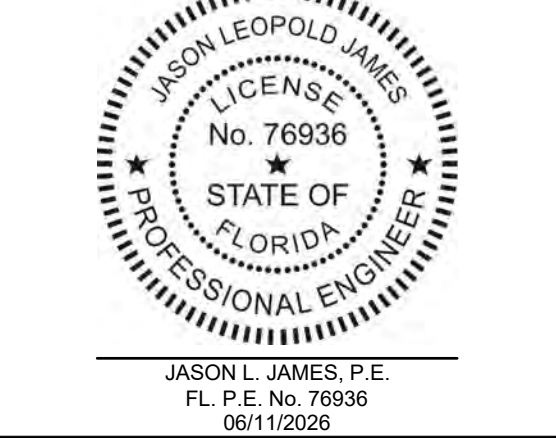
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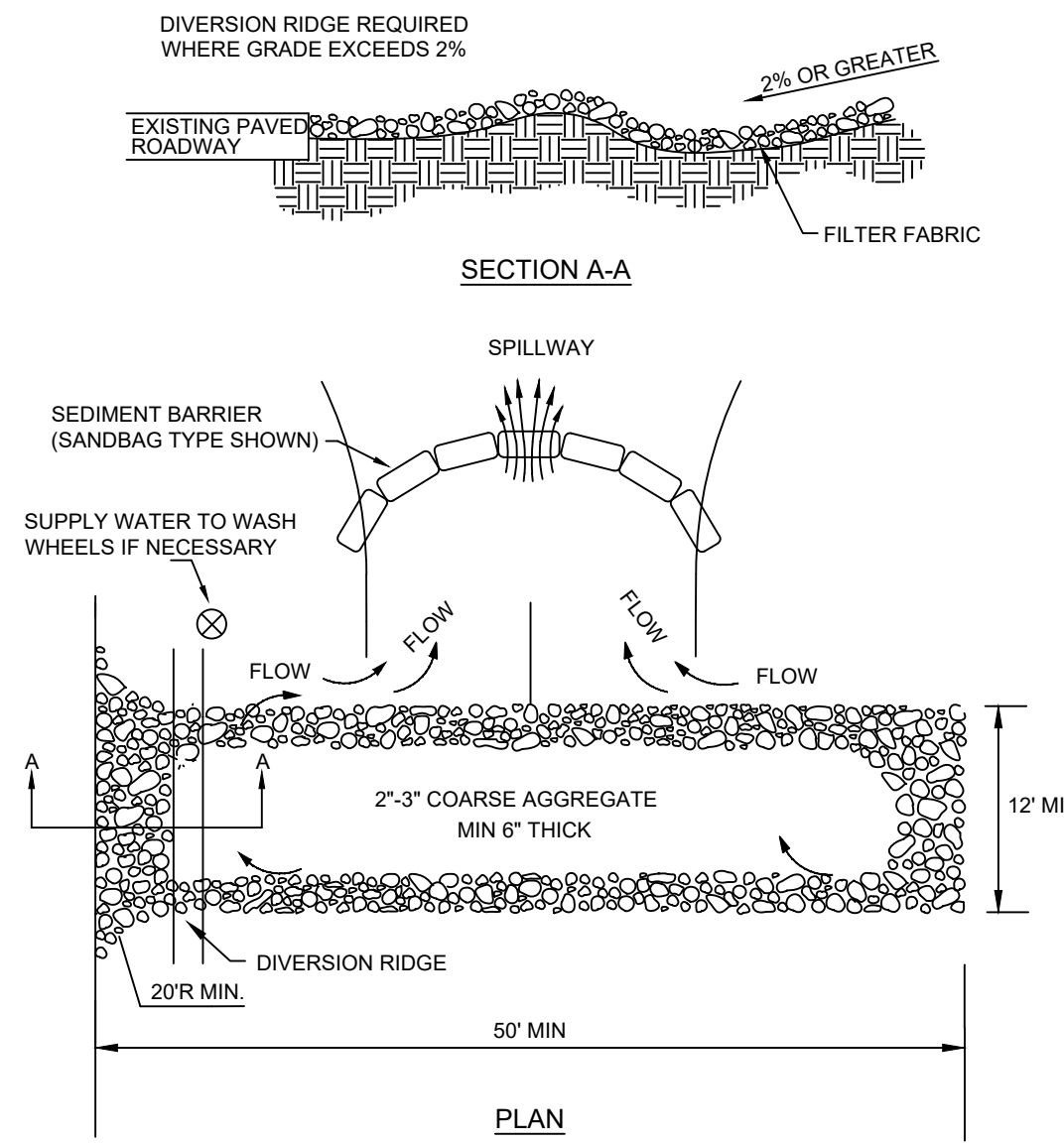
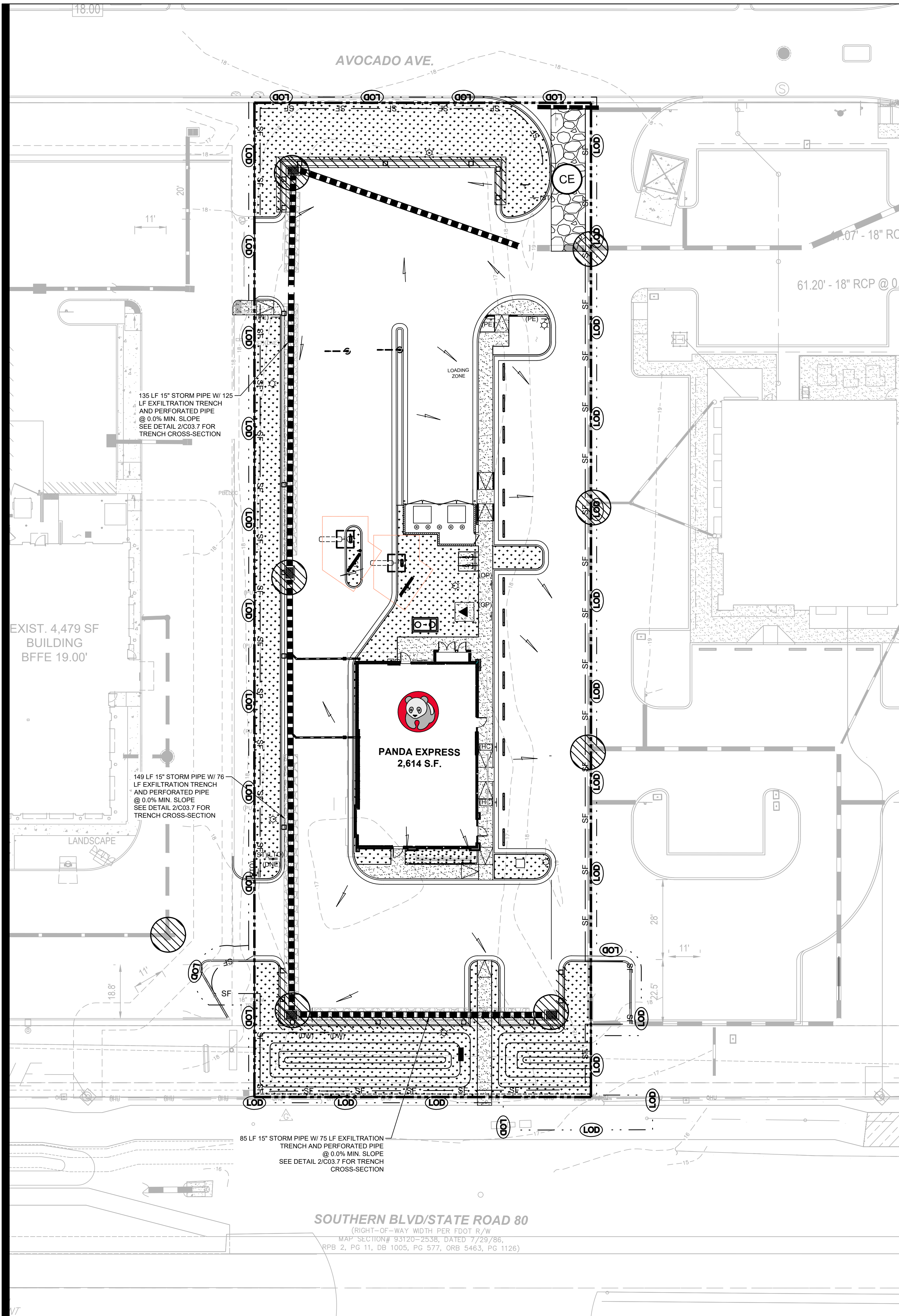
Jason L. James, State of Florida, Professional Engineer, License No. 76936. This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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GRADING &
DRAINAGE PLAN
C05.0

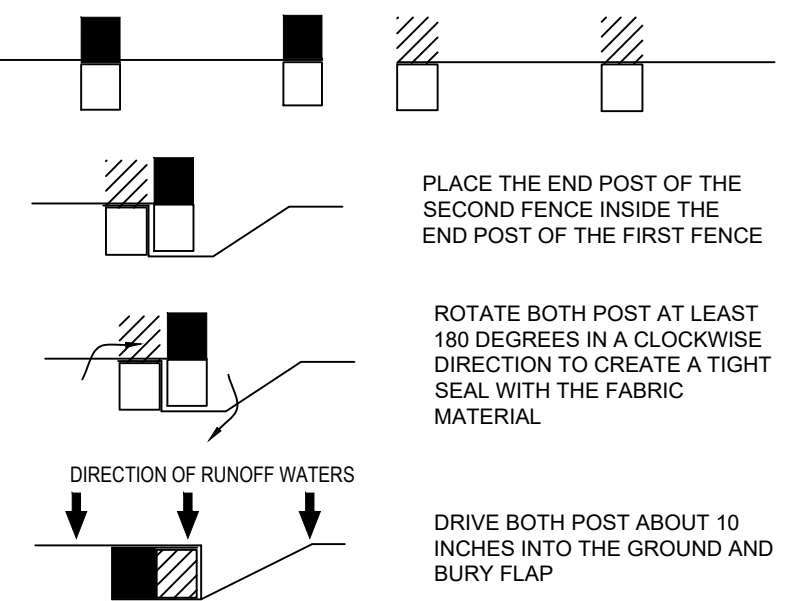
J:\P7315\CO\DWG\current\plan_swp\swp.dwg, 6/11/2028 9:51:02 AM, Oscar Guerra - cph - Standard.sht



- 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.

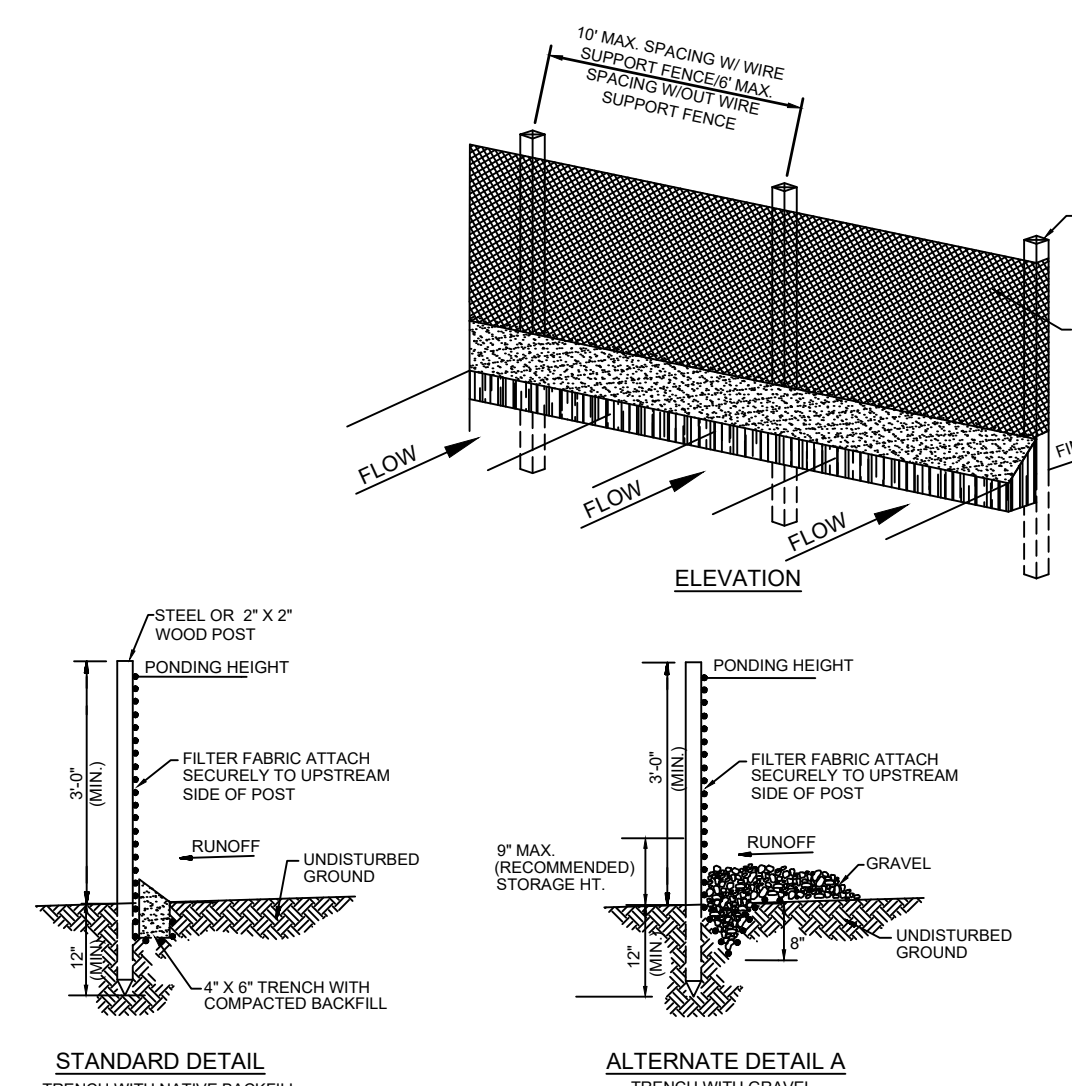
TEMPORARY CONSTRUCTION EXIT DETAIL

N.T.S.



ATTACHING TWO SILT FENCES

N.T.S.



SEDIMENTATION / SILT FENCE

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
- CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION), SEE CITY DETAIL SHEET C4.1
- PERMANENT SEEDING/ VEGETATION
- SOIL TYPE: x

ACREAGE SUMMARY	
TOTAL SITE AREA	0.94 AC.
TOTAL DISTURBED AREA	1.02 AC.

NOTE:

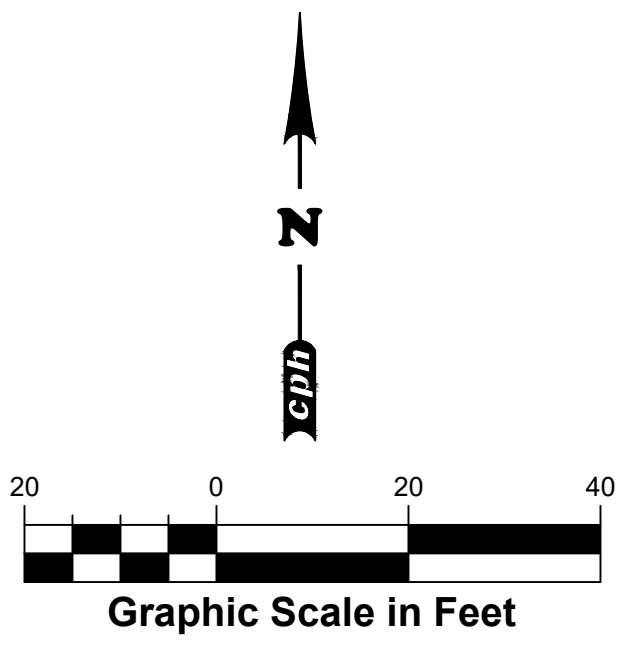
NO CONTAMINATION ON THIS SITE,
NOR WITHIN 500' OF SITE.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name (Operator and/or Responsible Authority) _____ Date _____

Project Name and location information: _____

24 HOUR CONTACT:
PANDA PM
GRANT BUMGARDNER
(727) 219-7380



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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

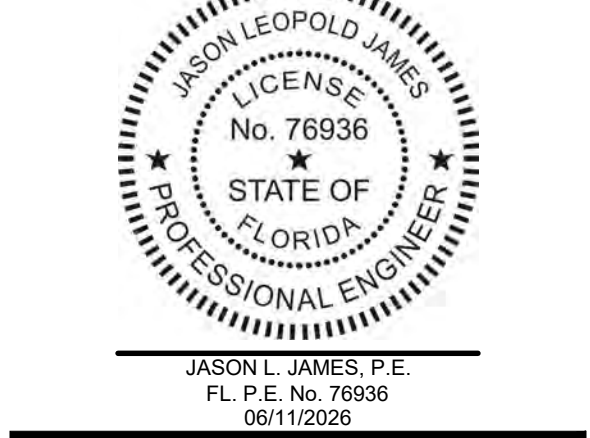
DRAWN BY: L. YOUNG

PANDA PROJECT #: D34763
PANDA STORE #: 5056
CIVIL PROJECT #: P73115

cph Plans Prepared By:
CPH CONSULTING, LLC
State of Florida Licenses:
Engineer No. 2115
Surveyor No. 187143
Architect No. AA26009286
Landscape No. LC000286
500 West Fulton Street
Sanford, FL 32771
Ph: 407-322-6841

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Jason L. James, State of Florida,
Professional Engineer, License No.
76936 This item has been digitally
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P.E. on the date indicated here. Printed
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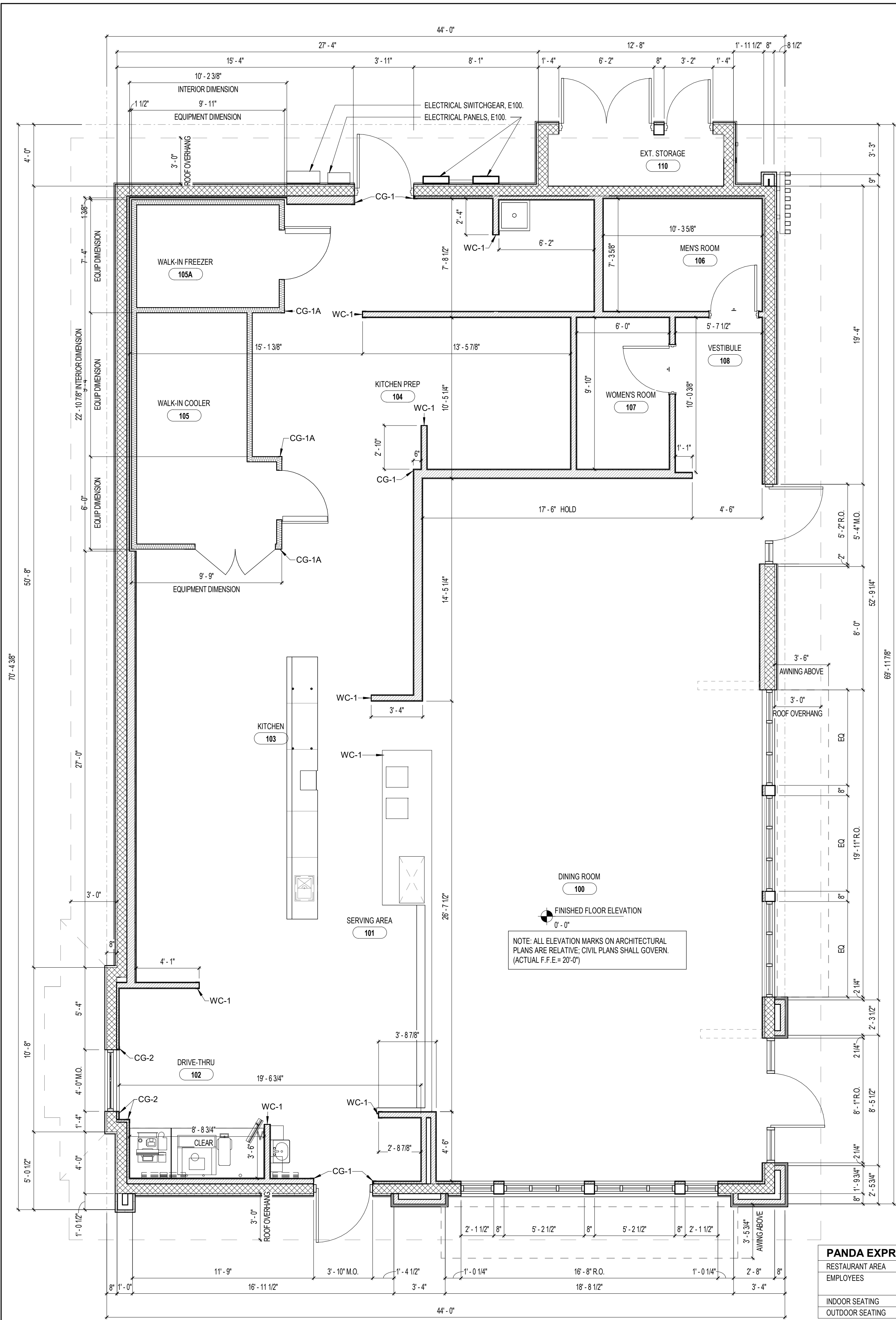
SWPP PLAN
C06.0

D34763

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



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Rosemead, California
91770

Telephone: 626.799.9898
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DRC RE-SUBMITTAL SET	11/04/2025
DRC RE-SUBMITTAL SET	04/01/2026

DRAWN BY: CPH

PANDA PROJECT #: S8-27-D34763

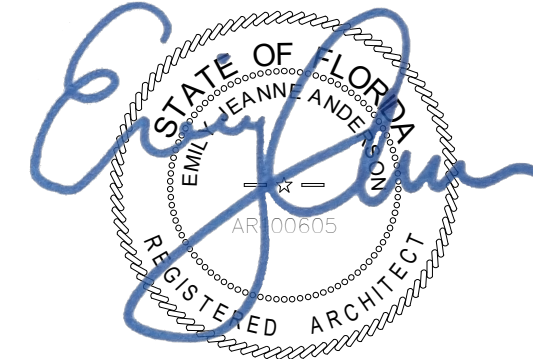
PANDA STORE #: 5056

ARCH PROJECT #: P73115



Plans Prepared By:
CPH, LLC
500 West Fulton St.
Sandford, FL 32771
Ph: 407.322.6841
Licenses:
www.cphcorp.com
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
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A-000

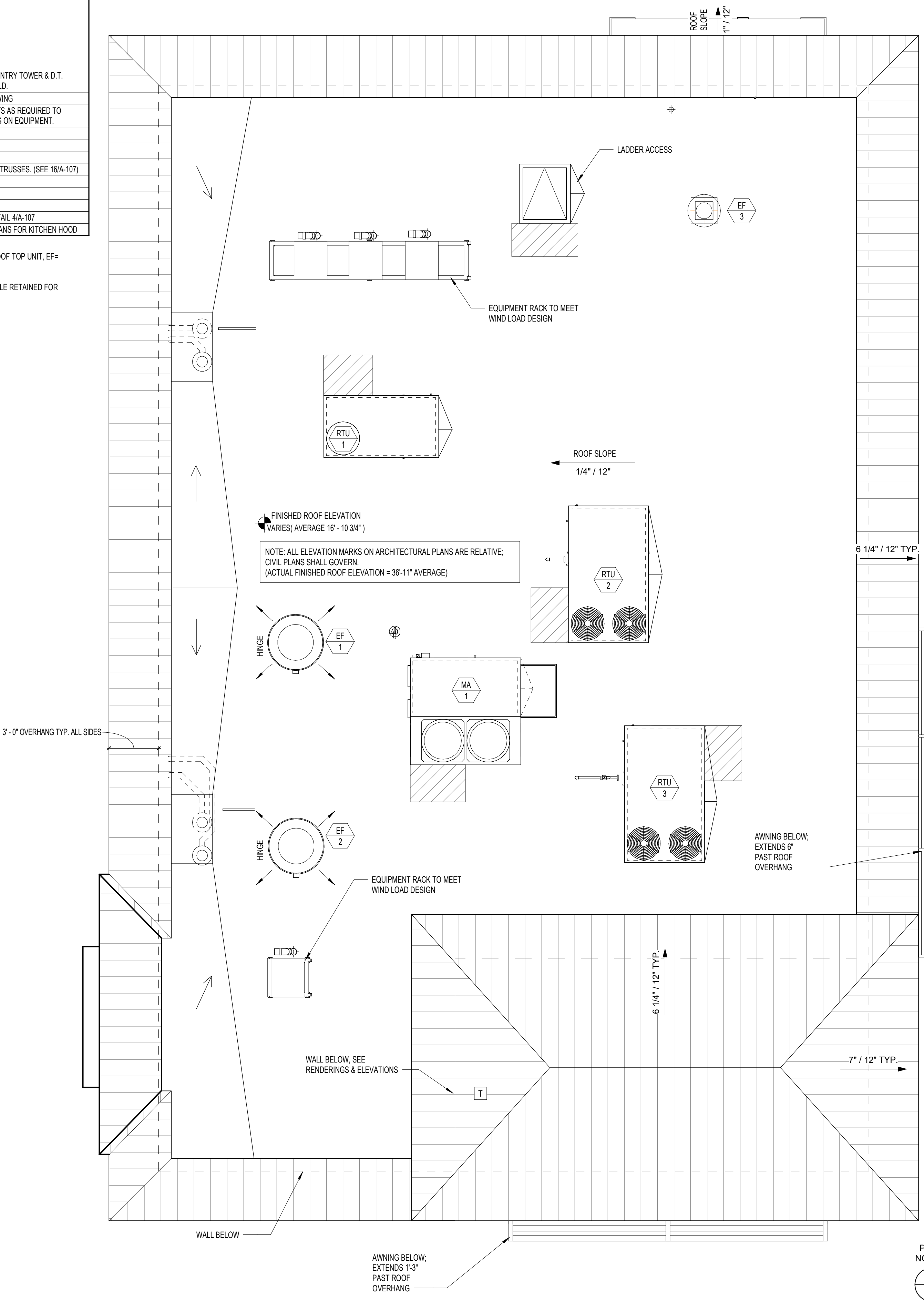
FLOOR PLAN

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 ADWNT (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 MECHANICAL 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 BECAUSE THIS IS A SITE PLAN REVIEW. SCHEDULE RETAINED FOR REFERENCE



ROOF PLAN

01

1/4" = 1'-0"

A-107



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1683 Walnut Grove Ave.
Rosemead, California
91770

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DRAWN BY: CPH

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PANDA STORE #: 5056

ARCH PROJECT #: P73115

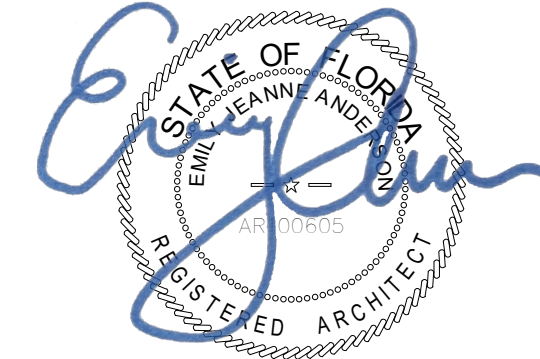
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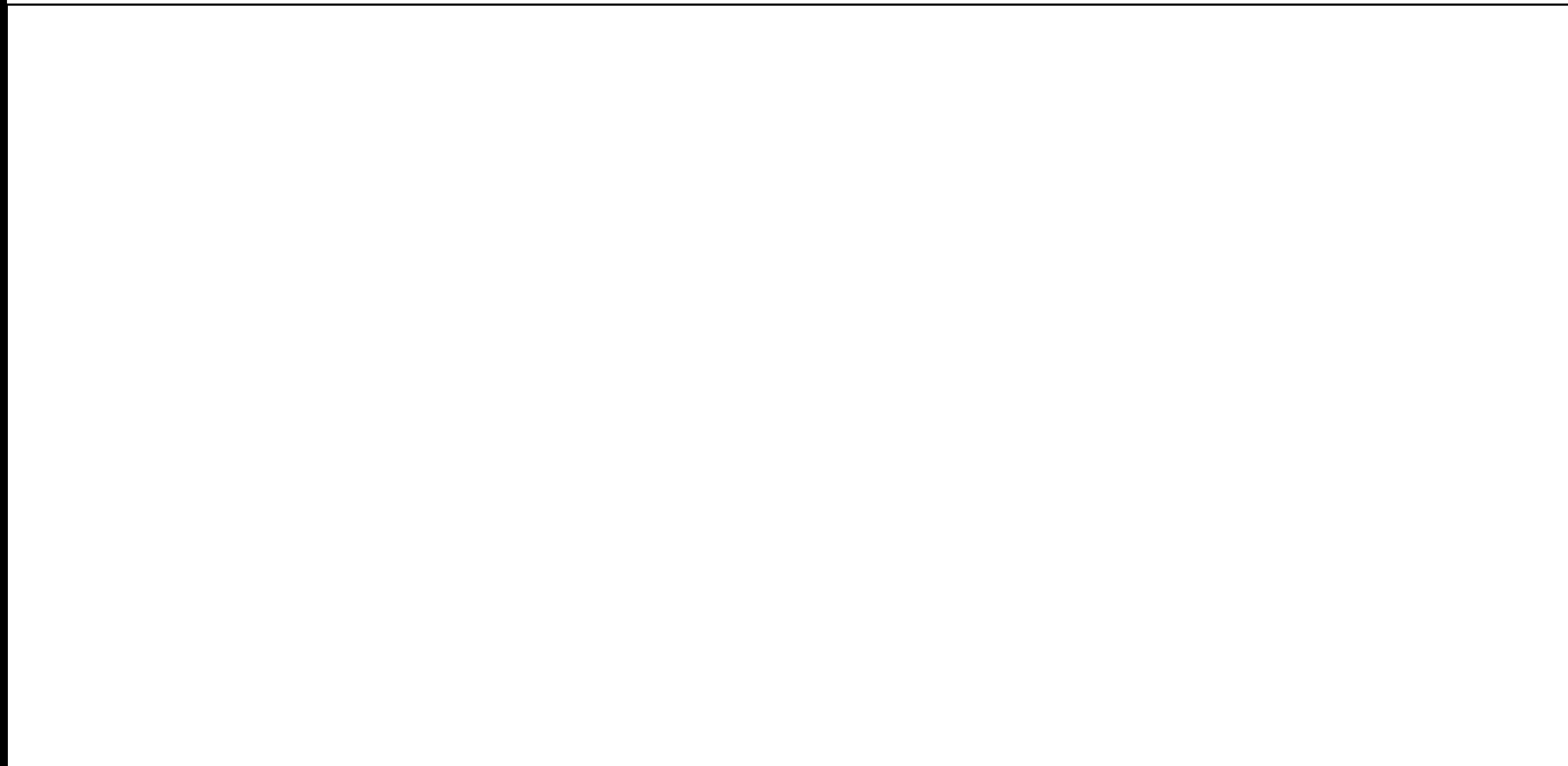


PANDA HOME

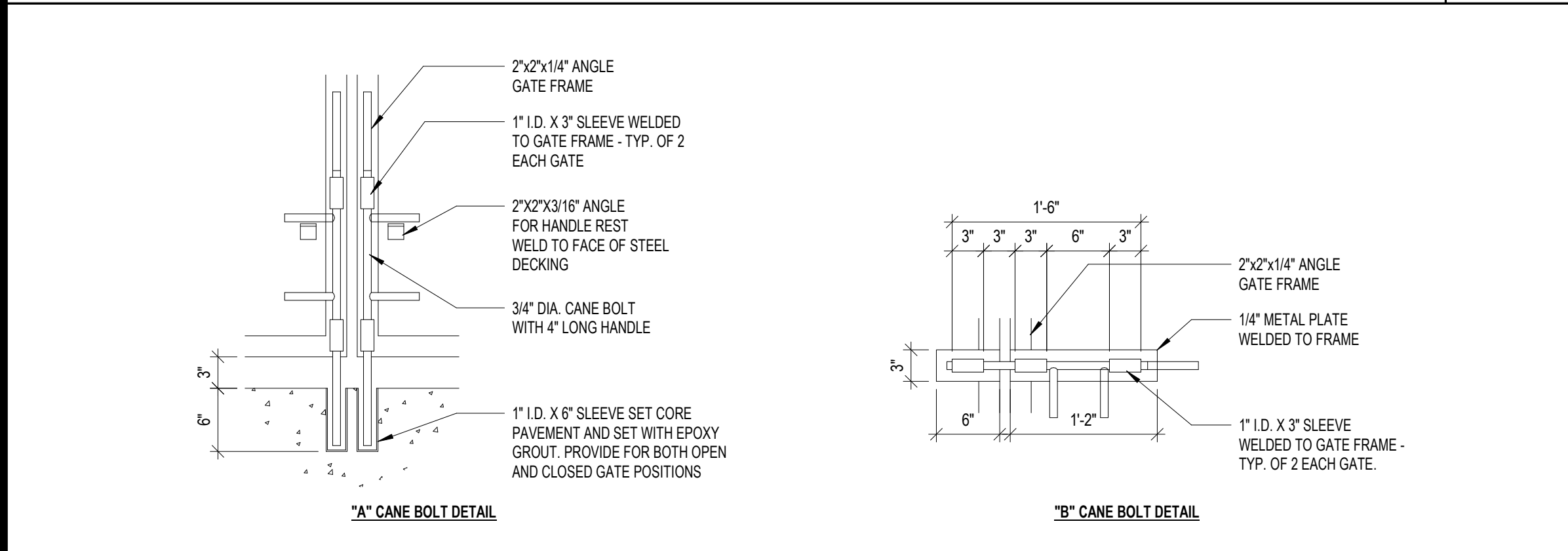
SOUTHERN BLVD & AVOCADO AVE
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A-001

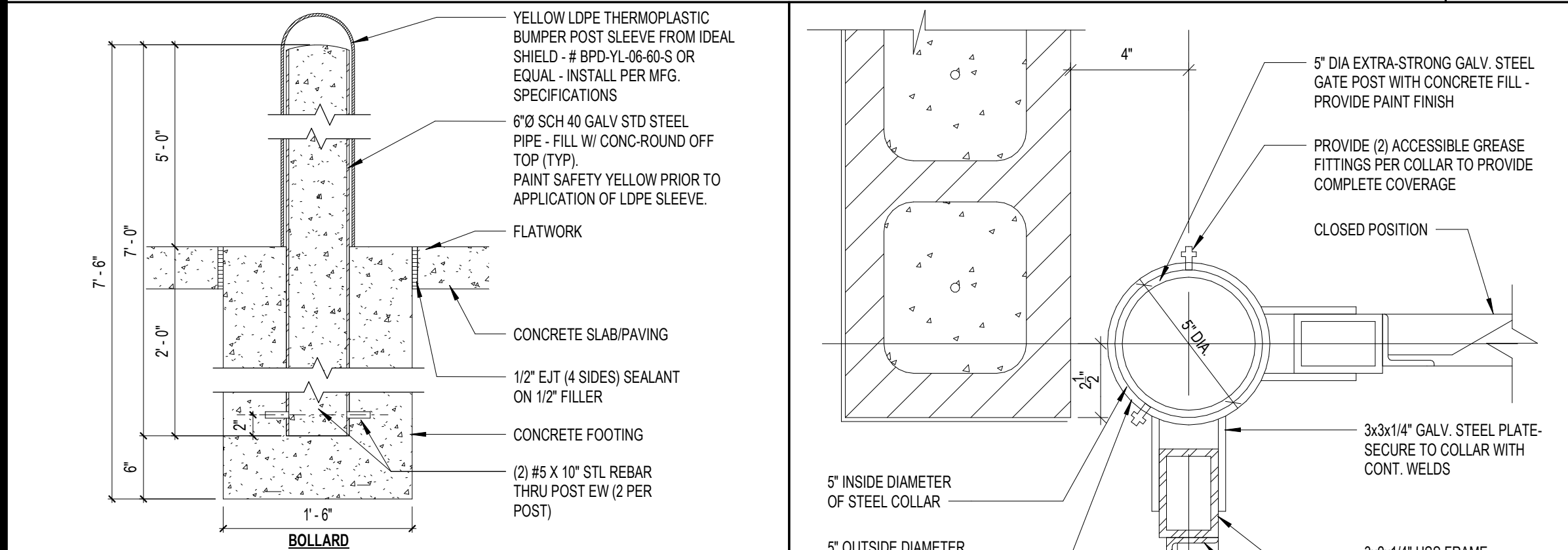
ROOF PLAN



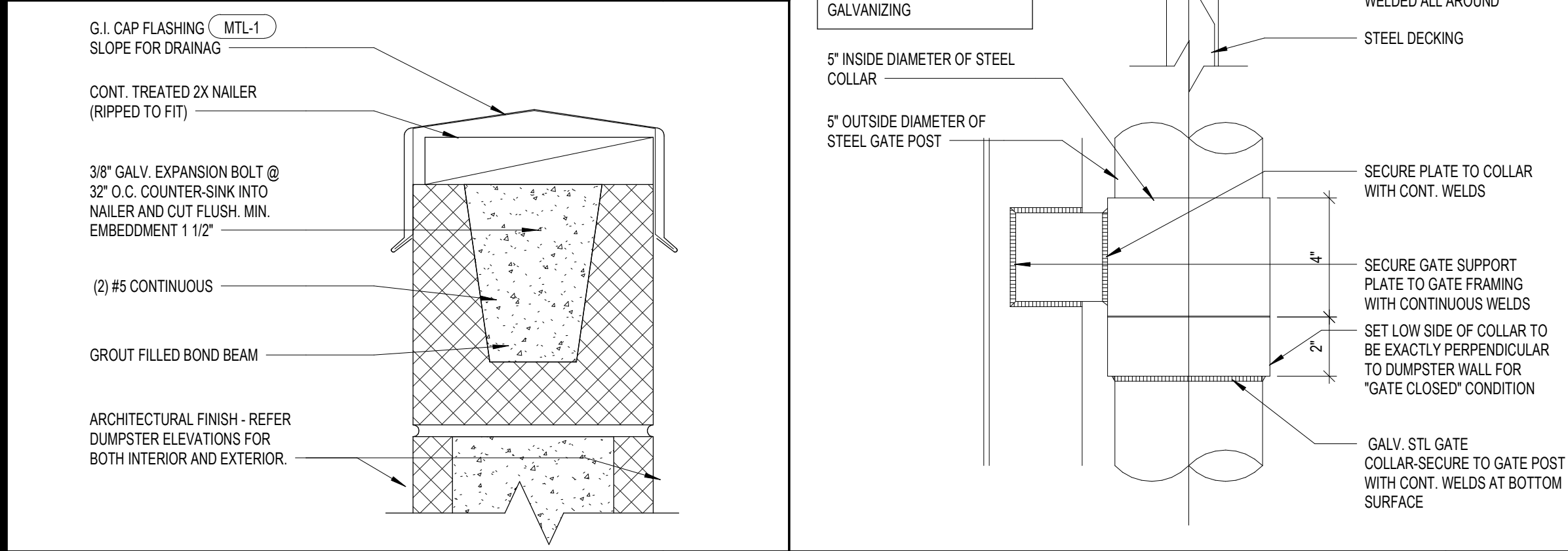
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N.T.S.	A-002



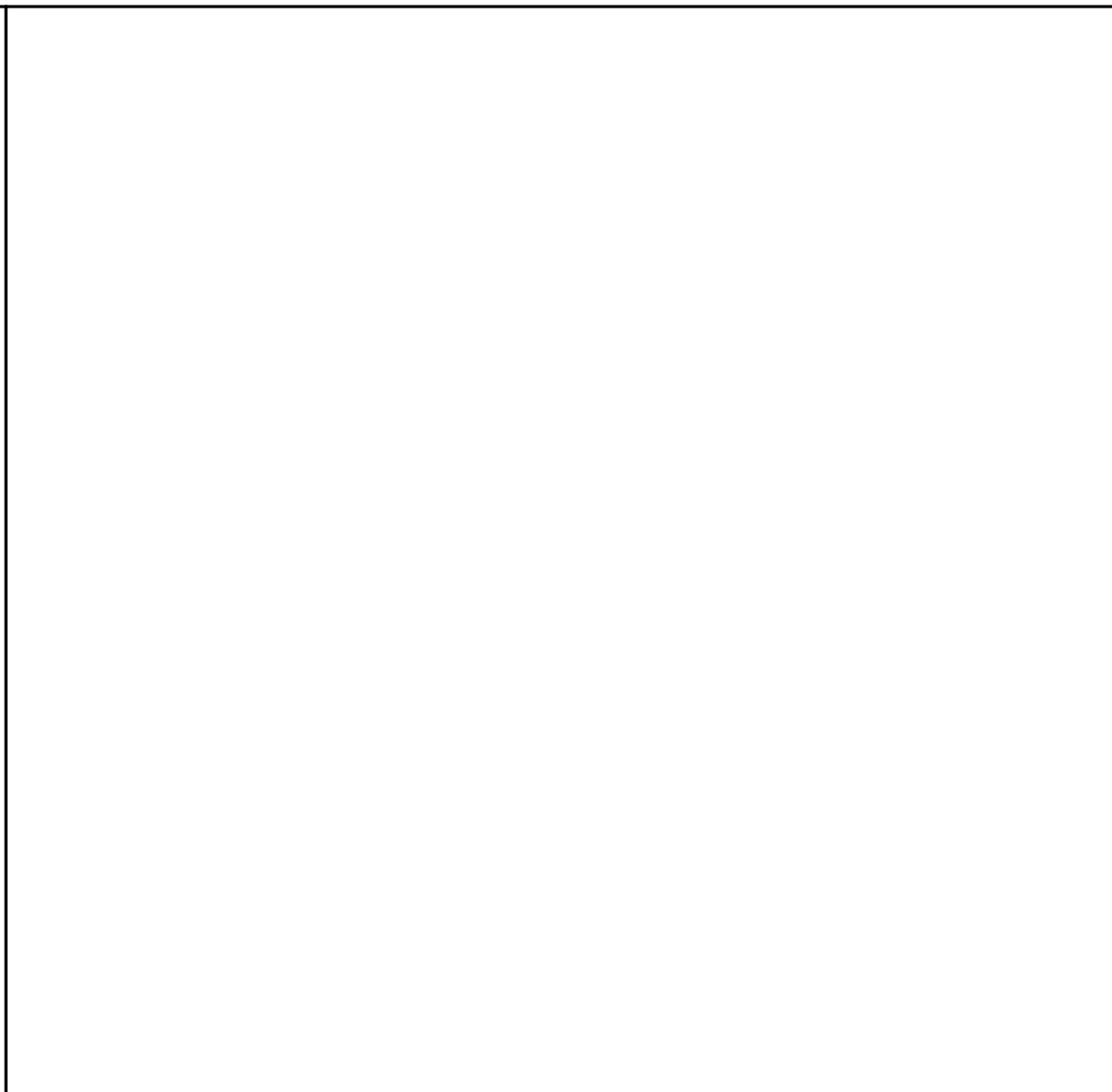
DUMPSTER GATE LATCH DETAILS	15
N.T.S.	A-002



BOLLARD/POST BASE	18
1\"/>	A-002



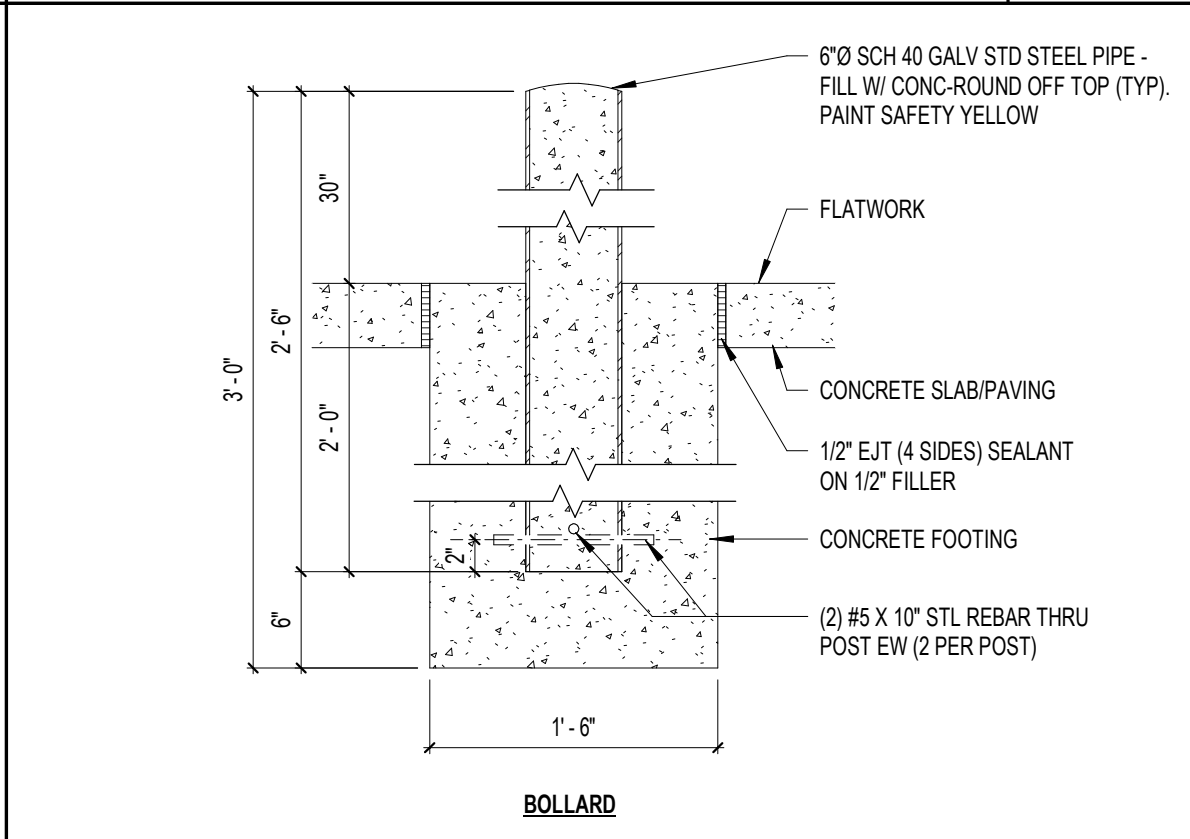
DUMPSTER CAP DETAIL	17
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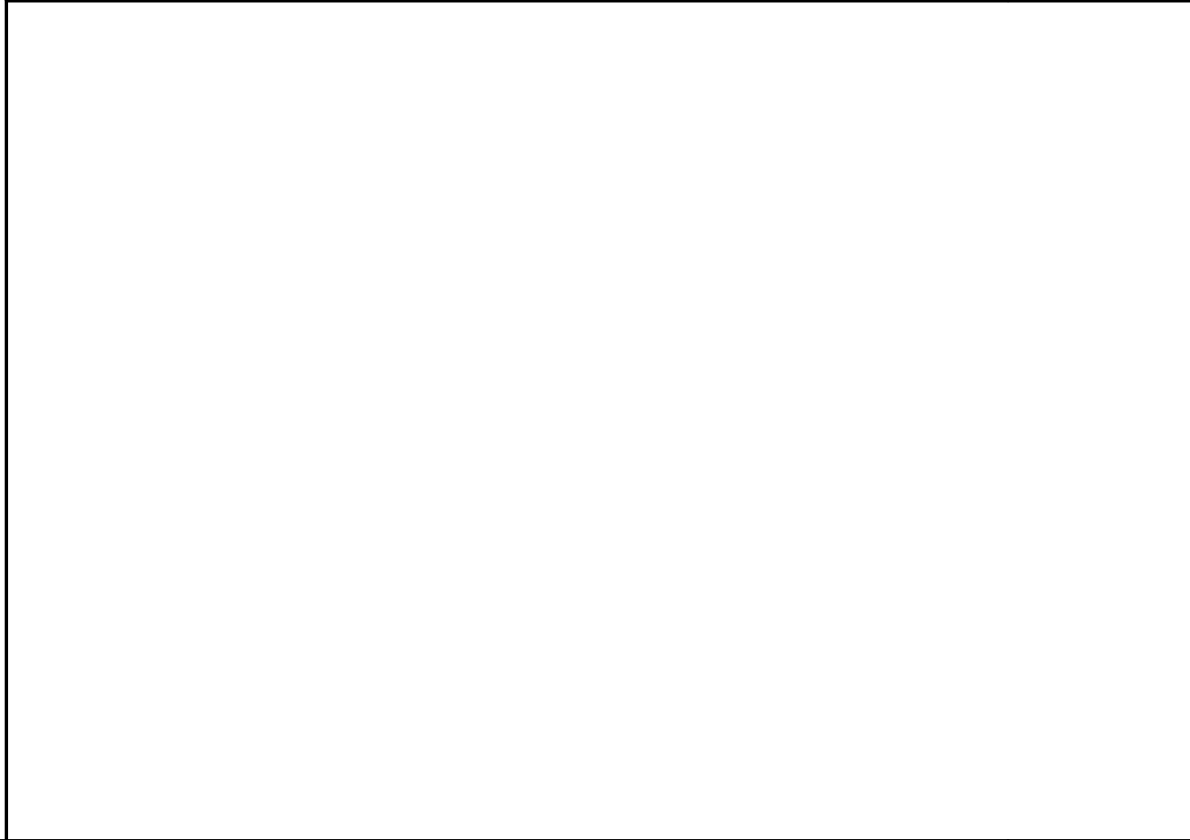
TRASH ENCLOSURE WALL SECTION	08
1/2\"/>	A-002



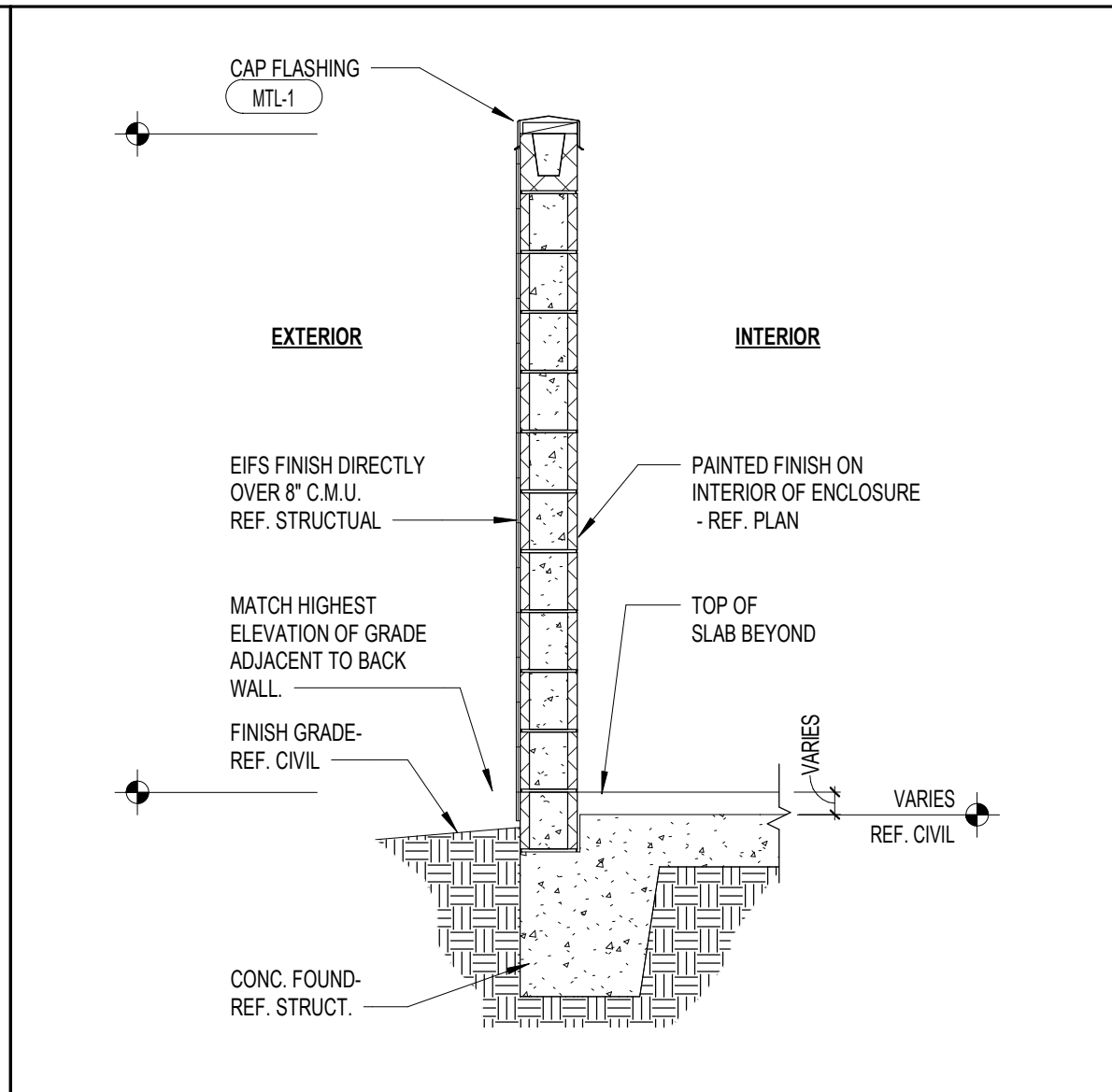
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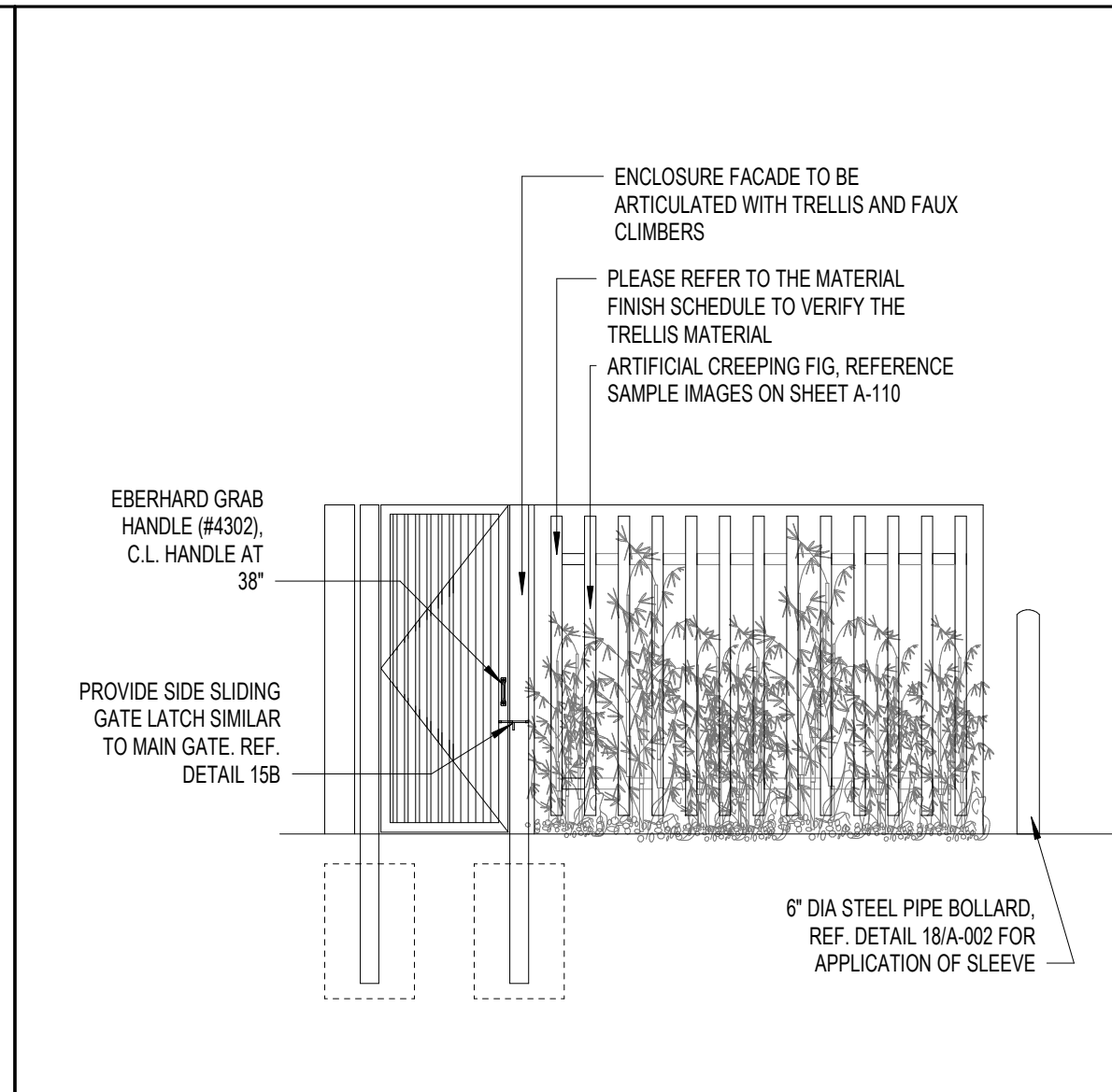
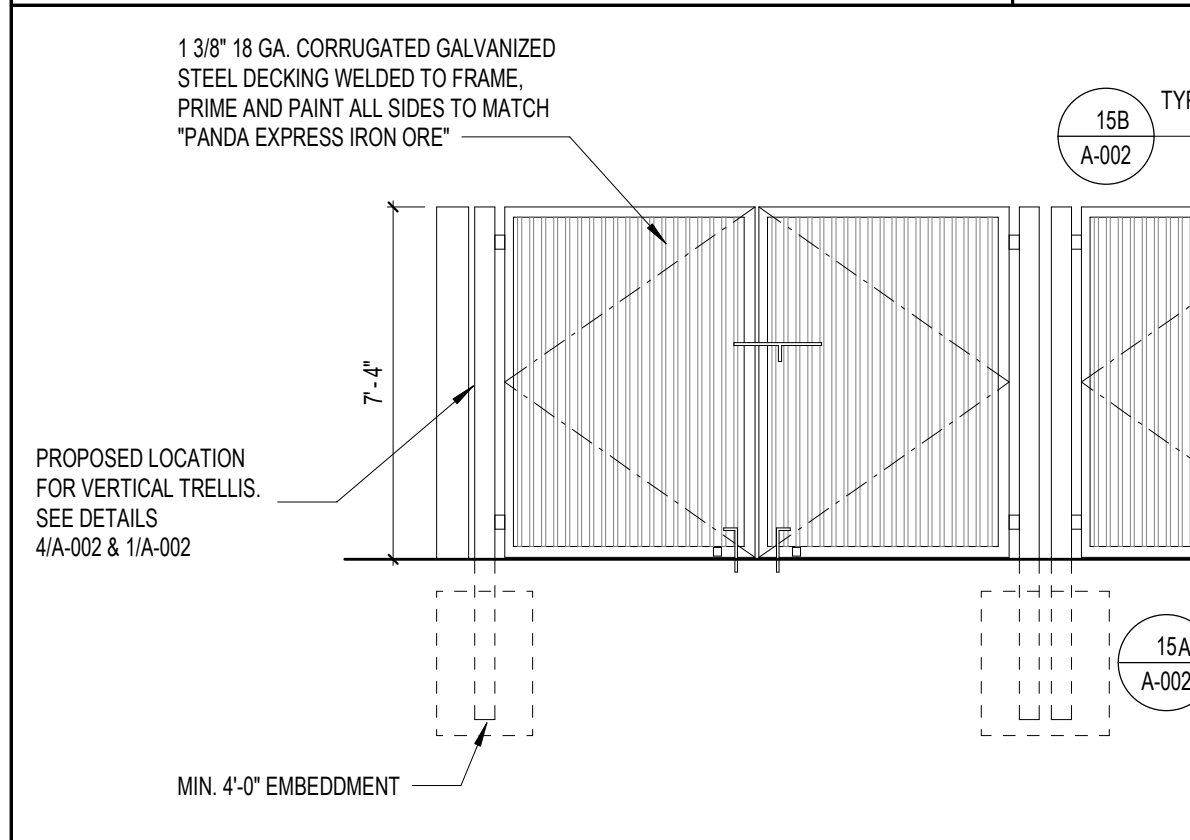
BOLLARD AT DUMPSTERS	10
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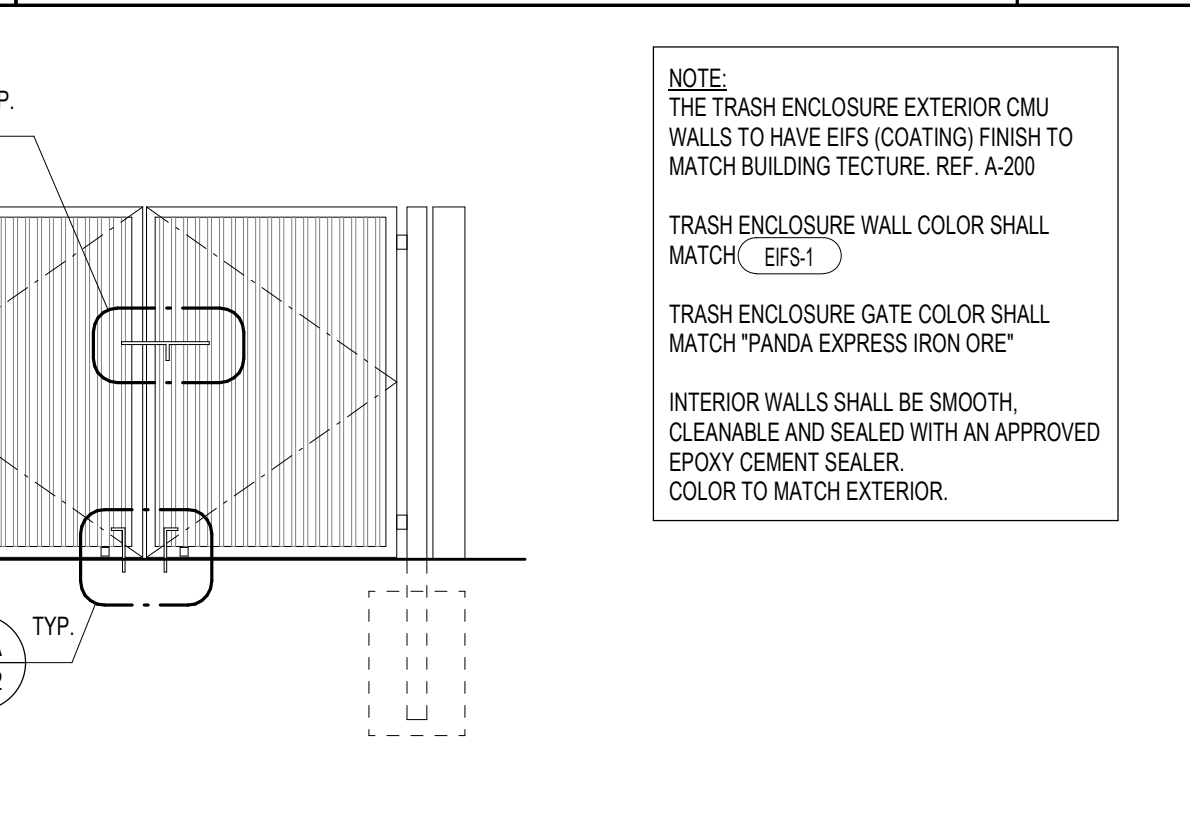
NOT USED	09
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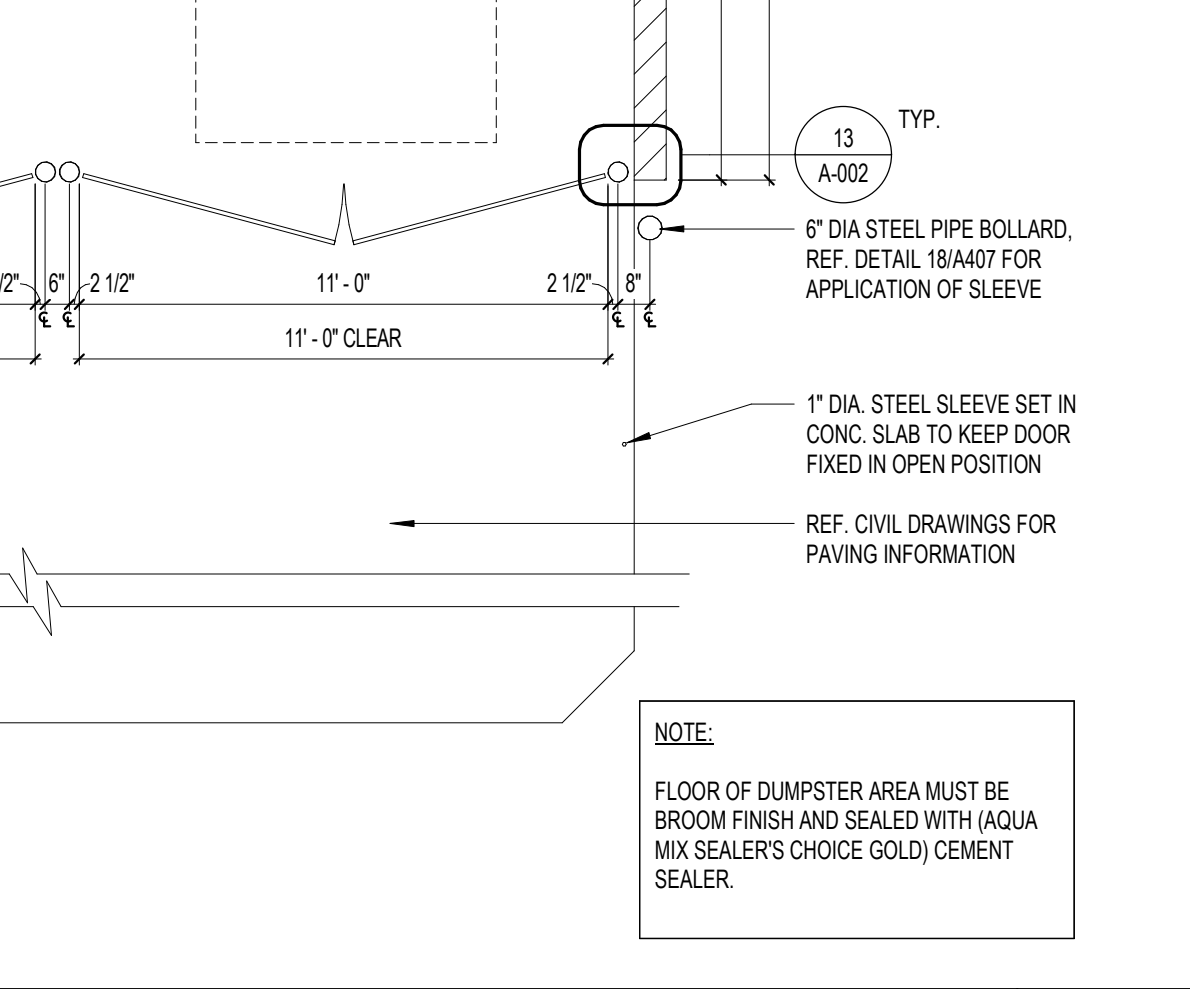
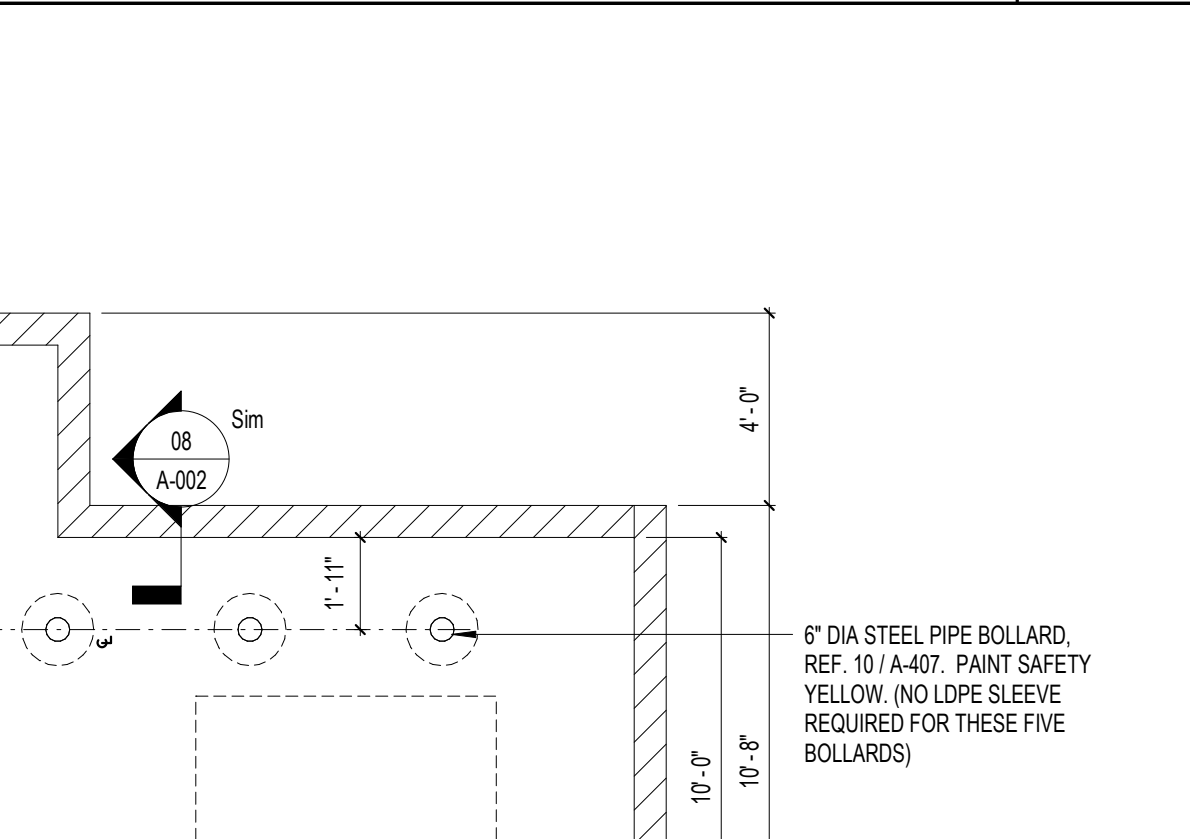
TRASH ENCLOSURE WALL SECTION	08
1/2\"/>	A-002



SIDE ELEVATION	04
1/4\"/>	A-002



FRONT ELEVATION	02
1/4\"/>	A-002



TRASH ENCLOSURE	01
1/4\"/>	A-002



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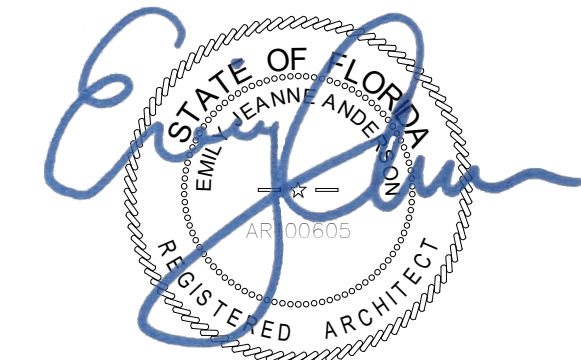
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DRAWN BY: CPH

PANDA PROJECT #: S8-27-D34763
PANDA STORE #: 5056
ARCH PROJECT #: P73115



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A-002
TRASH ENCLOSURE
DETAILS

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 EMAIL: MARIA.SCHOLLER@FIBERONCLADDING.COM 419-704-5924
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	FAVN	-	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

N.T.S.

04

A-021



SOUTH-EAST CORNER ELEVATION

N.T.S.

03

A-021

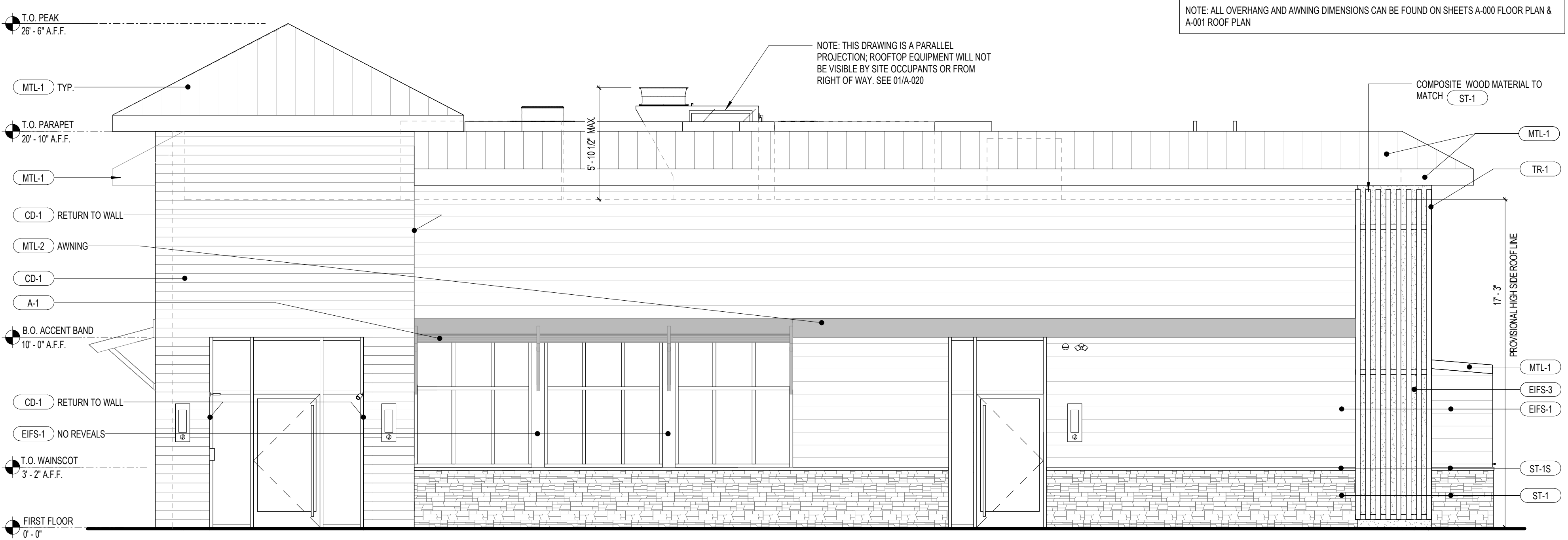


EAST ELEVATION

06

N.T.S.

A-021

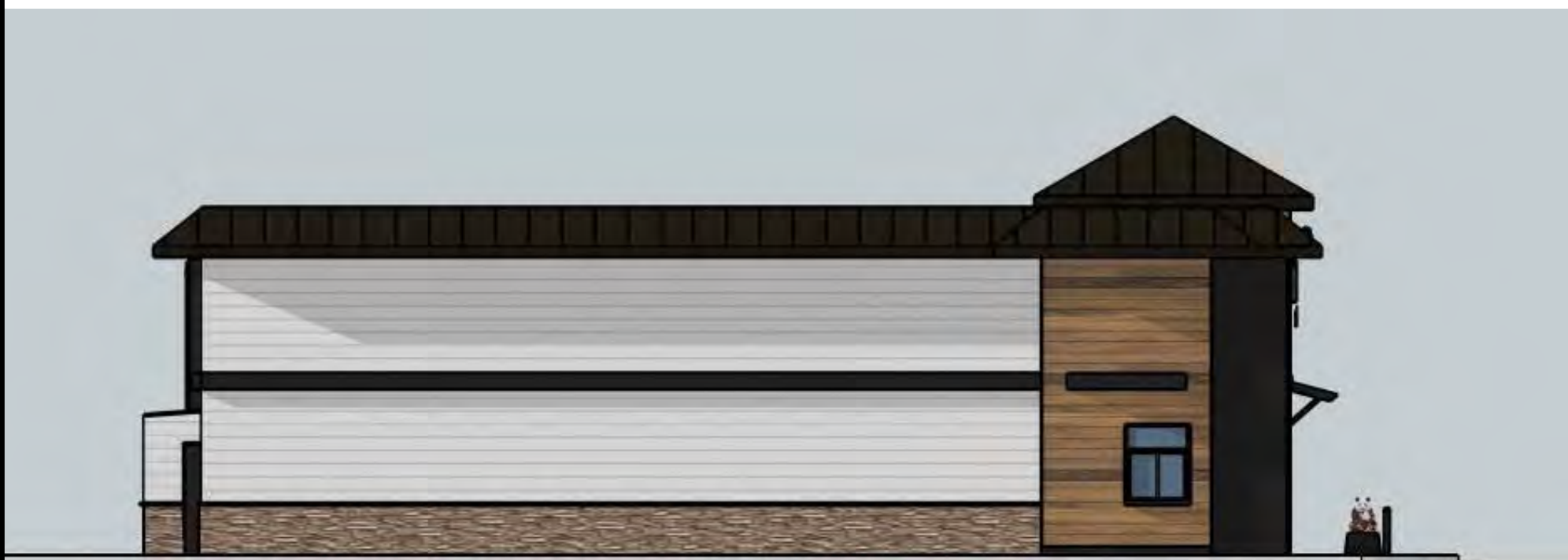


EAST ELEVATION

02

1/4" = 1'-0"

A-021

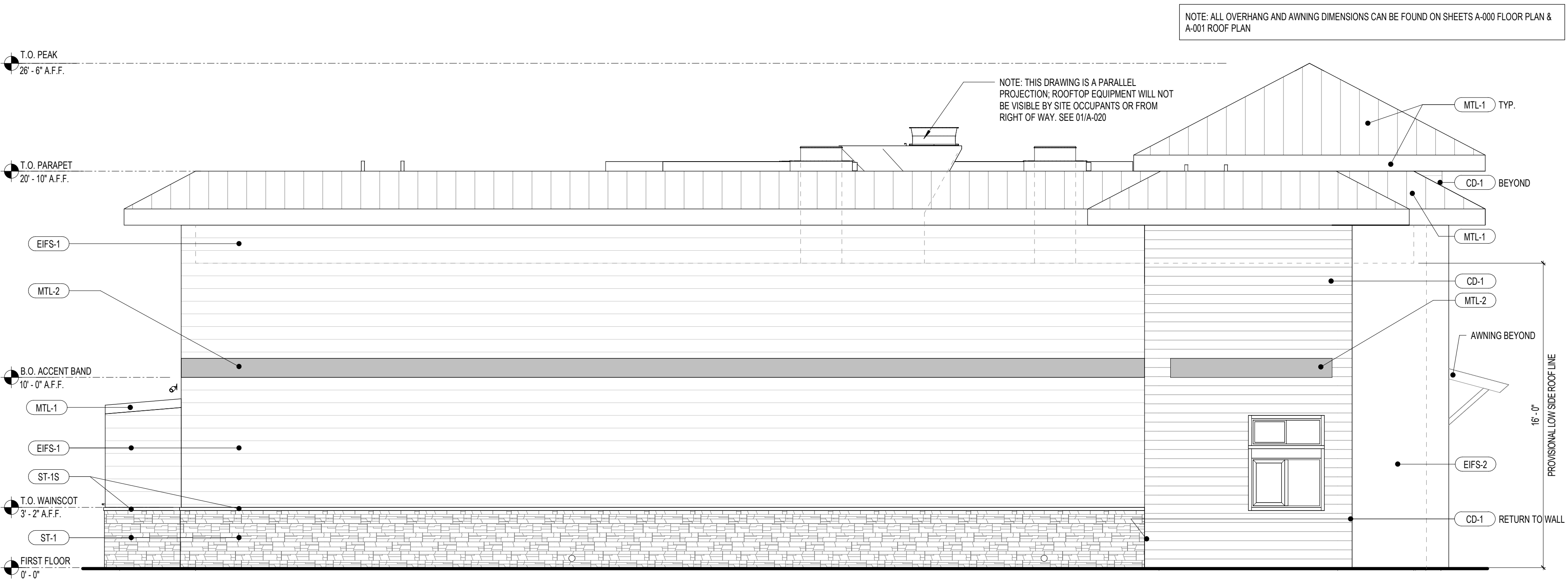


WEST ELEVATION

05

N.T.S.

A-021



WEST ELEVATION

01

1/4" = 1'-0"

A-021



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91770

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DRC RE-SUBMITTAL SET	04/01/2026

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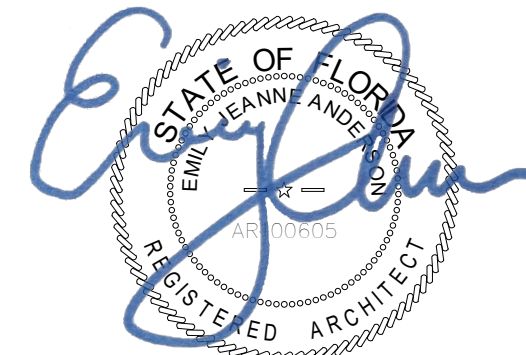
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A-021

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
LB00M	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
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



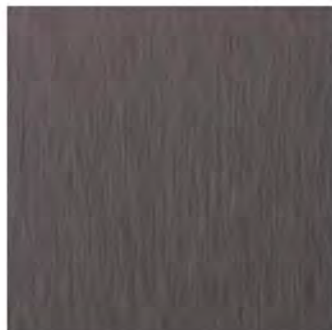
ST-1
MANUFACTURER : CORONADO STONE
PRODUCTS
COLOR: FAWN
FINISH: N/A



ST-1S
MANUFACTURER : CORONADO STONE
PRODUCTS
COLOR: CREAM
FINISH: N/A



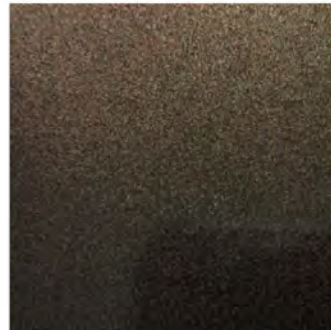
MTL-1
MANUFACTURER : EXCEPTIONAL
METALS
COLOR: DARK BRONZE
FINISH: FINE



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 TRELIS 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

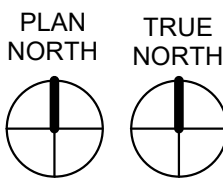
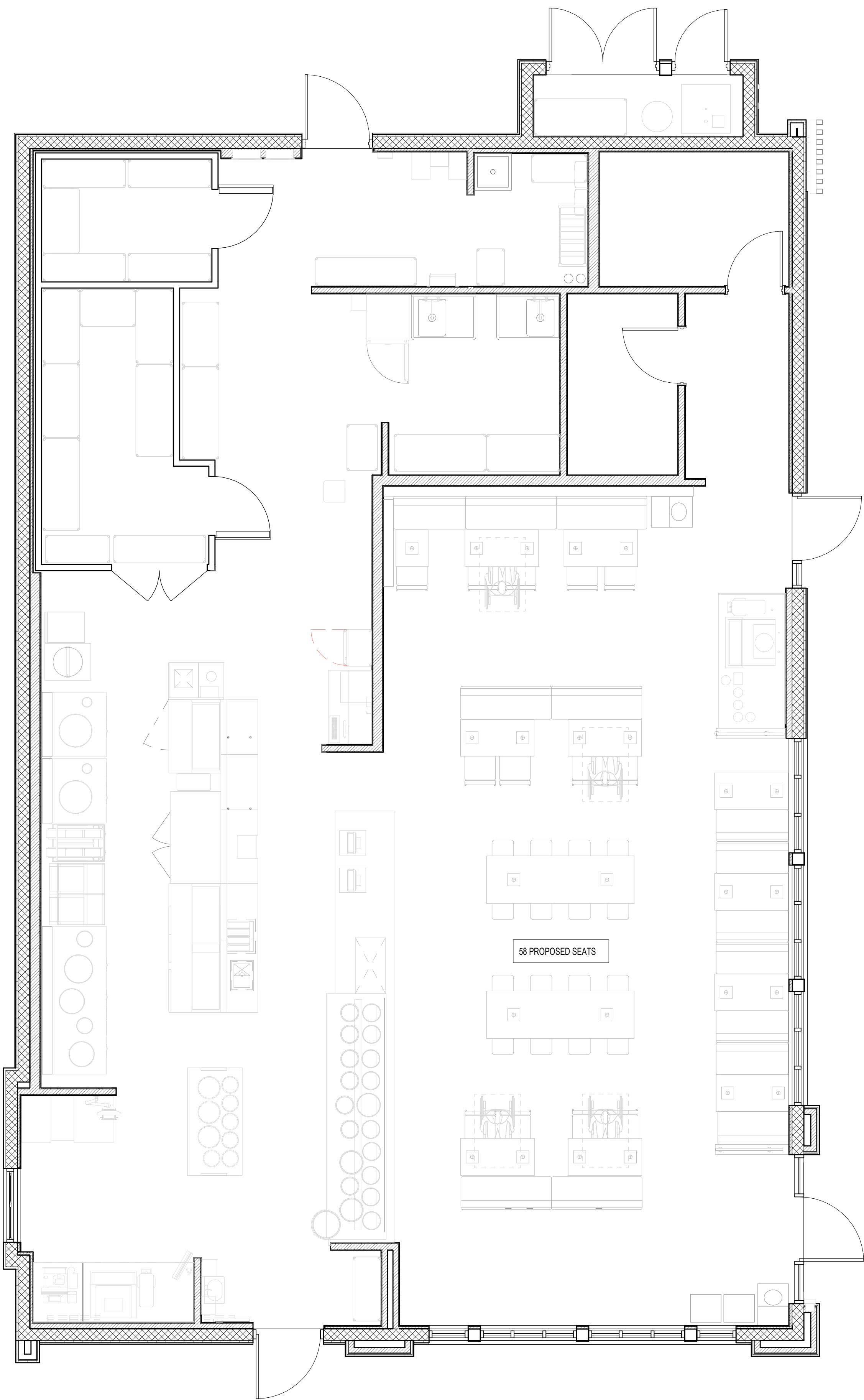
A LIGHTER SELECTION OF
WOOD FROM THE SAME
MANUFACTURER

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



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

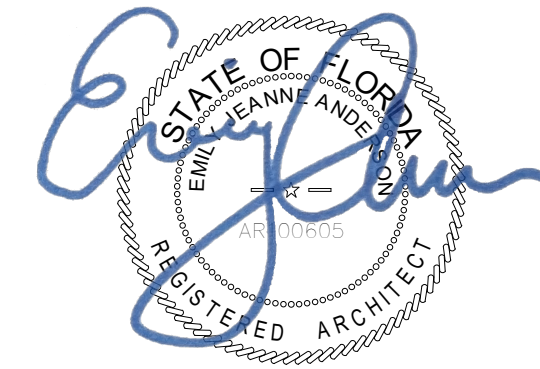
PANDA PROJECT #: S8-27-D34763

PANDA STORE #: 5056

ARCH PROJECT #: P73115



Plans Prepared By:
CPH, LLC
500 West Fulton St.
Sandford, FL 32771
Ph: 407.322.6841
Licenses:
www.cphcorp.com
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC9000298



PANDA HOME

SOUTHERN BLVD & AVOCADO AVE
LOXAHATCHEE GROVES, FL 33470

A-110

FURNITURE PLAN

AGI



Jeff Mortenson
Senior Project Manager
Architectural Branding

APPROVED

By Jeff Mortenson at 12:40 pm, Jun 04, 2026

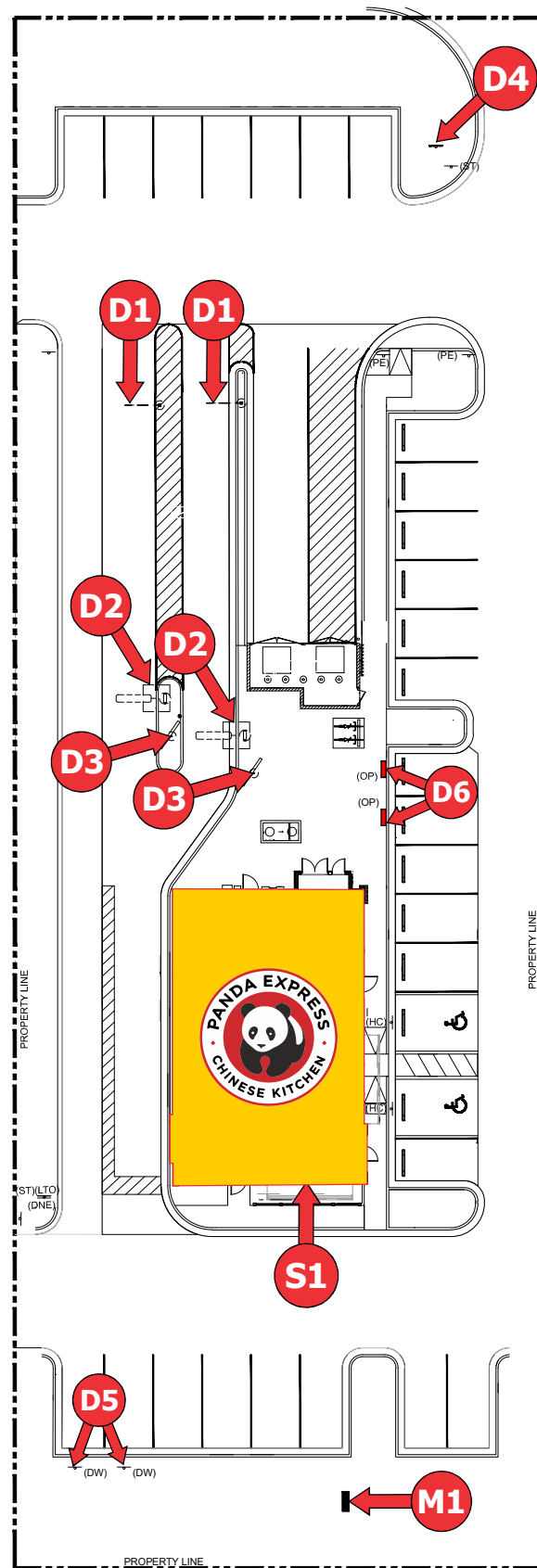
Jeff Mortenson

AGI
412 N. Cedar Bluff Road
Knoxville, TN 37923
M 916.317.4547
O 800-877-7868 X3378
jmortenson@agi.net



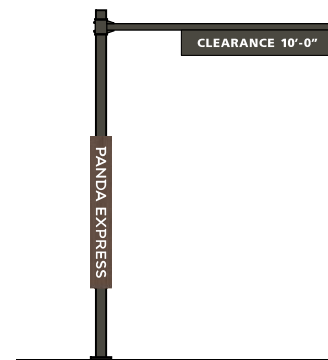
Panda Express D-34763

Southern Blvd & Avocado Ave Loxahatchee Groves, FL 33470



PANDA EXPRESS

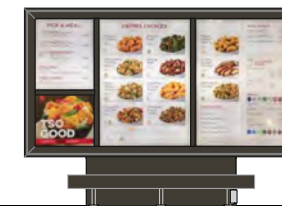
S1 Channel Letter Set



D1 DT Clearance
(2 Required)



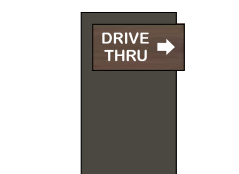
D2 OCU Canopy
(2) Required



D3 DT Menu
(2) Required



M1 Monument Sign
(1) Required



D4 Directional

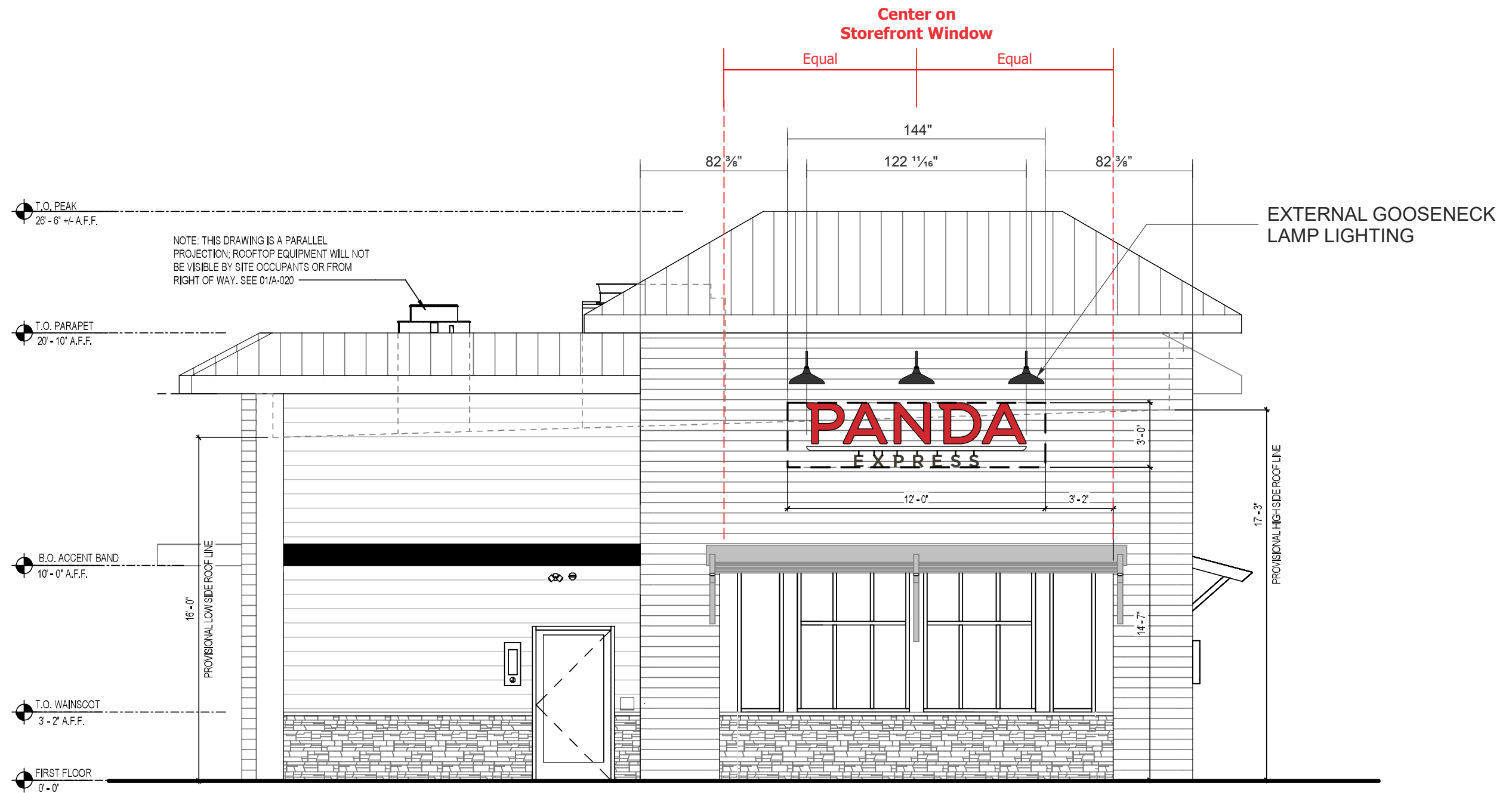


D5 Parking Sign
(2) Required



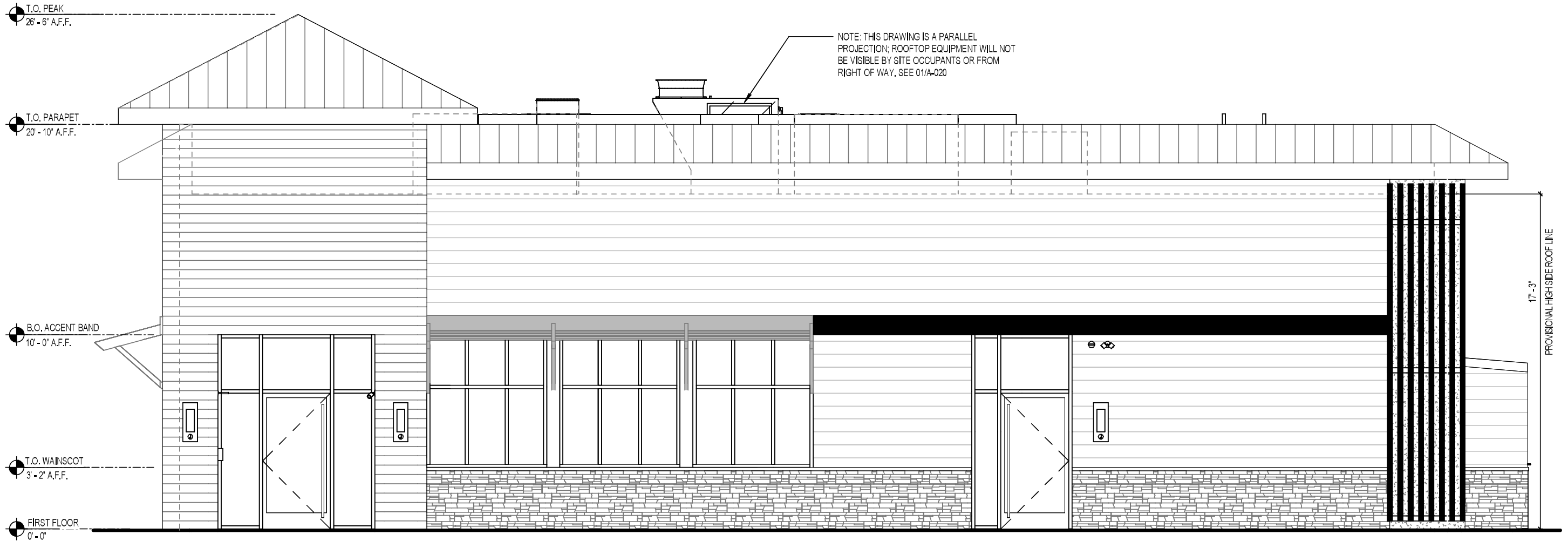
D6 Parking Sign
(2) Required

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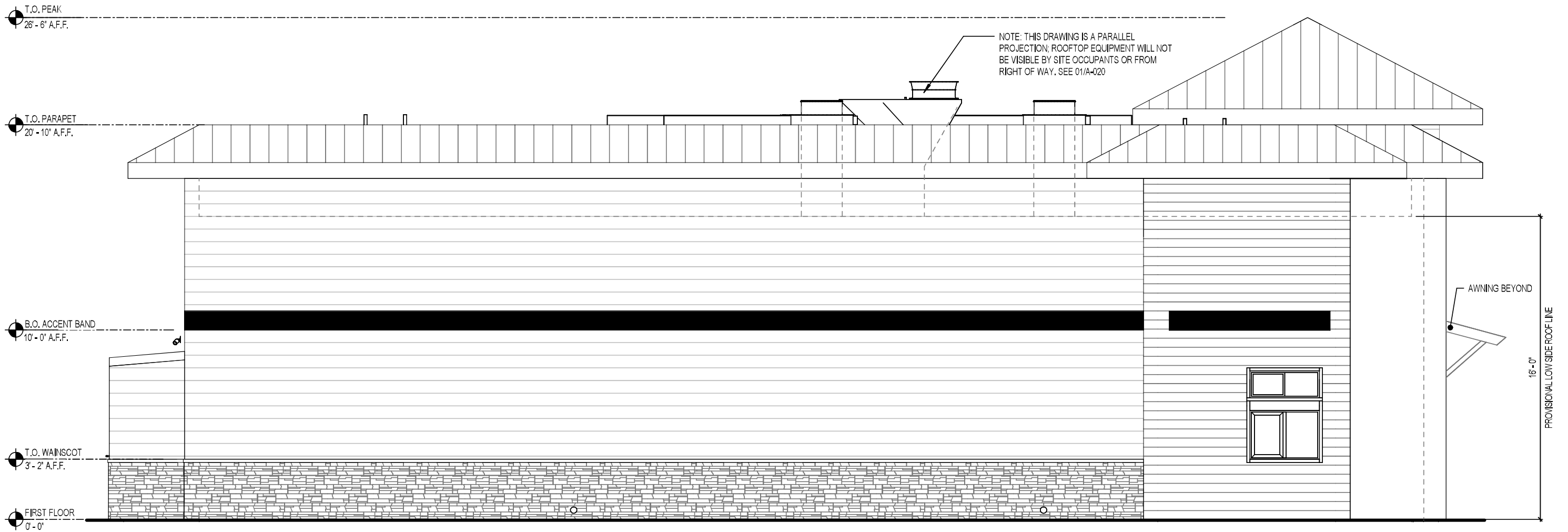
SOUTH ELEVATION | 02
3/16"=1'-0" | A-020

PANDA EXPRESS	
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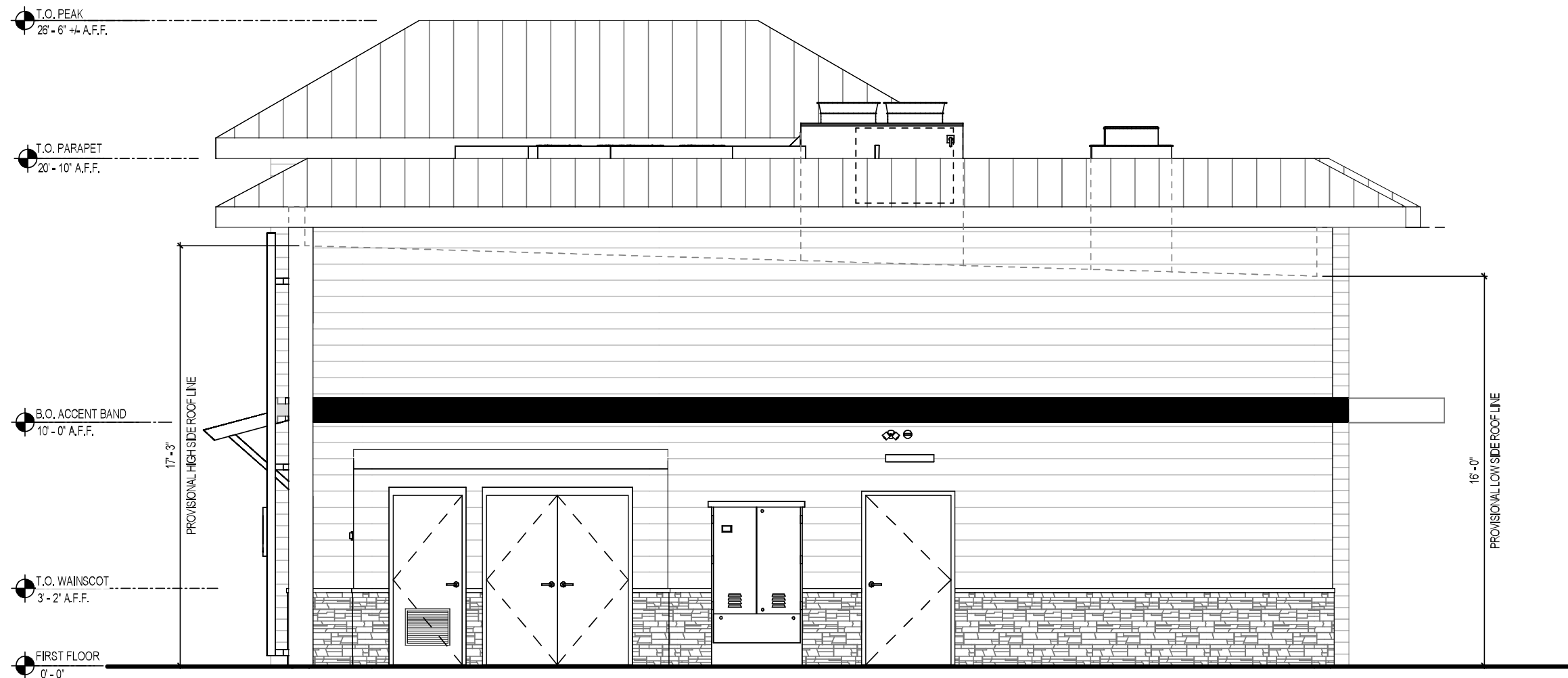
EAST ELEVATION | 02
3/16"=1'-0" | A-021

PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	



WEST ELEVATION | 01
3/16"=1'-0" | A-021

PANDA EXPRESS		
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470		



NORTH ELEVATION

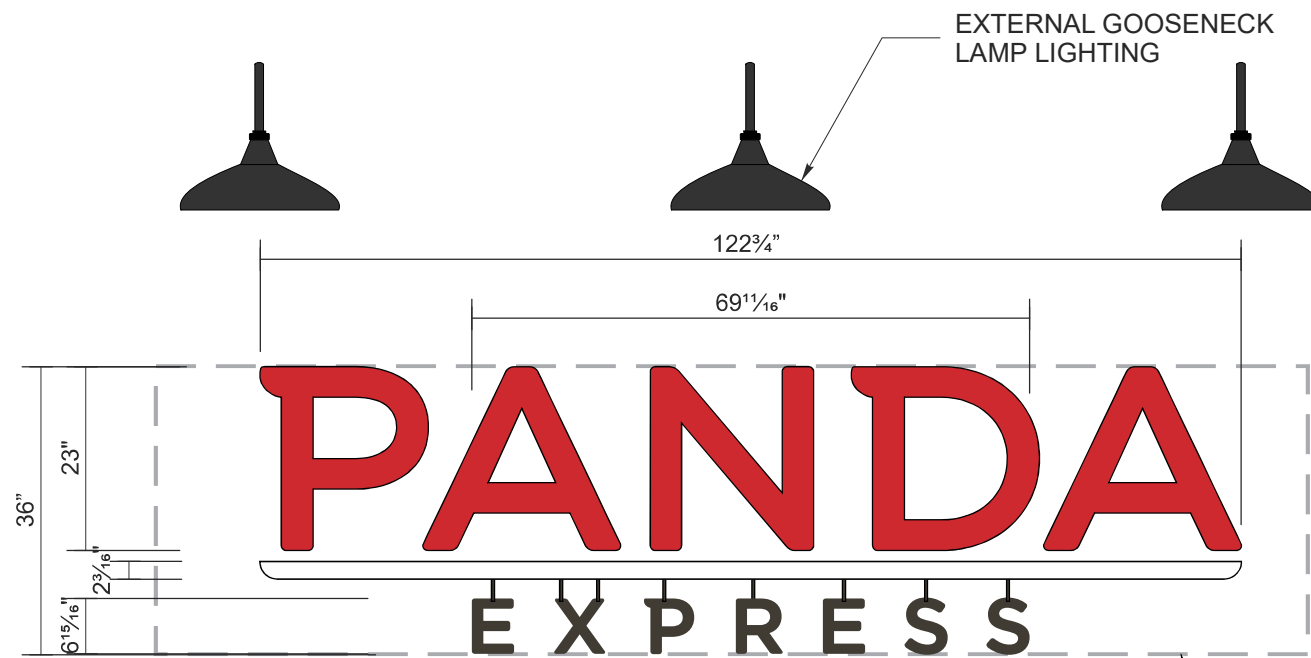
3/16"=1'-0"

03
A-020

PANDA EXPRESS

Southern Blvd. & Avacado Ave.
Loxahatchee Groves, FL 33470

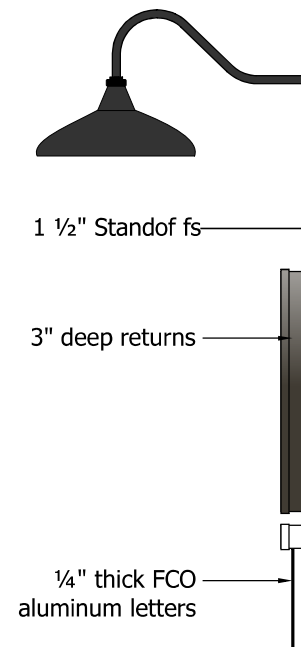




S1 Scale: 1/2" = 1'-0"

30.6875 Square Feet

MAXIMUM SIGN
DIMENSIONS ALLOWED
3'x12'



Side View

3" Return (.040) Aluminum
Jewelite Trimcap
7328 White Polycarbonate with
3M 3630-33 Red Vinyl Overlay
Mounting Hardware
1 1/2" long Aluminum Spacer
Sleeved over Mounting Hardware

.063 Aluminum Backs

Weep Hole with Light Shield

Weep Hole with Light Shield

.25" thick FCO Aluminum
"EXPRESS" Letters

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 Back lighting on EXPRESS Letters from White Contour LEDs.
- 1/4" 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

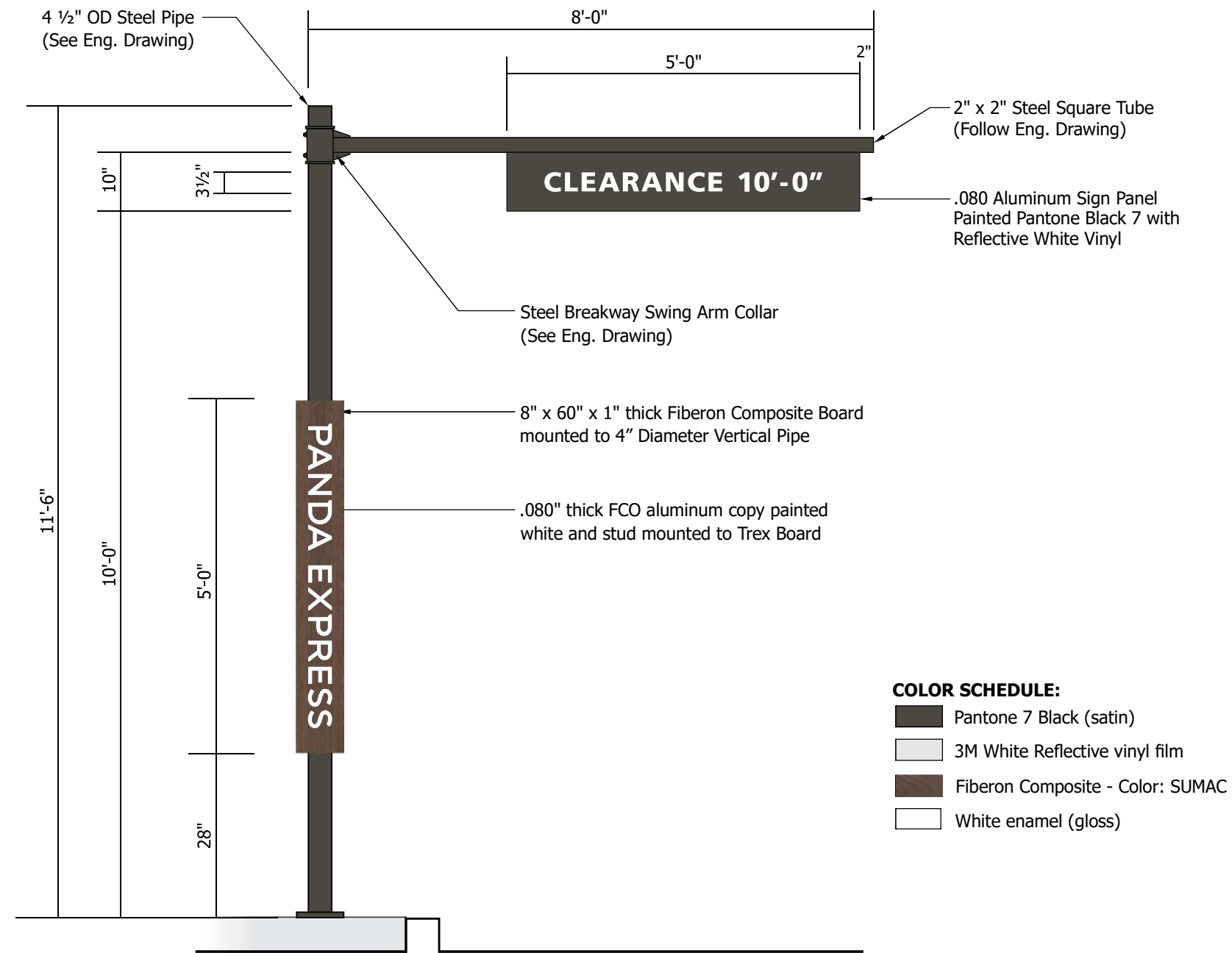
ELECTRICAL NOTES

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

PANDA EXPRESS

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Loxahatchee Groves, FL 33470



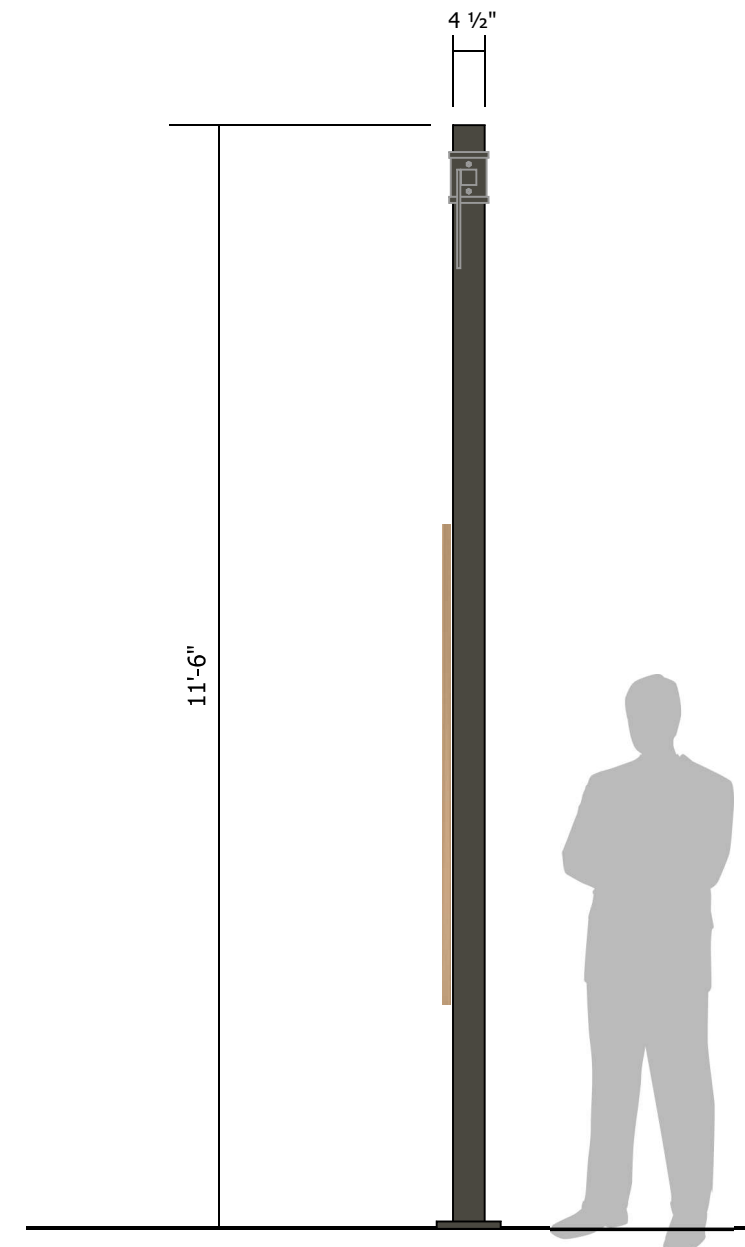


COLOR SCHEDULE:

- Pantone 7 Black (satin)
- 3M White Reflective vinyl film
- Fiberon Composite - Color: SUMAC
- White enamel (gloss)

D1 Scale: 1/2" = 1'-0"

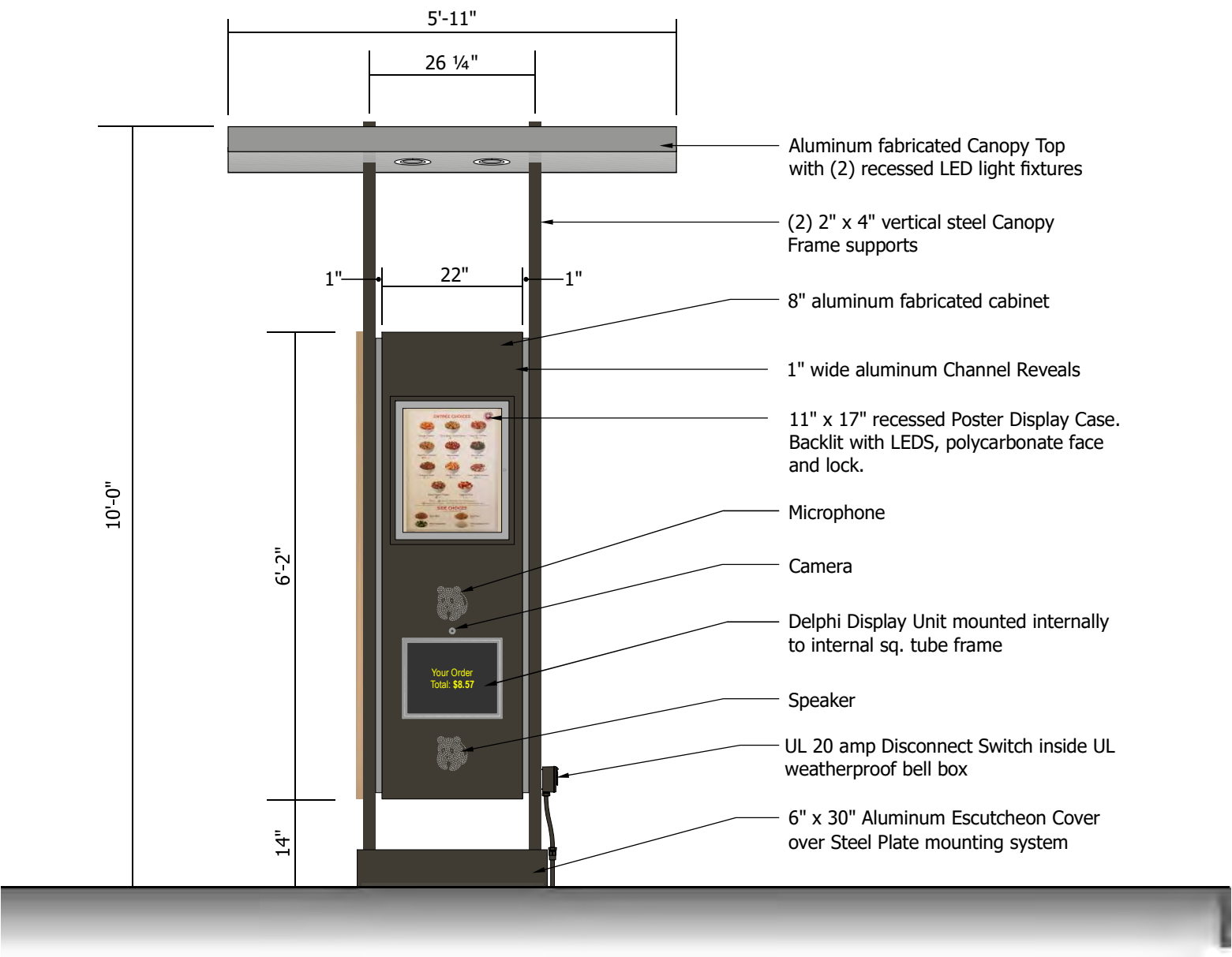
NOTE: This site requires (2) two Clearance bars for Double Drive Thru.



PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	

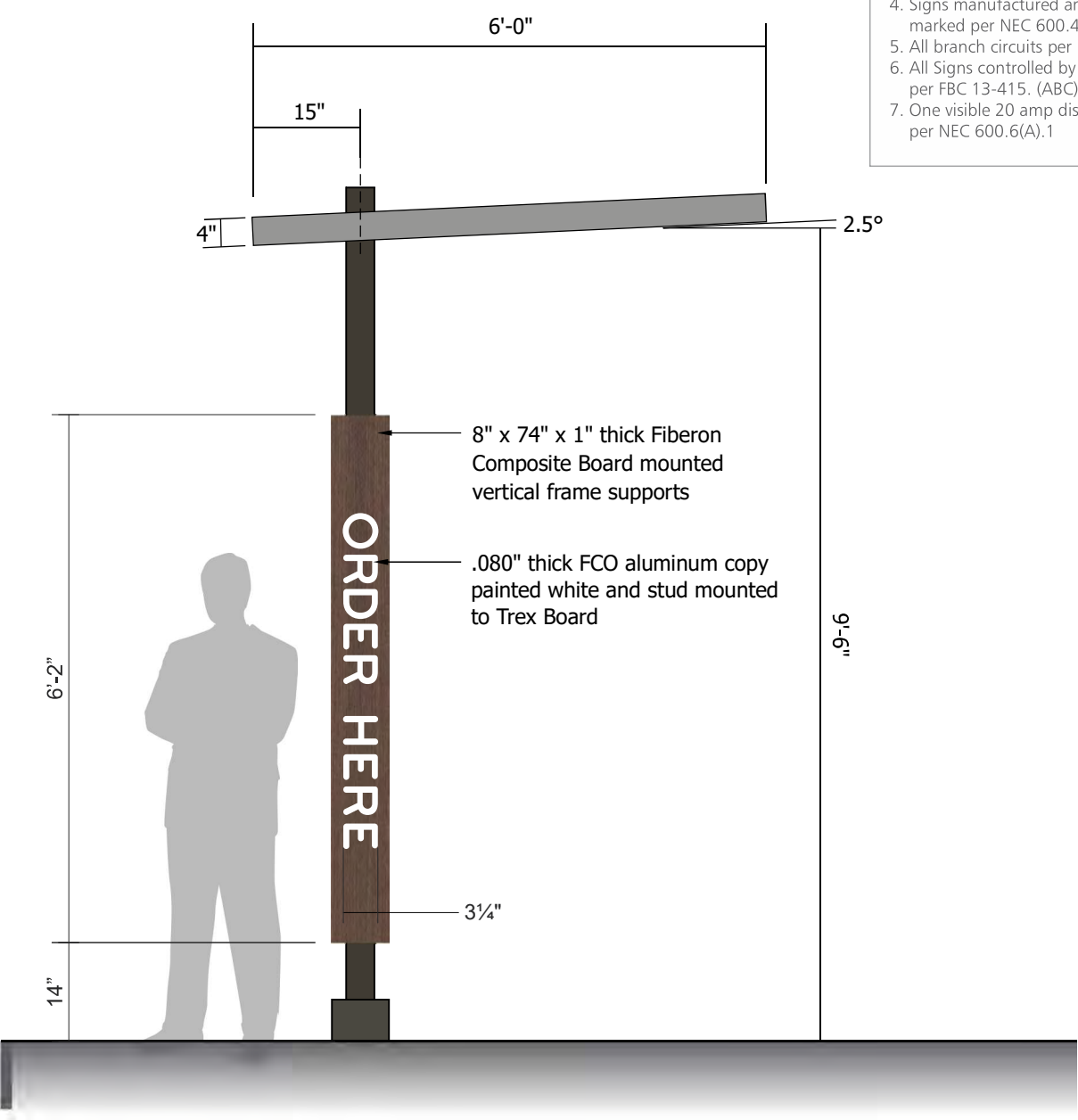
ELECTRICAL NOTES

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



D2 Scale: 1/2" = 1'-0"

NOTE: This site requires (2) two OCU Canopy units for Double Drive Thru.



Side View

COLOR SCHEDULE:

- | | |
|-------------------------------|----------------------------------|
| MAP 41-342SP Brushed Aluminum | Fiberon Composite - Color: SUMAC |
| Pantone Black 7 (satin) | White enamel (gloss) |

PANDA EXPRESS

Southern Blvd. & Avacado Ave.
Loxahatchee Groves, FL 33470



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

19"x41"=779
/144=5.41 SF

29.5"x41"=1209.5
/144=8.40 SF

29.5"x41"=1209.5
/144=8.40 SF

7'-3 3/4"

29.02 SF
SIGN AREA

SignComp extruded aluminum Menu
Frame Cabinet with polycarbonate
Vandal Cover. Externally illuminated

COLOR SCHEDULE:
Pantone Black 7 (satin)

UL 20 amp Disconnect Switch
inside UL weatherproof bell box
with snap cover

3/4" thick steel base plate

EXTERNAL UPLIGHTING

Side View

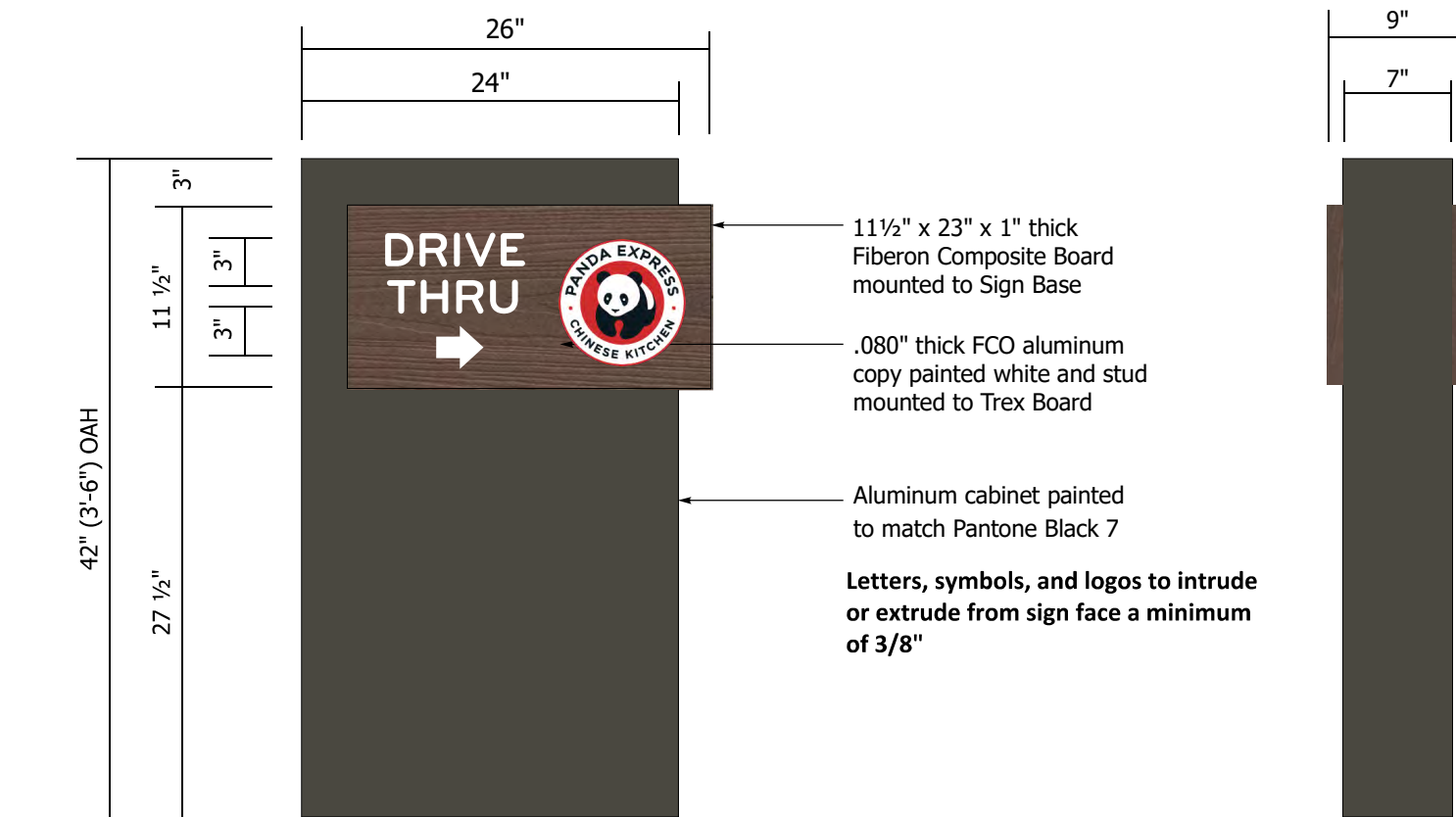
D3 Scale: 3/4" = 1'-0"

NOTE: This site requires (2) two Menu Boards
for Double Drive Thru.

PANDA EXPRESS

Southern Blvd. & Avacado Ave.
Loxahatchee Groves, FL 33470





Side View

D4 Scale: 1" = 1'-0"

Colors:

- Pantone 7 Black (satin)
- Fiberon Composite - Color: SUMAC
- White enamel (gloss)

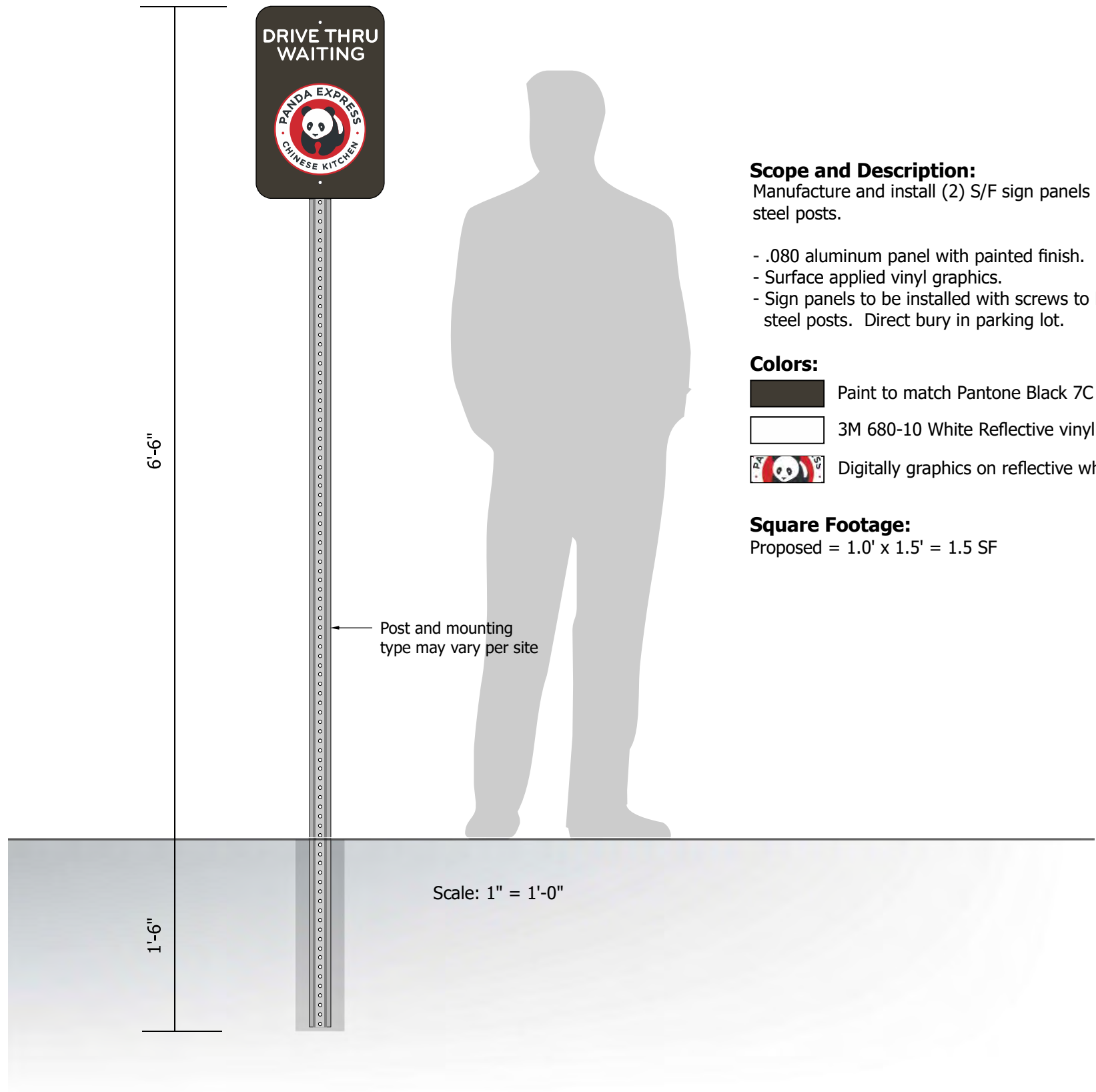


Opposite Face

PANDA EXPRESS

Southern Blvd. & Avacado Ave.
Loxahatchee Groves, FL 33470





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.

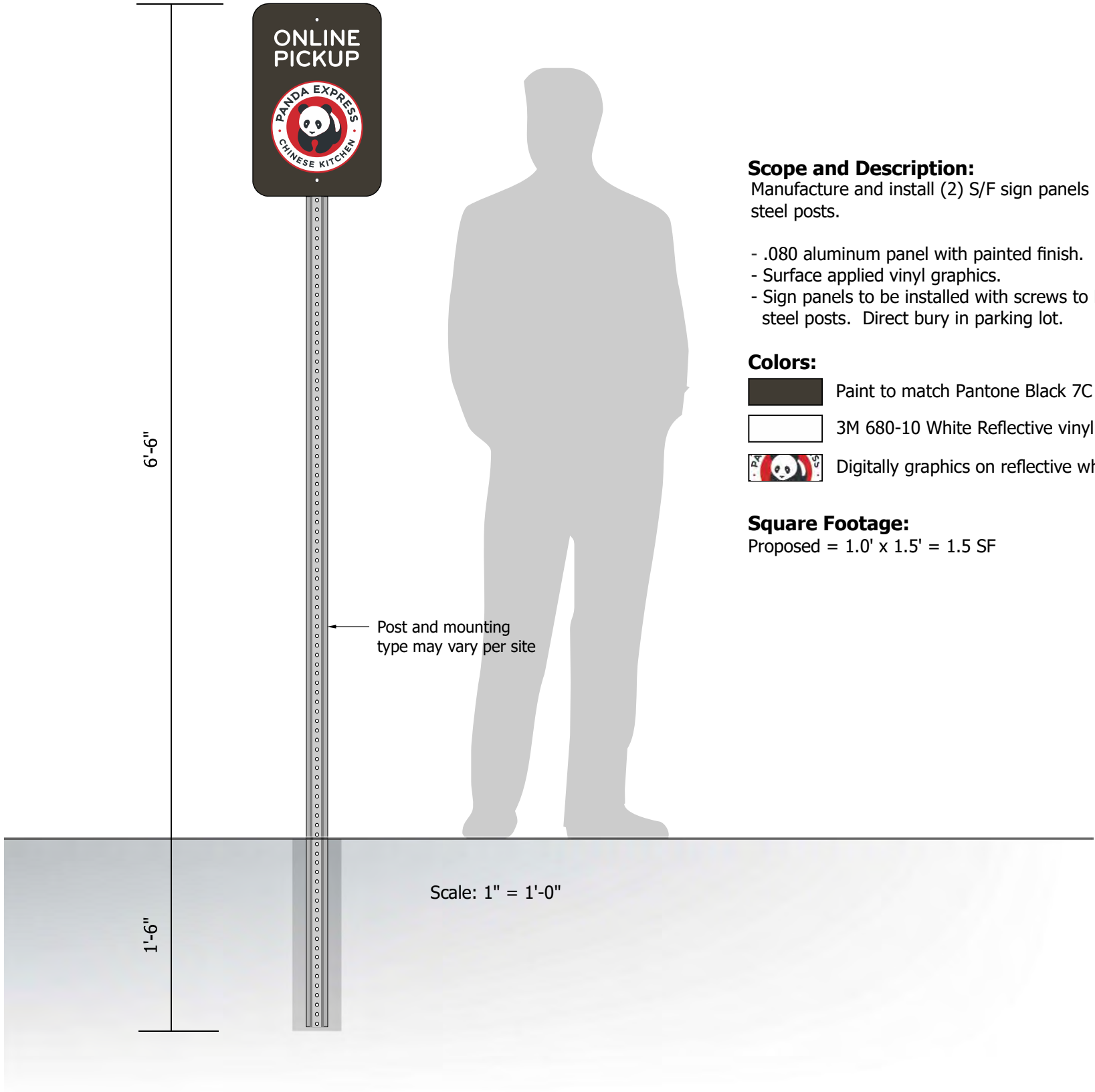
- Colors:**
-  Paint to match Pantone Black 7C (semi-gloss)
 -  3M 680-10 White Reflective vinyl
 -  Digitally graphics on reflective white

Square Footage:
Proposed = 1.0' x 1.5' = 1.5 SF



PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	



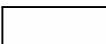


Scope and Description:

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

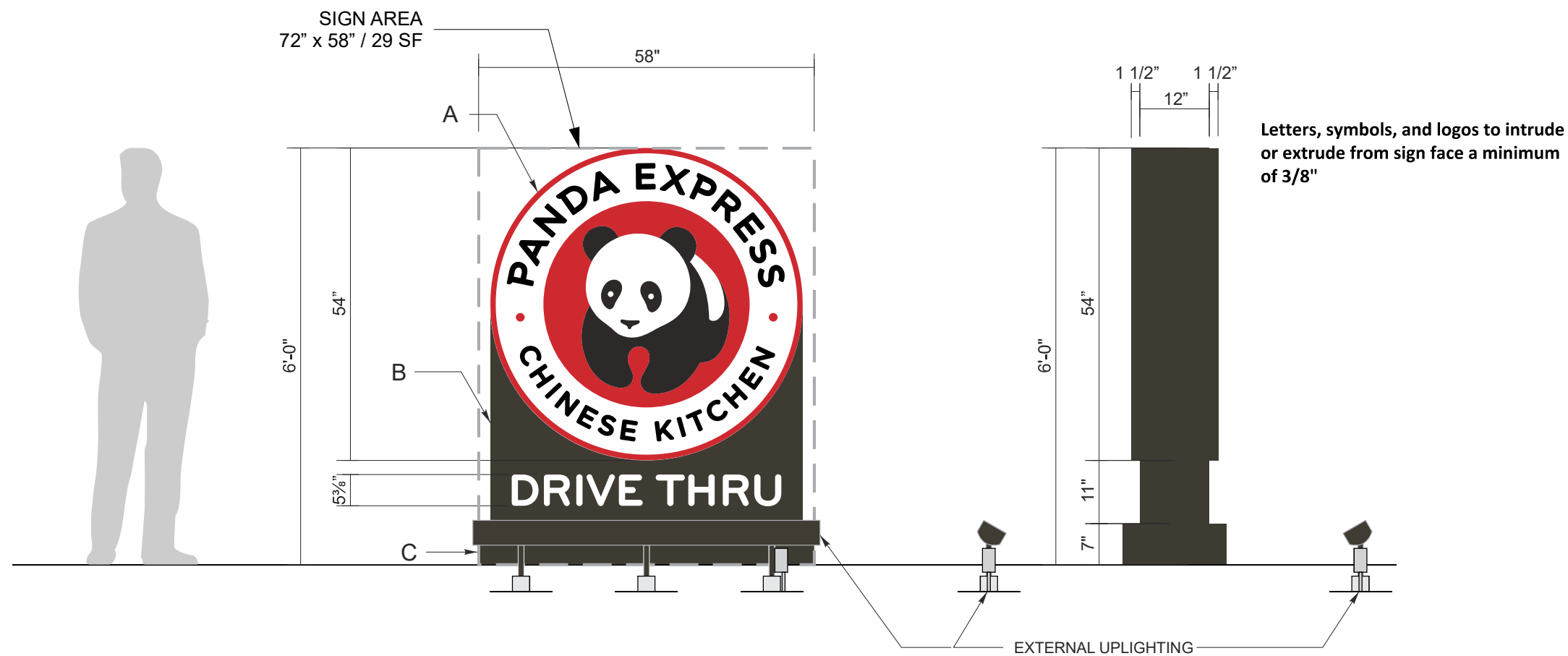
Square Footage:

Proposed = 1.0' x 1.5' = 1.5 SF



PANDA EXPRESS	
Southern Blvd. & Avacado Ave. Loxahatchee Groves, FL 33470	





M1

MANUFACTURE & INSTALL

29 Sq. Ft.

SCALE: 1/2"=1'-0"

ONE (1) DF MONUMENT SIGN

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		

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.

Notwithstanding 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 manner 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.

North Road Paving Repair Sections

At the request of the Town Council during the Agenda Review meeting, Public Works has identified the most deteriorated sections of North Road requiring pavement repairs. The estimated repair lengths are as follows:

Road Segment	Estimated Repair Length
Between A Road and B Road	400 linear feet
Between B Road and C Road (Section 1)	450 linear feet
Between B Road and C Road (Section 2)	900 linear feet
Between C Road and D Road (Section 1)	100 linear feet
Between C Road and D Road (Section 2)	100 linear feet
Total Estimated Repair Length	1,950 linear feet

The sections listed above represent the areas exhibiting the most significant pavement deterioration and are recommended for priority repair.