



**Planning and Zoning Board Meeting**  
**City of Greenacres, Florida**  
Thursday, May 14, 2026 at 6:00 PM  
City Hall Council Chambers | 5800 Melaleuca Lane

## Agenda

### Call to Order and Roll Call

### Pledge of Allegiance

### Approval of Minutes

1. April 9, 2026

### Public Hearing

1. **Greenacres Sunoco & Office/Retail – 3067 S Jog Road (SP-96-05D and MSP-26-02):**  
A request for a Major Site and Development Plan Amendment (SP-96-05D) and a Master Sign Plan (MSP-26-02) to allow for the construction of a new 6,000 square foot office/retail building with a 786 square foot mezzanine on an existing convenience store with fuel sales site. The site is located at the southwest corner of 10<sup>th</sup> Avenue North and South Jog Road at 3067 South Jog Road.
2. **Raising Cane's Restaurant at Mil-Lake Plaza – 3969 S Military Trail (SE-25-01, SP-25-02 and PCD-81-02N):** A request for a Special Exception (SE-25-01) and a Major Site and Development Plan Amendment (SP-25-02) to allow for the construction of 3,018 square foot drive-in/fast food restaurant and associated site improvements; and a Planned Commercial Development Amendment (PCD-81-02N) to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development (PCD). The site is located at the northwest corner of South Military Trail and Lake Worth Road at 3969 South Military Trail.

### Discussion Items

1. **Upcoming City Amendments**

### Adjournment

### Future Planning & Zoning Board Meetings

### Meeting Records Request

Any person requesting the appeal of a decision of the City Council will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

## Notice of Council Meetings and Agendas

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested by [sending an email](#) or calling at 561-642-2006.

## Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with 3 days advance notice of any meeting, by contacting City Clerk Quintella Moorer at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.



**Planning and Zoning Board Meeting**  
**City of Greenacres, Florida**  
Thursday, April 9, 2026 at 6:00 PM  
City Hall Council Chambers | 5800 Melaleuca Lane

## Minutes

### **Call to Order and Roll Call**

Chair Robarts called to order the Planning and Zoning Board Meeting of April 9, 2026, at 6:04 PM and Assistant City Clerk Tapia called the roll.

#### Board Members Present:

Emily-Jacob Robarts  
Robert Clements  
Leonard Grant

#### Board Members Absent:

Joan Hayes  
Aldo Cardenas  
Dannette Fitzgerald

### **Pledge of Allegiance**

### **Approval of Minutes**

1. February 12, 2026  
Motion made by Board Member Clements and seconded by Board Member Grant to approve the minutes.

Motion passed 3-0.

### **Public Hearing**

None.

### **Discussion Items**

Assistant Director Gionni Gallier of Development and Neighborhood Services stated the next meeting are scheduled for May 14, 2026.

**2. Upcoming City Initiatives and Projects**

Staff presentation summarizing upcoming City initiatives and projects.

Zoning Administrator Linda Louie gave an overview of initiatives and projects coming to the City.

She discussed the 10th Avenue Redevelopment, Lake Worth Urban Corridor Redevelopment, current, and future annexation initiatives.

Ms. Louie explained in detail the program's focus for the redevelopment.

Chair Roberts asked about the start of the Treasure Coast Project and the bicycle lane renovation on Lake Worth Road. Director of Development and Neighborhood Services Denise Malone stated the City had been working with the County and there had been no timeframe for the project, but they were in the design process. Ms. Malone confirmed there would be a bicycle lane on Lake Worth Road.

Board Member Grant asked what the deadline was for implementation and how the corridor could be developed. Ms. Louie stated it could take time. Mr. Gallier mentioned it would be a continuation of the implementation of the Comprehensive Plan.

Mr. Grant asked what type of businesses were being considered for the City. Director of Economic Development Dr. Philip Harris mentioned various types of businesses, from education to finance.

Board Member Clements questioned the box on Lantana Road. Mr. Gallier stated the City was trying to reach the property owner to keep the area clean.

Chair Roberts mentioned she was excited about the upcoming projects and asked about the status of the former Hoffman's Chocolate location. Dr. Harris stated there were many inquires about the property.

**Adjournment**

6:29 PM.

	DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION
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**I. Project Description:**

**Project:** Greenacres Sunoco & Office/Retail

**Applicant:** Jeff H. Iravani, P.E. of Jeff H. Iravani, Inc.  
 1934 Commerce Ln-5  
 Jupiter, FL 33458  
 Authorized agent for the owners:  
 M & A BROTHERS REALTY NO 3 INC.

**Request:** Major Site and Development Plan Amendment including a Master Sign Plan to allow for the construction of a new 6,000 square foot office/retail building with a 786 square foot mezzanine on an existing site including a convenience store with fuel sales.



Subject property is outlined in red. ↑ N

**Location:** 3067 South Jog Road. Southwest corner of 10<sup>th</sup> Avenue North and South Jog Road.

**Project Manager:** Gianni Gallier, Assistant Director of Development & Neighborhood Services

**II. Site Data:**

**Existing Use:** Convenience Store with Fuel Sales and car wash

**Proposed Use:** Add 6,786 square feet of office/retail. Existing Uses to remain.

**Parcel Control Number:** 18-42-43-27-05-022-0013

**Parcel Size:** 68,669 square feet (1.58 acres)

**Existing Future Land Use:** Commercial (CM)

**Existing Zoning District:** Commercial General (CG)

Table 1: Surrounding Land Use, Future Land Use Designation, and Zoning District:			
Direction	Existing Land Use	Future Land Use Designation	Zoning District
North	KinderCare (Child Care)	Commercial (CM)	Commercial General (CG)
South	Greenacres Farmers Market	Commercial (CM)	Commercial Neighborhood (CN)
East	Mobil (Convenience Store/Fuel)	Commercial (CM)	Commercial General (CG)
West	Park Pointe PUD	Residential Medium (RM)	Residential Medium Density – 2 (RM-2)

### **III. Site History:**

While the site was within Palm Beach County, a Special Exception, along with site plan review, for a convenience store with fuel sales and a car wash, concurrent with a rezoning from County AR to County CG/SE, was approved by the County on March 26, 1992 [PCD-90-37, Resolution R-92-945 (Site Plan), and Resolution R-92-944 (Rezoning)]. The property was then annexed into the City of Greenacres on February 7, 1994, through ANX-93-03 by Ordinance 94-01. The convenience store with fuel sales and a car wash were developed with a City Site Plan number (SP-96-05) and subsequently received a Certificate of Occupancy on March 19, 1997. In 1998, the Future Land Use Map designation was changed to Commercial (CM) via CPA-97-03G. On November 28, 2000, the City approved Site Plan Amendment SP-96-05B to add an outside detailing area adjacent to the car wash. On September 13, 2010, the City Council approved ZC-10-03 by Ordinance 2010-18, rezoning the property from Palm Beach County General Commercial with Special Exception (PBC CG/SE) to City Commercial General (CG), consistent with the Commercial (CM) Future Land Use designation.

### **IV. Applicable Code Provisions:**

**Sections 16-196 through 16-202** pertaining to Site and Development Plans

**Sections 16-211 through 16-214** pertaining to Site and Development Plan Amendments

**Sections 16-471 through 16-495** pertaining to the Commercial General (CG) zoning district

**Section 16-767** pertaining to Outdoor Lighting Regulations

**Sections 16-931 through 16-997** pertaining to Sign Regulations

**Sections 16-1241 through 16-1312** pertaining to Landscaping

**Sections 16-1331 through 16-1340** pertaining to Off-Street Parking and Loading

### **V. Summary of Proposed Site and Development Plans Details:**

The applicant's Site and Development Plans depict the following:

1. A total land area of 1.58 acres (68,669 square feet).
2. Existing convenience store (~1,179 square feet), gas canopy (~4,387 square feet) and car wash (~718 square feet) to remain.
3. Proposed one-story office/retail 6,000 square foot building with a 786 square foot mezzanine.
4. A total of 40 parking spaces including three (3) Americans with Disabilities Act (ADA) accessible parking spaces.
5. Two (2) existing ingress and egress points, one (1) onto 10<sup>th</sup> Avenue North and one (1) onto Jog Road. One (1) sidewalk connection to 10<sup>th</sup> Avenue North. One (1) future cross-access connection to the commercial property to the south, to be established upon redevelopment of the adjoining property.
6. A dumpster enclosure with dumpster elevations constructed of block, finished with stucco painted to match the building, and equipped with the required gates.

<b>Table 2: Proposed Site Data:</b>			
<b>Area:</b>	<b>Square Footage:</b>	<b>Acreage:</b>	<b>Percentage:</b>
Building Coverage (including covered canopies)	13,313	0.31	19.6%
Site Impervious Area (excluding Building Coverage)	37,380	0.86	54.4%
Site Landscape Area	17,976	0.41	26%
<b>Total</b>	<b>68,669</b>	<b>1.58</b>	<b>100%</b>
<b>Total Floor Area</b>	<b>8,683</b>	<b>0.199</b>	<b>12.6%</b>

(SP-96-05D and MSP-26-02)

Greenacres Sunoco & Office/Retail

## **VI. Staff Analysis:**

The applicant is requesting approval of a Major Site and Development Plan Amendment (SP-96-05D) and concurrent Master Sign Plan (MSP-26-02) for the existing Sunoco service station site located at 3067 South Jog Road, at the southwest corner of South Jog Road and 10th Avenue North. The proposed amendment would allow construction of a new 6,000-square-foot office/retail building with a 786-square-foot mezzanine for office/retail, for a total proposed new building area of 6,786 square feet. The existing 1,179-square-foot convenience store with fuel sales, associated fuel canopy, and 718-square-foot car wash will remain.

The proposed amendment includes revisions to the site's parking, internal circulation, pedestrian access, lighting, landscaping, buffering, and signage. The amended Site Plan provides a total of 40 parking spaces, including three (3) ADA accessible parking spaces. The site will maintain the two existing vehicular access points, consisting of one access point on 10th Avenue North and one access point on South Jog Road. The plan also introduces a proposed cross-access connection to the commercial property to the south, intended to reduce reliance on direct arterial access, improve site connectivity, and support emergency access consistent with the City's site and building design standards in Section 16-198, as well as Comprehensive Plan transportation policies encouraging interconnectivity between adjacent properties.

The proposal includes a sidewalk connection from 10th Avenue North to the proposed office/retail building, with decorative paver crossings incorporated to define pedestrian movement through the site. Along South Jog Road, the site contains an existing Palm Tran bus stop without a shelter. The project is required to provide the City-standard transit shelter and associated easement, subject to final coordination with the City, Palm Tran, and applicable right-of-way requirements.

The county's original 1992 approval of the site had a condition of approval requiring the establishment of a preserve with a Preserve Area Management Plan. The Preserve Area Management Plan as a condition of the original approval, required the preservation and long-term management of the existing native vegetation within the preserve area, including the existing Slash Pine trees, and required plantings within the Preservation Area consisting of a minimum of fourteen (14) trees. Certain trees within the preserve area meet the exception under Section 16-1249 where if a tree constitutes an unreasonable impediment to continuance or development of a permitted use of the property by virtue of its location in a buildable area where structures or improvements are to be placed and, at the determination of the city, suitable alternatives do not exist. The current Major Site and Development Plan Amendment modifies the prior preserve-area configuration to accommodate redevelopment of the site with a new office/retail building and associated parking, circulation, landscaping, and buffering improvements.

The Landscape Plan proposes perimeter buffering, interior parking/foundation landscaping, and supplemental plantings intended to screen the site, soften the appearance of vehicular use areas, and improve compatibility with adjacent residential and commercial properties. A six-foot masonry wall is proposed along the western property line adjacent to the Park Pointe residential development. Staff reviewed the proposed Landscape Plan in relation to the prior vegetation protection condition. The Tree Disposition demonstrates the proposed removals, relocations, and preservation credits balance under the City's tree disposition methodology and the amended plan provides mitigation through preserved and relocated trees and palms, enhanced new landscape material exceeding minimum planting size and quantity for interior landscaping.

The architectural elevations depict a one-story office/retail building with a maximum height of  
*(SP-96-05D and MSP-26-02)*

Greenacres Sunoco & Office/Retail

approximately 25 feet, which is compatible in scale with the existing site, surrounding commercial development, and remains below the maximum height of 35-foot that is permitted in the Commercial General (CG) zoning district. The proposed building incorporates elements consistent with the City's site and building design objectives under Section 16-198, including storefront glazing, varied materials, façade articulation, horizontal siding, and complementary colors that provide visual interest and compatibility with the existing site and surrounding commercial context. The plans also incorporate sustainability measures, including a white TPO cool roof.

The elevations further integrate designated tenant sign-band areas above the storefronts, with signage subject to the concurrently processed Master Sign Plan (MSP-26-02). The proposed signage package aligns with the overall architectural intent and meets the requirements of the sign regulations, including internally illuminated channel letters, with trim caps and returns to match the color of the letters; letters shall be red with a font of Arial Narrow Bold.

The development is required to pay the City's impact fee at the current rate of \$2.80 per square foot of gross non-residential floor area per Section 16-201. Therefore, an amount of **\$19,000.80** shall be paid prior to the issuance of Building Permits based on the building square footage of 6,786 square feet.

The Development Review Committee (DRC) reviewed this application and recommended approval subject to the comments noted herein and the conditions of approval listed below.

***Standards for Site and Development Plans and Staff Findings:***

1. Minimum Lot Requirement: The site area of 1.58 acres **exceeds** the minimum requirement of 1 acre.
2. Maximum Lot Coverage: Building coverage of **19.6%** does not exceed the maximum of **30%**.
3. Minimum Yard Requirements: Setbacks **meet** all requirements of 50' front, 25' side corner, 15' side interior and 25' rear.
4. Height Restrictions: The proposed 1-story building height including the mezzanine of 25' does **not exceed** the allowable height of 35' and is compatible with the existing convenience store building height of 18'.
5. Off-Street Parking & Loading: The 40 parking spaces provided **meets** the minimum required 40 parking spaces, based on the code requirement of 1 space per 200 square feet of gross floor area.
6. Landscaping: The landscaping plan **complies** with the applicable Landscape Code requirements. (See Landscaping Plans)
7. Lighting: The photometric plan **complies** with the applicable City Code requirements for lighting. All lighting must be dark-sky compliant. (See Photometric Plans)
8. Sign Regulations: Signs on-site, as detailed in Master Sign Plan MSP-26-02, **meet** the required applicable City Code requirements including for wall signs: internally illuminated channel

*(SP-96-05D and MSP-26-02)*

letters, with trim caps and returns to match the color of the letters; letters shall be red with a font of Arial Narrow Bold and logos shall not exceed 50% of the sign area. (Refer to Sign Plan on Sheet AE-03)

9. Drainage/Utilities: The proposed water, sanitary sewer, and drainage systems **meet** preliminary engineering and City Code requirements, subject to final approval of an Engineering Permit and prior to the issuance of a Building Permit.
10. Concurrency: Project **meets** traffic concurrency, a City-standard transit shelter is required, and an easement is to be provided. Water and Sewer service and capacity **are available** to serve the site.
11. Comprehensive Plan: The proposed development **is consistent** with the Commercial (CM) future land use category, and the proposed intensity of 0.126 FAR **does not exceed** the maximum allowable intensity of 0.35 FAR. The site is located at the South Jog Road and 10th Avenue North intersection, which functions as a secondary activity center node in the Comprehensive Plan.
12. Color Scheme: The color of the building **shall be** in accordance with the approved Site and Development Plans.
13. Site and Building Design: The project layout and architectural design **comply** with the site and building design requirements of the Code and are appropriately scaled for this development type.
14. Hours of Operation: The applicant has requested to **maintain** the site's existing hours of operation, 6:00 a.m. to 12:00 a.m., 7 days a week. The existing hours are compatible with the surroundings, given the adjacent commercial context, the site's location along South Jog Road, a major arterial thoroughfare, and the proposed buffering to the west.

## **VII. Staff Recommendation:**

**Approval** of SP-96-05D and MSP-26-02 with the following conditions:

1. The most stringent requirements of this DNS Staff Report and Recommendation dated May 08, 2026, and strict compliance with the Site and Development Plans exhibits stamped approved by the City of Greenacres, and listed below, which are attached hereto and made part hereof as Exhibit "A"
  - A. SP-96-05D Greenacres Sunoco & Office/Retail - **Site Plan**, Sheets SP-0 through SP-4, received by DNS on April 27, 2026, and prepared by Jeff H. Iravani, P.E. / Jeff H. Iravani, Inc.
  - B. SP-96-05D Greenacres Sunoco & Office/Retail – **Landscape and Tree Disposition Plan**, Sheets LP-1 through LP-5, received by DNS on April 27, 2026, and prepared by Donaldson E Hearing of Cotleur & Hearing

*(SP-96-05D and MSP-26-02)*

Greenacres Sunoco & Office/Retail

- C. SP-96-05D Greenacres Sunoco & Office/Retail - **Photometric Plan**, Sheet PSP-1, received by DNS on April 27, 2026, and prepared by Andrew Youngross of Thompson & Youngross Engineering Consultants, LLC
  - D. SP-96-05D Greenacres Sunoco & Office/Retail - **Architectural Plan and Master Sign Plan**, Sheets AE-01 through AE-03, received by DNS on April 27, 2026, and prepared by James M Stergas of Stergas & Associates, AIA.
  - E. SP-96-05D Greenacres Sunoco & Office/Retail - **Civil/Engineering Plan**, Sheets C-2 through C-16, received by DNS on April 27, 2026, and prepared by Jeff H. Iravani, P.E. / Jeff H. Iravani, Inc.
2. The project shall be required to pay the City's non-residential impact fee pursuant to Section 16-201. At the current rate of \$2.80 per square foot of gross non-residential floor area, the impact fee is estimated at **\$19,000.80**, based on 6,786 square feet of proposed gross non-residential floor area. The final amount due shall be calculated at the rate in effect at the time of payment and shall be paid prior to the issuance of any Building Permits. (Planning and Building)
  3. The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the total construction costs is two hundred fifty thousand dollars (\$250,000) or greater, in accordance with Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of the total construction costs of the project. The contribution shall be placed in the city's public art fee fund, and the contributor shall have no input in the use of such funds. The contribution shall be divided into two (2) payments as follows:
    - A. **Prior to Building Permit Issuance:** The developer shall submit to the building division/finance department a preliminary certification of the total construction costs. This preliminary certification shall be used to calculate the developer's initial payment of thirty (30) percent of the contribution. The developer shall make this initial payment to the building division/finance department prior to the issuance of any building permit.
    - B. **Prior to Issuance of the Final Certificate of Occupancy:** The developer shall submit to the building division/finance department a final certification of the total construction costs. This final certification shall be used to calculate the outstanding portion of the contribution. The developer shall pay the outstanding portion of the contribution prior to the issuance of the final certificate of occupancy for the project.
  4. The project shall participate in the City Tree Dedication Program per Section 16-1293; prior to the issuance of any Building Permits, one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore **seven (7) Live Oaks or equivalent cash payment** shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2 inch diameter trunk at 4 ft.; and 5 ft. spread. (Planning and Building)
  5. Prior to issuance of any Certificate of Occupancy, a standard City of Greenacres bus shelter shall be acquired and installed by the developer at the transit easement location, subject to final coordination with the City, Palm Tran, Palm Beach County, and applicable right-of-way requirements. The shelter shall be the permanent maintenance obligation of the property owner, including the removal of any trash, garbage, debris, or other waste material, upkeep of all landscaping, electricity for the shelter security light, and keeping the easement and overall site free of dangerous conditions. The developer, successors, or assigns shall be permitted to post surety for the improvement to facilitate the release of the final Certificate of Occupancy.

6. Any site permits required and/or obtained shall be maintained in an active status with the respective permitting agency until all the work covered by the permit is satisfactorily completed, any applicable inspections passed and officially closed out with the City. (Building, Planning, Engineering and Public Works)
7. Permits from the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County Land Development, as required, for the stormwater management system must be obtained prior to the issuance of an Engineering Permit. (Engineering)
8. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of an Engineering Permit. (Engineering)
9. An Engineering Permit, issued by the City of Greenacres, is required prior to any sitework or construction activities outside of the proposed structures and work related to subdivision and/or development improvements taking place. The Engineering Permit must be closed out before any Certificates of Occupancy (CO) are issued for any buildings or structures. No Engineering Permit shall be issued for construction or work until an approved cost estimate and a bond for all sitework has been posted. Once site work is complete, a maintenance bond will be required prior to the close out of the engineering permit. (Engineering)
10. Upon completion of all required improvements, the developer/property owner shall direct the civil engineer of record to prepare as-built drawings for all project plans and submit the project baseline data for all relevant layers to the Development & Neighborhood Services Department. The data must be provided in one of the following formats: (a) AutoCAD DXF, (b) GIS shapefile (comprising the ESRI extensions .shp, .shx, and .dbf), or (c) Geodatabase (with the ESRI .gdb extension). The timeline for submitting the as-built plans will be determined by the City Engineer, and submission must occur prior to the acceptance of improvements and the release of the bond for sitework. (Planning and Engineering)
11. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD and City of Greenacres must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test. Additionally, documentation detailing the maximum impervious surface allowances for the overall project, as acceptable to the City Engineer, must be provided. The drainage system shall be designed such that drainage from areas which may contain hazardous or undesirable waste shall be separate from stormwater runoff from the remainder of the site. All required documents must be submitted with the application for Engineering Permits. (Engineering)
12. Any redundant or unused existing easements and rights-of-way on the subject property shall be abandoned prior to the issuance of Engineering Permits. (Engineering)
13. Driveway connection and/or right-of-way construction permits from Palm Beach County Land Development and/or FDOT must be obtained prior to the issuance of Engineering Permits. Any existing driveway connections on site which will become redundant shall be removed and replaced with curbing, etc. to match adjacent conditions. (Engineering)
14. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. An NPDES Permit shall be provided to the City, prior to any site activity, as part of the Engineering Permit. (Planning, Engineering, Building and Public Works)

15. The establishment may operate from 6:00 a.m. to 12:00 a.m., 7 days a week. The establishment shall otherwise comply with Sec. 8-27. - Hours of Sale, as amended, which prohibits the sale or dispensing of alcoholic beverages between the hours of 2:00 a.m. and 7:00 a.m. of each day. (Planning)
16. No outdoor speakers shall be permitted. (Planning and Building)
17. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of **December 31, 2027**, unless a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)
18. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning, Engineering and Building)
19. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)
20. The required masonry wall along the west property line shall be a minimum of 6 feet in height and shall be finished with stucco painted to match and harmonize with the building's exterior walls on both sides. The property owner shall remain solely responsible for the maintenance of the wall. (Planning, Engineering, and Building)
21. Vehicular cross-access connections shall be constructed to the southern property line to provide future connectivity to the adjacent commercial property to the south. The connection shall become active upon redevelopment of the adjacent property to the south. (Planning, Engineering, and Building)
22. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened from view. No equipment shall be taller than the proposed screening. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning and Building)
23. Landscaping shall be maintained in perpetuity in accordance with the City's Landscaping Regulations and the approved Landscaping Plan, including specifications for plant size, number, location, and type of landscaping material. All plant life shown on an approved landscape plan shall be replaced if it dies, is seriously damaged, or removed. All plant material shall be kept reasonably free of visible signs of pests, infestation, or disease. (Planning)
24. The Landscape Plan shall account for The fourteen (14) trees associated with the prior Preserve Area Management Plan shall be depicted on the Landscape Plan as Preserve Area Management Plan trees which must be maintained in perpetuity. A certified cost estimate by a FL Registered Landscape Architect or Engineer, for the project's landscape materials, installation, irrigation and labor to establish a 1-year maintenance financial guarantee or financial surety in a form acceptable to the City Attorney in the amount of 110% of the estimate shall be posted for the project's total landscaping cost including the cost equivalent to replace any of the relocated trees with the same DBH should any of those not survive the transplant, in addition to the other bonds required for site improvements. The owner shall provide this financial guarantee or financial

surety before the City performs any landscape inspection or issues a Certificate of Occupancy. If project's landscaping is not maintained, the City may use the financial guarantee or financial security to maintain or replace dead or unacceptable landscape materials and irrigation components after providing written notice to the property owner. (Planning, Engineering, and Building)

- A. The project Landscape Architect shall conduct a field inspection at substantial completion of the project to verify that the landscape and irrigation installation complies with the approved plans and is healthy and flourishing before the project's 1-year maintenance financial guarantee/security period begins. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request a final City inspection of the landscape installation.
- B. The project Landscape Architect shall conduct an interim field inspection near the 6-month mark of the project's 1-year maintenance period to verify that the landscape and irrigation installation continues to comply with the approved plans and is healthy and flourishing. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request an interim City re-inspection of the maintained landscaping at the 6-month mark of the maintenance financial guarantee/security period.
- C. The project Landscape Architect shall conduct a field inspection near the completion of the project's 1-year maintenance period to verify that the landscape and irrigation installation continues to comply with the approved plans and is healthy and flourishing. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request a final City re-inspection of the maintained landscaping 30 days prior to the end of the maintenance financial guarantee/security period.
- D. Upon passing the final re-inspection, the property owner may request in writing the release and return of any remaining financial guarantee/security. If the location fails the final re-inspection, the financial guarantee/security shall not be released to the property owner. Once the property owner completes the required improvements, the financial guarantee/security shall be released. If these necessary improvements do not occur, the City may use the financial guarantee/security to maintain or replace landscape items as necessary.

25. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Landscaping Plan additions may be necessary to meet Code requirements if existing material is unsuitable to remain. (Planning)

26. For roofing materials, all exterior roof surfaces shall be either rated by the Cool Roof Rating Council or labeled as an Energy Star qualified roof product and be in accordance with the Florida Building Code. This excludes portions of the roof acting as a rooftop deck, green roof, or any area of a roof utilized by photovoltaic and solar equipment. Product specifications for roofing materials must be submitted and approved as part of the roofing-related Building Permit submittals. (Planning)

27. The site shall be maintained as one; exterior facades of all structures shall receive compatible architectural treatment, including color. (Planning)

28. The car wash facility shall utilize a 100% water recycling system. (Planning, Engineering, and Building)
29. There shall be no repair or maintenance of vehicles on site. No outside storage of disassembled vehicles, or parts thereof, shall be permitted on site. (Planning)
30. The service station facility shall provide air and water for minor vehicle maintenance to the public at no charge. (Planning)
31. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
32. The Site and Development Plan shall be revised as necessary and as otherwise noted herein to reflect all conditions of approval and re-submitted, prior to the issuance of Engineering Permits. (Planning, Building, Engineering and Public Works)
33. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits and a Certificate of Occupancy. (Planning, Engineering, and Building)
34. This approval shall amend and replace the prior approved site plan for the subject property to the extent shown on the approved plans and as expressly conditioned herein. Any prior conditions of approval or site-specific obligations that have been fulfilled, are obsolete, or are inconsistent with this approval are modified, superseded, or replaced by the approved Site and Development Plans, Master Sign Plan, and conditions of approval adopted with this Resolution. The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns. Deviation from any portion of the approved Site and Development Plans, Special Exception, or failure to comply with any requirement, condition or safeguard imposed by the City during the approval procedure shall render the Site and Development Plans and Special Exception approval null, void, and of no further effect upon determination by the City Council. (Planning)
35. **CITY NOTICES:**
  - (1) **Development permits and orders.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
  - (2) **No Guarantee by City.** It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.
  - (3) **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and all claims, demands, disputes, costs, expenses, (to include attorney's fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Property, except those claims or liabilities by or arising from gross negligence or intentional acts of the City, or its employees, contractors or agents.

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**PLANNING & ZONING BOARD ACTION – May 14, 2026**

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**CITY COUNCIL ACTION –**

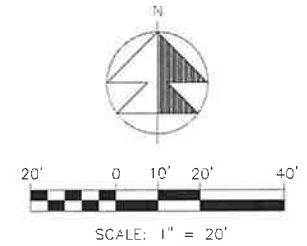
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**Attachments:**

1. Proposed Site and Development Plans (SP-96-05D)
2. Proposed Master Sign Plan (MSP-26-02)

CM  
CG  
INSTITUTIONAL

10TH AVENUE NORTH



REVISIONS

03/26/2024	REV/CITY
07/23/2024	REV
03/17/2025	REV/CITY
05/20/2025	REV/CITY
12/05/2025	REV/CITY
01/03/2026	REV/CITY
04/03/2026	REV/CITY

**Jeff H. Iravani, Inc.**  
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1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
EMAIL: jh@jeffh.com

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FAX: (561) 575-6088  
WEBSITE: www.jhinc.com

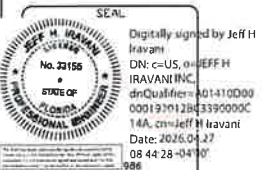
SITE DATA

PCN NUMBER:	18-42-43-27-05-022-0013		
PROPOSED USE:	RETAIL / OFFICE		
FUTURE LAND USE:	CM		
ZONING:	CG		
LOT AREA:	68,669 SF	1.58 AC	100%
PH-I:	38,890 SF	0.90 AC	
PH-II:	29,779 SF	0.68 AC	
BLDG AREA:	7,915 SF		11.5%
PH-I:	1,915 SF		
PH-II:	6,000 SF		
BLDG LOT COVERAGE:	13,313 SF	0.31 AC	19.6%
BLDG COVER MAX ALLOWED:			30.0%
PH-I:	6,785 SF		
PH-II:	6,528 SF		
IMPERVIOUS AREA:	37,380 SF	0.86 AC	54.4%
PH-I:	21,579 SF		
PH-II:	15,801 SF		
LANDSCAPE AREA:	17,976 SF	0.41 AC	26.0%
PH-I:	10,526 SF		
PH-II:	7,450 SF		
TOTAL FLOOR AREA:	7,965 SF		11.6%
FLOOR AREA MAX ALLOWED:			35.0%
EXCLUDES CARWASH:			
BLDG HEIGHT OFFICE:	25 FT		
BLDG HEIGHT CONV STORE:	18 FT		
BLDG HEIGHT CARWASH:	10.3' FT		
BLDG HEIGHT MAX ALLOWED:	35 FT		
PARKING REQ RETAIL:	7,965 SF @ 1/200 SF	40 SP	
PARKING PROP:		40 SP	
HANDICAP REQ:		2 SP	
HANDICAP PROP:		3 SP	
LOADING SPACE REQ:		1 SP	
LOADING SPACE PROP:		1 SP	
BUILDING FRONT SETBACK:	REQ'D 50 FT	PROP 66.3 FT	
SIDE INETRIOR SETBACK:	15 FT	15.9 FT	
SIDE CORNER SETBACK:	20 FT	66.3 FT	
REAR SETBACK:	25 FT	40 FT	
LOT AREA:	1 AC MIN	1.58 AC	
LOT WIDTH:	150 FT MIN	164 FT	
USERS:	6		
EMPLOYEES (EST):	16		
NOTES:	<ol style="list-style-type: none"> <li>1. DRAINAGE SYSTEM CONSISTS OF EXISTING &amp; PROPOSED UNDERGROUND EXFILTRATION TRENCHES</li> <li>2. BUILDING LOT COVERAGE INCLUDES CANOPIES.</li> <li>3. SITE IMPERVIOUS EXCLUDES BUILDING COVERAGE</li> <li>4. SCHEDULED DELIVERY HOURS WILL NOT INTERFERE / CONFLICT W/ SANITATION VEHICLES ENTERING THE SITE.</li> <li>5. HOURS OF OPERATION OFFICE 7AM- 7PM GAS/CONV STORE 6AM-12AM</li> </ol>		

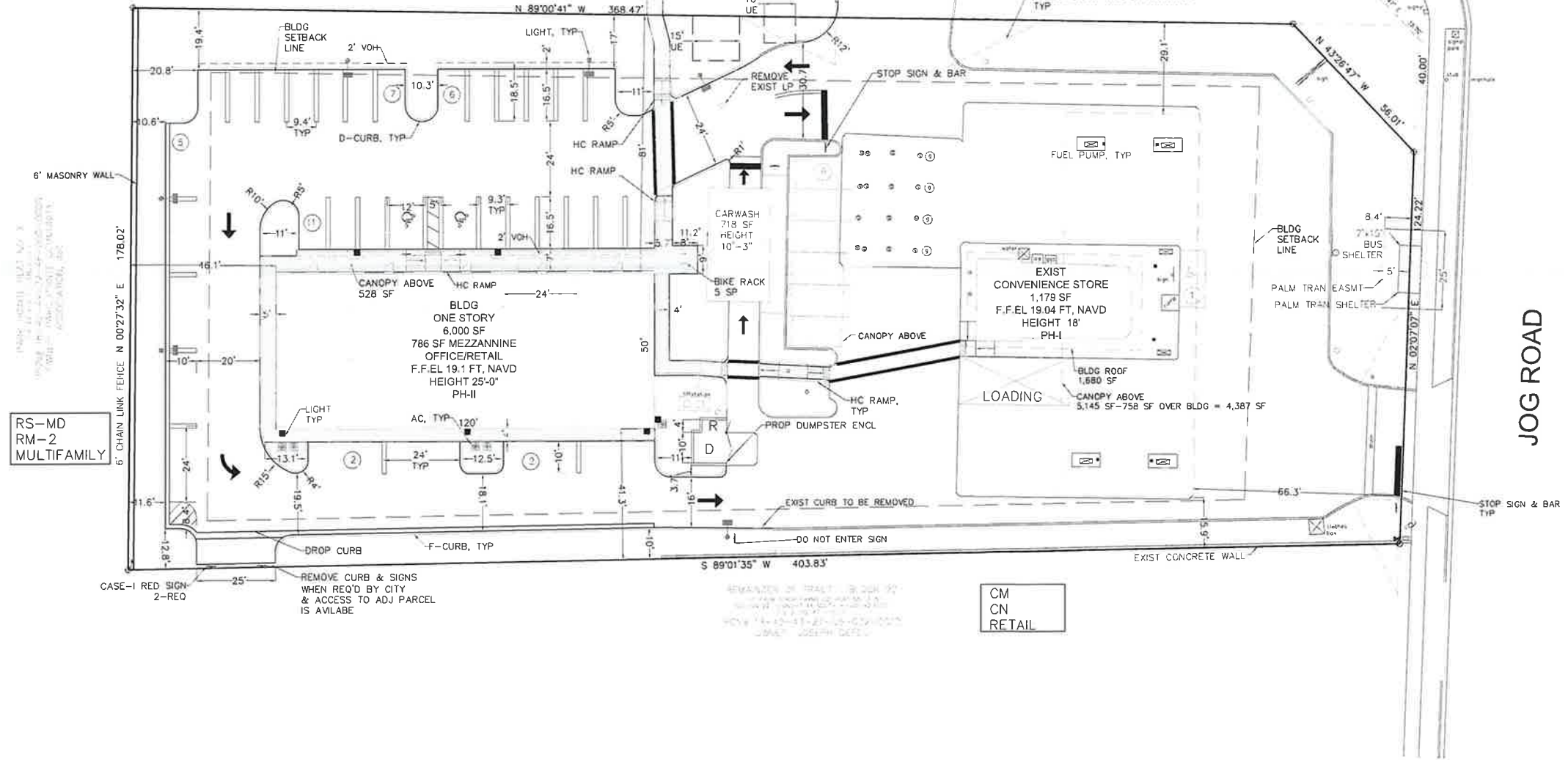
Greenacres Shell & Offices  
3067 Jog Road  
GREENACRES, FLORIDA

Site Plan

JOB NO	1805-1259
DESIGNED BY	JHI
CLJ	
DATE	12-17-21

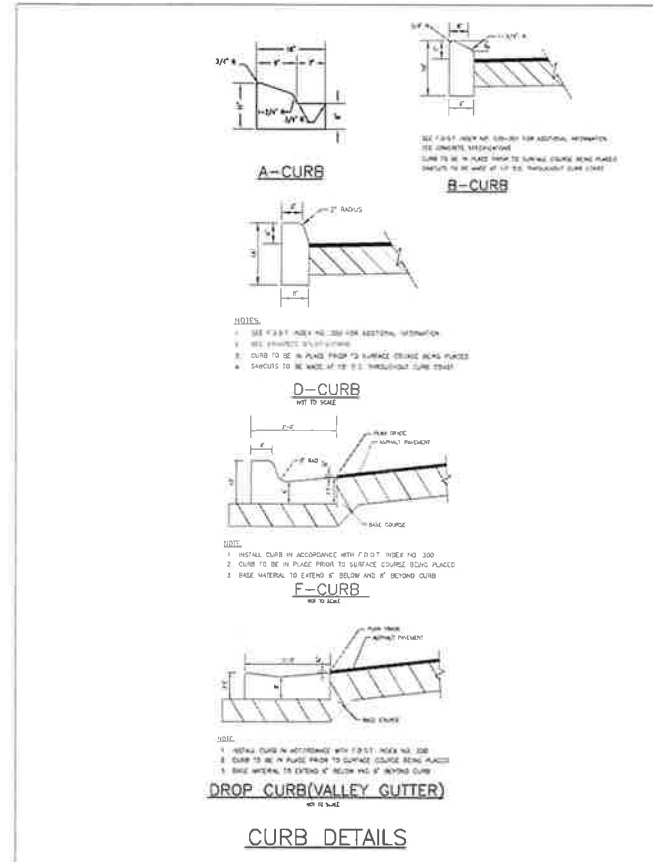


JOG ROAD

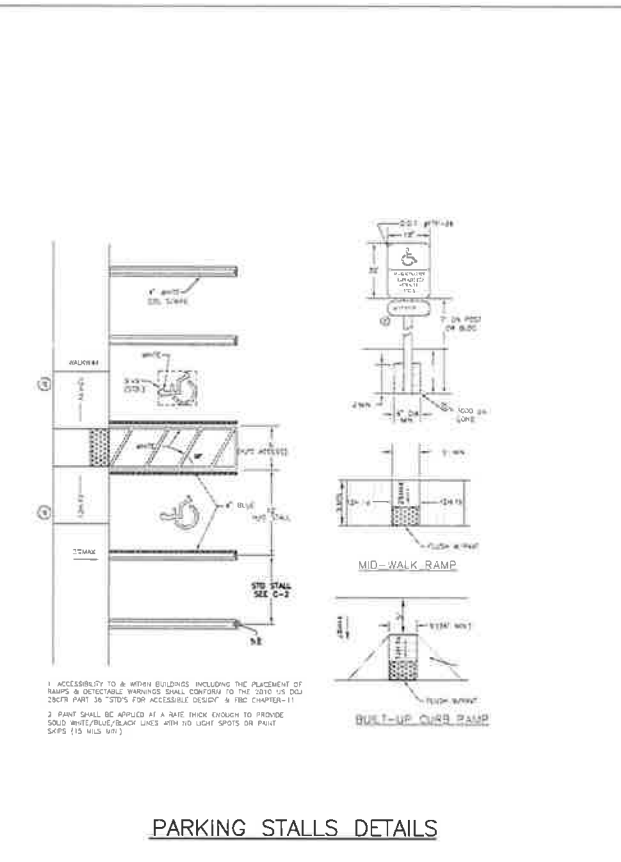


RS-MD  
RM-2  
MULTIFAMILY

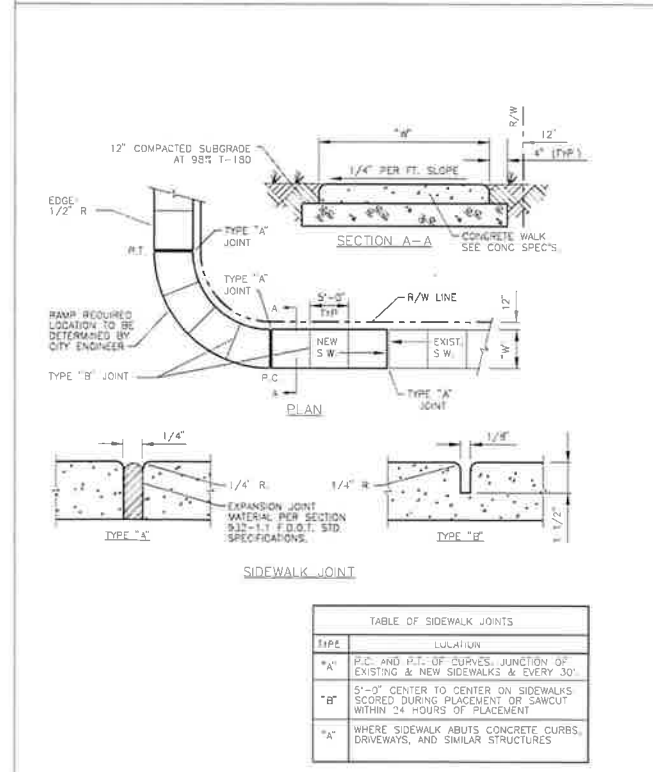
CM  
CN  
RETAIL



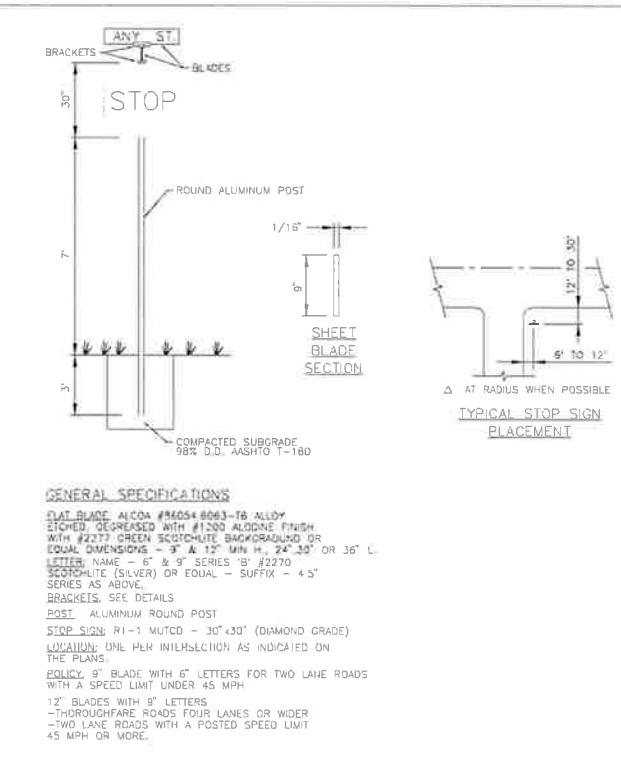
**CURB DETAILS**



**PARKING STALLS DETAILS**



**SIDEWALK CONSTRUCTION DETAIL**



**STREET SIGN/STOP SIGN DETAIL**

REVISIONS

03-27-25 REV PER CITY

**Jeff H. Iravani, Inc.**  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458

TEL: (561) 575-6030  
FAX: (561) 575-6088  
WEBSITE: www.jhinc.com

EMAIL: jh@jhsouth.net

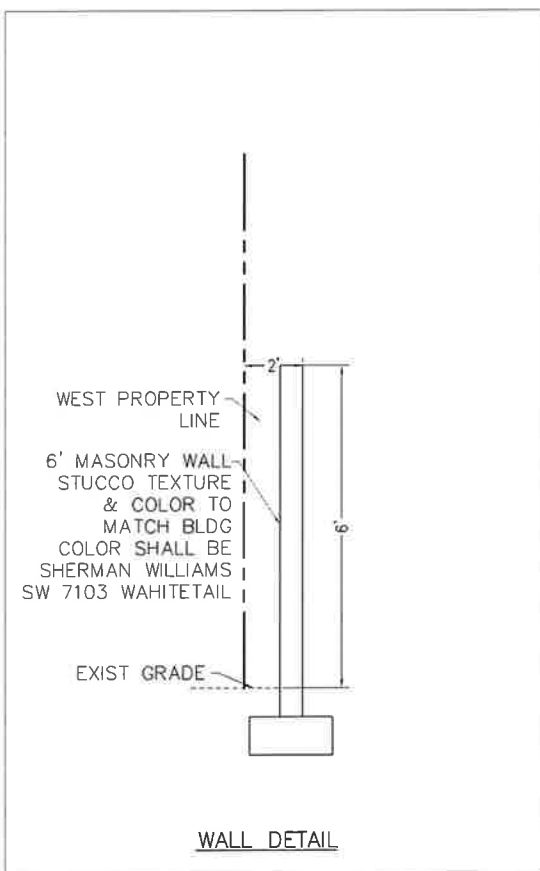
**Greenacres Shell & Offices**  
3067 Jog Road  
Greenacres, Florida

**Details**

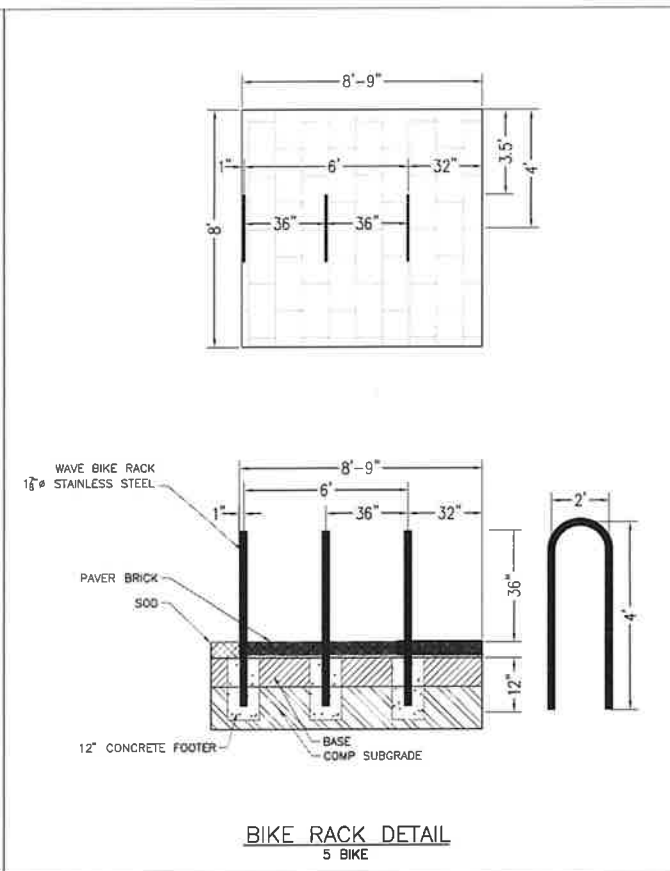
DESIGNED BY	JBI	DATE	12/17/2021
DRAWN BY	JBI	SCALE	NTS
JOB NO.	1805-1259		

Digitally signed by Jeff H. Iravani  
DN: c=US, o=JEFF H. IRAVANI INC., dnQualifier=+014100000019201263390000, cn=Jeff H. Iravani

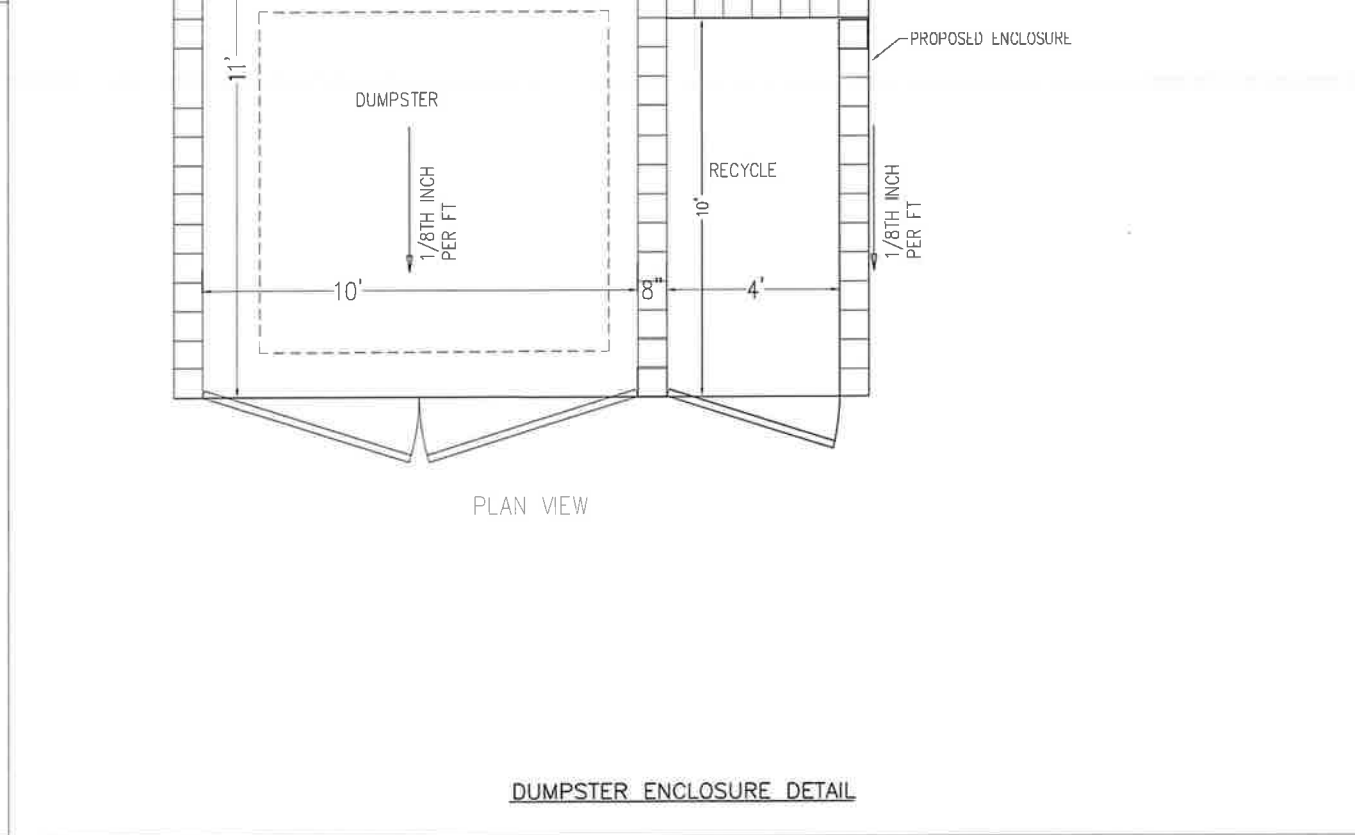
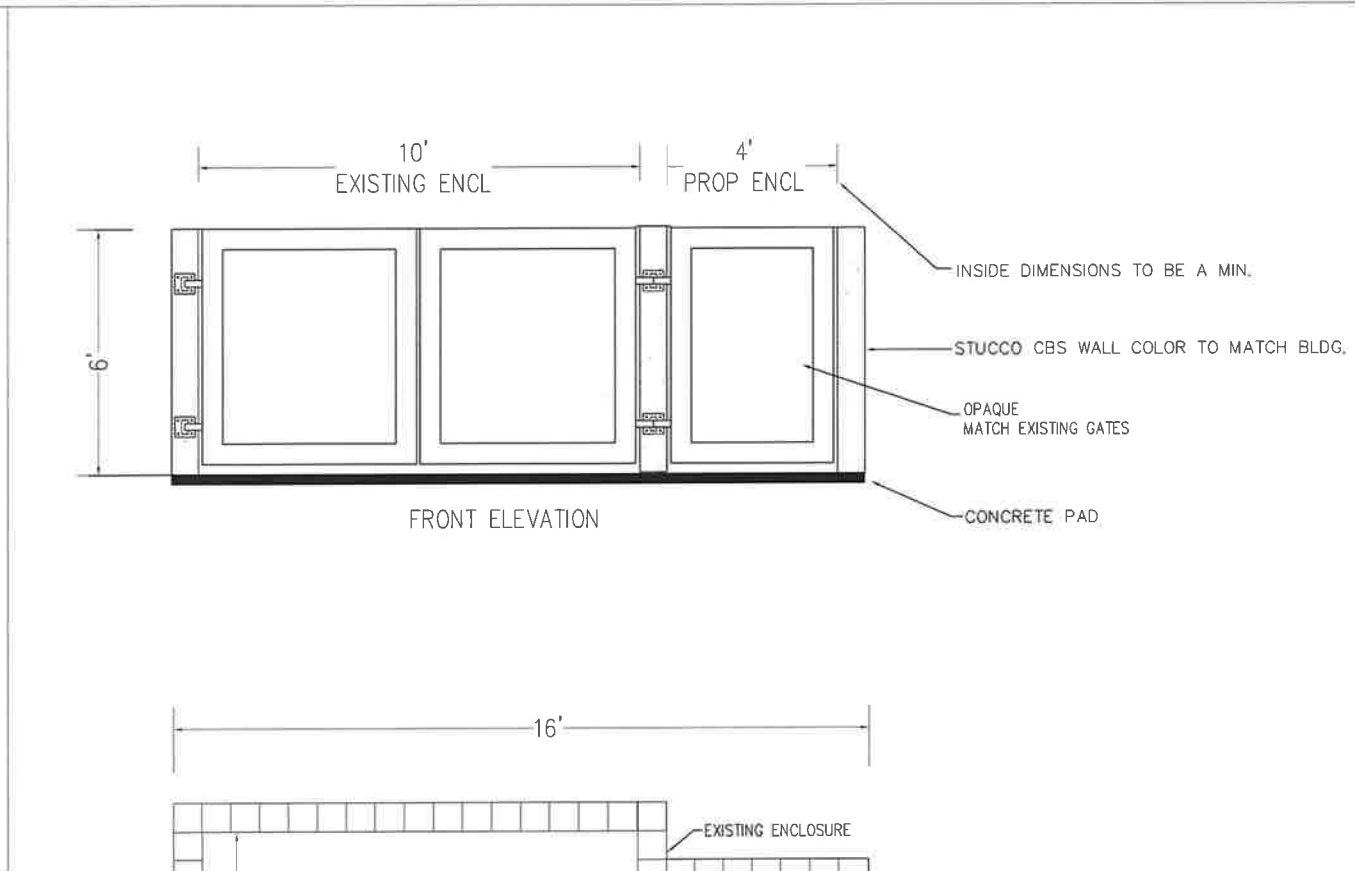
Date: 2026.04.27 08:45:08 -0400



WALL DETAIL



BIKE RACK DETAIL



DUMPSTER ENCLOSURE DETAIL

PALM TRAN BUS SHELTER DETAIL

REVISIONS

**Jeff H. Iravani, Inc.**  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
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TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jh@hellsouth.net  
WEBSITE: www.jhinc.com

Greenacres Shell & Offices  
3067 Jog Road  
Greenacres, Florida

Details	
DATE	12/17/2021
SCALE	NTS
DESIGNED BY	JBI
DRAWN BY	JBI
JOB NO.	1805-1259

Digitally signed by Jeff H. Iravani  
DN: c=US, o=JEFF H. IRAVANI INC., dnQualifier=A01410D0, 0000192012B:3390000, C14A, cn=Jeff H. Iravani  
Date: 2026.04.27 08:45:24 -0400  
5986



Cotleur & Hearing

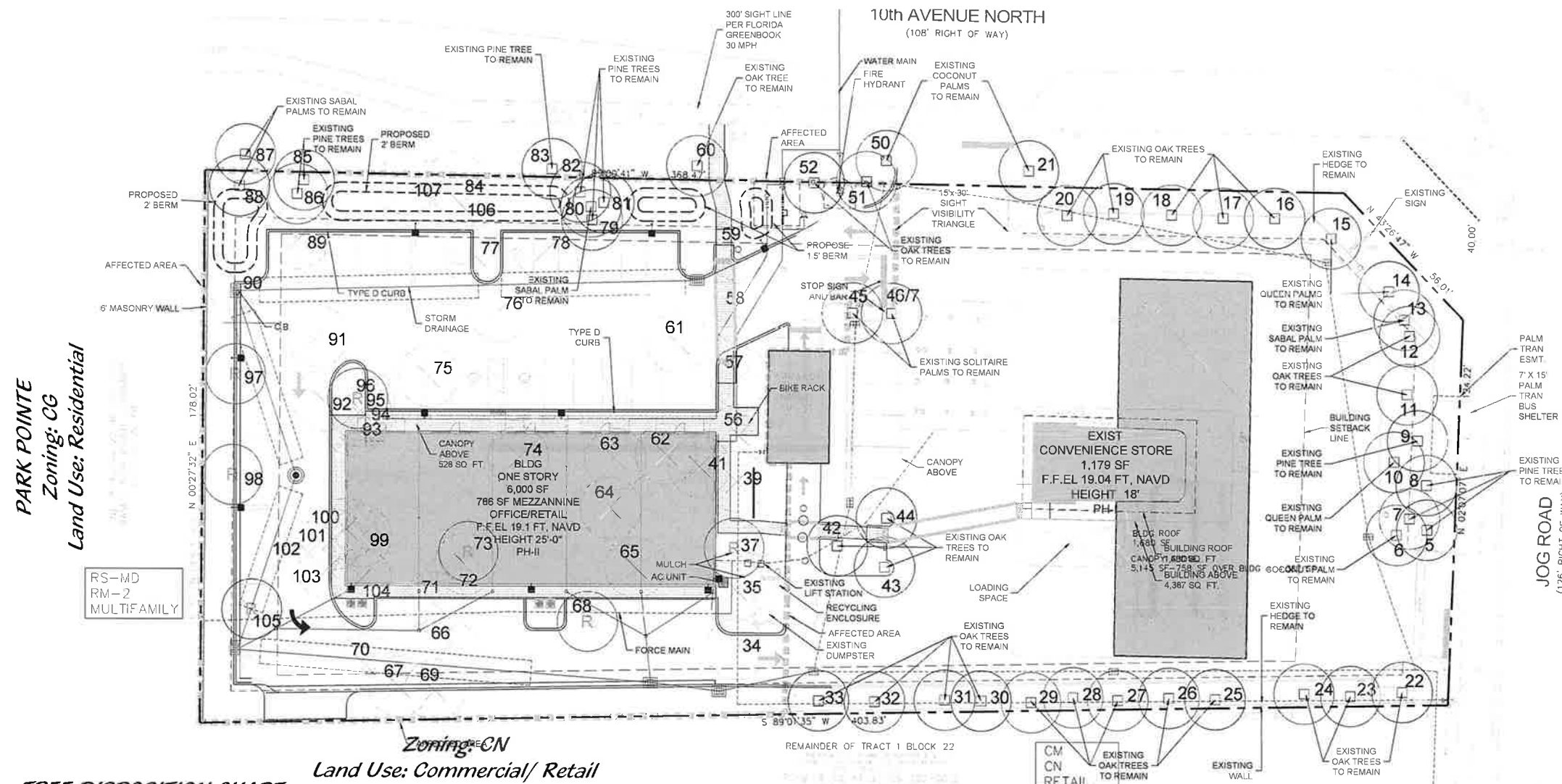
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 - Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

# Greenacres Shell & Offices

## Tree Disposition Plan

Greenacres, Florida

### LOCATION MAP



PARK POINTE  
Zoning: CG  
Land Use: Residential

RS-MD  
RM-2  
MULTIFAMILY

Zoning: CN  
Land Use: Commercial/ Retail

### TREE DISPOSITION CHART

TREE NO.	CALIPER (IN.)	BOTANICAL NAME	COMMON NAME	DISPOSITION	NOTES	REMOVED TREES (DEBITS)	REMOVED PALMS (DEBITS)	REMOVED INVASIVES	TREES TO REMAIN OR RELOCATE (CREDITS PER DIAMETER)	PALMS TO REMAIN OR RELOCATE (1 CREDIT EACH)
1	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
2	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
3	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
4	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
5	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
6	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
7	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
8	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
9	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
10	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
11	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
12	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
13	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
14	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
15	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
16	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
17	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
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19	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
20	12"	Pinus Elliptica	Slash Pine	REMAIN	OUTSIDE AFFECTED AREA				N/A	
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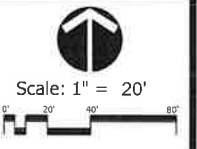
### Tree Preservation Note

CONTRACTOR SHALL MEET WITH THE LANDSCAPE ARCHITECT OF RECORD, ON SITE, PRIOR TO ANY TREE REMOVAL TO TAG TREES FOR PRESERVATION AND RELOCATION.

### DEBITS / CREDITS CALC.

TOTAL DEBITS = 28  
TOTAL CREDITS = 28  
REPLACEMENTS REQUIRED = 0  
(CREDITS EXCEED DEBITS)  
REMAINING CREDITS = 0

# Tree Disposition Plan



DESIGNED	GB
DRAWN	GB
APPROVED	DEH
JOB NUMBER	18-0713
DATE	12-21-23
REVISIONS	07-30-24
	12-16-24
	07-11-25
	08-15-25
	01-05-26

April 23, 2026 2:11:28 p.m.  
Drawing: 18-0713-LP DWG

SHEET LP-1 OF LP-5  
© COTLEUR & HEARING, LLC  
This drawing is the property of the architect and is to be used for the project and no other project without the written consent of the architect.

10th AVENUE NORTH  
(108' RIGHT OF WAY)

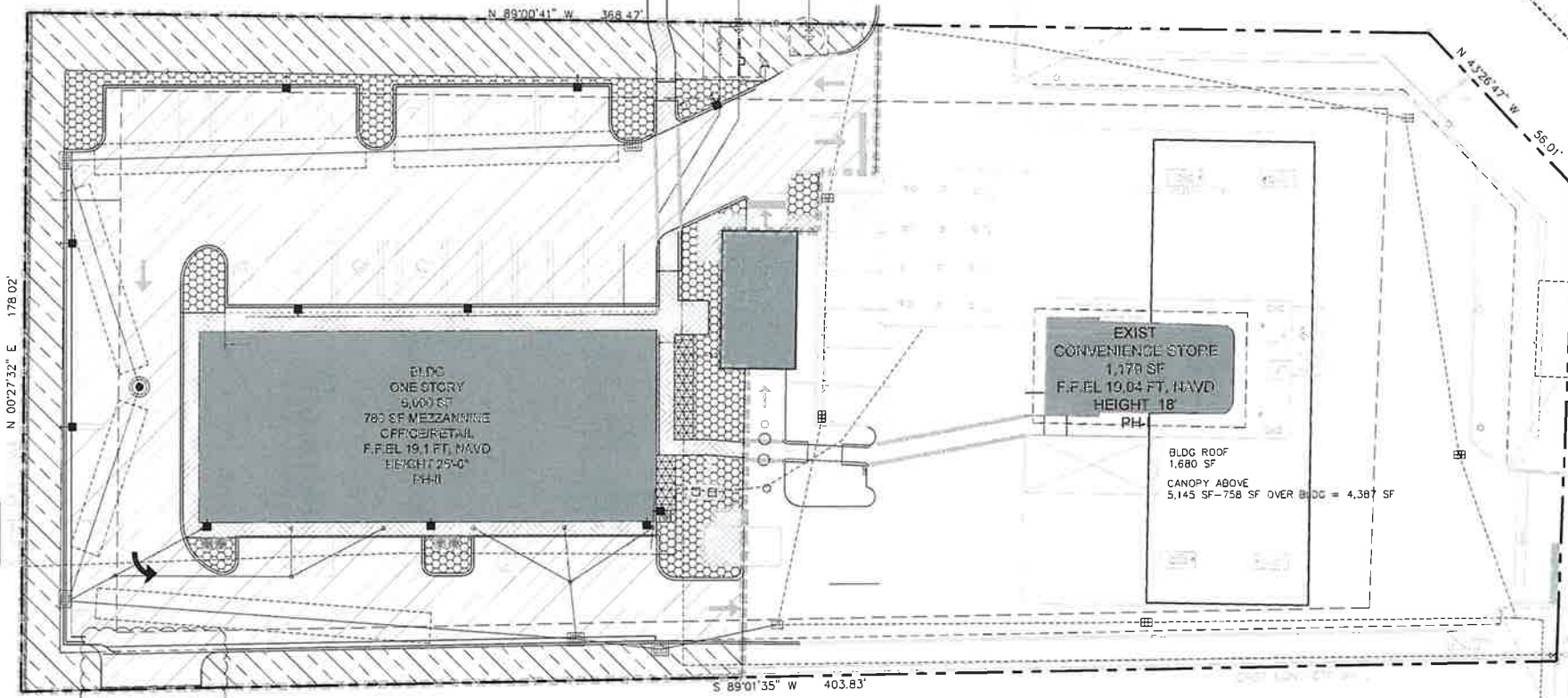
**LEGEND**

- CATV CABLE TV
- EX. EXISTING
- F.H. FIRE HYDRANT
- L.B. LANDSCAPE BUFFER
- OHW OVERHEAD WIRE
- P.B. PLAT BOOK
- PG. PAGE
- TYP. TYPICAL

**LOCATION MAP**



**PARK POINTE**  
Zoning: CG  
Land Use: Residential  
RS-MD  
RM-2  
MULTIFAMILY



JOG ROAD  
(126' RIGHT OF WAY)

EXIST  
CONVENIENCE STORE  
1,170 SF  
F.F.E.L 19.04 FT. NAVD  
HEIGHT 18'  
PH

BLDG ROOF  
1,680 SF  
CANOPY ABOVE  
5,145 SF-758 SF OVER BLDG = 4,387 SF

BLDG  
ONE STORY  
9,000 SF  
780 SF MEZZANINE  
OFFICE/RETAIL  
F.F.E.L 19.1 FT. NAVD  
HEIGHT 25'-0"  
PH-I

REMAINDER OF TRACT 1 BLOCK 22

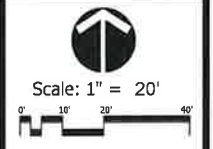
CM  
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RETAIL

**LAND-USE LEGEND**

- BUILDING AREA
- BUFFER AREA
- VEHICULAR USE AREA
- INTERIOR OPEN SPACE
- SIDEWALK AREA
- FOUNDATION AREA

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**Greenacres Shell & Offices**  
Land-use Exhibit  
Greenacres, Florida



DESIGNED	GB
DRAWN	GB
APPROVED	DEH
JOB NUMBER	18-0713
DATE	12-21-23
REVISIONS	07-30-24
	04-20-26
	07-11-25
	08-15-25
	01-05-26

**Land-use  
Exhibit**

April 20, 2025 2:11:28 p.m.  
Drawing: 18-0713-LP-DWG

SHEET LP-2 of LP-5

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## Greenacres Shell & Offices Landscape Plan Greenacres, Florida

### LOCATION MAP

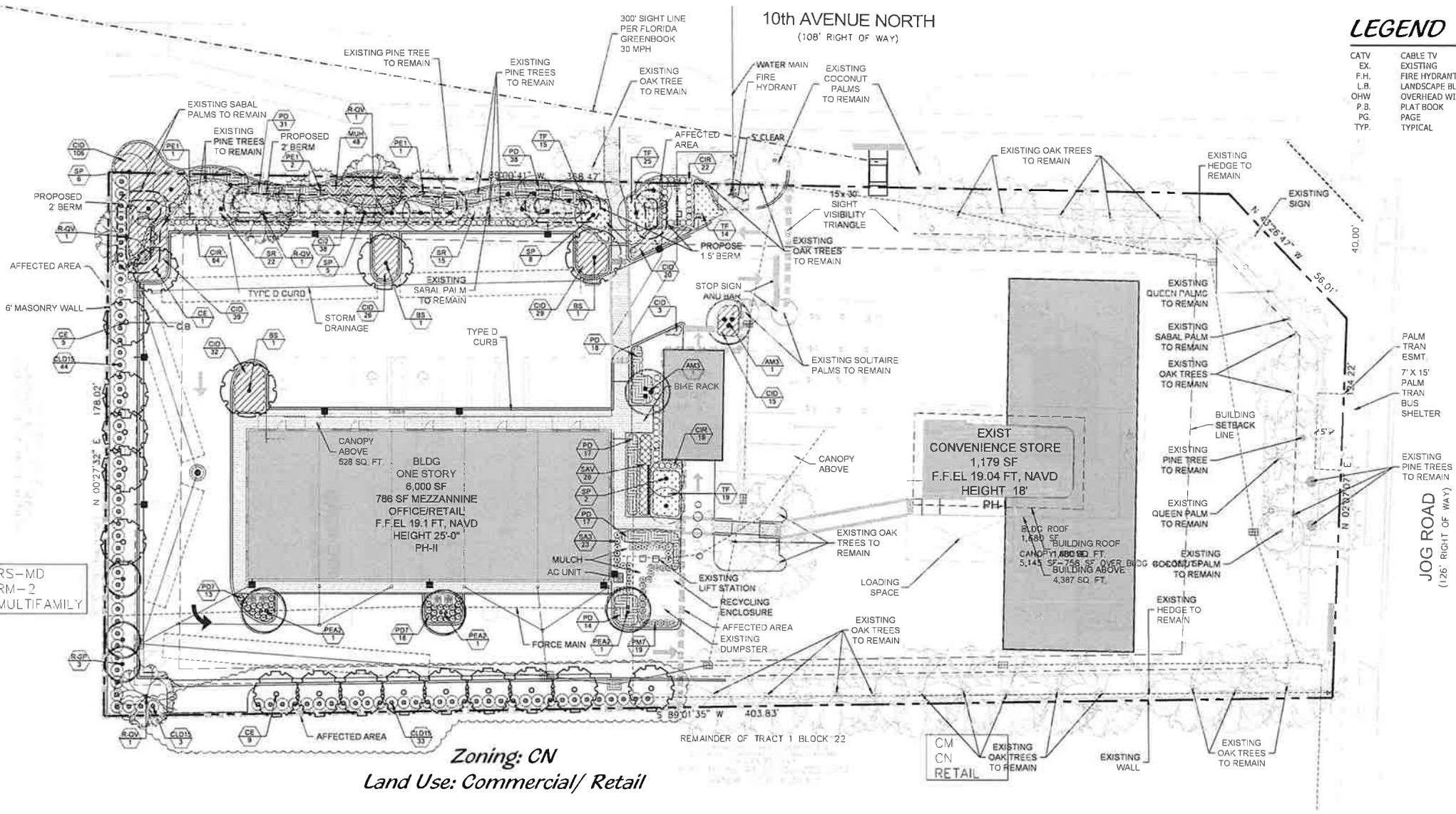


### Tree Preservation Note

CONTRACTOR SHALL MEET WITH THE LANDSCAPE ARCHITECT OF RECORD, ON SITE, PRIOR TO ANY TREE REMOVAL TO TAG TREES FOR PRESERVATION AND RELOCATION.

### LEGEND

- CATV EX.
- F.H. EX.
- L.B. EX.
- OHW
- P.B.
- PG.
- TYP.
- CABLE TV EX.
- EXISTING FIRE HYDRANT
- EXISTING LANDSCAPE BUFFER
- OVERHEAD WIRE
- PLAT BOOK
- PAGE
- TYPICAL



PARK POINTE  
Zoning: CG  
Land Use: Residential

RS-MD  
RM-2  
MULTIFAMILY

Zoning: CN  
Land Use: Commercial/ Retail

### LANDSCAPE DATA

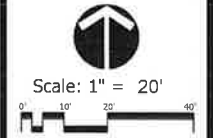
LANDSCAPE DATA			
NAME OF PROJECT	GREENACRES SUNOCO		
PROPERTY CONTROL NUMBERS	18-42-43-27-05-022-0013		
FEMA FLOOD ZONE	X		
EXISTING/PROPOSED LAND USE DESIGNATION	CM - COMMERCIAL		
EXISTING/PROPOSED ZONING DISTRICT	CG - COMMERCIAL GENERAL		
MAXIMUM BUILDING HEIGHT	35 FT.		
PROPOSED BUILDING HEIGHT	28 FT.		
NUMBER OF STORIES	1		
NUMBER OF BUILDINGS	1		
<b>SITE AREA</b>	<b>68,688.55</b> SQ. FT.	<b>1.58</b> A.C.	
PHASE 1: GAS STATION	34,181.64 SQ. FT.	0.785 A.C.	
PHASE 2: OFFICE BUILDING (AFFECTED AREA)	34,506.91 SQ. FT.	0.792 A.C.	
<b>LAND USE (PHASE 2: AFFECTED AREA)</b>	<b>SQ. FT.</b>	<b>AC.</b>	<b>%</b>
BUILDING LOT COVERAGE	6,017.72	0.14	17.44%
VEHICULAR USE AREA	17,386.35	0.40	50.39%
SIDEWALK AND HARDSCAPE	2,411.74	0.06	6.99%
OPEN SPACE	8,691.10	0.20	25.19%
<b>TOTAL SITE AREA</b>	<b>34,506.91</b>	<b>0.79</b>	<b>100.00%</b>
<b>OPEN SPACE AREA</b>	<b>MINIMUM</b>	<b>PROPOSED</b>	
	20%	25.19%	
<b>LOT COVERAGE (AFFECTED AREA ONLY)</b>	<b>SQ. FT.</b>	<b>AC.</b>	<b>%</b>
IMPERVIOUS AREA			
BUILDING LOT COVERAGE	6,017.72	0.14	17.44%
VEHICULAR USE AREA	17,386.35	0.40	50.39%
SIDEWALK AND HARDSCAPE	2,411.74	0.06	6.99%
<b>TOTAL IMPERVIOUS AREA</b>	<b>25,815.81</b>	<b>0.59</b>	<b>74.81%</b>
PERVIOUS AREA			
BUFFER AREA	6,029.20	0.14	17.47%
INTERIOR LANDSCAPE AREA	2,376.25	0.05	6.89%
REMAINING OPEN SPACE (FOUNDATION PLANTING AREA)	285.65	0.01	0.83%
<b>TOTAL PERVIOUS AREA</b>	<b>8,691.10</b>	<b>0.20</b>	<b>25.19%</b>
<b>TOTAL SITE AREA</b>	<b>34,506.91</b>	<b>0.79</b>	<b>100.00%</b>

LANDSCAPE BUFFER REQ. (WITHIN AFFECTED AREA)			
223.84 L.F. NORTH (BUFFER TYPE A-2, ADJ. TO MAJOR ROADWAY)	15'	15'	
1 TREE PER EA. 25'	9	9	
CANOPY TREES (EX. PE & R-QV)		8	
3:1 PALM GROUPINGS (SP)		1	
PERCENTAGE PALMS	MAX 30%	11.11%	
CONTINUOUS 24" TALL HEDGE			
189.41 L.F. SOUTH (BUFFER TYPE C, ADJ. TO COMMERCIAL)	10'	10'	
1 TREE PER EA. 25'	8	8	
CANOPY TREES (CES)		8	
CONTINUOUS 24" TALL HEDGE			
178.02 L.F. WEST (BUFFER TYPE D, ADJ. TO RESIDENTIAL)	10'	10'	
1 TREE PER EA. 25'	8	8	
CANOPY TREES (CES & R-QV)		6	
3:1 PALM GROUPINGS (EX. SP & R-SP)		2	
PERCENTAGE PALMS	MAX 30%	25.00%	
CONTINUOUS 24" TALL HEDGE			
<b>INTERIOR LANDSCAPE REQUIREMENTS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
MIN. 10% VEHICULAR USE AREA SHALL BE INTERIOR LANDSCAPE AREA	1,738.64	2,376.25	SQ. FT.
	18	SEE BELOW	
1 TREE PER EA. 100 SQ. FT.	87	238.61	SQ. FT.
MIN. 5% OF INTERIOR LANDSCAPE AREA SHALL BE FOUNDATION PLANTING	5%	13.15%	
<b>TOTAL TREES</b>	<b>18</b>	<b>11</b>	
CANOPY TREES (BS, CES, EX. PE, PE & R-QV)		7	
3:1 PALMS (AM, EX. SP, SP & R-SP)			

### PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
<b>TREES</b>								
BS	3	BURSERA SIMARUBA FULL CANOPY, FL #1 OR BETTER	GUMBO LIMBO	45 GAL. MIN.	3-4" CAL.	14" HT. X 6" SPRD.	Y	FULL CANOPY, FL #1 OR BETTER
CE	15	CONOCARPUS ERECTUS FULL CANOPY	GREEN BUTTWOOD	45 GAL. MIN.	2.5" CAL.	12" HT. X 5" SPRD.	Y	FULL CANOPY
PE1	4	PINUS ELLIOTTII 'DENSE' FULL CANOPY	SLASH PINE	45 GAL. MIN.	3.5" CAL.	12" HT. X 6" SPRD.	Y	FULL CANOPY
R-QV	4	QUERCUS VIRGINIANA RELOCATED FROM ON-SITE, SEE TREE DISPOSITION CHART	RELOCATED LIVE OAK	RELOCATED	RELOCATED	RELOCATED	Y	RELOCATED FROM ON-SITE, SEE TREE DISPOSITION CHART
<b>PALM TREES</b>								
AM3	2	ADONIDIA MERRILLII FULL HEAD, NO TRUNK SCARRING, 4 TRUNK	MULTI TRUNK CHRISTMAS PALM	F.G.	---	12"-14" HT.	N	FULL HEAD, NO TRUNK SCARRING, 4 TRUNK
PEA2	3	PTYCHOSPERMA ELEGANS FULL CANOPY, DOUBLE TRUNK	DOUBLE ALEXANDER PALM	F.G.	NA	12" C.T.	N	FULL CANOPY, DOUBLE TRUNK
SP	21	SABAL PALMETTO SUCK TRUNK, STAGGER HEIGHTS	SABAL PALM	F.G.	---	14", 16", 22" C.T., STGG.	Y	SUCK TRUNK, STAGGER HEIGHTS
R-SP	3	SABAL PALMETTO RELOCATED FROM ON-SITE	RELOCATED SABAL PALM	RELOCATED	RELOCATED	RELOCATED	Y	RELOCATED FROM ON-SITE
<b>SHRUBS</b>								
CIR	105	CHRYSOBALANUS ICACO 'RED TIP' FULL & THICK	RED TIP COCOPLUM	7 GAL.	30" X 24"	24" O.C.	Y	FULL & THICK
CLD15	90	CLUSIA GUTTIFERA FULL TO BASE, FL #1 OR BETTER	CLUSIA	15 GAL.	6" HT. X 3" SPRD.	48" O.C.	N	FULL TO BASE, FL #1 OR BETTER
PD7	31	PODOPARUS MACROPHYLLUS 'DWARF PRINGLES' FULL & THICK	DWARF PODOPARUS	7 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
PM7	19	PODOPARUS MACROPHYLLUS 'META' FULL & THICK	PODOPARUS	7 GAL.	4" HT. X 2" SPRD.	2" O.C.	N	FULL & THICK
SA3	23	SCHIEFFELIA ARBORICOLA 'TRINETTE' FULL & THICK	DWARF VARIEGATED SCHEFFELIA	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
<b>SHRUB AREAS</b>								
CID	270	CHRYSOBALANUS ICACO 'HORIZONTAL' FULL & THICK, NOT STRETCHED	DWARF COCOPLUM	3 GAL.	12" X 18"	24" O.C.	Y	FULL & THICK, NOT STRETCHED
CI2	38	CHRYSOBALANUS ICACO 'RED TIP' FULL & THICK	RED TIP COCOPLUM	3 GAL.	24" X 24"	36" O.C.	Y	FULL & THICK
MUH	48	MUHLENBERGIA CAPILLARIS FULL & THICK	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PD	135	PODOPARUS MACROPHYLLUS 'DWARF PRINGLES' FULL & THICK	DWARF PODOPARUS	3 GAL.	15" X 15"	18" O.C.	N	FULL & THICK
SAV	26	SCHIEFFELIA ARBORICOLA 'TRINETTE' FULL & THICK	DWARF VARIEGATED SCHEFFELIA	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
SR	37	SERENUM REPENS FULL	SAW PALMETTO	7 GAL.	24" X 24"	48" O.C.	Y	FULL
TF	73	TRIPLODENDON FLORIDANA FULL & THICK	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	30" O.C.	Y	FULL & THICK

Sheet: 1



DESIGNED	GB
DRAWN	GB
APPROVED	DEH
JOB NUMBER	18-0713
DATE	12-21-23
REVISIONS	07-30-24
	12-16-24
	07-11-25
	08-15-25
	01-05-26

April 20, 2026 2:11:28 p.m.  
Drawing: 18-0713-LP-DWG

## Landscape Plan



10th AVENUE NORTH  
(108' RIGHT OF WAY)

**LEGEND**

- CATV CABLE TV
- EX. EXISTING
- F.H. FIRE HYDRANT
- L.B. LANDSCAPE BUFFER
- OHW OVERHEAD WIRE
- P.B. PLAT BOOK
- PG. PAGE
- TYP. TYPICAL

**LOCATION MAP**



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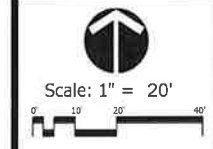
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**Greenacres Shell & Offices**  
Landscape Plan  
Greenacres, Florida

Donaldson E  
Hearing A0109  
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Digitally signed by  
Donaldson E  
Hearing A0109  
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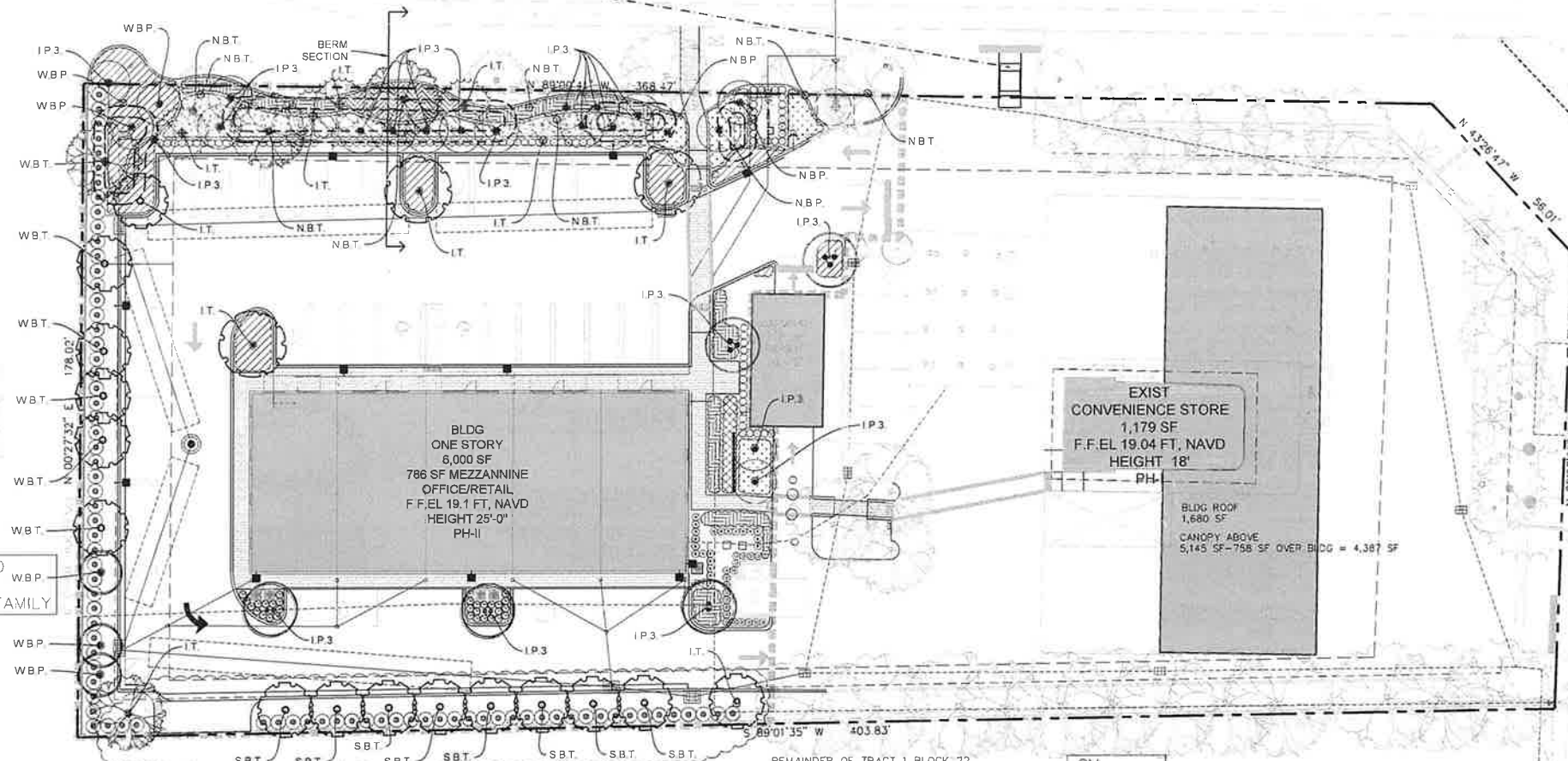


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SHEET LP-4 of LP-5

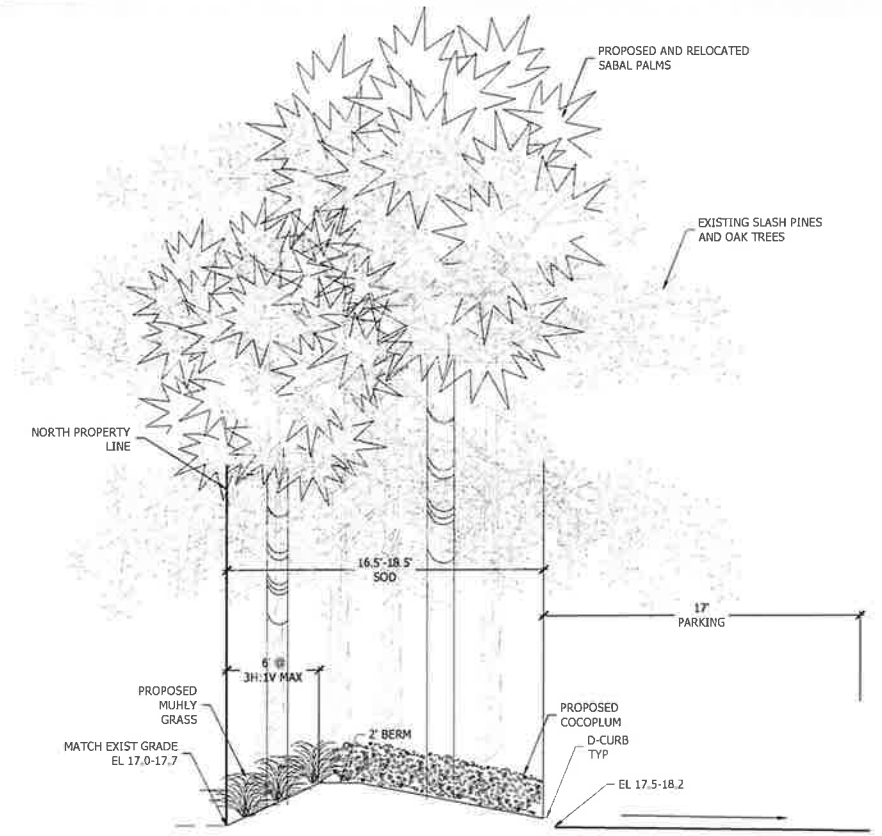
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**PARK POINTE**  
Zoning: CG  
Land Use: Residential

RS-MD  
RM-2  
MULTIFAMILY

**BERM SECTION**



Zoning: CN  
Land Use: Commercial/ Retail

**LEGEND**

- N.B.T. NORTH BUFFER TREE
- N.B.P. NORTH BUFFER PALM TREE
- S.B.T. SOUTH BUFFER TREE
- W.B.T. WEST BUFFER TREE
- W.B.P. WEST BUFFER PALM
- I.T. INTERIOR TREE
- I.P.3. INTERIOR PALM (3:1)

**Landscape Exhibit**

# LANDSCAPE SPECIFICATIONS

## 1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

### PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:  
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MULCH. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MULCH SHALL BE 100% CLEAN ORGANIC NATIVE MULCH SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED, ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

### FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	15-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/2 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

\*FLORIDA EAST COAST PALM SPECIAL\* SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

## 2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

## 3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR PLANTING AT A PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

## 4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

## 5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE, WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

## 6. MISCELLANEOUS LANDSCAPE WORK

### LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

### PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

### PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED, THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL, ROCK AND CONSTRUCTION DEBRIS AND NOR SHALL ANY CONSTRUCTION EQUIPMENT, LIQUIDS, DEBRIS OR MATERIALS, BE LOCATED WITHIN THE SPECIFIED REPLACEMENT SOIL.

### LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

# LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS" LATEST EDITION.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF GREENACRES, THE OWNER AND THE LANDSCAPE ARCHITECT.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING AND STREET SIGNS.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS "FLORITAM" (ST. AUGUSTINE SOD)

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENACRES LDR'S.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND THE LIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

PLANTING OF ANY TREES WITHIN TEN (10) FEET OF ANY ABOVE-GROUND POWER OR UTILITY LINES SHALL CONFORM TO THE CRITERIA LISTED IN "PLANT THE RIGHT TREE IN THE RIGHT PLACE" DOCUMENT ISSUED BY FLORIDA POWER & LIGHT.

A PROGRAM SHALL BE IMPLEMENTED TO ERADICATE AND PREVENT THE RE-ESTABLISHMENT OF PROHIBITED PLANT SPECIES LISTED IN SECTION 16-1312.

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACK FROM UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY UNDERGROUND UTILITY PIPES (SUCH AS WATER OR SEWER MAIN AND/OR SERVICE LINES), HYDRANTS, LIFT STATIONS, CURBS, PAVEMENT, SIDEWALKS AND BUILDING FOUNDATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCRUST INTO A POC, UE AND ONLY SOD CAN BE INSTALLED WITHIN 10' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A PROTECTIVE BARRIER SHALL BE INSTALLED AND MAINTAINED AROUND ANY TREE, STAND OF TREES, ECOLOGICAL COMMUNITY, NATIVE HABITAT OR NATURAL FEATURE WHICH ARE TO BE PRESERVED UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES ON SITE.

A BARRIER SHALL BE CONSTRUCTED OUTSIDE OF THE DRIP LINE OF THE TREE(S) TO BE PRESERVED USING EITHER METAL RODS, OR WOODEN STAKES AT LEAST TWO (2) INCHES X FOUR (4) INCHES X EIGHT (8) FEET LONG, SPACED A MAXIMUM OF TEN (10) FEET APART, AND CONNECTED WITH BRIGHTLY COLORED RIBBON OR TEMPORARY FENCING FROM STAKE TO STAKE AT A HEIGHT OF AT LEAST FOUR (4) FEET.

DURING SITE DEVELOPMENT, NO SOIL SHALL BE ADDED OR REMOVED OR OTHERWISE DISTURBED, NOR SHALL ANY CONSTRUCTION EQUIPMENT, LIQUIDS, DEBRIS OR MATERIALS, BE LOCATED WITHIN THE PRESERVE AREA.

NO ATTACHMENTS OR WIRES SHALL BE ATTACHED TO ANY VEGETATION DURING THE SITE DEVELOPMENT PROCESS.

THE PROTECTIVE BARRIER SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED ON SITE; UNTIL A FINAL LANDSCAPING INSPECTION IS MADE; OR UNTIL AUTHORIZATION IS GRANTED BY THE CITY TO REMOVE THE PROTECTIVE BARRIER.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE COVERAGE TO ALL LANDSCAPE AND SOD AREAS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GREENACRES.

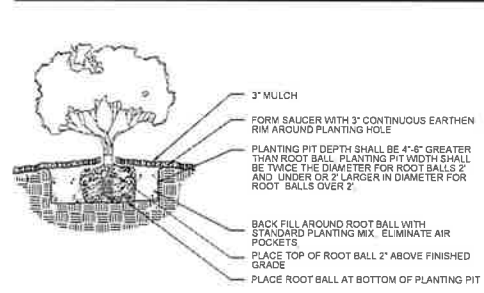
ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL, OR IN SPECIAL CASES MANUALLY OPERATED SYSTEMS IF APPROVED BY THE CITY OF GREENACRES, BETWEEN THE HOURS OF 5:00 P.M. TO 8:00 A.M.

ALL WELL WATER IRRIGATION SYSTEMS MUST BE DESIGNED AND MAINTAINED IN SUCH A MANNER THAT STAINING OF BUILDINGS, WALLS, WALKS, PLANTS AND THE LIKE DOES NOT OCCUR.

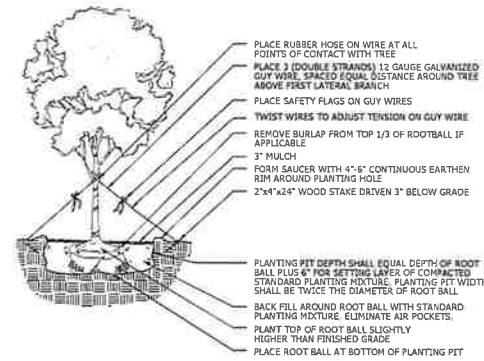
## Tree Preservation Note

CONTRACTOR SHALL MEET WITH THE LANDSCAPE ARCHITECT OF RECORD, ON SITE, PRIOR TO ANY TREE REMOVAL TO TAG TREES FOR PRESERVATION AND RELOCATION.

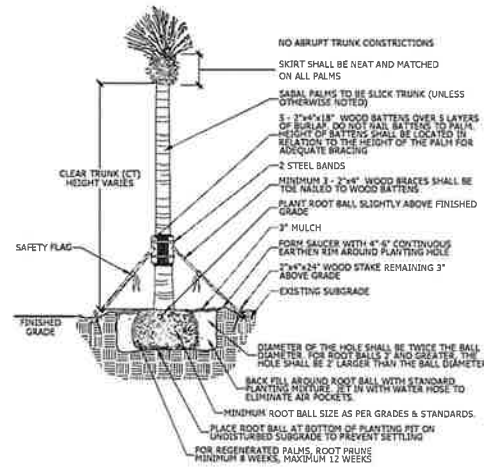
# PLANTING DETAILS



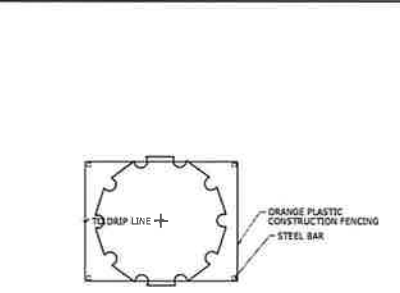
SHRUB/GROUNDCOVER PLANTING DETAIL



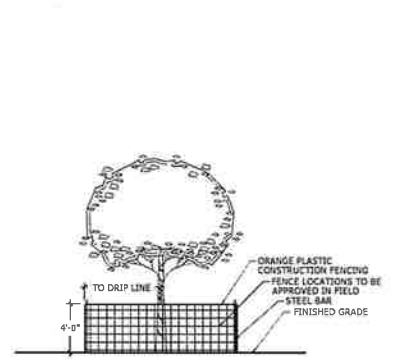
LARGE TREE PLANTING DETAIL



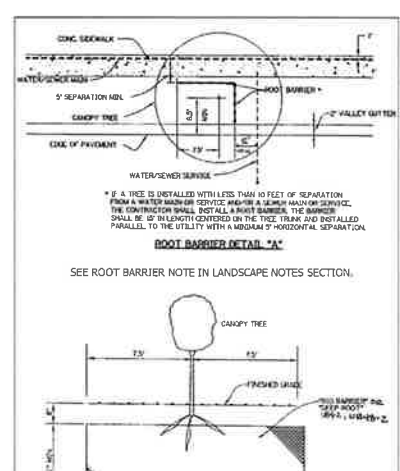
PALM PLANTING DETAIL



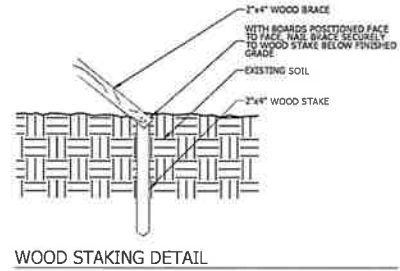
TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



ROOT BARRIER DETAIL



WOOD STAKING DETAIL

**Cotleur & Hearing**  
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Land Planners  
Environmental Consultants  
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Suite 1  
Jupiter, Florida 33458  
561.747.6336 • Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

# Greenacres Shell & Offices

## Landscape Details

### Greenacres, Florida

Donaldson E  
Hearing: A01098  
0000015DBA13  
286A00016979  
Digitally signed by  
Donaldson E  
Inhering the certificate  
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Date: 2016.04.20  
11:13:54-06

DESIGNED	GB
DRAWN	GB
APPROVED	DEH
JOB NUMBER	18-0713
DATE	12-21-23
REVISIONS	07-30-24
	04-20-26
	12-16-24
	07-11-25
	08-15-25
	01-05-26

April 20, 2026 2:11:28 p.m.  
Drawing: 18-0713-LP-DWG

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These drawings are the property of the contractor and are not to be used for other projects or other purposes without the written consent of the contractor. Inaccuracy of any drawings is the responsibility of the contractor.

# Landscape Details

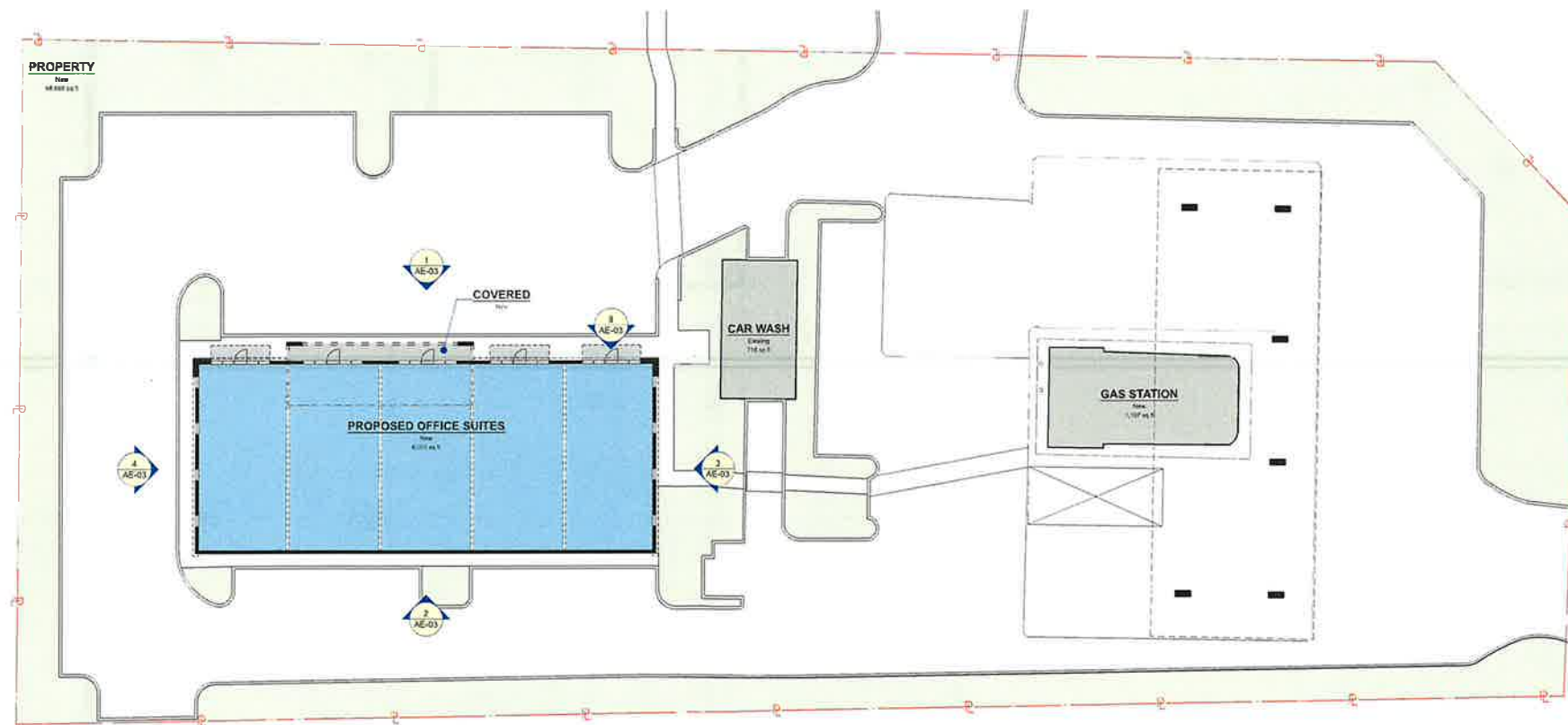
# New Office Building for: Greenacres Shell & Offices

## 3067 Jog Road Greenacres, Florida

**SHEET INDEX**

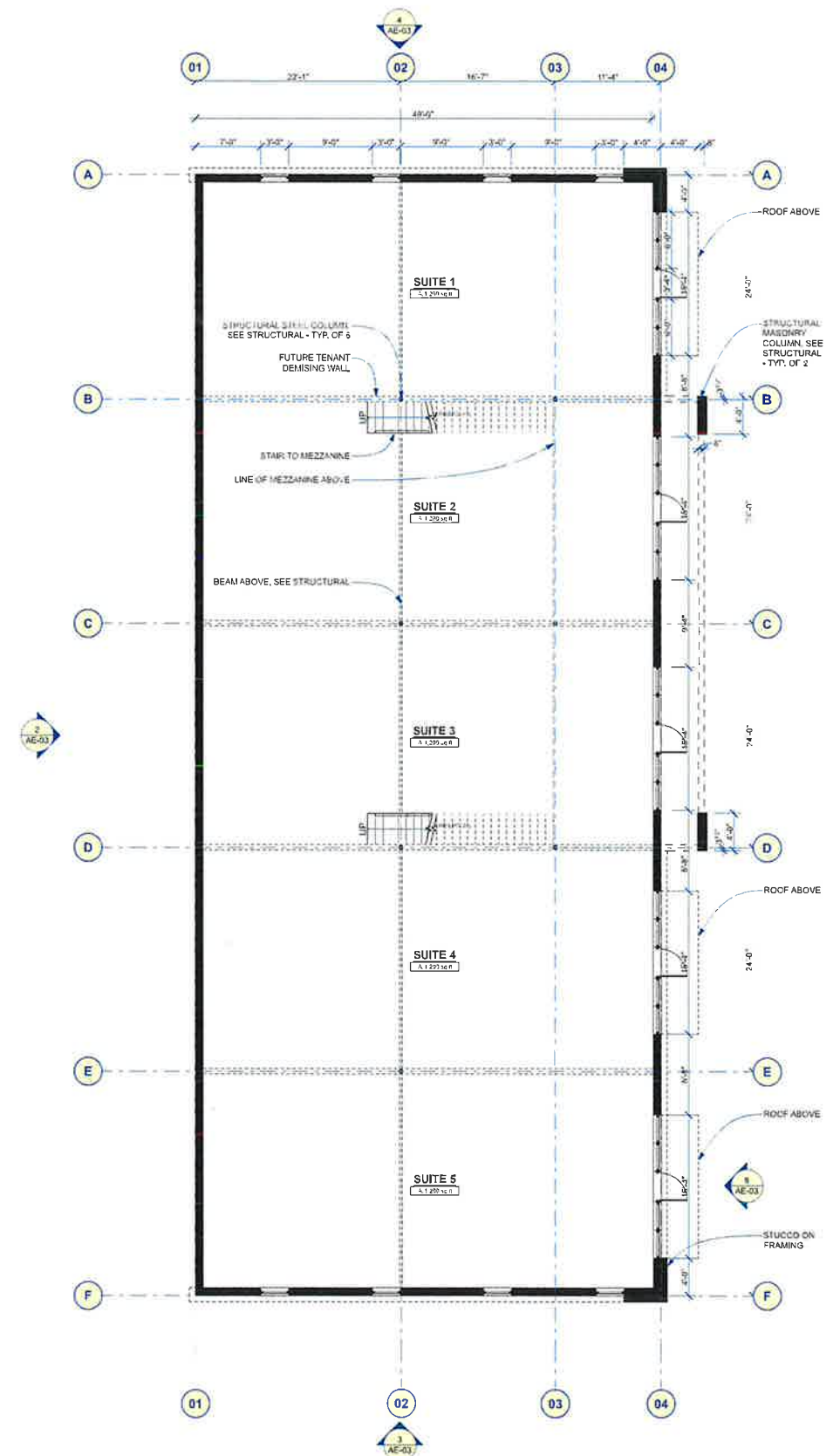
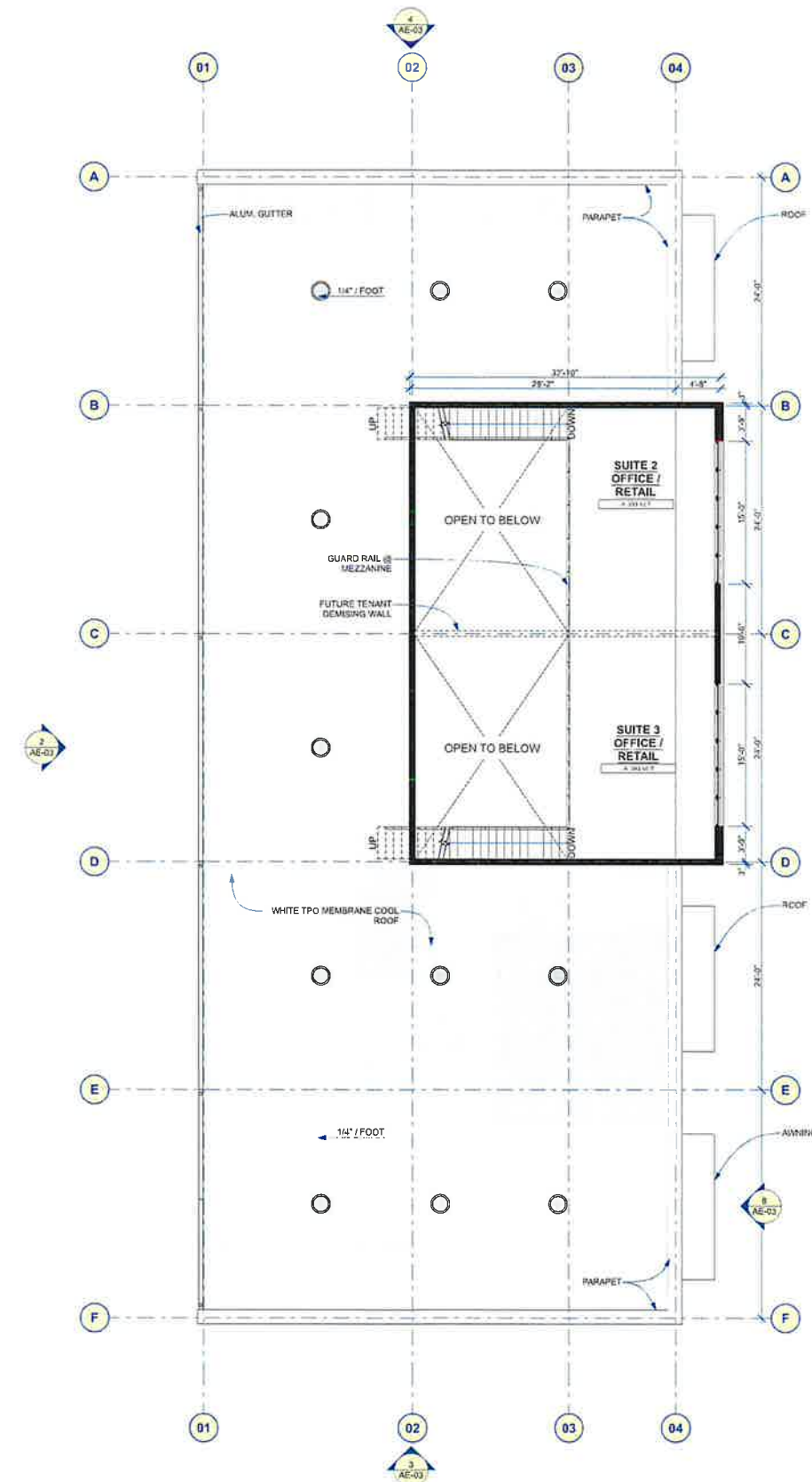
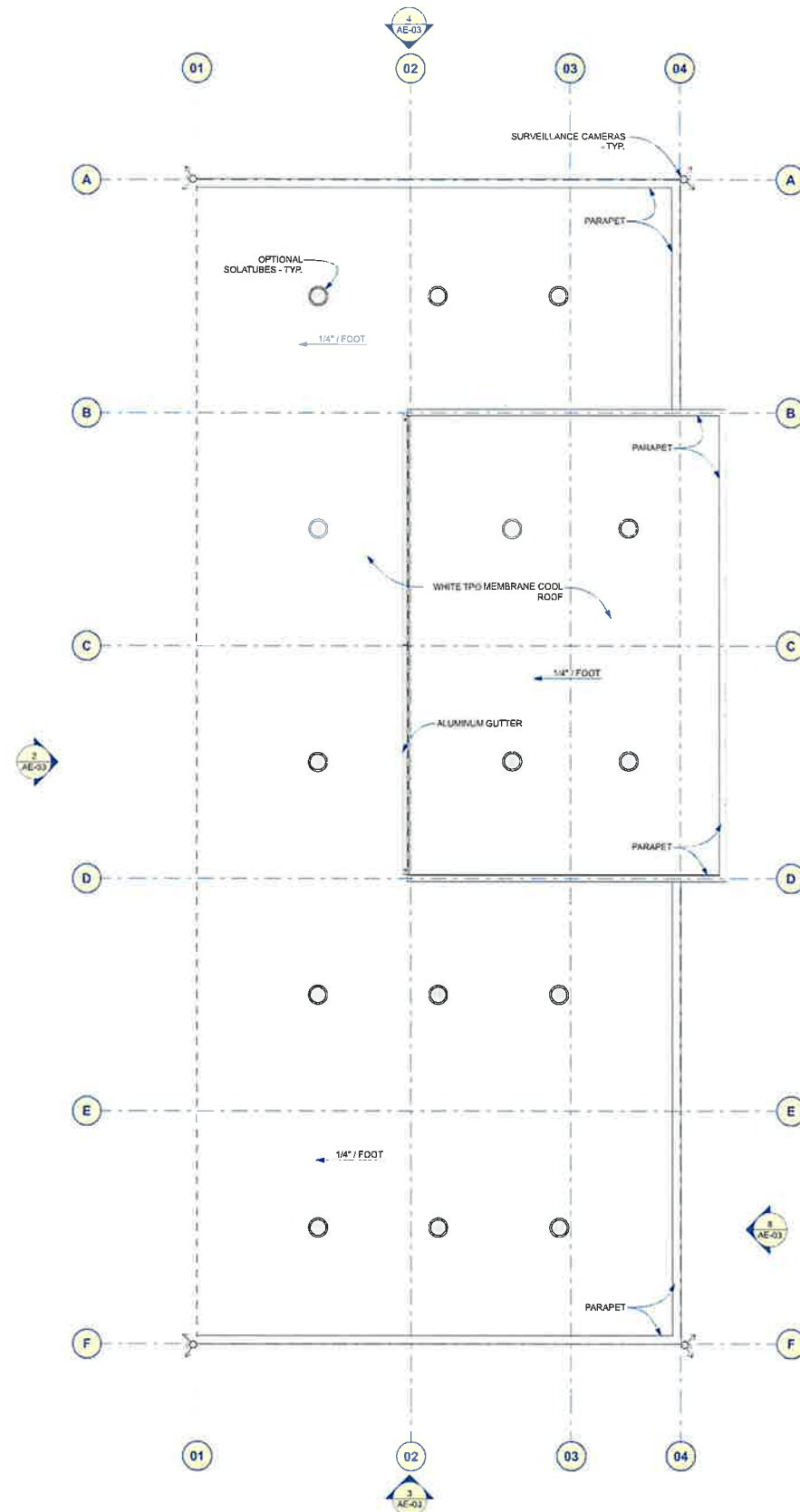
- AE-01 Cover Sheet
- AE-02 Plans
- AE-03 Elevations

ARCHITECTURAL SUSTAINABILITY MEASURES (TO REDUCE BUILDING CARBON FOOTPRINT AND/OR GREENHOUSE GASES)	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)
1. ROOFING TO BE ENERGY STAR, WHITE TPO COOL ROOF SINGLE-PLY MEMBRANE SYSTEM. 2. ACCENT PANELS TO BE GEOLAM ALUMINUM, VERTIGO HYBRID RECYCLED ALUMINUM CLADDING, USING 80% OR MORE RECYCLED ALUMINUM AND ECO-FRIENDLY POLYPROPYLENE PLASTIC; AND IS 100% RECYCLABLE PRODUCT AWARDED ECO-MARK LABEL (GUARANTEEING PRODUCT IS HARMLESS TO HUMANS) AND COMPOSED OF MINIMUM 80% RECYCLED MATERIALS. 3. ROOF INSULATION TO BE INCREASED FROM CODE REQUIRED R-11 TO R-19. 4. WALL INSULATION TO BE INCREASED FROM CODE REQUIRED R-5 TO R-9.3. 5. PROVIDE ROOFTOP SCLATUBE NATURAL LIGHTING SKYLIGHT TUBES, IN CONJUNCTION WITH ARTIFICIAL LIGHTING PHOTOSENSORS TO BALANCE NATURAL AND ARTIFICIAL LIGHTING AND REDUCE ELECTRICAL CONSUMPTION (OWNER OPTION). 6. USE OF LOW-E HIGH PERFORMANCE GLAZING AT WINDOWS EXPOSED TO DIRECT SUN. 7. USE OF TAP TEMPERATURE WATER FOR LAVATORIES, AND POINT-OF-USE ELECTRIC WATER HEATERS WHERE SINKS REQUIRED. 8. USE OF AUTO-SENSING FAUCETS AT LAVATORIES. 9. USE OF LOW-FLOW DUAL FLUSH TOILETS.	1. LARGE STOREFRONT GLASS PROVIDED AT FRONT OF EACH SUITE AND WINDOWS AT SIDE END UNITS PROVIDE CLEAR VIEW OF PROPERTY TO PROVIDE NATURAL SURVEILLANCE. 2. CAMERAS TO BE INSTALLED AT REAR OF BUILDING TO PROVIDE ADDITIONAL SURVEILLANCE. 3. DOORS PROVIDED ONLY AT FRONT OF SUITES LIMITING ACCESS POINTS TO SUITES.



N  
**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 20'





3  
AE-02  
ROOF PLAN  
SCALE 1/8" = 1'-0"

2  
AE-02  
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

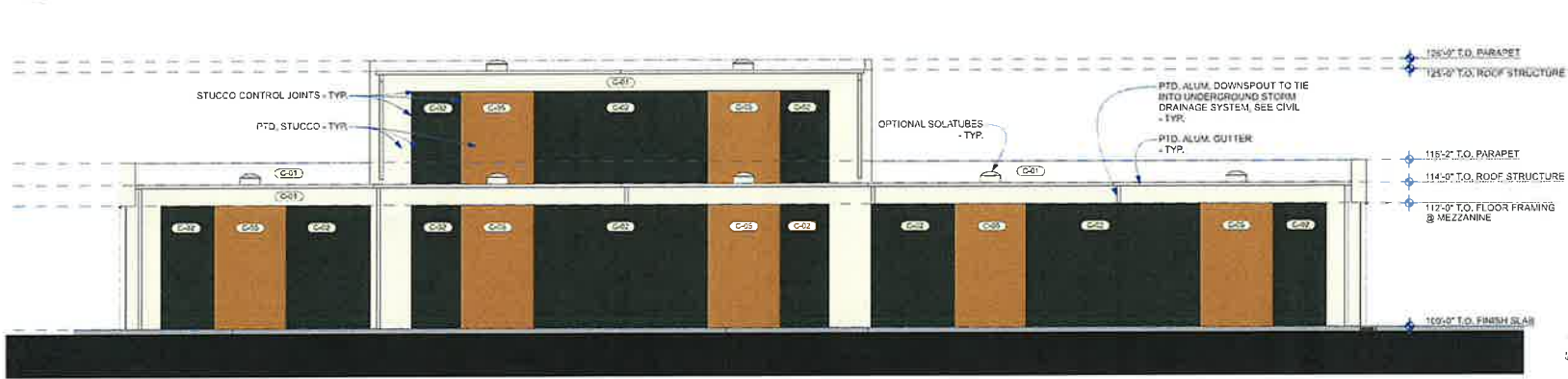
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AE-02  
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

C-01	C-02	C-03	C-04	C-05
FIELD COLOR: SHERWIN WILLIAMS SW 7103 WHITETAIL	TRIM COLOR: SHERWIN WILLIAMS SW 7069 IRON ORE	TRIM COLOR: DARK BRONZE	SIDING: GEOLAM COMPOSITE CLAD ALUM. COLOR: TEAK	TRIM COLOR: SHERWIN WILLIAMS SW 9186 CARAMELIZED

MATERIALS & COLORS



TYPICAL TENANT WALL SIGN



3D FRONT VIEW



3D SIDE VIEW







# Construction Plans & Specifications For Greenacres Shell & Offices 3067 Jog Road

Section 22 Township 44S Range 42E  
Greenacres, Florida

Developer
<p>Power Petroleum, Inc 1308 E Atlantic Blvd Greenacres, Florida 33060</p>

Aerial
Vicinity Map

Drawing Index	
C-1	Cover Sheet
C-2	Pavement Marking Plans
C-3	Grading, Paving, & Drainage Plans
C-4	Water & Wastewater Plans
C-5	Grading, Paving, & Drainage Details
C-6	Grading, Paving, & Drainage Details
C-7	Sections
C-8	Water Details
C-9	Water Details
C-10	Water Details
C-11	Water Details
C-12	Water Details
C-13	Water Details
C-14	Wastewater Details
C-15	Wastewater Details
C-16	Pollution Prevention Plan

REVISIONS

**Jeff H. Iravani, Inc.**  
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FAX: (561) 575-6088  
EMAIL: jh@jhlinc.com  
WEBSITE: www.jhlinc.com

Greenacres Shell & Offices  
3067 Jog Road  
Greenacres, Florida

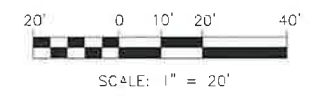
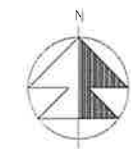
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DESIGNED BY	JHI
DRAWN BY	CLJ
JOB NO.	1805-1259



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C-1

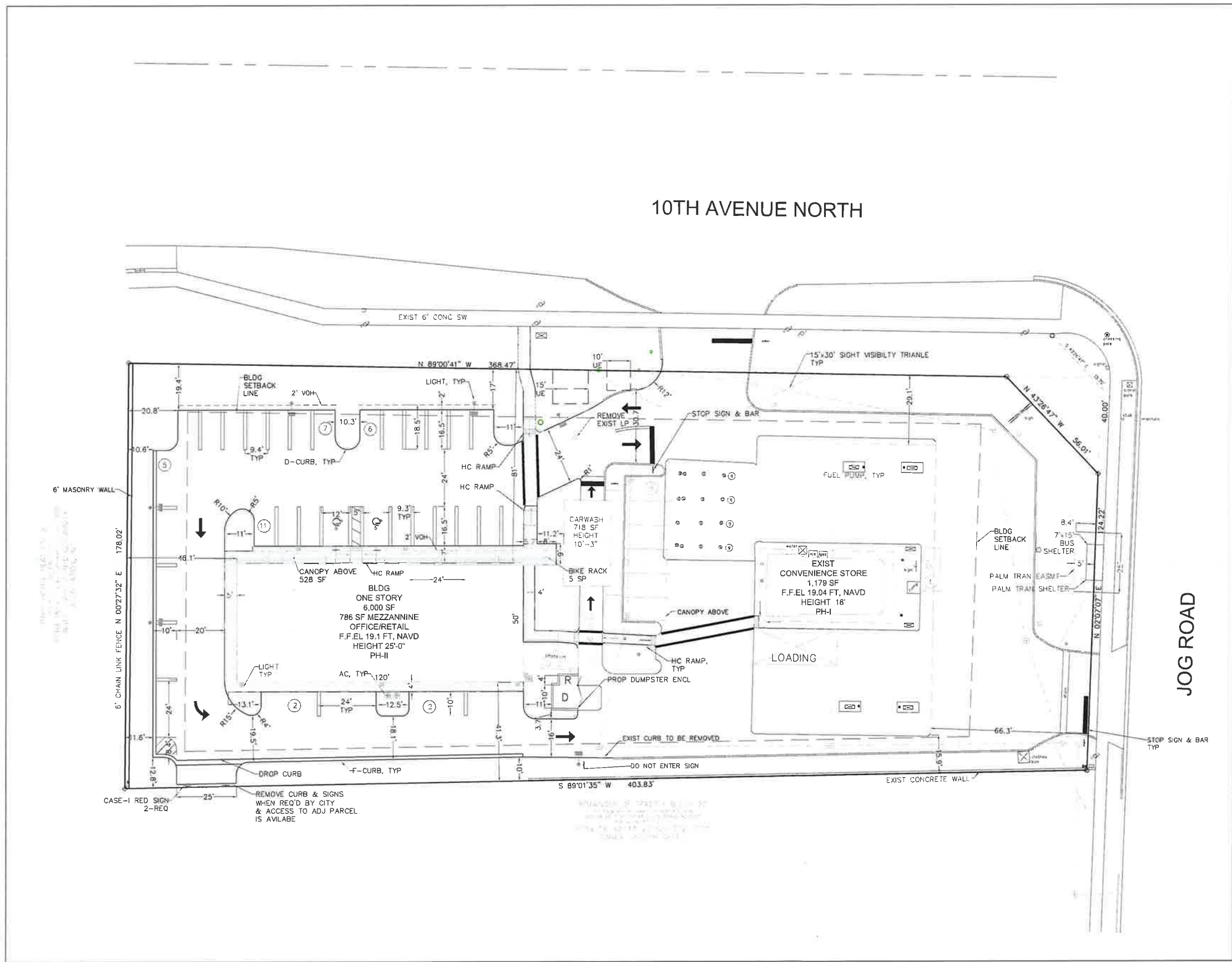


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07/23/2024	REV	
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05/20/2025	REV/CITY	
12/05/2025	REV/CITY	
01/05/2026	REV/CITY	
04/03/2026	REV/CITY	

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 WEBSITE: [www.jhinc.com](http://www.jhinc.com)

10TH AVENUE NORTH



JOG ROAD

NOTES:

- ALL STRIPINGS SHALL BE THERMOPLASTIC W/ EXCEPTION OF STD PARKING STALLS WHICH WOULD BE TRAFFIC PAINT.
- 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES (SEE LANDSCAPE PLANS)
- SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STAKING & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
- ALL ACCESSIBLE ROUTES INCLUDING HANDICAP RAMPS & DETECTABLE WARNINGIS SHALL BE CONSTRUCTED IN ACCORD W/ 2010 USDOJ ADA REQ'S, LATEST FBC & FDOT IDESIGN STD'S INDEX 522-002.
- CONC SURFACE, IF ANY, SHALL BE RPEARED PRIOR TO APPLYING THERMOPLASTIC BY CLEANING, REMOVE MOISURE & APPLY EPOXY PRIMER PER MANUFACTURER'S RECOMMENDATION.
- STRIPING SHALL MEET THE REQUIREMENTS OF THE MUTCD, FDOT & CITY OF GREENACRES.

**Greenacres Shell & Offices**  
 3067 Jog Road  
 GREENACRES, FLORIDA

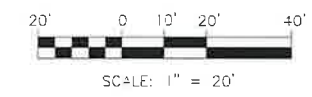
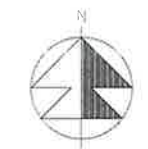
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12-17-21	1"=20'	JHI
		CLJ
		DATE
		1805-1259

LEGEND	
PROG	PROPOSED
EXIST	EXISTING
...	...

48 HOURS BEFORE DIGGING  
 CALL TOLL FREE  
 811  
 CALL SUNSHINE  
 NOTIFICATION CENTER

SEAL

Digitally signed by Jeff H. Iravani  
 DN: c=US, o=JEFF H. IRAVANI INC., dnQualifier=00141000, 00001920128339000, 0C14A, cn=Jeff H. Iravani  
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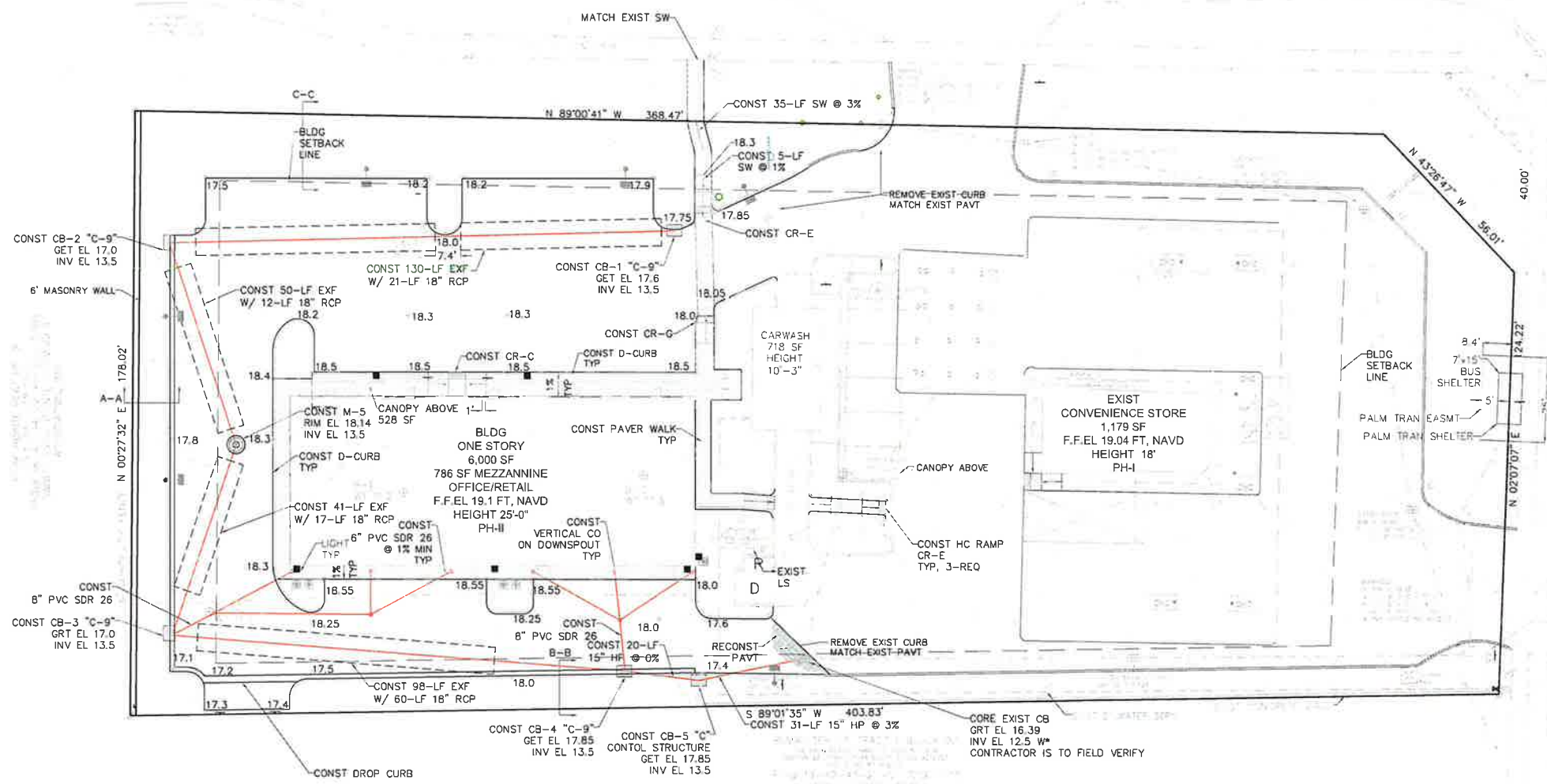
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12/05/2025	REV/CITY
01/05/2026	REV/CITY
04/03/2026	REV/CITY

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 EMAIL: jh@jhsouth.com

# 10TH AVENUE NORTH

# JOG ROAD



- NOTES:
- GRT EL OF TYPE-9 INLETS ARE AT AND 1/4" BELOW THE EDGE OF PAVT.
  - C-9 IS TYPE-C/E BOX W/TYP-9 TOP USF 5130-6168
  - ALL INLET GRATES SHALL BE USF HEAVY DUTY LOADING /AE
  - ALL EXIST ELEV'S ARE BASED ON TOPOGRAPHIC SURVEY BY ACCURATE LAND SURVEYORS, INC DWS# 90-95-1047 DATED 06/09/2023
  - ALL ELEV'S ARE BASED NAVD 1988 DATUM.
  - THE FINAL LANDSCAPE GRADE AT BLDG SHALL BE 6" TYP, 3" MIN BELOW FIN FL ELEV.
  - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
  - INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTORS MANUAL.
  - ALL RAISED CURBS D/F SHALL TERMINATE W/ A 2' TAPER.
  - ADD 4" STORM PIPE MAY BE SUBSTITUTED FOR RCP SUBJECT ENGINEER'S APPROVAL.
  - CR-X MEANS HANDICAP RAMP PER LATEST FDOT DESIGN STD INDEX 522-002 CR-3
  - ALL ACCESSIBLE ROUTES INCLUDING HANDICAP RAMPS & DETECTABLE WARNING SHALL BE CONSTRUCTED IN ACCORD W/ 2010 USDOJ ADA REG'S, LATEST FBC & FDOT DESIGN STD'S INDEX 522-002.

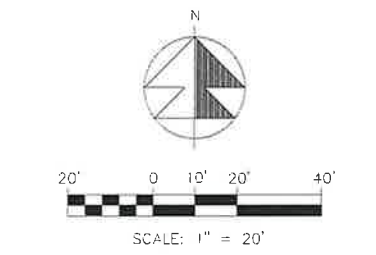
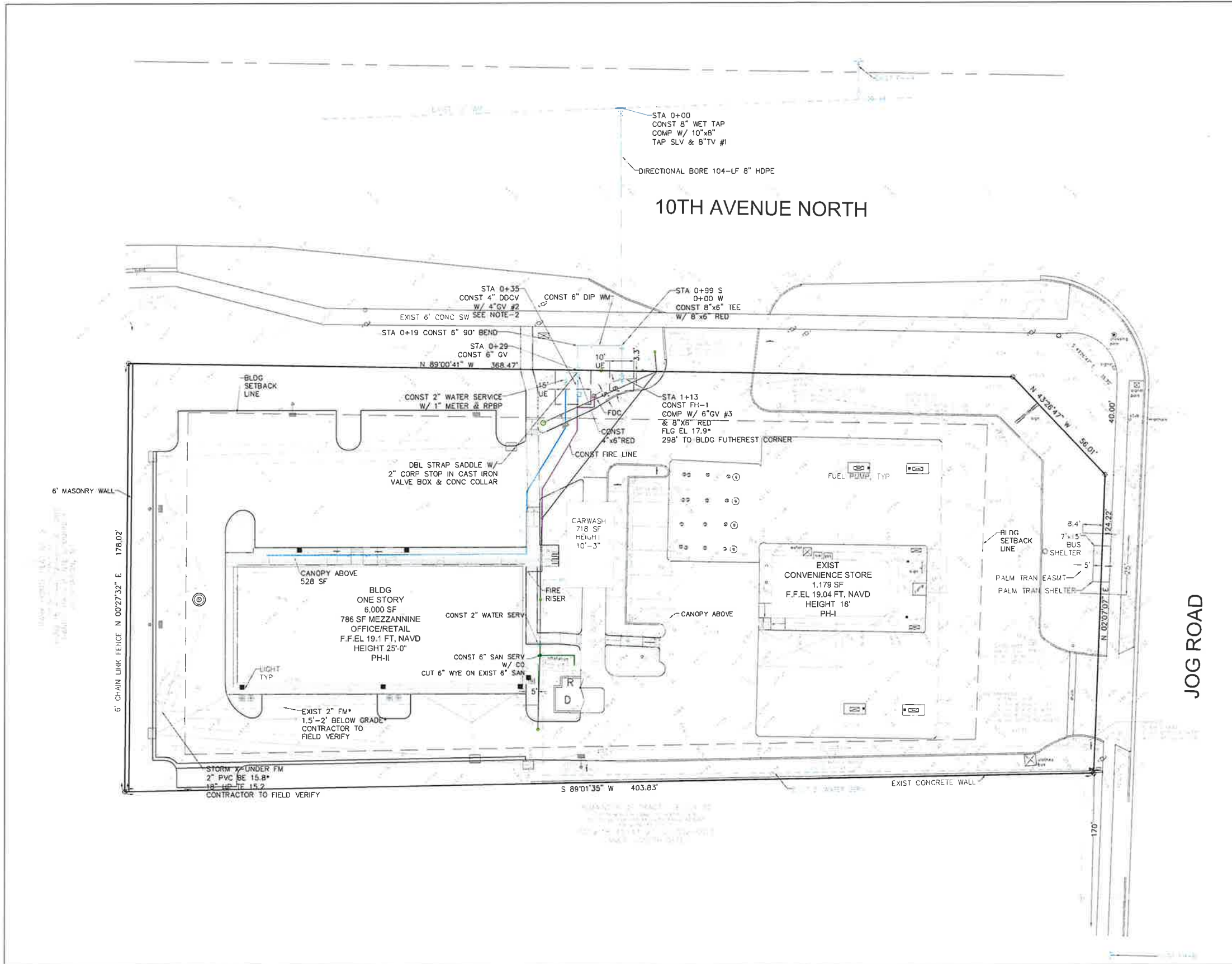
**Greenacres Shell & Offices**  
 3067 Jog Road  
 GREENACRES, FLORIDA

Grading, Paving & Drainage Plan	
DATE	12-17-21
SCALE	1"=20'
DESIGNED BY	JHI
DRAWN BY	CLJ
JULY 2021	1805-1259

LEGEND	
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0005	PROP CONC SL EL
0010	EXIST EL
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0020	CONTRACTOR TO FIELD VERIFY
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48 HOURS BEFORE DIGGING  
 SHALL BE FREE  
 811  
 CALL SUNSHINE  
 NOTIFICATION CENTER

Digitally signed by Jeff H. Iravani  
 DN: cn=JEFF H. IRAVANI, o=JEFF H. IRAVANI INC., dnQualifier=AD1410000  
 0000192012043390000  
 C14A, cn=Jeff H. Iravani  
 Date: 2026.04.27  
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REVISIONS	
03/26/2024	REV/CITY
07/23/2024	REV
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12/03/2025	REV/CITY
01/05/2026	REV/CITY
04/03/2026	REV/CITY

**Jeff H. Iravani, Inc.**  
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FAX: (561) 575-6088  
WEBSITE: www.jhinc.com  
EMAIL: jhinc@jupitersouth.net

- NOTES**
- CONTRACTOR SHALL VERIFY SAN SERV IN V EL & BLDG W/ GC PRIOR TO CONSTRUCTION.
  - FIRE LINE AFTER DBL DET CHK VALVE (DDCV) AND/OR RED PRESS DET ASSEMBLY (RPDA) SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY SIZE & LOCATION OF ALL CONNECTIONS INCLUDING DDCV/RPDA & FIRE DEPT CONN'S (FDC).
  - WATER MAIN SHALL BE DIP OR PVC C-900 SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.
  - ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.390(2)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE. PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO-MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE, FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
  - EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.
  - MECH ENG DESIGNING THE FIRE SPRINKLER SYSTEM FOR THE BLDG SHALL VERIFY THE FIRE LINE SIZE & NOTIFY ENG OF SIZE REDUCTION IF ANY.
  - CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR PAL TEST (150 PSI) ON THE WM PER PCBWUD REQ'S.
  - CONTRACTOR SHALL VERIFY TAHT LIFT STATION PUMP IS FUNCTIONING PROPERLY BY HAVING IT INSPECTED BY A LIFT STA MAINTENANCE COMPANY & SHALL PROVIDE ENGINEER OF ALL FLOATS AND LIFT STATION BOTTOM ELEVATIONS.

**Greenacres Shell & Offices**  
3067 Jog Road  
GREENACRES, FLORIDA

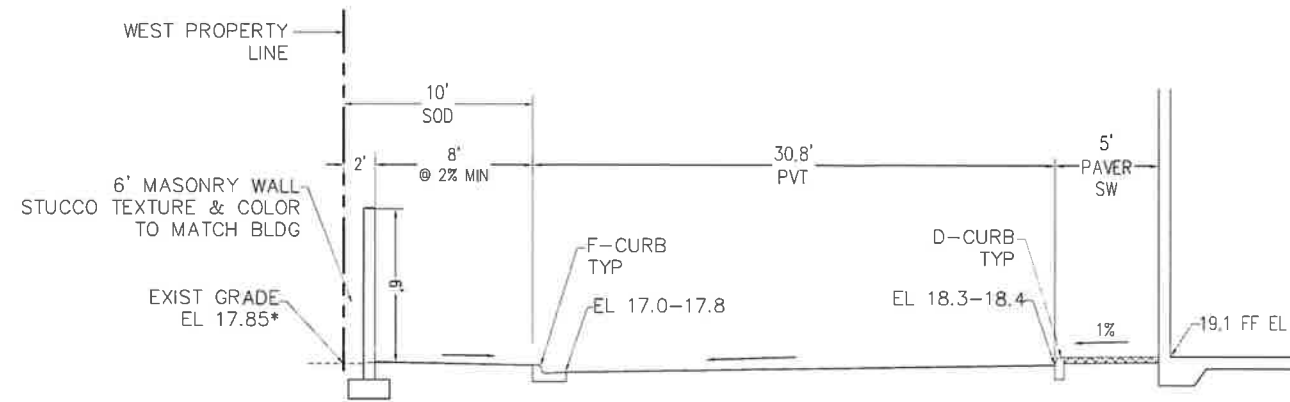
Water & Wastewater Plan	
DATE	12-17-21
SCALE	1"=20'
DESIGNED BY	JHI
APPROVED BY	CLJ
JOB NO	1805-1259

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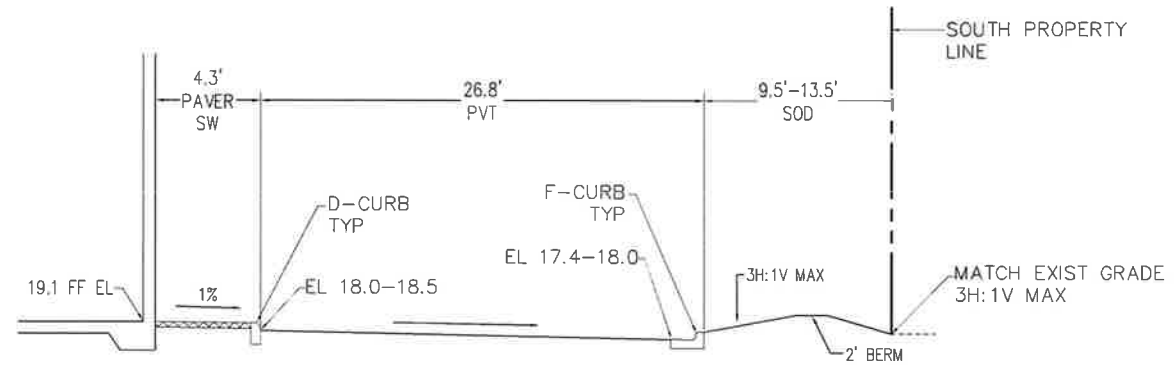
48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811  
CALL SUNSHINE  
NOTIFICATION CENTER



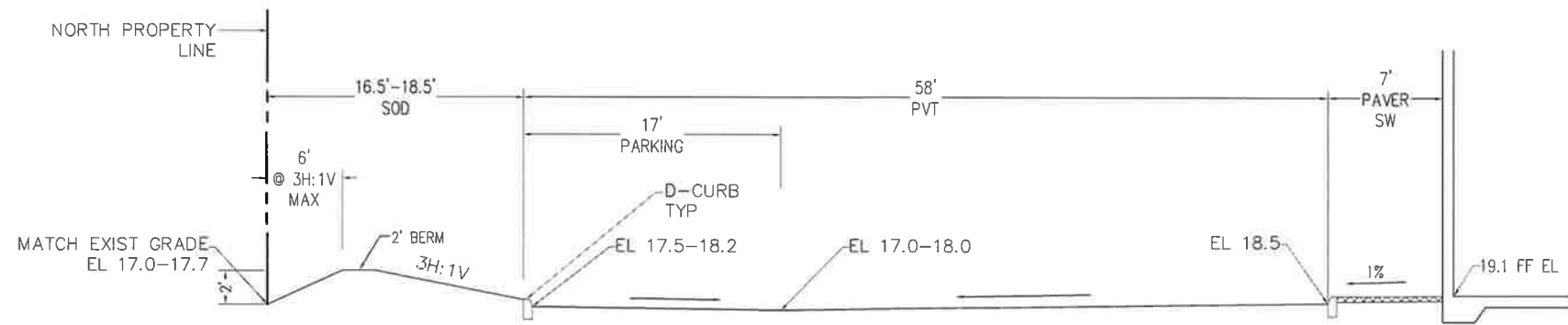
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Date: 2026.04.27  
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West Property Line  
Section A-A



South Property Line  
Section B-B



North Property Line  
Section C-C

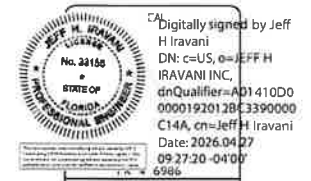
REVISIONS

**Jeff H. Irvani, Inc.**  
Consulting Engineers

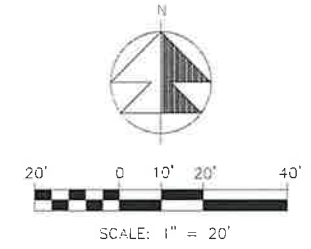
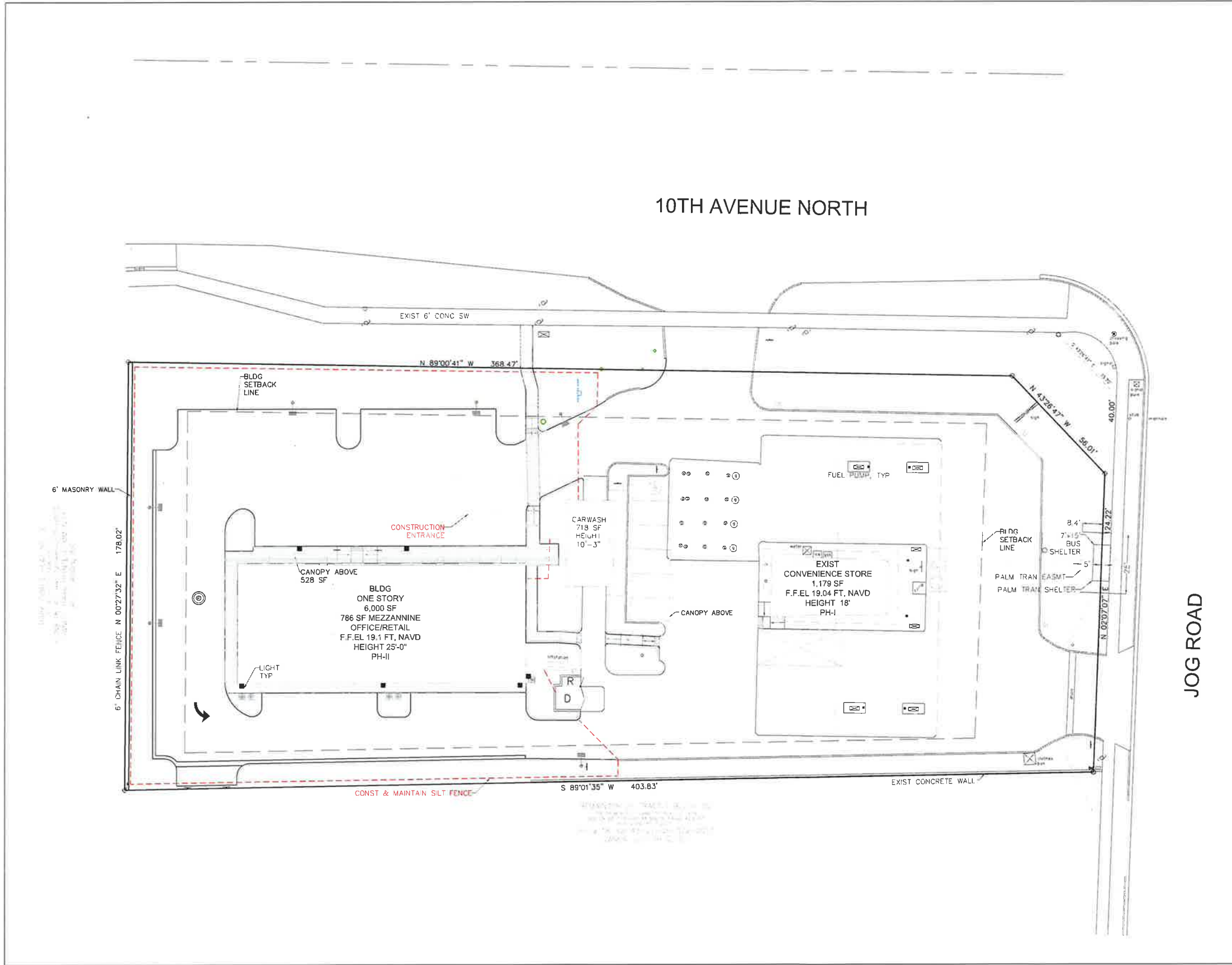
1934 COMMERCE LANE, SUITE 5  
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WEBSITE: www.jhinc.com  
EMAIL: jh@jhellsouth.net

Greenacres Shell & Offices  
3067 Jog Road  
Greenacres, Florida

Sections	
DATE	12/17/2021
SCALE	NTS
DESIGNED BY	JBI
DRAWN BY	JBI
JOB NO.	1805-1259



Digitally signed by Jeff H. Irvani  
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REVISIONS	
03/26/2024	REV/CITY
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05/20/2025	REV/CITY
12/05/2025	REV/CITY
01/05/2026	REV/CITY
04/03/2026	REV/CITY

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 WEBSITE: www.jhinc.com

**Greenacres Shell & Offices**  
 3067 Jog Road  
 GREENACRES, FLORIDA

**NOTES:**

1. THE SILT FENCE SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION. THE SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE CONSTRUCTION AREA AS SHOWN ON THE PLANS.
2. FILTER FABRIC SHALL BE INSTALLED UNDER THE GRATES AFTER STORM INLETS HAVE BEEN CONSTRUCTED. THE FILTER FABRIC SHALL NOT BE REMOVED UNTIL ALL LANDSCAPING, INCLUDING SOD, HAS BEEN INSTALLED.
3. CONSTRUCTION ENTRANCE SHALL CONSIST OF A 25'x50' AREA WITH 6" DEEP #1 FOOT AGGREGATE. THESE ENTRANCES SHALL BE CONSTRUCTED AS SHOWN ON THE POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE THE ONLY MEANS OF INGRESS/EGRESS FROM CONSTRUCTION AREAS.

Pollution Prevention Plan			
DATE	SCALE	DESIGNED BY	DRAWN BY
12-17-21	1"=20'	JHI	CLJ
			JHI
			1805-1259

Digitally signed by Jeff H. Iravani  
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 Date: 2026.04.27 09:00:00 -0400



**DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION**

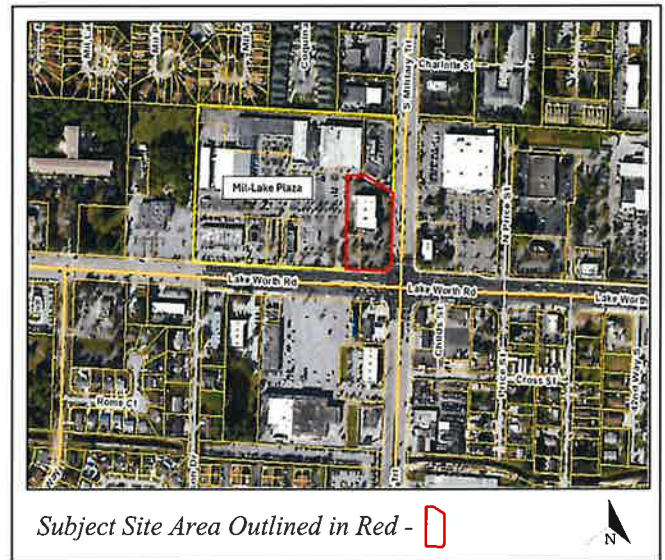
**I. Project Description:**


**Project:** Raising Cane’s at Mil-Lake Plaza

**Applicant:** Dwayne L. Dickerson, Esq., of Miskel Backman LLP and John L. Cordasco of Kimley-Horn.

Authorized agents for the Owners:  
Kasada, LLC

**Request:** A Special Exception and a Site and Development Plan approval to allow a drive-through/fast food restaurant; and a Planned Commercial Development Amendment to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development.



Subject Site Area Outlined in Red - 

**Location:** 3969 South Military Trail

**Project Manager:** Linda Louie, AICP, Zoning Administrator

**II. Site Data:**

<b>Existing Use:</b>	Retail Drug Store with Drive-Through Pharmacy (vacated)
<b>Proposed Use:</b>	Drive-Through Restaurant
<b>Parcel Control Number:</b>	18-42-44-24-38-001-0000
<b>Parcel Size:</b>	1.94 acres (84,571 square feet)
<b>Existing Future Land Use Designation:</b>	Commercial (CM)
<b>Existing Zoning District:</b>	Commercial Intensive (CI); Lake Worth Road Urban Corridor (UC) Overlay District.

<b>Table 1: Surrounding Land Use, Future Land Use Designation, and Zoning District*</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use Designation</b>	<b>Zoning District</b>
<i>North:</i>	Multifamily Residential (Mil-Lake Estates) and Auto Repair (Midas)	Residential Medium Density (RS-MD) and Commercial (CM)	Residential Medium Density (RM-2) and Commercial Intensive (CI)
<i>South:</i>	Various Commercial Uses (Aloha Shopping Plaza and Chevron)	Commercial (CM)	Commercial Intensive (CI)
<i>East:</i>	<i>Village of Palm Springs:</i> Commercial and Office Uses	<i>Village of Palm Springs:</i> Commercial Renewal (CR)	<i>Village of Palm Springs:</i> Commercial Renewal (CR)
<i>West:</i>	American Polish Club	Commercial (CM)	Commercial Intensive (CI)

\*Surrounding Future Land Use and Zoning to the Mil-Lake Plaza.

### **III. Annexation and Zoning History:**

The subject site area was originally comprised of three (3) separate parcels. The northern portion of the site area (consisting of two separate parcels) was annexed into the City on April 27, 1981 (Reference: Ordinance No. 81-01/ANX-81-01) and was approved with the original plan for the Mil-Lake Plaza in 1981 (Reference: PCD-81-02). At the time, the northern portion was developed for a Wags restaurant. The southern portion of the subject site area was annexed into the City on October 6, 1986 (Reference: Ordinance No. 86-33/ANX-86-1) and was occupied by an abandoned gas station at the time of annexation. Immediately after annexing into the City, the parcels (that make up the subject site area) were given a Commercial (CM) Future Land Use designation and a Commercial Intensive (CI) zoning classification; the southern portion was subsequently redeveloped with a restaurant use.

On March 15, 2004, the subject site area was granted a Special Exception approval for a retail drugstore with drive-through pharmacy (Reference CVS Pharmacy: Resolution No. 2004-12/SE-03-05) and was subsequently redeveloped with a 14,400 square foot CVS Pharmacy building with a single-drive though facility (Reference: SP-03-12). As part of the CVS redevelopment project, the subject site area was replatted and fully incorporated into the Mil-Lake Plaza PCD by petition PCD-81-02L.

### **IV. Applicable Code Provisions:**

**Sections 16-171 through 16-178** pertaining to Special Exceptions

**Sections 16-196 through 16-202** pertaining to Site and Development Plans

**Sections 16-211 through 16-214** pertaining to Amendments to Approved Site Plans

**Sections 16-496 through 16-506** pertaining to the Commercial Intensive (CI) Zoning District

**Sections 16-590 through 16-591** pertaining to the Lake Worth Road Urban Corridor (UC) District

**Sections 16-912 through 16-930** pertaining to Planned Commercial Developments

**Sections 16-931 through 16-997** pertaining to Sign Regulations

**Sections 16-1241 through 16-1312** pertaining to Landscaping

**Sections 16-1331 through 16-1340** pertaining to Off-Street Parking and Loading

**V. Summary of Proposed Site and Development Plan Details:**

The Applicant’s Site and Development Plan depicts the following:

1. A new 3,018 square foot single-story restaurant building with elevated architectural design elements.
2. A two-lane drive-through facility with by-pass lane located west of the proposed building.
3. A total of 83 parking spaces, including three (3) accessible parking spaces within the site area.
4. The addition of pedestrian elements into the site design (i.e. decorative trellises).
5. Enhanced landscape improvements.

The site data for the proposed site and development plan is summarized in **Table 2** below.

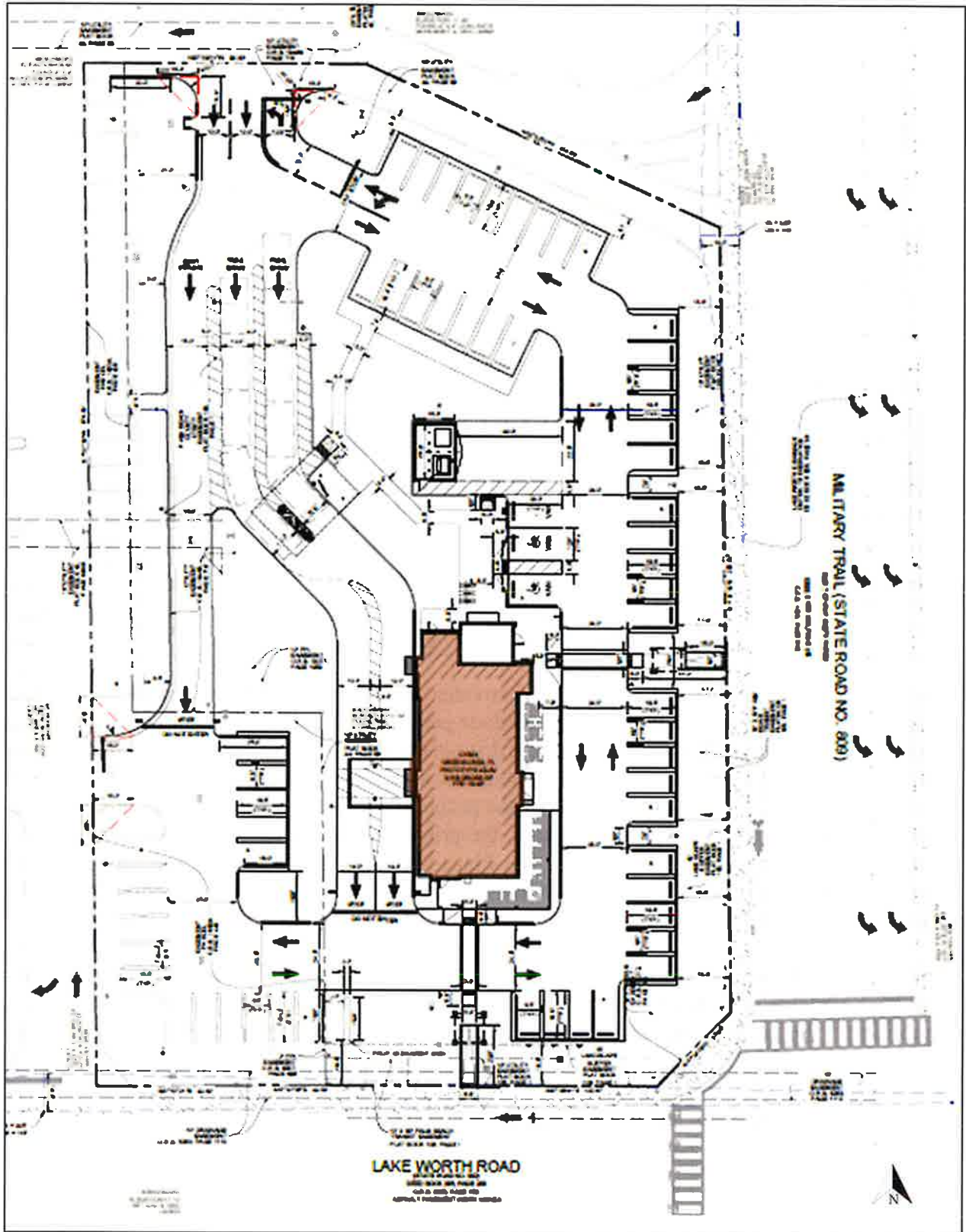
<b>Table 2: Proposed Site Data:</b>			
<b>Area:</b>	<b>Square Footage:</b>	<b>Acreage:</b>	<b>Percent:</b>
Building Coverage (including canopies)	3,558 sq. ft.	0.08 ac.	4.2%
Site Impervious Area (excluding building coverage)	49,474 sq. ft.	1.14 ac.	58.5%
Site Landscape Area	31,539 sq. ft.	0.72 ac.	37.3%
<b>Total:</b>	<b>84,571 sq. ft.</b>	<b>1.94 ac.</b>	<b>100%</b>
<b>Total Floor Area (F.A.R.)</b>	<b>3,018 sq. ft.</b>	<b>0.07</b>	<b>0.035</b>

The proposed Site and Development Plan provides for a 3,018 square foot single-story restaurant building with an 812 square foot covered outdoor patio seating area at the south end of the proposed building. Vehicular circulation for the double drive-through facility is located immediately west of the building. The site design for the project is circular in movement to make the flow of vehicles efficient through the site area. Access into the site for the proposed use is shown at the northwest and southwest corners of the site area boundaries; however, the primary access point will be provided via the main shared ingress/egress drive for the Mil-Lake Plaza on South Military Trail and Lake Worth Road. Direct pedestrian access to the front entrance of the building will be provided and connected to the existing sidewalk system along South Military Trail and Lake Worth Road.

The project will provide a total of 83 parking spaces within the site plan area, and the required trash/pick-up area and loading zone will be located north of the proposed restaurant building. According to the Site and Development Plan, the proposed hours of operation for the use are from 9:00 A.M. to 3:30 A.M.

**Figure 1** below shows site layout for the proposed project.

Figure 1:  
Proposed Site Plan



## **VI. Staff Analysis:**

The subject site area is comprised of an outparcel ( $\pm 1.59$  acres) and a reciprocal easement area ( $\pm 0.35$  acres) totaling  $\pm 1.94$  acres of the overall  $\pm 12.47$ -acre Mil-Lake Plaza Planned Commercial Development (PCD). The subject site area is currently comprised of the vacant and former CVS Pharmacy building with drive-through facility. The CVS Pharmacy closed its operation in March 2017, and the building has remained vacant within the subject site area since.

In November 2025, the property was purchased by the applicant with the intent to redevelop the site with a Raising Cane's Restaurant. According to the application, the existing vacant CVS Pharmacy building will be demolished. In order to facilitate the redevelopment of the subject site area with the proposed project, the applicant is seeking approvals for a Special Exception (SE-25-01) and a Site and Development Plan (SP-25-02) to allow for the construction of the drive-through/fast food restaurant use within the Commercial Intensive (CI) zoning district; and an associated amendment to the Mil-Lake Plaza PCD to reflect the proposed changes to the affected portion of the overall plaza (PCD-81-02N).

It is important to note that the Mil-Lake Plaza is located within the Lake Worth Road Urban Corridor (UC) Overlay District. Lake Worth Road is designated as the City's primary commercial corridor, and the Overlay District is identified as the City's commercial corridor redevelopment area. The intent of the overlay is to require any development/redevelopment project along the corridor to provide enhanced design techniques to attract and retain commercial activity within the overlay. Therefore, the proposed project is subject to the enhanced design requirements of the Overlay District.

The proposed project is compatible with the surrounding area, and it meets the minimum zoning requirements of the City Code. Additionally, the applicant has worked with Staff to enhance the overall design to meet the intent and purpose of the Overlay District. The Development Review Committee (DRC) has reviewed the project for technical compliance and has recommended approval of the project, subject to the conditions contained in Staff's recommendation.

## **VII. Special Exception Criteria and Findings of Fact:**

The Special Exception criteria for a drive-through/fast food restaurant use in the CI zoning district are met for the proposed project. The site layout for the proposed use provides for two clearly marked drive-through service lanes on the west side of the proposed restaurant building, and a single 15-foot-wide bypass lane immediately west of the service lanes. The drive-through accommodates the minimum required stacking distance of four (4) vehicles before each menu board, and the queuing distance does not encroach nor impedes the traffic circulation of the overall site design. Pavement markings are clearly shown to direct vehicular movement and minimize any traffic conflicts. The site circulation, including the service queuing for the project, was evaluated by the City's Traffic Consultant and no major concerns were identified.

Regarding the proposed use, the drive-through/fast food restaurant use is compatible with its immediate and surrounding area. The proposed use is a commercial use along the City's primary commercial corridor at a high traffic intersection, and a drive-through/fast food restaurant is a common use in such areas. Additionally, there are two (2) existing drive-through restaurants currently located within the

Mil-Lake Plaza (i.e. KFC and Miami Grill), which demonstrates that the proposed use is well suited at its proposed location. These existing drive-through restaurant establishments are also located on outparcels within the PCD, and traffic circulation is maintained within their respective outparcels to minimize traffic circulation conflicts within the plaza.

The proposed use has been evaluated for compliance with the Special Exception Standards in Section 16-173 of the City Code. Staff's findings for each standard is provided below:

**1. The proposed use complies with all relevant goals, objectives, policies and other applicable requirements of the city's Comprehensive Plan and provisions of the City Code.**

*Findings:* The proposed use complies with the relevant elements of the City of Greenacres Comprehensive Plan, and aligns with the goals, objectives and policies outlined in the Comprehensive Plan, which is designed to direct growth and development towards suitable areas within the City. The proposed use is a commercial use located along a high-traffic intersection within the City's primary commercial corridor. The Special Exception approval for the drive-in/fast food restaurant use in the CI zoning district is necessary to ensure that any potential site-specific impacts arising from the proposed use and operation are thoroughly addressed and adequately mitigated.

**2. Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, efficient traffic flow and control, and access in case of fire or catastrophe will not be adversely affected by the proposed special exception.**

*Findings:* Vehicular ingress and egress, and pedestrian safety will not be adversely affected by the proposed Special Exception. Vehicular access and circulation is designed and contained within the site plan area to minimize potential conflicts. The project provides crosswalks and pedestrian walkways from vehicular use areas, and also direct pedestrian access to the proposed restaurant building from the public rights-of-way along Lake Worth Road and South Military Trail. The organized layout of separating pedestrian circulation from vehicular movement improves the safety of the proposed use within the site.

**3. Off-street parking and loading areas are well-designed to meet operational needs.**

*Findings:* The off-street parking provided within the site area and Mil-Lake Plaza meet the minimum parking requirements for a drive-in/fast food restaurant use. The site also includes a designated loading area, to be utilized during non-operational hours, to ensure efficient deliveries and to prevent traffic conflicts with the use during operational hours.

**4. Refuse and service areas are appropriately located and designed, with attention to safety, accessibility, and aesthetic compatibility.**

*Findings:* The City's franchise hauler will serve the site for all refuse collection. The dumpster and recycling provisions meet all City Code requirements and will not adversely affect public health and safety.

- 5. The proposed use must not introduce nuisance factors detrimental to adjacent and nearby properties and the city as a whole. Nuisance factors shall include, but not necessarily be limited to, noise, odor, smoke, glare, electrical interference and/or mechanical vibrations.**

*Findings:* The proposed use will not introduce nuisance factors detrimental to adjacent and nearby properties. The use is a similar and compatible commercial use to the existing high intensity commercial uses in the immediate and surrounding area. The project meets the minimum Code requirements for building setbacks, parking, drainage, landscaping and lighting, which are provided to safeguard the adjacent and surrounding uses from the proposed use.

- 6. The location, availability and compatibility of utilities for the requested use will not adversely affect public health and safety.**

*Findings:* The proposed project is an infill redevelopment project. All required utility connections exist and are available on-site to serve the project.

- 7. The screening and buffering of the requested use are consistent with the intent of the zoning requirements relative to type, dimension and character.**

*Findings:* The screening and buffering requirements are met for the project. In addition to meeting the minimum buffer requirements and exceeding the minimum landscape material requirements for the use, the landscape design for the project has been enhanced utilizing a complimentary mix of existing plant material to be preserved, while adding a variety of new landscape material to provide an adequate and attractive screen for the use from the adjacent uses and roadways.

- 8. Signs and proposed exterior lighting are provided with reference to glare, traffic safety and economic effect, and compatibility and harmony with properties in the district.**

*Findings:* The proposed signage and exterior lighting for the project is compatible and in harmony with the properties in the surrounding area and are also consistent with the minimum requirements of the City's Code requirements. A comprehensive sign program is included in the Site and Development Plan, and it has been found to be consistent with the requirements of the City's Sign Regulations. Additionally, the provided photometric plan shows the exterior lighting meets the City Code requirements and will be dark-sky compliant.

- 9. The requested use meets the required yards and other open space.**

*Findings:* The proposed use meets the minimum building setbacks and open space requirements for the CI zoning district.

- 10. Proposed use is generally compatible with adjacent properties, the surrounding district, and the overall character of the community, considering architectural style, scale, density, land use, hours of operation, and other factors that may be used to measure compatibility.**

*Findings:* The proposed use is compatible with the adjacent properties, the surrounding district and the overall character of the surrounding area. A drive-in/fast food restaurant is a common and compatible use along the high-intensity commercial corridor, and the subject site is surrounded by

existing similar and compatible uses that feed off the high traffic volumes of the area. The project minimizes any potential impact on the adjacent properties and rights-of-way, and improves the visual attraction along the corridor by its strategic placement of the building (which meets the minimum building setback requirements of the CI zoning district) and by implementing enhanced architectural and landscape design techniques. Based on the setbacks, buffers and architectural design, and general character of the existing uses in the surrounding area, the use will function compatibly with the surrounding properties.

- 11. The proposed use will be in the best interests of the city, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.**

**Findings:** The proposed use will be an improvement to the property and to the immediate vicinity. The use will provide additional service-oriented convenience options for the patrons in the area; and the proposed site and development plan, which implements design techniques that are consistent with the intent of the Lake Worth Road Urban Corridor (UC), provides an attractive project along the commercial redevelopment corridor, to which it is located.

- 12. The change suggested is not out-of-scale with the needs of the neighborhood or the City.**

**Findings:** The proposed drive-in/fast food restaurant is appropriately scaled for its location and is consistent with the size and intensity of surrounding commercial uses. The proposed use is consistent with the existing retail and service-oriented uses along the Lake Worth Road commercial corridor and it will provide additional food service options for the surrounding community.

- 13. The requested use and structure is consistent with any special requirements set out in the Schedule of District Regulations for the particular use and structure involved.**

**Findings:** The use complies with the special requirements as outlined in the Special Exception criteria for a drive-through/fast food restaurant in the CI zoning district. The project clearly identifies two drive-through stacking lanes and a single bypass lane, which are the special requirements for the use.

#### **VIII. Standards for Site and Development Plans and Staff's Findings of Fact:**

##### **Site and Development Plan (SP-25-02):**

The applicant has provided a complete Site and Development Plan application that includes a Site Plan, a Landscape Plan, a preliminary Civil Plan, an Architectural Plan set, a Photometric Plan, and a Signage Program for the proposed Raising Cane's drive-through/fast food restaurant. Based on Staff's review of the Site and Development Plan, the plan complies with the minimum development standards for CI zoning district, parking and loading, lighting and landscaping requirements of the City Code.

As noted above, the project is located within the Lake Worth Urban Corridor (UC) Overlay District. In order to comply with purpose and intent of the Overlay, the applicant has worked with Planning Staff to enhance the design of the project, including raising the height of the single-story building to 22 feet to improve the prominence of the building at a critical intersection within the City, which also serves

as the southeastern gateway into the City. Additionally, the project provides for enhanced pedestrian circulation and design, through the establishment of walkways by providing direct connections to the restaurant building from the public rights-of-way on South Military Trail and Lake Worth Road. Pedestrian amenities, such as decorative trellises along the walkways are also integrated into the landscape design to attract and encourage pedestrian activity along the street frontages of the proposed use.

The signage program for the Site and Development Plan provides specifications for wall signage on each of the four (4) building elevations, the free-standing identification sign, and two (2) menu boards for the drive-through service lanes. Per Section 16-982(c) of the City Code, only three (3) wall signs are permitted; however, the applicant has requested a sign waiver for the fourth wall sign pursuant to Section 16-961 of the City Code. According to the Code, one (1) additional wall sign above the maximum signage requirement may be permitted for the project if there is a governing Master Sign Plan for the PCD. The Mil-Lake Plaza Master Sign Plan (Reference: MSP-24-09) is being established and is currently reviewed as a separate application from the project. The applicant cites the visibility of the use from the interior of the plaza as necessary for the additional signage. Staff does not object to the sign waiver, as visibility of the establishment is important for navigating and improving traffic safety within the plaza. With exception to the sign waiver to allow for the additional wall sign, the sign program has been found to be generally consistent with the sign regulations of the City. The applicant will continue to work with Staff on finalizing the organization of the sign program, and prior to City Council.

Based on the required and proposed improvements, it is likely that the project will be subject to the Art in Public Places (AIPP) requirement, which requires all development/redevelopment projects exceeding \$250,000 in construction cost to contribute to the City's public art fund, pursuant to Section 16-662 of the City Code. The purpose of the AIPP is to promote artistic creativity and community vibrancy within City. The applicant has stated that a payment in lieu of artwork will be made. The payment will be initialized at time of building permit, and a condition has been added as such in Staff's recommendation.

*Planned Commercial Development Amendment (PCD-81-02N):*

A Planned Commercial Development (PCD) is a master planned commercial development consisting of two (2) or more commercial uses on a single site through the use of a unified commercial site and development plan. The purpose of the PCD is to provide and maintain a cohesive design for the overall development site. Any modification to the existing PCD requires a concurrent PCD amendment with the Site and Development Plan for any proposed development and/or redevelopment.

As noted above, the subject site area is located within the Mil-Lake Plaza PCD. This amendment to the PCD will update the Master Development Plan for the Mil-Lake Plaza to incorporate the site changes proposed for the Raising Cane's Restaurant (Reference: SP-25-02). The PCD amendment maintains consistency with the site requirements, the off-site parking and loading requirements, landscape buffer requirements and lighting requirements for the overall PCD.

It is important to note that the Mil-Lake Shopping Plaza was constructed and established as a PCD in the early 1980s (Reference: PCD-81-02). At the time, the regulations establishing PCDs did not require commercial developments to enter into a unity of control until 1999; the unity of control is necessary

to ensure that the PCD is maintained as a unified development in perpetuity (Reference: Ordinance No. 99-02). Due to the age and complex nature of the Mil-Lake Plaza (i.e. a unity of title was not finalized, and irregular outparcels have been created within the plaza), a unity of control was never executed, despite the fact that the existing uses and buildings have long been dependent on shared access, parking, maintaining drainage outflow requirements, and utilities within the plaza. When the CVS project was approved in 2004, a Reciprocal Easement Agreement was executed between the CVS outparcel and the plaza (Reference: ORB 16839, Page 446), enabling the CVS outparcel to legally maintain use of the existing utilities and infrastructure within the plaza (and outside of the outparcel boundaries). The Reciprocal Easement Agreement contains stipulations similar to a unity of control, but the agreement is strictly between the subject outparcel and plaza. A condition that the applicant executes the update to the reciprocal agreement to a form acceptable to the City Attorney and prior to the issuance of final engineering permit is included in Staff's recommendation.

Standards for Site and Development Plans:

The proposed Site and Development Plan and PCD Amendment have been reviewed for compliance with the Zoning Regulations. Staff's analysis is provided below.

1. Minimum Lot Requirements: The subject property is an outparcel that belongs to an existing shopping center approved prior to July 14, 1986 (Mil-Lake Plaza PCD). Therefore, the site area of ±1.94 acres **meets** the minimum area requirements in accordance with Section 16-502(3) of the Zoning Regulations.
2. Maximum Building Coverage: The proposed building coverage of 4.2% **does not exceed** the maximum allowable building coverage of 30% within the CI zoning district.
3. Minimum Yard Requirements: The proposed building setbacks **are consistent** with the required building setbacks in the CI zoning district.
4. Height Restrictions: The proposed building height of 22 feet **does not exceed** the maximum allowable height of 35 feet within the CI zoning district.
5. Off-Street Parking & Loading: The proposed project **meets** the minimum off-street parking and loading requirements for the use. The project will provide 83 parking spaces, including three (3) accessible parking spaces within the site area, exceeding the minimum 38 parking spaces required to meet the parking demand for the use. Additionally, the subject property is part of the Mil-Lake Plaza PCD, and parking is shared within the PCD. The total number of standard and accessible parking spaces within the PCD exceeds the minimum required for the uses within the PCD.

6. Landscaping: The landscaping plan **complies** with the intent of the landscape code requirements. (See Landscaping Plans)
7. Lighting: The photometric plan **complies** with the applicable City Code requirements for lighting. All lighting will be dark-sky compliant. (See Photometric Plans)
8. Sign Regulations: The signage program, consistent with requirements of the City’s Sign Regulations **will need to be finalized**, and prior to City Council.
9. Utilities: The proposed water, sanitary sewer, and drainage systems **meet** preliminary engineering and City Code requirements, subject to final approval of an Engineering Permit, and prior to the issuance of a Building Permit.
10. Concurrency: The proposed project **meets** traffic concurrency. Water and Sewer service and capacity **are available** to serve the site.
11. Comprehensive Plan: The proposed project is consistent with the Future Land Use classification of Commercial (CM) and the proposed Floor Area Ratio (FAR) of 0.035 **does not exceed** the allowable FAR of 0.35 in the CI zoning district.
12. Color Scheme: The applicant **will need to provide** the color scheme for the proposed building and prior to City Council.
13. Site and Building Design: The project layout and architectural design **comply** with the Site and Building Design requirements of the Code and the CI zoning district.
14. Hours of Operation: The proposed hours of operation, from 9:00 a.m. to 3:30 a.m. are **compatible** with the surrounding land uses, given the adjacent commercial context of the area.

**IX. Staff Recommendation:**

*Approval* of SE-25-01, SP-25-02, and PCD-81-02N with the following conditions:

1. The most stringent requirements of this DNS Staff Report and Recommendation, and strict compliance with the Site and Development Plans exhibits listed below, which are attached hereto and made part hereof as Exhibit “A”:
  - A. PCD-81-02N, Raising Cane’s Restaurant, #1503, **Master Plan Amendment**, Sheet C-302, and prepared by Kimley-Horn and Associates, Inc.
  - B. SP-25-02, Raising Cane’s Restaurant #1503, **Zoning Site Plan**, Sheets SP-1 and SP-2, and prepared by Kimley-Horn and Associates, Inc.

- C. SP-25-02, Raising Cane's Restaurant #1503, **Tree Disposition Plan**, Sheet L-010, and prepared by Kyler Durham, PLA, of Kimley-Horn and Associates, Inc.
  - D. SP-25-02, Raising Cane's Restaurant #1503, **Landscape Plan and Details**, Sheets L-100 and L-101 (Landscape Plan), Sheets L-151 and L-152-L-153 (Landscape Details), and prepared by Kyler Durham, PLA, of Kimley-Horn and Associates, Inc.
  - E. SP-25-02, Raising Cane's Restaurant #1503, **Irrigation Plan and Details**, Sheet L-200 (Irrigation Plan), and Sheets L-250 through L-253 (Irrigation Details), and prepared by Kyler Durham, PLA, of Kimley-Horn and Associates, Inc.
  - F. SP-25-02, Raising Cane's Restaurant #1503, **Photometric Plan**, Sheet P-000, and prepared by John L. Cordasco, P.E., of Kimley-Horn and Associates, Inc.
  - G. SP-25-02, Raising Cane's Restaurant #1503, **Architectural Plan**, Sheets A0.11 and A0.12, A0.30, A1.10, A1.20, A1.60, A2.10 and A2.11, and signed and sealed by Zachary Brian Shirk, RLA, for Zebra Architecture, PLLC.
  - H. SP-25-02, Raising Cane's Restaurant #1503, **Civil Plan**, Sheets C-001, C-004, C-100, C-200 through C-202, C-300 through C-304, C-400 through C-403, C-500 and C-501, C-600 through C-603, C-611 and C-612, and C-700 and C-701; signed and sealed by John L. Cordasco., P.E., of Kimley-Horn and Associates, Inc.
  - I. SP-25-02, **Master Sign Plan**, entitled Raising Cane's Chicken Fingers, 3969 S. Military Trail/RC1503, Greenacres, FL 33463, and prepared by Allen Industries.
2. All signage shall be permitted in accordance with the Master Sign Plan for the Mil-Lake Plaza. (Reference: MSP-24-09) (Planning and Building)
  3. The existing transit shelter shall be the permanent maintenance obligation of the property owner, including the removal of any trash, garbage, debris, or other waste material, upkeep of all landscaping, electricity for the shelter security light, and keeping the easement and overall site free of dangerous conditions.
  4. The existing Reciprocal Easement Agreement between the subject site area and Mil-Lake Plaza (Reference: ORB 16839, Page 446) shall be updated to eliminate any specific references as it relates to the previous development on site (CVS Pharmacy) to ensure the document's validity for the current property owner(s), its successors or assigns. The Reciprocal Easement Agreement shall be updated in a form acceptable to the City Attorney and recorded in the records of Palm Beach County prior to the issuance of final engineering permit. All parties are expected to engage in good faith negotiations to attempt to resolve any disputes, should these negotiations fail to produce an amicable resolution. (Planning and Engineering)
  5. The project shall be required to pay the City's impact fee of \$2.80 per square feet of gross floor area in accordance with Section 16-201 of the Code of Ordinances. The impact fee amount of **\$8,450.40** shall be paid to the City prior to the issuance of any building permits. (Planning, Engineering and Building)
  6. The project shall be required to pay the City's Art in Public Places (AIPP) public art fee if the total cost of construction costs is two hundred and fifty thousand dollars (\$250,000) or greater, in accordance with Section 16-661 of the City's Code of Ordinances. If applicable, the public art fee shall be equal to one (1) percent of the total construction costs of the project. The contribution shall be placed into the City's public art fee fund and the contributor shall have no input in the

use of such funds. The contribution shall be divided into two (2) payments as follows: (Planning and Building)

- A. **Prior to Building Permit Issuance:** The developer shall submit to the Building Division/Finance Department a preliminary certification of the total construction costs. This preliminary certification shall be used to calculate the developer's initial payment of thirty (30) percent of the contribution. The developer shall make this initial payment to the Building Division/Finance Department prior to the issuance of any building permit.
  - B. **Prior to the Issuance of the Final Certificate of Occupancy:** The developer shall submit to the Building Division/Finance Department a final certification of the total construction costs. This final certification shall be used to calculate the outstanding portion of the contribution. The developer shall pay the outstanding portion of the contribution prior to the issuance of the final certificate of occupancy for the project.
7. Any site permits required and/or obtained shall be maintained in active status with the respective permitting agency until all the work covered by the permit is satisfactorily completed, any applicable inspections passed and officially closed out with the City. (Building, Planning, Engineering and Public Works)
  8. Permits for the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County Land Development, as required, for stormwater management system must be obtained prior to the issuance of an Engineering Permit. (Engineering)
  9. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of an Engineering Permit. (Engineering)
  10. An Engineering Permit, issued by the City of Greenacres, is required prior to any sitework or construction activities on the subject property. The Engineering Permit must be closed out before the Certificate of Occupancy (C.O.) is issued. No Engineering Permit shall be issued for the construction or work until an approved cost estimate and a bond for all site work has been posted. Once the site work is complete, a maintenance bond will be required prior to the close out of the Engineering Permit. (Engineering)
  11. Upon completion of all required improvements, the civil engineer of record to prepare as-built drawings for all project plans and submit the project baseline data for all relevant layers to the Development & Neighborhood Services Department. The data must be provided in one of the following formats: (a) AutoCAD DXF, (b) GIS shapefile (comprising the ESRI extensions .shp, .shx, and .dbf), or (c) Geodatabase (with the ESRI .gdb extension). The timeline for submitting the as-built plans will be determined by the City Engineer. (Planning and Engineering)
  12. Complete drainage calculations addressing water quality and quantity in accordance with the applicable requirements must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test. All required documents must be submitted with the application for Engineering Permits. (Engineering)

13. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering issued on November 24, 2025, no building permits shall be issued after the build-out date of **December 31, 2027**, unless a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)
14. Any unused existing easements on the subject property shall be abandoned prior to the issuance of Engineering Permits. (Engineering)
15. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. An NPDES Permit shall be provided to the City, prior to any site activity, as part of the Engineering Permit. (Planning, Engineering, Building and Public Works)
16. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning, Engineering and Building)
17. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)
18. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened from view. No equipment shall be taller than the proposed screening. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning and Building)
19. The project shall participate in the City Tree Dedication Program per Section 16-1293 of the City Code. Prior to the issuance of any building permit, one (1) tree shall be donated per 1,000 square feet of building area or fraction thereof. Therefore, **four (4) Live Oaks or equivalent cash payment** shall be donated to the City subject to the following specifications: Live Oak, Florida Grade #1 Container Grown; minimum 12-feet in height; 2-inch diameter trunk at 4-feet; and 5-foot spread. (Planning and Building)
20. Landscaping shall be maintained in perpetuity in accordance with the City's Landscape Regulations and the approved Landscape Plan, including specifications for plant size, number, location, and type of landscaping material. All plant life shown on an approved landscape plan shall be replaced if it dies, is seriously damaged, or removed. All plant materials shall be kept reasonably free of visible sign of pests, infestation, or disease. (Planning)
21. A certified cost estimate by a FL Registered Landscape Architect or Engineer, for the project's landscape materials, installation, irrigation and labor to establish a 1-year maintenance financial guarantee or financial security in a form acceptable to the City Attorney in the amount of 110% of the estimate shall be posted for the project's landscaping, in addition to the other bonds required for site improvements. The owner shall provide this financial guarantee or financial security before the City performs any landscape inspection or issues a Certificate of Occupancy. If project's landscaping is not maintained, the City may use the financial guarantee or financial

security to maintain or replace dead or unacceptable landscape materials and irrigation components after providing written notice to the property owner. (Planning and Engineering)

- A. The project Landscape Architect shall conduct a field inspection at substantial completion of the project to verify that the landscape and irrigation installation complies with the approved plans and is healthy and flourishing before the project's 1-year maintenance financial guarantee/security period begins. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request a final City inspection of the landscape installation.
  - B. The project Landscape Architect shall conduct an interim field inspection near the 6-month mark of the project's 1-year maintenance period to verify that the landscape and irrigation installation continues to comply with the approved plans and is healthy and flourishing. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request an interim City re-inspection of the maintained landscaping at the 6-month mark of the maintenance financial guarantee/security period.
  - C. The project Landscape Architect shall conduct a field inspection near the completion of the project's 1-year maintenance period to verify that the landscape and irrigation installation continues to comply with the approved plans and is healthy and flourishing. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request a final City re-inspection of the maintained landscaping 30 days prior to the end of the maintenance financial guarantee/security period.
  - D. Upon passing the final re-inspection, the property owner may request in writing the release and return of any remaining financial guarantee/security. If the location fails the final re-inspection, the financial guarantee/security shall not be released to the property owner. Once the property owner completes the required improvements, the financial guarantee/security shall be released. If these necessary improvements do not occur, the City may use the financial guarantee/security to maintain or replace landscape items as necessary.
22. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Landscaping Plan additions may be necessary to meet Code requirements if existing material is unsuitable to remain. (Planning)
23. By the initial landscape inspection, all existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the property owner to maintain the site free from invasive plants in perpetuity. (Planning)
24. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
25. The Site and Development Plan shall be revised as necessary and as otherwise noted herein to reflect all conditions of approval and re-submitted, prior to the issuance of Engineering Permits. (Planning, Building, Engineering and Public Works)

26. Approval of this Special Exception (SE-25-01) and Site and Development Plan (SP-25-02) renders all previously issued Special Exceptions and Site and Development Plan for this property null and void. Any increase in size for this Special Exception use will require an amendment to the Special Exception. (Planning)
27. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits and a Certificate of Occupancy. (Planning, Engineering, and Building)
28. The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns. Deviation from any portion of the approved Special Exception (SE-25-01), Site and Development Plan (SP-25-02), or failure to comply with any requirement, condition or safeguard imposed by the City during the approval procedure shall render the Special Exception and Site and Development Plan approvals null, void, and no further effect upon determination by the City Council. (Planning)

29. **CITY NOTICES:**

- (1) **Development permits and orders.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- (2) **No Guarantee by City.** It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.
- (3) **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and all claims, demands, disputes, costs, expenses, (to include attorney's fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Property, except those claims or liabilities by or arising from gross negligence or intentional acts of the City, or its employees, contractors or agents.

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**PLANNING & ZONING BOARD ACTION – May 14, 2026**

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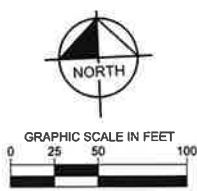
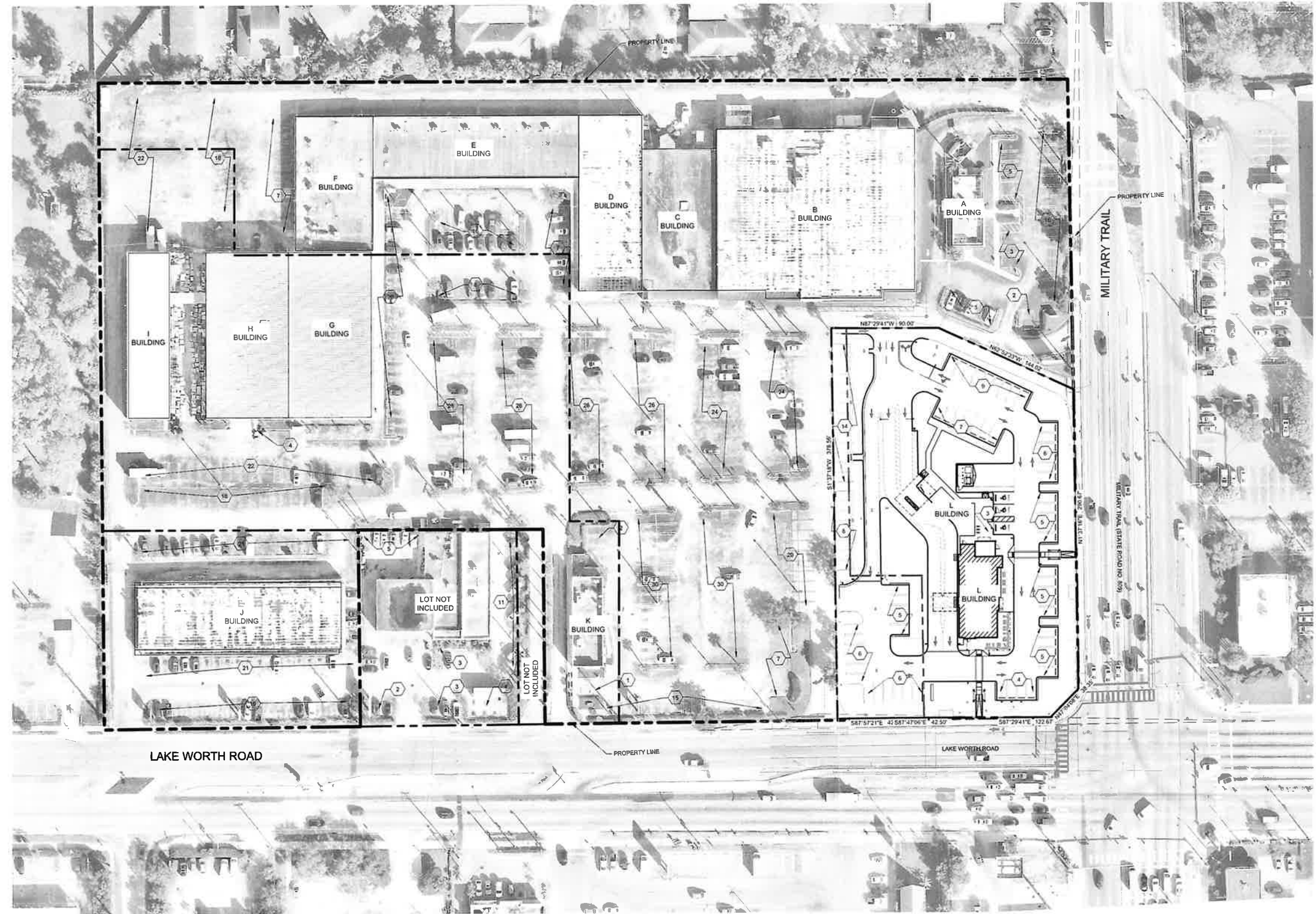
**CITY COUNCIL ACTION –**

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**Attachments:**

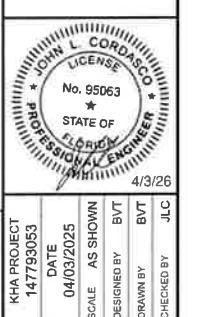
1. Proposed Site and Development Plans (SP-25-02)

Approved By: [Signature] Date: 04/03/2025  
 Prepared By: [Signature] Date: 04/03/2025  
 Checked By: [Signature] Date: 04/03/2025  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA	
PETITION NUMBER	PCD-81-03
MASTER PLAN NAME	MIL LAKE PLAZA
2026 PROJECT AMENDMENT NAME	RAISING CANE'S RESTAURANT
2005 PROPOSED USE	2 DRIVE THRU FAST FOOD RESTAURANTS LIBRARY, WAREHOUSE, AND PHARMACY
2026 PROPOSED DEVELOPMENT	1 DRIVE THRU FAST FOOD RESTAURANT
FUTURE LAND USE DESIGNATION	CM
ZONING DISTRICT	CI
SECTION, TOWNSHIP, RANGE	24/44/42
PROPERTY CONTROL NUMBERS	18-42-44-24-23-000-0011 18-42-44-24-23-000-0012 18-42-44-24-23-000-0020 18-42-44-24-23-000-0040 18-42-44-24-23-000-0050 18-42-44-24-23-000-0060 18-42-44-24-23-000-7490
TRAFFIC ANALYSIS ZONE	320
PRIOR PCD SIZE	-
AREA TO BE ADDED TO PCD	-
TOTAL PCD AREA	-
ADJACENT SIZES (AZTECA/PARCEL 1 AND KFC)	-
2005 TOTAL SITE AREA	12.47 AC
2026 TOTAL SITE AREA	1.94 AC
2005 TOTAL GROSS FLOOR AREA	136,000
2026 TOTAL GROSS FLOOR AREA	124,618
"A" EXISTING FAST FOOD	2,000 SF
"B" EXISTING RETAIL	31,600 SF
"C" EXISTING RETAIL	9,800 SF
"D" EXISTING RETAIL	10,600 SF
"E" EXISTING RETAIL	12,000 SF
"F" EXISTING RETAIL	9,800 SF
"G" EXISTING WAREHOUSE	12,800 SF
"H" EXISTING WAREHOUSE	12,800 SF
"I" EXISTING WAREHOUSE	6,400 SF
"J" EXISTING RETAIL	12,000 SF
"K" EXISTING FAST FOOD	1,800 SF
"L" PROPOSED FAST FOOD	3,018 SF
2026 TOTAL FLOOR AREA RATIO	-
2026 TOTAL BUILDING COVERAGE (SF)	-
(INCLUDING CANOPIES OF 255 SF)	-
BUILDING HEIGHT (FT)	-
2005 PARKING REQUIRED	606
FAST FOOD 1 SPACE/3 SEATS (38KFC)+(52MS)	30
RETAIL 1 SPACE/200 S.F. (98,813/200)	494
WAREHOUSE 1 SPACE/2,000 S.F. (1,367/200)	1
H. I. G. LIBRARY WAREHOUSE	81
PROPOSED PARKING	606
HANDICAP SPACES REQUIRED	13
HANDICAP SPACES PROPOSED	29
2026 PROPOSED PARKING REQUIRED	-
EX FAST FOOD 1 SPACE/3 SEATS (38KFC)+(52MS)	30
RAISING CANE'S 1 SPACE/3 PERSONS	76
EX RETAIL 1 SPACE/200 S.F. (95,800/200)	429
EX WAREHOUSE 1 SPACE/2,000 S.F. (32,000/200)	160
PROPOSED PARKING	697
HANDICAP SPACES REQUIRED (2% OF TOTAL)	14
HANDICAP SPACES PROPOSED	27

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 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
 PHONE: 954-353-5100 FAX: 954-739-2247  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT: 147793053  
 DATE: 04/03/2025  
 SCALE: AS SHOWN  
 DESIGNED BY: BVT  
 DRAWN BY: BVT  
 CHECKED BY: JCC

**MASTER PLAN  
 AMENDMENT**

**RAISING CANE'S  
 RESTAURANT #1503**

SHEET NUMBER  
**C-302**

DEVELOPMENT TEAM	
DEVELOPER	RAISING CANE'S, LLC SARAH HOLMES 6800 BISHOP ROAD PLANO, TEXAS 75023 (423)-807-0008
SURVEYOR	RULICELAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 (954)-572-1777
CIVIL ENGINEER	JOHN L. CORDASCO, P.E. KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200 PLANTATION, FL 33324 (561)-833-3114
ARCHITECT	Ms. DIANA CHASE ZEBRA ARCHITECTURE, PLLC 14614 N. KIELAND BLVD SUITE 300 SCOTTSDALE, AZ 85254

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			DEVELOPMENT REGULATIONS			SETBACKS / SEPARATIONS			
	SIZE	WIDTH	DEPTH	MAX. FAR	MAX. BLDG. COVER	MAX. BLDG. HEIGHT	FRONT	SIDE INTERIOR	SIDE CORNER	REAR
CI	1.94 AC	200.0'	N/A	0.25	0.35	35'	50'	20'	25'	30'
CI-EXIST.	12.47 AC	948.0'	622.0'	0.25	0.26	35'	75'	30'	85'	34'

**BENCHMARKS**

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988  
 PALM BEACH COUNTY BENCHMARK T-BEAR, ELEVATION 16 258 FEET  
 AND BENCHMARK DUFED, ELEVATION 16 635 FEET.

**FLOOD ZONE**

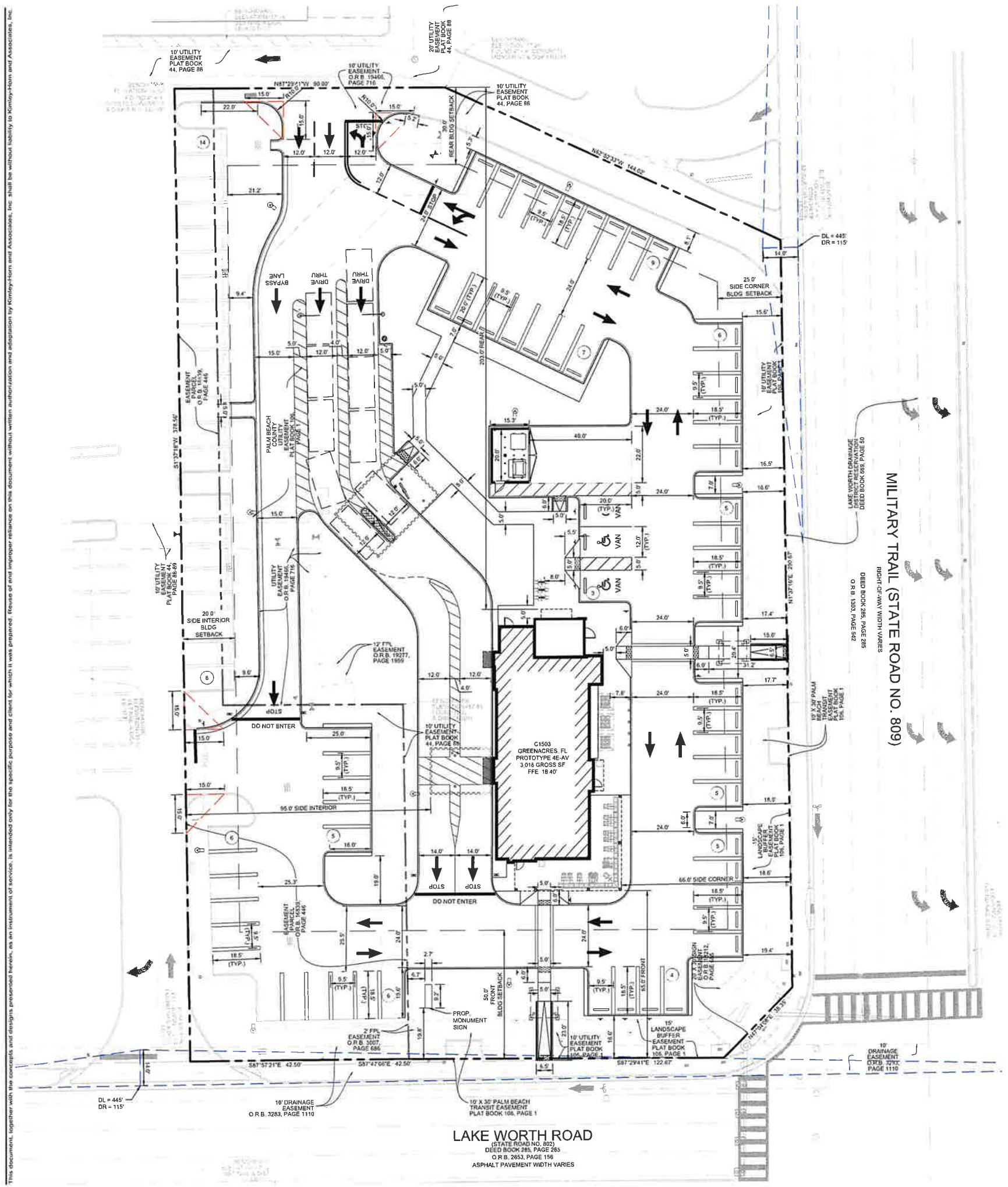
FLOOD ZONE X: BASE FLOOD ELEVATION NONE, COMMUNITY # 120203,  
 PANEL #12099C0778F, MAP DATE: 10/05/2017

**GROUNDWATER / DEWATERING NOTE:**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT.  
 CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN  
 PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER,  
 PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT  
 TO CONTROL MOISTURE OF SOILS.

**811**  
 Know what's below.  
 Call before you dig.  
 WUD#XX-XXX





### SITE DATA

PARCEL A OF "MIL-LAKE CVS"

PARCEL CONTROL NO. (PCN)	18-43-44-24-38-001-0050
EXISTING LAND USE DESIGNATION	CM - COMMERCIAL
EXISTING ZONING	CI-COMMERCIAL INTENSIVE
EXISTING USE	SMALL DISCOUNT STORE
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
TOTAL SITE AREA	84,571 SF / 1.94 AC
GROSS BUILDING AREA	3,016 GROSS SF
PROPOSED BUILDING TYPE	V-B
PROPOSED PATIO AREA	812 SF
PROPOSED CORRAL AREA	285 SF
PROPOSED ROOF AREA	3,273 SF
BUILDING TOTAL AREA	3,558 SF
FLOOR AREA RATIO (FAR)	0.036 (3.8%)
IMPERVIOUS VS PERVIOUS AREA (PCD BOUNDARY)	
EXISTING	PROPOSED
IMPERVIOUS (SF)	60,583 53,032
PERVIOUS (SF)	23,988 31,539
BUILDING HEIGHT (C-ZONING DISTRICT)	
MAXIMUM	PROPOSED
35'	22'-0"*
HOURS OF OPERATIONS*	
OPEN	8:00 AM
CLOSE	3:30 AM
ESTIMATED OCCUPANCY	
INDOOR (FBC)	104
EMPLOYEES AND SEATING	
NUMBER OF EMPLOYEES	8
INTERIOR SEATING	72
EXTERIOR PATIO SEATING	41
TOTAL SEATING	113

### PARKING TABLE

STANDARD PARKING	REQUIRED	PROPOSED
	38 SPACES	80 SPACES
ACCESSIBLE	2 SPACES	3 SPACES
TOTAL PARKING	38 SPACES	83 SPACES*
BICYCLE PARKING		
BICYCLE PARKING (EACH)	REQUIRED	PROPOSED
	5 SPACES	6 SPACES

- ### LEGEND
- CITY PCD BOUNDARY
  - COUNTY PLAT LINE
  - EASEMENT LINE
  - SETBACK/SEPARATION
  - CITY OF GREENACRES SIGHT TRIANGLE (15X15')
  - FOOT SIGHT DISTANCE AT INTERSECTIONS (DL = 44' / DR = 115')
  - PROPOSED PARKING COUNT
  - PROPOSED LIGHT POLE
  - 10'X20' DRIVE-THRU QUEUE PLACEHOLDER AND POSITION COUNT (10 TOTAL) PER CITY OF GREENACRES

- ### NOTES:
- PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 1 SPACE PER 3 PERSONS NORMALLY ACCOMMODATED AND BICYCLE PARKING SPACES REQUIRED IS 1 SPACE PER 10 VEHICULAR PARKING SPACES - OR A MINIMUM OF 5 BICYCLE PARKING SPACES, PER PRE-DEVELOPMENT REPORT PROVIDED BY CDS, DATED 08/27/2026.
  - DELIVERIES TO OCCUR ONLY DURING RESTAURANT'S NON-OPERATING HOURS (BEFORE OPENING AND/OR AFTER CLOSING).
  - OPERATIONAL HOURS CONSIDER DRIVE THRU ALONG WITH INDOOR AND OUTDOOR DINING.
  - HEIGHT MEASURED IS FROM GROUND LEVEL TO TOP-OF-TOWER.
  - SHARED PARKING ALONG THE WEST OF THE SITE IS INCLUDED IN THE CALCULATION AND ALSO AVAILABLE TO SERVE THE SITE - AS PART OF THE MILLAKE PLAZA SHOPPING CENTER.
  - FOOT SIGHT DISTANCE AT INTERSECTIONS ARE FOR REFERENCE AT DRIVEWAYS CONNECTING TO FDOT ROADS. THE DRIVEWAYS ALONG LAKE WORTH ROAD & MILITARY TRAIL SHALL NOT BE INCORPORATED. VISIBILITY DISTANCES AND DIMENSIONS ARE PER FOOT EXHIBIT 212-7 FROM THE FOOT DESIGN MANUAL (01/01/2026) TOPIC #625-000-002 FOR DESIGN SPEED 45 MPH. REFER TO SHEET SP-2 FOR ZONING SITE PLAN DETAILS.
- ### MSP NOTE:
- ALL SIGNAGE SHALL COMPLY WITH THE SIGN PROGRAM FOR THE RAISING CANE'S RESTAURANT, AND THE MASTER SIGN PLAN (MSP) FOR THE MILLAKE PLAZA. ANY SIGN ELEMENT NOT SPECIFICALLY ADDRESSED IN THE SIGN PROGRAM FOR THE RAISING CANE'S RESTAURANT OR THE APPROVED MSP FOR THE MILLAKE PLAZA SHALL COMPLY WITH THE CITY SIGN REQUIREMENTS.
- ### ZONING COMPLIANCE NOTES:
- OUTDOOR SEATING SHALL COMPLY WITH ALL BUILDING, FIRE, AND APPLICABLE SAFETY CODE REQUIREMENTS.
  - ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE AND SHALL BE ARRANGED TO REFLECT LIGHT OR GLARE AWAY FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTY.
- ### SIGN REGULATION NOTE:
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE APPROVED MASTER SIGN PLAN (MSP) AND ANY SIGN ELEMENT NOT SPECIFICALLY ADDRESSED IN THE APPROVED MSP SHALL COMPLY WITH THE CITY SIGNAGE REQUIREMENTS.
- ### SITE LIGHTING NOTE:
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE AND SHALL BE ARRANGED TO REFLECT LIGHT OR GLARE AWAY FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTY.

### DEVELOPMENT REGULATIONS

ZONING DISTRICT (C)	MAX FAR	MAX BLDG COVER	MAX BLDG HEIGHT	SETBACKS / SEPARATIONS			
				FRONT	SIDE	SIDE CORNER	REAR
REQUIRED	0.35	0.50	35'	50'	20'	25'	30'
PROVIDED (SEE NOTE 1)	0.25	0.26	22'	65'	95'	66'	203'

DEVELOPMENT REGULATIONS NOTE:  
 1. DIMENSIONS LISTED IN THE DEVELOPMENT REGULATIONS TABLE UNDER "PROVIDED SEPARATIONS" ARE DISTANCES DEPICTED FROM THE SITE BOUNDARY TO THE NEAREST APPURTENANCE OF THE PROPOSED BUILDING.

### BENCHMARKS

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988  
 PALM BEACH COUNTY BENCHMARK T-BEAR; ELEVATION: 16.236 FEET  
 AND BENCHMARK: DUFED; ELEVATION: 16.835 FEET.

### FLOOD ZONE

FLOOD ZONE: X. BASE FLOOD ELEVATION: NONE, COMMUNITY # 120203;  
 PANEL #12099C0776F; MAP DATE: 10/05/2017

### GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

**CAUTION!**  
 CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

**DRAFT**

NO.	REVISIONS	DATE	BY

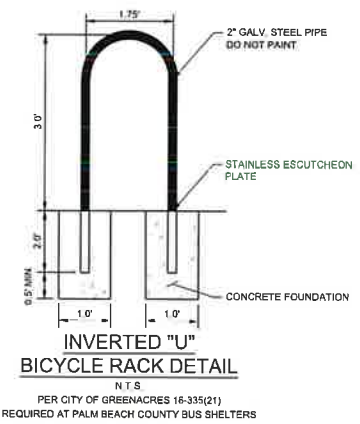
ZONING SITE PLAN

RAISING CANE'S RESTAURANT #1503

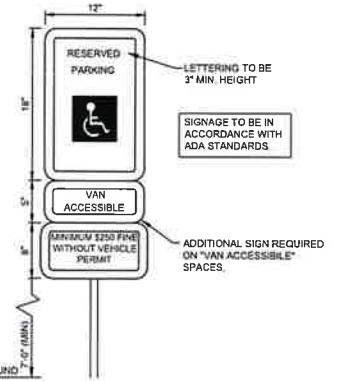
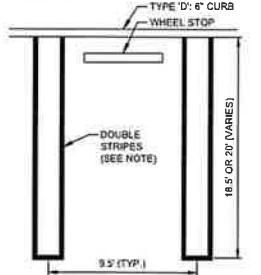
SHEET NUMBER SP-1

KHA PROJECT: 147793053  
 DATE: 04/27/2026  
 SCALE: AS SHOWN  
 DESIGNED BY: BVT  
 DRAWN BY: BVT  
 CHECKED BY: JLC  
 CITY OF GREENACRES, FL

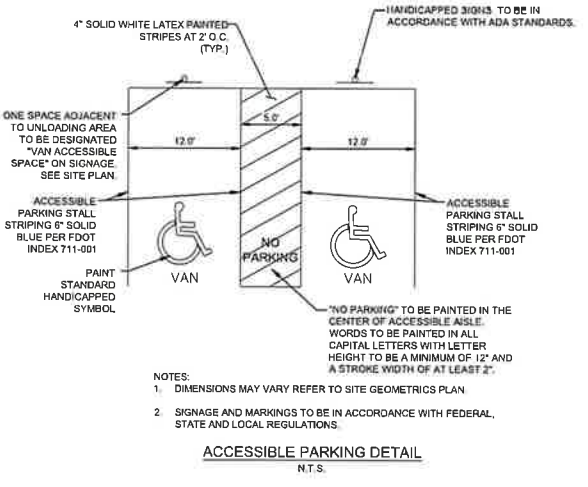
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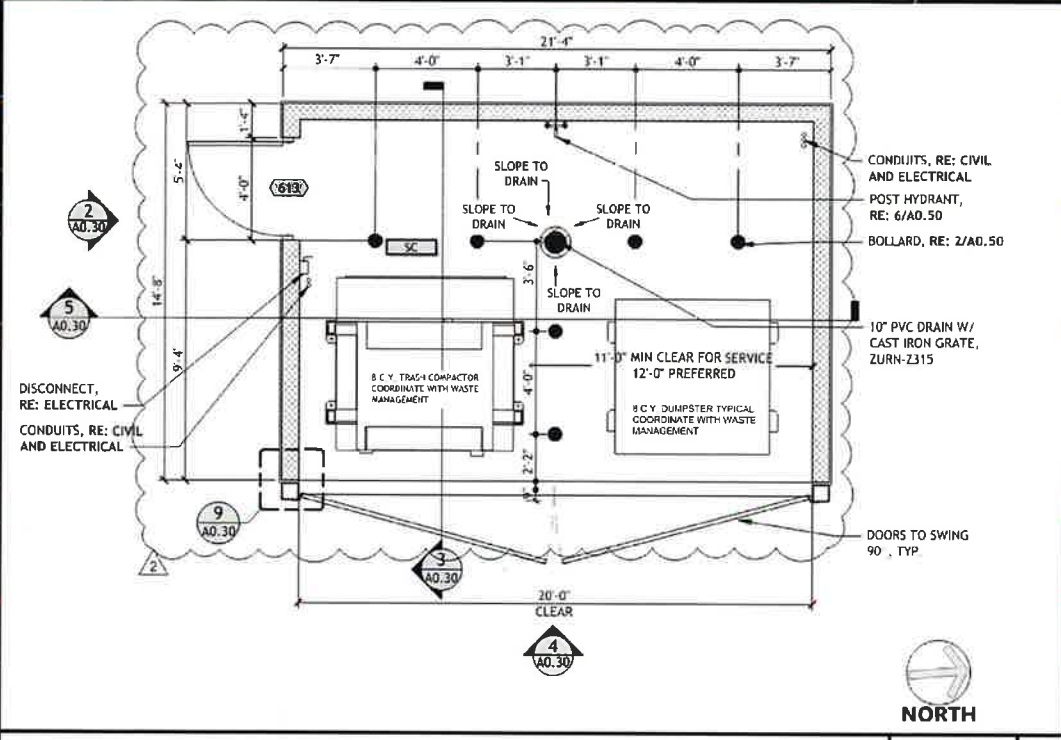
STANDARD 90° PARKING STALL STRIPING - SEE DETAIL BELOW IN T.S. 1. PER CITY OF GREENACRES 16-335 FOR STANDARD 90° PARKING STALLS, THE WIDTH OF THE STRIPE SHALL BE PAINTED 4" YELLOW (THERMOPLASTIC). THE SEPARATION BETWEEN THE TWO STRIPES SHALL BE 12" AND THE SEPARATION SHALL BE CENTERED ON THE ASSUMED DIVIDING LINE BETWEEN THE PARKING SPACES. THE ENDS OF THE STRIPES AT THE DRIVING AISLE SHALL BE CONNECTED BY A STRAIGHT (I.E. PERPENDICULAR) FOUR INCH STRIPE. STRIPING IS REQUIRED ADJACENT TO CURBING AND SHALL BE MARKED WITH A SINGLE 4" STRIPE.



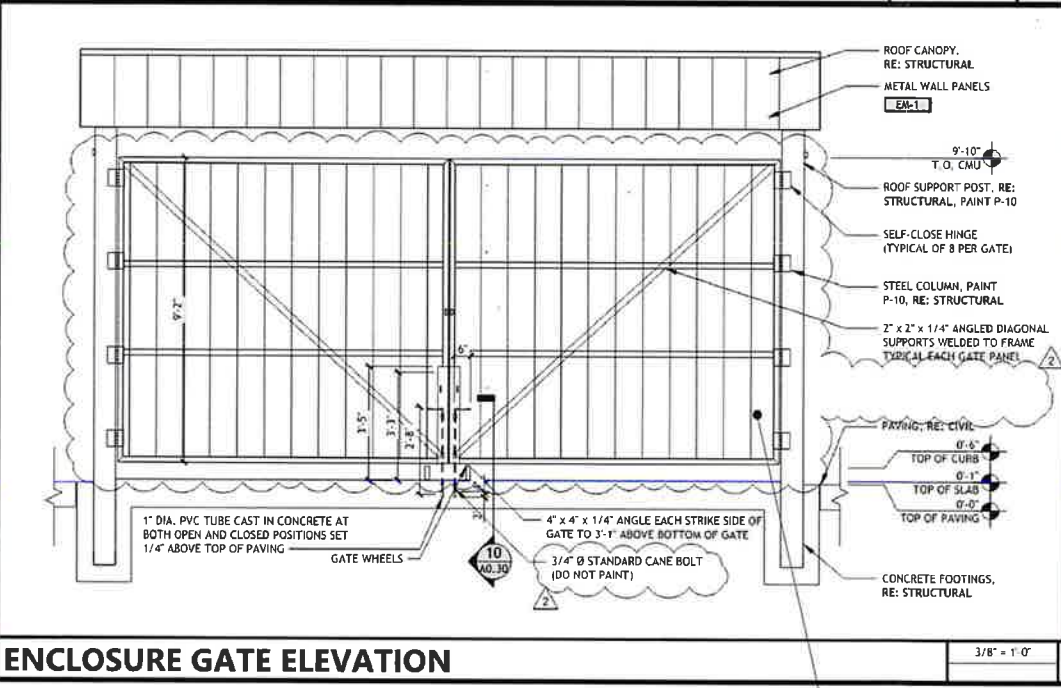
ADA SIGN DETAIL N.T.S.



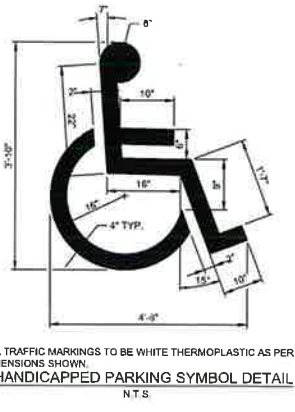
NOTES:  
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN  
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.



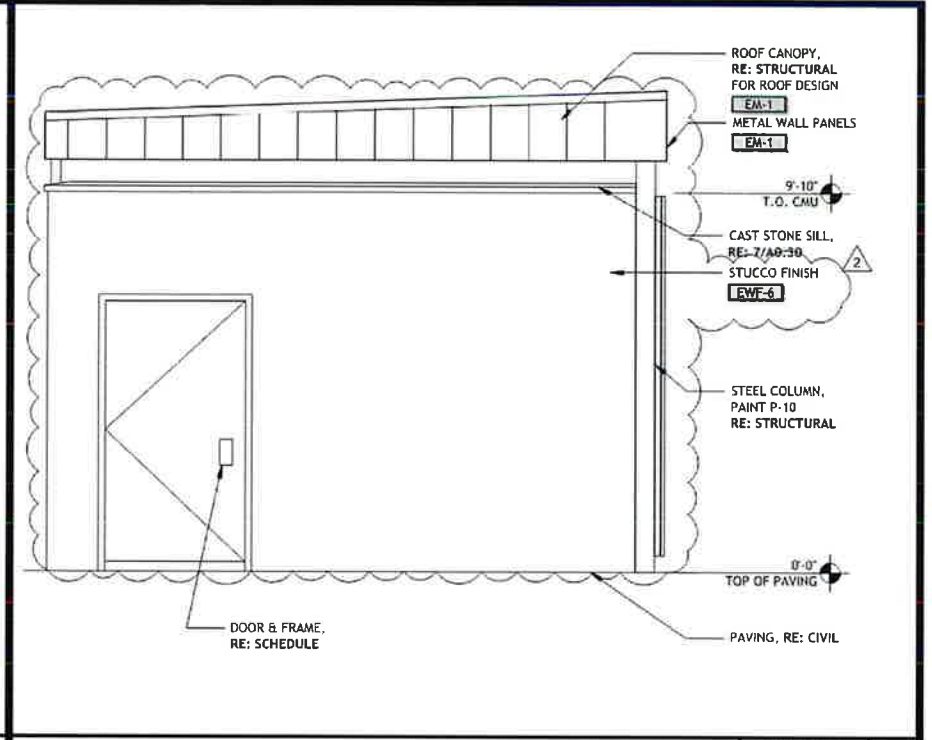
TRASH ENCLOSURE PLAN 1/4" = 1'-0" 1



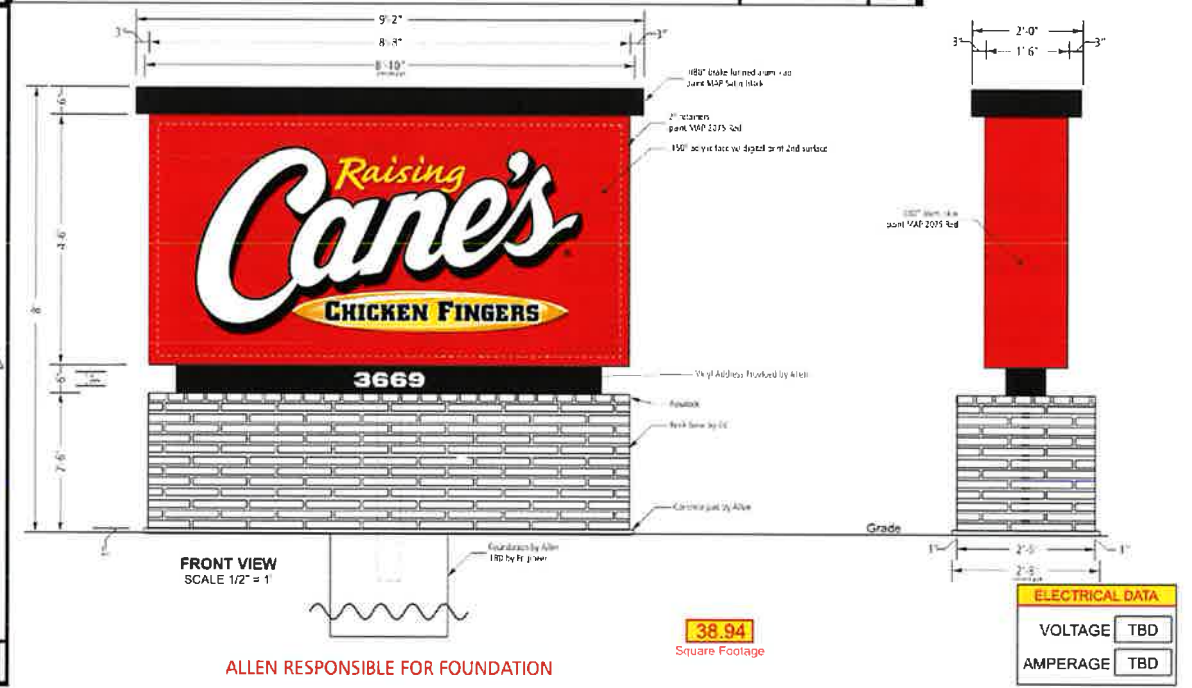
ENCLOSURE GATE ELEVATION 3/8" = 1'-0"



NOTE:  
1. ALL TRAFFIC MARKINGS TO BE WHITE THERMOPLASTIC AS PER DIMENSIONS SHOWN.



TRASH ENCLOSURE SIDE ELEVATION 3/8" = 1'-0" 2



ALLEN RESPONSIBLE FOR FOUNDATION

38.94 Square Footage

**BENCHMARKS**  
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK T-BEAR; ELEVATION: 16.258 FEET AND BENCHMARK: DUFED; ELEVATION: 16.835 FEET.

**FLOOD ZONE**  
FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY # 170203, PANEL # 12099C0776P, MAP DATE: 10/05/2017

**GROUNDWATER / DEWATERING NOTE:**  
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



**DETAILS NOTES:**  
1. TRASH ENCLOSURE & MONUMENT SIGN DETAILS DERIVED ABOVE ARE FOR REFERENCE ONLY.  
2. TRASH ENCLOSURE & MONUMENT SIGN DETAILS ARE PROVIDED BY OTHERS. PLEASE REFER TO THE ARCHITECTURAL PLANS AND SIGNAGE PLANS FOR DETAILS.

**Kimley & Horn**  
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PHONE: 954-535-5100 FAX: 954-739-2247  
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

**ZONING SITE PLAN DETAILS**

**RAISING CANE'S RESTAURANT #1503**

CITY OF GREENACRES

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS & RESUBMITTAL	04/27/2026	JLC
2	CITY COMMENTS & RESUBMITTAL	04/27/2026	JLC

KHA PROJECT: 147793053  
DATE: 04/27/2026  
SCALE: AS SHOWN  
DESIGNED BY: BVT  
DRAWN BY: BVT  
CHECKED BY: JLC

SHEET NUMBER: SP-2

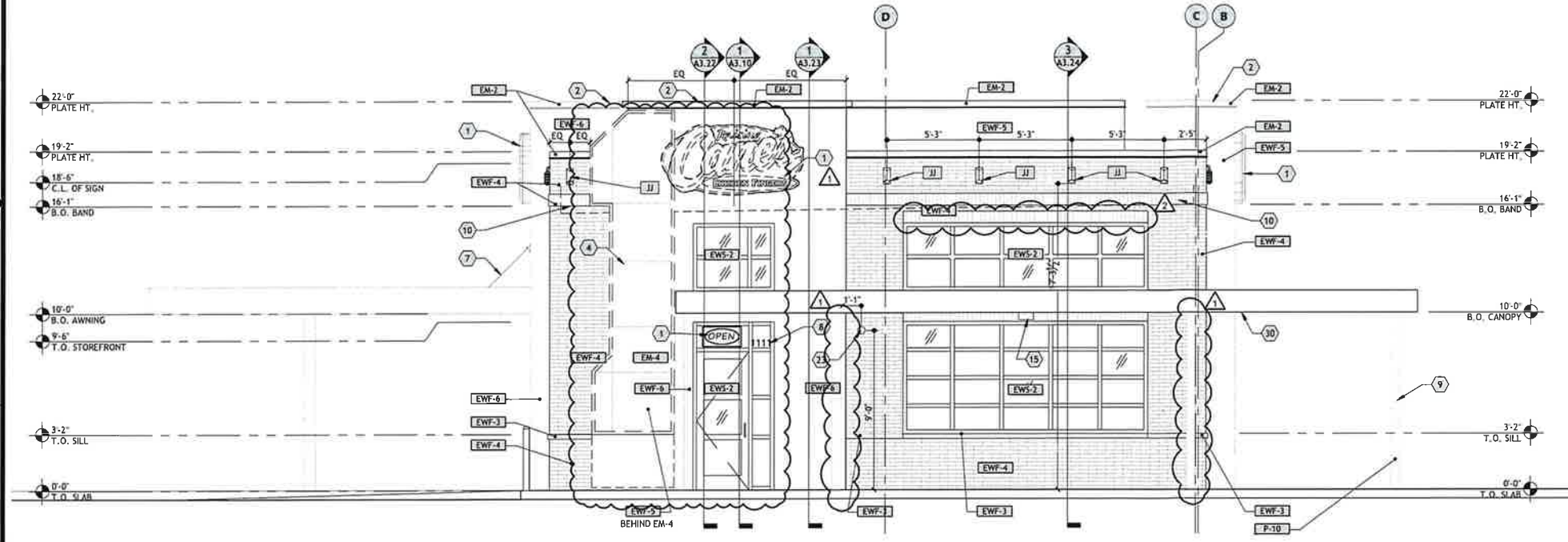
All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements.



ZEBRA ARCHITECTURE, PLLC  
1464 N KIERLAND BLVD, SUITE N300  
SCOTTSDALE, ARIZONA 85254  
PHONE: 480.912.1169 zbr.global

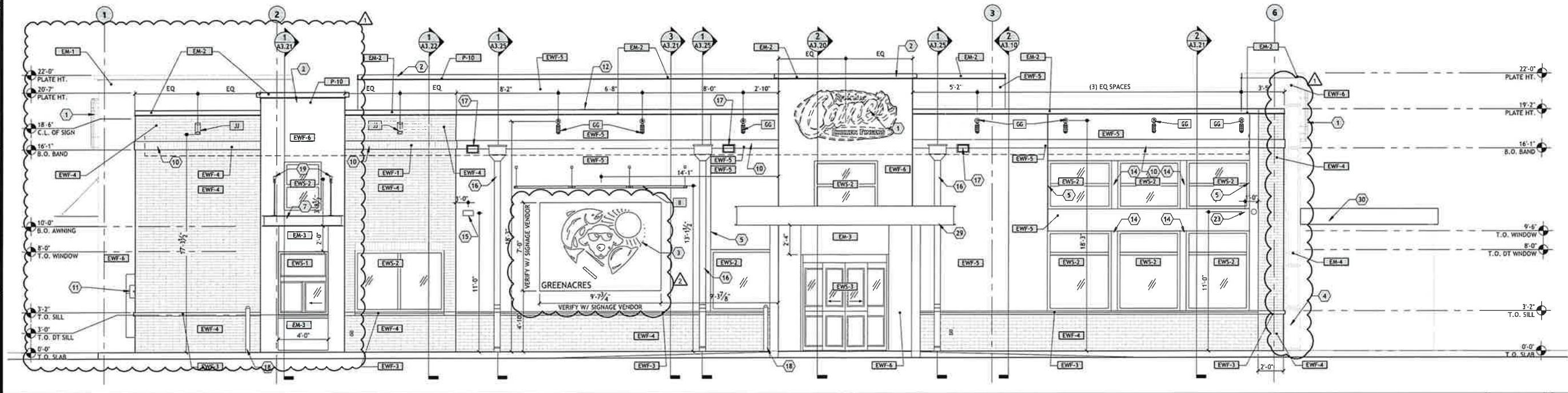


FIELD VERIFICATION  
The Contractor shall verify all figured dimensions and conditions in the project site and notify Zebra Architecture, PLLC, of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.  
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CONSULTANT:



FRONT ELEVATION (SOUTH)

1/4" = 1'-0" 1



DRIVE-THRU ELEVATION (WEST)

1/4" = 1'-0" 2

**SHEET NOTES**

- REFER TO SHEET G0.01 FOR GENERAL NOTES.
- REFER SHEET A6.30 FOR FINISH SCHEDULES.
- SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.
- CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS, G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
- CONFIRM OUTDOOR SPEAKER, CAMERA AND WI-FI LOCATIONS WITH I.T.
- VERIFY LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.

**KEYED NOTES**

- SIGN, BY OWNER. PROVIDE BLOCKING AS REQUIRED
- LED COVE LIGHTING BY OTHERS
- WALL ART BY OWNER
- METAL PANELS BY OWNER
- CONTROL JOINT
- METAL COUNTER FLASHING AT SLOPED ROOF
- PRE-FABRICATED METAL CANOPY, TO BE PERMITTED SEPARATELY
- ADDRESS NUMBERS IN 6" CHARACTERS, SIZE AND LOCATION AS REQUIRED BY AHJ
- METAL, GUTTER & DOWNSPOUT, FINISH AS NOTED, RE: CIVIL FOR CONTINUATION
- 8" ACCENT BAND (EIFS) / SOLDIER COURSE (BRICK)
- ELECTRICAL EQUIPMENT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
- ROOFTOP EQUIPMENT BEHIND SCREEN, REFER TO ROOF PLAN
- GAS METER - PAINTED TO MATCH ADJACENT CLADDING MATERIAL
- BRAKE METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
- EXTERIOR SPEAKERS
- ROOF SCUPPER AND DOWNSPOUT, OMT EIFS BAND. MATCH EM-2. RE: 6/A5.21
- OVERFLOW SCUPPER, RE: 6/A5.21
- 4" BOLLARD W/ BLACK PLASTIC SLEEVE, RE: 2/A0.50
- 2x WOOD BLOCKING REQUIRED IN WALL CAVITY, REFER TO WALL SECTIONS
- DARPRO OUTLET AND SECURITY BOX
- ORJA 4-DIGIT KEY STORAGE BOX
- CO2 PORT
- PENETRATION FOR SECURITY CAMERAS
- PENETRATION FOR WIFI EQUIPMENT
- KNOX BOX - COORDINATE LOCATION WITH FIRE MARSHAL
- 1" x 1" 14 ga BLACK WIRE MESH INFILL
- WALL HYDRANT, RE: PLUMBING
- FDC
- EXPO CANOPY
- PATIO CANOPY

**SEALANT NOTES**

- PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
- MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS. AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

**MATERIAL LEGEND**

TAG	DESCRIPTION
EM-1	STANDING SEAM METAL ROOF
EM-2	METAL CAP FLASHING
EM-3	POWDER COATED ALUMINUM
EM-4	METAL ACCENT PANELS
EWF-1	BRICK CLADDING
EWF-2	ELASTOMERIC COATING
EWF-3	CAST STONE LEDGE / SILL
EWF-4	BRICK CLADDING
EWF-5	ELASTOMERIC COATING
EWF-6	ELASTOMERIC COATING
EWS-1	DRIVE-THRU WINDOW
EWS-2	ALUMINUM STOREFRONT
EWS-3	ALUMINUM SLIDING DOOR
P-5	EXTERIOR PAINT
P-10	EXTERIOR PAINT

REV	DATE	DESCRIPTION
1	08.23.25	INITIAL SUBMITTAL
2	12.26.25	CITY COMMENTS & RESUBMITTAL
3	04.03.26	CITY COMMENTS & RESUBMITTAL

DRAWN BY: X  
CHECKED BY: XX  
ARCH. PROJECT NO.: P4E-AV  
SHEET NAME: EXTERIOR ELEVATIONS  
SHEET NUMBER: A2.10

SITE PLAN REVIEW



**RAISING CANE'S**  
RESTAURANT NO.: #1503  
3969 S MILITARY TRAIL  
(MILITARY TRAIL & LAKE WORTH)  
GREENACRES, FLORIDA 33463

PROTOTYPE P4E-AV  
SCHEME A/B  
VERSION 2025-1.0

All Signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements.

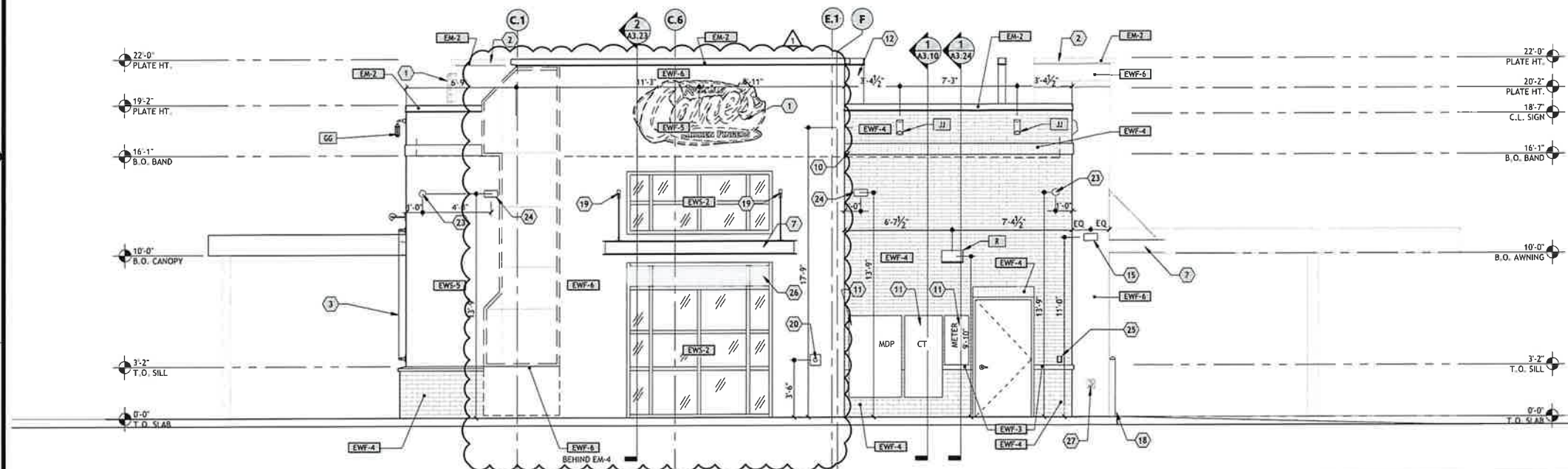


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1404 N KIERLAND BLVD SUITE 1000  
SCOTTSDALE, ARIZONA 85254  
PHONE: 480 912 1169 zbr.global



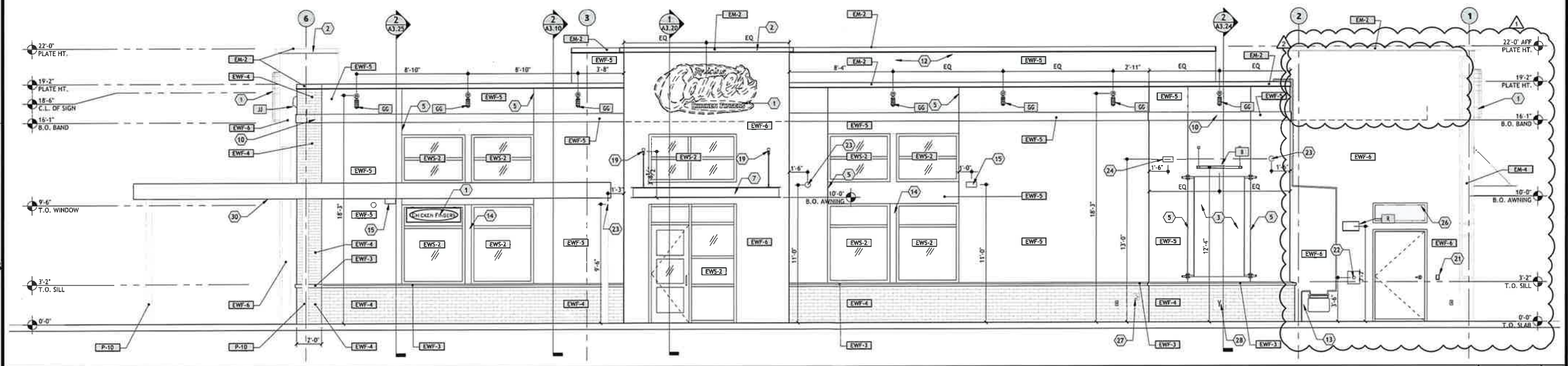
**FIELD VERIFICATION**  
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**CONSULTANT:**



**REAR ELEVATION (NORTH)**

1/4" = 1'-0" 1



**SIDE ELEVATION (EAST)**

1/4" = 1'-0" 2

**SHEET NOTES**

- REFER TO SHEET G0.01 FOR GENERAL NOTES.
- REFER SHEET A6.30 FOR FINISH SCHEDULES.
- SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.
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- CONFIRM OUTDOOR SPEAKER, CAMERA AND WI-FI LOCATIONS WITH I.T.
- VERIFY LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR.

**KEYED NOTES**

- SIGN, BY OWNER. PROVIDE BLOCKING AS REQUIRED
- LED COVE LIGHTING BY OTHERS
- WALL ART BY OWNER
- METAL PANELS BY OWNER
- CONTROL JOINT
- METAL COUNTER FLASHING AT SLOPED ROOF
- PRE-FABRICATED METAL CANOPY, TO BE PERMITTED SEPARATELY
- ADDRESS NUMBERS IN 6" CHARACTERS, SIZE AND LOCATION AS REQUIRED BY AHJ
- METAL, GUTTER & DOWNSPOUT, FINISH AS NOTED, RE: CIVIL FOR CONTINUATION
- 8" ACCENT BAND (EIFS) / SOLDIER COURSE (BRICK)
- ELECTRICAL EQUIPMENT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
- ROOFTOP EQUIPMENT BEHIND SCREEN, REFER TO ROOF PLAN
- GAS METER - PAINTED TO MATCH ADJACENT CLADDING MATERIAL
- BRAKE METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
- EXTERIOR SPEAKERS
- ROOF SCUPPER AND DOWNSPOUT, OMIT EIFS BAND. MATCH EM-2. RE: 6/A5.21
- OVERFLOW SCUPPER, RE: 6/A5.21
- 4" BOLLARD W/ BLACK PLASTIC SLEEVE, RE: 2/A0.50
- 2x WOOD BLOCKING REQUIRED IN WALL CAVITY. REFER TO WALL SECTIONS
- DARPRO OUTLET AND SECURITY BOX
- ORIA 4-DIGIT KEY STORAGE BOX
- CO2 PORT
- PENETRATION FOR SECURITY CAMERAS
- PENETRATION FOR WIFI EQUIPMENT
- KNOX BOX - COORDINATE LOCATION WITH FIRE MARSHAL
- 1" x 1" 14 ga BLACK WIRE MESH INFILL
- WALL HYDRANT, RE: PLUMBING
- FDC
- DT PICK-UP AREA AWNING

**SEALANT NOTES**

- PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
- MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

**MATERIAL LEGEND**

TAG	DESCRIPTION
EM-1	STANDING SEAM METAL ROOF
EM-2	METAL CAP FLASHING
EM-3	POWDER COATED ALUMINUM
EM-4	METAL ACCENT PANELS
EWF-1	BRICK CLADDING
EWF-2	ELASTOMERIC COATING
EWF-3	CAST STONE LEDGE / SILL
EWF-4	BRICK CLADDING
EWF-5	ELASTOMERIC COATING
EWF-6	ELASTOMERIC COATING
EWS-1	DRIVE-THRU WINDOW
EWS-2	ALUMINUM STOREFRONT
EWS-3	ALUMINUM SLIDING DOOR
P-5	EXTERIOR PAINT
P-10	EXTERIOR PAINT



**RAISING CANE'S**  
RESTAURANT NO.: #1503  
3969 S MILITARY TRAIL  
(MILITARY TRL & LAKE WORTH)  
GREENACRES, FLORIDA 33463

**REV**

REV	DATE	DESCRIPTION
1	29.23.25	INITIAL SUBMITTAL
2	12.05.25	CITY COMMENTS & RESUBMITTAL
3	04.03.26	CITY COMMENTS & RESUBMITTAL

DRAWN BY: X  
CHECKED BY: XX  
ARCH. PROJECT NO.: P4E-AV  
SHEET NAME: EXTERIOR ELEVATIONS  
SHEET NUMBER: A2.11

SITE PLAN REVIEW

# LANDSCAPE PLANS

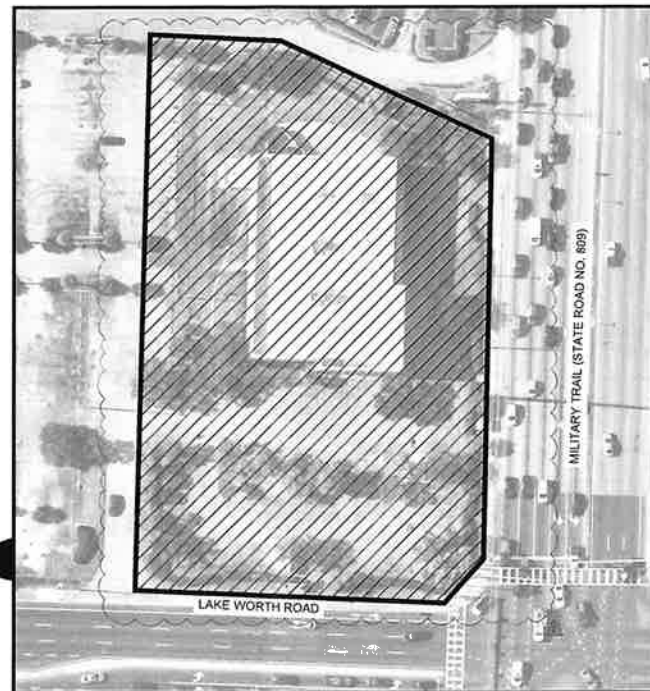
## RESTAURANT # 1503 3969 S MILITARY TRAIL GREENACRES, FL 33463 SECTION: 24 TWP: 44S RANGE: 42E

### GOVERNMENT/UTILITY CONTACTS

PLANNING & ZONING AUTHORITY	PLANNING, ENGINEERING, & GIS DIVISION 5800 MELALEUCA LANE GREENACRES, FL 33463 561-842-2046 GGALLIER@GREENACRESFL.GOV
CONTACT: GIONNI GALLIER	
SIGNAGE AUTHORITY	PLANNING, ENGINEERING, & GIS DIVISION 5800 MELALEUCA LANE GREENACRES, FL 33463 561-790-6182 MRIVERA@GREENACRESFL.GOV
CONTACT: MILLIE RIVERA	
BUILDING DEPARTMENT AUTHORITY	BUILDING DIVISION CITY OF GREENACRES 5800 MELALEUCA LANE GREENACRES, FL 33463 561-842-2059 JBEAMS@GREENACRESFL.GOV GROUPBLG@GREENACRESFL.GOV
CONTACT: JENNIFER BEAMS	
FIRE AUTHORITY	GREENACRES FIRE RESCUE CITY OF GREENACRES 2995 S JOG ROAD GREENACRES, FL 33467 561-842-2141 MALEMAN@GREENACRESFL.GOV
CONTACT: MIGUEL ALEMAN	
HEALTH AUTHORITY	DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION (DBPR) 2601 BLAIR STONE RD TALLAHASSEE, FL 32399 850-487-1395 DENISE.CUNNINGHAM@MYFLORIDALICENSE.COM
CONTACT: DENISE CUNNINGHAM	
TRAFFIC AUTHORITY	FDOT DISTRICT 4 CONSULTANT 3400 WEST COMMERCIAL BLVD FORT LAUDERDALE, FL 33309-3421 954-777-4363 D4ACCESSMANAGEMENT@DOT.STATE.FL.US
CONTACT: ROYA EDWARDS	
ENGINEERING AUTHORITY	PLANNING, ENGINEERING, & GIS DIVISION 5800 MELALEUCA LANE GREENACRES, FL 33463 561-790-6182 MRIVERA@GREENACRESFL.GOV
CONTACT: MILLIE RIVERA	
STORM SEWER AUTHORITY	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CONTACT: CATALINA PABON	CPABON@SFWMD.GOV PERMITS@SFWMD.GOV
SANITARY SEWER AUTHORITY	PALM BEACH COUNTY WATER UTILITIES DISTRICT 6100 FOREST HILL BLVD WEST PALM BEACH, FL 33413
CONTACT: KATHERINE CARICCHIO	KCARICCHIO@PBCWATER.COM
WATER AUTHORITY	PALM BEACH COUNTY WATER UTILITIES DISTRICT 6100 FOREST HILL BLVD WEST PALM BEACH, FL 33413
CONTACT: KATHERINE CARICCHIO	KCARICCHIO@PBCWATER.COM
GAS PROVIDER	FLORIDA PUBLIC UTILITIES/CHESAPEAKE UTILITIES CORPORATION 561-723-3459 IGIBBS@CHPK.COM
CONTACT: IVAN GIBBS	
TELEPHONE AUTHORITY	COMCAST 800-391-3000
CONTACT: DAMIEN	
ELECTRIC AUTHORITY	FLORIDA POWER AND LIGHT 561-236-4858 JULIA.STHILAIRE@FPL.COM
CONTACT: JULIA ST HILAIRE	



PROJECT LOCATION  
PALM BEACH COUNTY



SITE LOCATION MAP  
(NOT TO SCALE)



### PLANS SUBMITTAL/REVIEW LOG

NO.	DESCRIPTION	DATE	MILESTONE
1	CITY OF GREENACRES - ENTITLEMENTS	9/22/2025	SPECIAL EXCEPTIONS
2	CITY OF GREENACRES - ENTITLEMENTS	9/22/2025	SITE & DEVELOPMENT
3	CITY OF GREENACRES - ENTITLEMENTS	12/05/2025	SPECIAL EXCEPTIONS
4	CITY OF GREENACRES - ENTITLEMENTS	12/05/2025	SITE & DEVELOPMENT
5	CITY OF GREENACRES - ENTITLEMENTS	04/03/2026	SPECIAL EXCEPTIONS
6	CITY OF GREENACRES - ENTITLEMENTS	04/03/2026	SITE & DEVELOPMENT

PLAN SHEET NOTES:  
1. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.

LEGAL DESCRIPTION:  
PARCEL 1:  
PARCEL 1 OF "MILLAKE CVS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 1 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LANDS LYING AND BEING IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND CONTAINING 69,219 SQUARE FEET (1.589 ACRES), MORE OR LESS.  
PARCEL 2:  
TOGETHER WITH EASEMENT RIGHTS DESCRIBED IN THAT CERTAIN CROSS EASEMENT AGREEMENT BETWEEN WALGREEN CO., AN ILLINOIS CORPORATION, DOING BUSINESS IN THE STATE OF FLORIDA, INTER ALIA, AS WAGS AND DAIRELL J. SNAPP AND ANNA E. SNAPP DOING BUSINESS AS VIDA PROPERTIES, DOING BUSINESS IN THE STATE OF FLORIDA AS MILLAKE PLAZA SHOPPING CENTER, DATED JUNE 10, 1981, RECORDED JULY 13, 1981 IN BOOK 3559, PAGE 1353, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.  
PARCEL 3:  
TOGETHER WITH EASEMENT RIGHTS DESCRIBED IN THAT CERTAIN RECIPROCAL AGREEMENT BY AND BETWEEN DEL VISO LLC AND CVS 5975 FL LLC RECORDED APRIL 21, 2004 IN BOOK 16839 PAGE 446, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

### LANDSCAPE ARCHITECT

Kimley»Horn

445 24TH ST SUITE 200  
VERO BEACH, FL 32960  
772-621-2758  
CONTACT: KYLER P. DURHAM  
KYLER.DURHAM@KIMLEY-HORN.COM

### OWNER/DEVELOPER



RAISING CANES RESTAURANT, LLC  
6800 BISHOP ROAD  
PLANO, TX 75024  
(P) 423-807-0008  
CONTACT: SARAH HOLMES  
SHOLMES13@RAISINGCANES.COM

April 2026

### Sheet List Table

Sheet Number	Sheet Title	Rev.
L-000	COVER SHEET	
L-010	TREE DISPOSITION PLAN	1 2
L-100	LANDSCAPE PLAN	1 2
L-101	LANDSCAPE PLAN	1 2
L-151	LANDSCAPE DETAILS	
L-152	LANDSCAPE DETAILS	2
L-153	LANDSCAPE NOTES	
L-200	IRRIGATION PLAN	1 2
L-250	IRRIGATION DETAILS	
L-251	IRRIGATION DETAILS	
L-252	IRRIGATION NOTES	
L-253	IRRIGATION NOTES	

### BENCHMARKS

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
PALM BEACH COUNTY BENCHMARK T-BEAR; ELEVATION: 16.258 FEET  
AND BENCHMARK: DUFED; ELEVATION: 16.635 FEET.

### FLOOD ZONE

FLOOD ZONE: X. BASE FLOOD ELEVATION: NONE; COMMUNITY # 120203;  
PANEL #12099C0776F; MAP DATE: 10/05/2017

**GROUNDWATER / DEWATERING NOTE:**  
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, P.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON THE ORIGINAL ELECTRONIC COPIES.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS & RESUBMITTAL	04/03/2026	JLC
2	CITY COMMENTS & RESUBMITTAL	12/05/2025	JLC

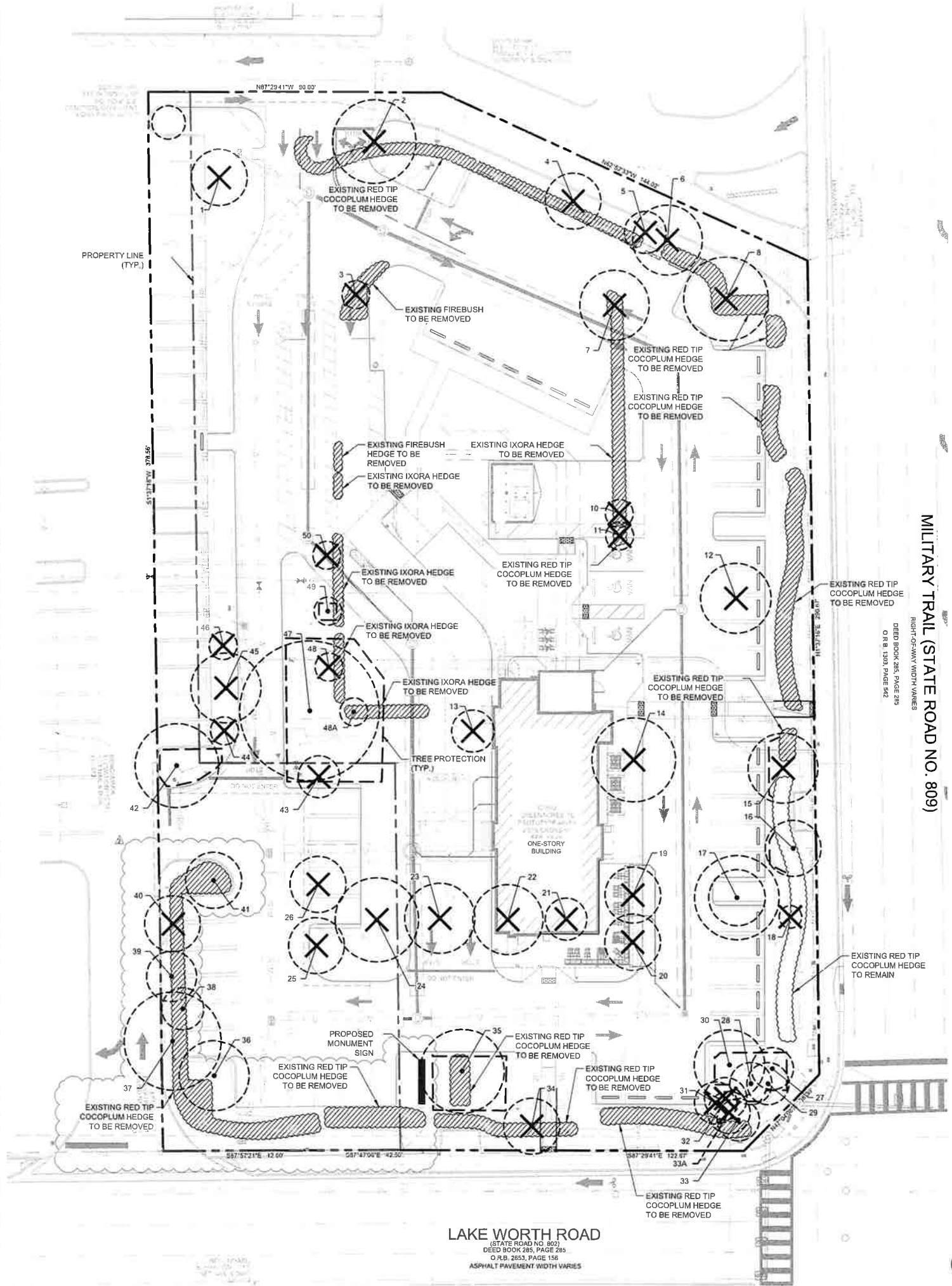
**Kimley»Horn**  
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
PHONE 954-535-5100 FAX 954-739-2247  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35105

KHA PROJECT 147793053	DATE 04/03/2026	SCALE AS SHOWN	DESIGNED BY BVT	DRAWN BY BVT	CHECKED BY JLC
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COVER SHEET

RAISING CANE'S RESTAURANT #1503  
CITY OF GREENACRES  
SHEET NUMBER  
L-000

This document, together with the contracts and designs presented herewith, is intended only for the specific purpose and client for which it was prepared. Release of any information on this document without written authorization and indemnification by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LAKE WORTH ROAD  
(STATE ROAD NO. 809)  
DEED BOOK 285, PAGE 285  
O.R.B. 2553, PAGE 156  
ASPHALT PAVEMENT WIDTH VARIES

MILITARY TRAIL (STATE ROAD NO. 809)  
RIGHT-OF-WAY WIDTH VARIES  
DEED BOOK 285, PAGE 285  
O.R.B. 1203, PAGE 542

**TREE DISPOSITION LIST**

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (IN)	HT (FT)	SPRD (FT)	DISPOSITION	CONDITION
1	LAUREL OAK	QUERCUS LAURIFOLIA	8	15	20	REMOVE	GOOD
2	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	25	30	REMOVE	FAIR
3	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	20	10	REMOVE	GOOD
4	LAUREL OAK	QUERCUS LAURIFOLIA	10	20	20	REMOVE	POOR
5	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	6	22	15	REMOVE	POOR
6	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	18	25	25	REMOVE	FAIR
7	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	15	25	15	REMOVE	FAIR
8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	14	25	30	REMOVE	FAIR
9	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	25	10	REMOVE	GOOD
10	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	22	10	REMOVE	GOOD
11	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	25	25	REMOVE	FAIR
12	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	18	20	15	REMOVE	POOR
13	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	14	20	30	REMOVE	FAIR
14	GOLDEN TRIANGLE	TABERNAEMONTANA	14	35	25	REMOVE	POOR
15	GOLDEN TRIANGLE	TABERNAEMONTANA	16	38	20	REMOVE	FAIR
16	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	5	25	30	RELOCATE	FAIR
17	JASMINE TREE	SCHITELERA ACIDOPHYLLA	5	8	8	REMOVE (INVASIVE)	N/A
18	GOLDEN TRIANGLE	TABERNAEMONTANA	15	32	20	REMOVE	POOR
19	GREEN BUTTWOOD	CONOCARPUS ERECTUS	9	15	20	REMOVE	FAIR
20	GOLDEN TRIANGLE	TABERNAEMONTANA	15	30	15	REMOVE	POOR
21	GOLDEN TRIANGLE	TABERNAEMONTANA	17	30	25	REMOVE	FAIR
22	GOLDEN TRIANGLE	TABERNAEMONTANA	18	20	25	REMOVE	FAIR
23	GOLDEN TRIANGLE	TABERNAEMONTANA	14	25	30	REMOVE	FAIR
24	GREEN BUTTWOOD	CONOCARPUS ERECTUS	8	18	25	REMOVE	POOR
25	GREEN BUTTWOOD	CONOCARPUS ERECTUS	12	18	25	REMOVE	POOR
26	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	12	33	15	REMAIN	FAIR
27	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	10	40	15	REMAIN	GOOD
28	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	10	36	15	REMAIN	GOOD
29	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	30	25	REMAIN	FAIR
30	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	14	35	15	REMAIN	GOOD
31	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	12	44	15	REMAIN	GOOD
32	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	12	44	15	REMAIN	GOOD
33	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	12	44	15	REMAIN	GOOD
34	GUMBO LIMBO	BURSERA SIMARUBA	5	20	15	REMOVE	POOR
35	GOLDEN TRIANGLE	TABERNAEMONTANA	20	20	20	REMOVE	POOR
36	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	25	30	REMAIN	FAIR
37	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	25	25	REMAIN	FAIR
38	CABBAGE PALM	SABAL PALMETTO	26	25	25	REMAIN	GOOD
39	GOLDEN TRIANGLE	TABERNAEMONTANA	9	26	15	REMAIN	FAIR
40	GOLDEN TRIANGLE	TABERNAEMONTANA	18	25	20	REMOVE	POOR
41	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	7	20	20	REMAIN	FAIR
42	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	14	25	10	REMAIN	FAIR
43	CABBAGE PALM	SABAL PALMETTO	26	25	15	REMOVE	GOOD
44	LAUREL OAK	QUERCUS LAURIFOLIA	5	15	10	REMOVE	POOR
45	LAUREL OAK	QUERCUS LAURIFOLIA	8	18	25	REMOVE	FAIR
46	LAUREL OAK	QUERCUS LAURIFOLIA	8	8	15	REMOVE	POOR
47	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	18	30	50	REMAIN	FAIR
48	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	25	10	REMOVE	GOOD
49	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	25	10	REMAIN	GOOD
50	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	25	10	REMAIN	GOOD

**TREE DISPOSITION SUMMARY**

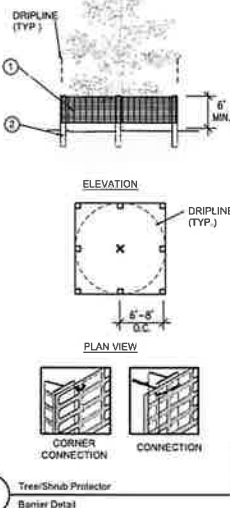
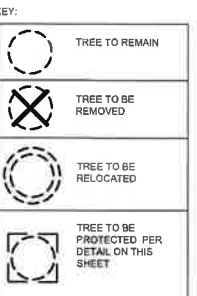
TOTAL TREES REMOVED	24
TOTAL INVASIVE TREES REMOVED	1
TOTAL PALMS REMOVED	8
TOTAL TREES TO REMAIN	9
TOTAL PALMS TO REMAIN	6

**TREE CONDITION RATING SUMMARY**

10% - 40% = POOR CONDITION
41% - 60% = FAIR CONDITION
61% - 100% = GOOD CONDITION

**TREE MITIGATION SUMMARY**

TOTAL TREES REMOVED	32
TOTAL TREES PROVIDED	20
TOTAL TREE SURPLUS	12



**TREE CREDIT FOR MITIGATION LIST**

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (IN)	HT (FT)	SPRD (FT)	DISPOSITION	CONDITION	CREDITS FOR CROWN	CREDITS FOR DBH	TOTAL CREDITS
16	GOLDEN TRIANGLE	TABERNAEMONTANA	4	25	15	RELOCATE	FAIR	1.0	0.0	1.0
17	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	5	25	30	RELOCATE	FAIR	1.0	0.0	1.0
23	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	12	33	15	RELOCATE	FAIR	1.0	0.0	1.0
24	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	10	40	15	RELOCATE	GOOD	1.0	0.0	1.0
25	MEXICAN FAN PALM	WASHINGTONIA ROBURATA	10	36	15	RELOCATE	GOOD	1.0	0.0	1.0
26	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	25	25	RELOCATE	FAIR	1.0	0.0	1.0
36	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	25	25	RELOCATE	FAIR	1.0	0.0	1.0
37	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	12	25	30	RELOCATE	FAIR	1.0	0.0	1.0
38	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	14	25	10	RELOCATE	FAIR	1.0	0.0	1.0
39	GOLDEN TRIANGLE	TABERNAEMONTANA	9	26	15	RELOCATE	FAIR	1.0	0.0	1.0
40	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	7	20	20	RELOCATE	FAIR	1.0	0.0	1.0
41	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	14	25	10	RELOCATE	FAIR	1.0	0.0	1.0
42	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	5	25	30	RELOCATE	FAIR	1.0	0.0	1.0
43	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	18	25	RELOCATE	FAIR	1.0	0.0	1.0
44	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	8	15	RELOCATE	FAIR	1.0	0.0	1.0
45	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	18	30	50	RELOCATE	FAIR	1.0	0.0	1.0
46	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	25	10	RELOCATE	GOOD	1.0	0.0	1.0
47	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	25	10	RELOCATE	GOOD	1.0	0.0	1.0
48	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	25	10	RELOCATE	GOOD	1.0	0.0	1.0
49	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	25	10	RELOCATE	GOOD	1.0	0.0	1.0
50	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	25	10	RELOCATE	GOOD	1.0	0.0	1.0

TOTAL TREE CREDITS PER SEC. 16-337.1: 32

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CYLER DURHAM, P.L.A. ON THE DATE ADJACENT TO THE SEAL. UNLESS COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**TREE MITIGATION NOTES**

- PAYMENT IN LIEU FOR REMAINING REQUIRED CANOPY TO BE CALCULATED SEPARATELY AND PAID PRIOR TO CERTIFICATED OR OCCUPANCY BEING ISSUED.
- NO TREE/PALM SHALL BE REMOVED AND/OR RELOCATED WITHOUT A TREE REMOVAL PERMIT FROM THE CITY.

**EXISTING TREE - PRUNING NOTES:**

- TREE PRUNING WORK MUST BE PERFORMED BY OR DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
- CONTRACTOR SHALL HOLD A PRE-PRUNING CONFERENCE WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING PRUNING OPERATIONS.
- PRUNE TREES PER ANSI A300 FOR THE FOLLOWING:
  - MAINTENANCE - TO MAINTAIN OR IMPROVE THE TREE'S HEALTH AND STRUCTURE
  - HAZARD REDUCTION - TO REMOVE DEAD LIMBS OR OTHER VISIBLE HAZARDS FROM THE TREE CANOPY
  - CROWN CLEANING - TO SELECTIVELY REMOVE DEAD, DYING OR DISEASED BRANCHES, WEAK BRANCHES, AND SUCKER SPROUTS.
  - CROWN RAISING - TO REMOVE LOWER BRANCHES TO PROVIDE VERTICAL CLEARANCE
  - VISTA PRUNING - TO SELECTIVELY THIN FRAMEWORK LIMBS WITHIN THE CROWN TO ALLOW FOR VIEWS THROUGH THE TREE
  - CROWN RESTORATION - TO IMPROVE THE STRUCTURE, FORM, AND APPEARANCE OF A TREE THAT HAS BEEN DAMAGED, HEADED, OR VANDALIZED
- THE LANDSCAPE ARCHITECT HAS OBSERVED TREES THAT COULD BE IMPACTED BY CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- IF CONSTRUCTION ACTIVITIES OCCUR WITHIN THE DRIPLINE (OR THE HORIZONTAL EXTENT OF THE CANOPY) OF A TREE, THEN THAT TREE IS A CANDIDATE FOR ROOT PRUNING.
- ROOT PRUNING MUST OCCUR PRIOR TO TRENCHING OPERATIONS TO INSURE THAT THE ROOTS ARE CUT CLEAN AND AT PROPER ANGLES AND NOT MECHANICALLY RIPPED FROM THE EARTH DURING CONSTRUCTION.
- FOR TREES REQUIRING ROOT PRUNING, A TREE ASSESSMENT SHALL BE CONDUCTED AND A ROOT PRUNING PLAN SHALL BE DEVELOPED BY A CERTIFIED ARBORIST OR CONSULTING ARBORIST. THIS PLAN SHOULD IDENTIFY:
  - MAXIMUM ALLOWABLE SIZE OF ROOTS TO BE CUT
  - ALLOWABLE PROXIMITY TO THE TRUNK FOR CUTS
  - TIME OF YEAR WHEN ROOT CUTTING IS ALLOWABLE (NOTE: IN FLORIDA, IT IS BEST TO AVOID ROOT PRUNING DURING TIMES OF THE MAY THROUGH SEPTEMBER, WHEN THE POTENTIAL FOR DAMAGING WIND LOADS ON TREES ARE GREATEST.)
  - METHOD FOR MAKING CUTS
  - MITIGATING CANOPY FRUNING
  - TYPE AND EXTENT OF NECESSARY STRUCTURAL SUPPORT
  - SCHEDULE FOR WATERING/FERTILIZATION AFTER PRUNING
- IMPLEMENT THE ROOT PRUNING PLAN PER THE ARBORIST'S RECOMMENDATION.

**GROUNDWATER / DEWATERING NOTE:**  
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



RAISING CANE'S RESTAURANT #1503

TREE DISPOSITION PLAN

REVISIONS

KHA PROJECT 147793053

DATE 04/03/2026

SCALE AS SHOWN

DESIGNED BY BVT

DRAWN BY BVT

CHECKED BY JLC

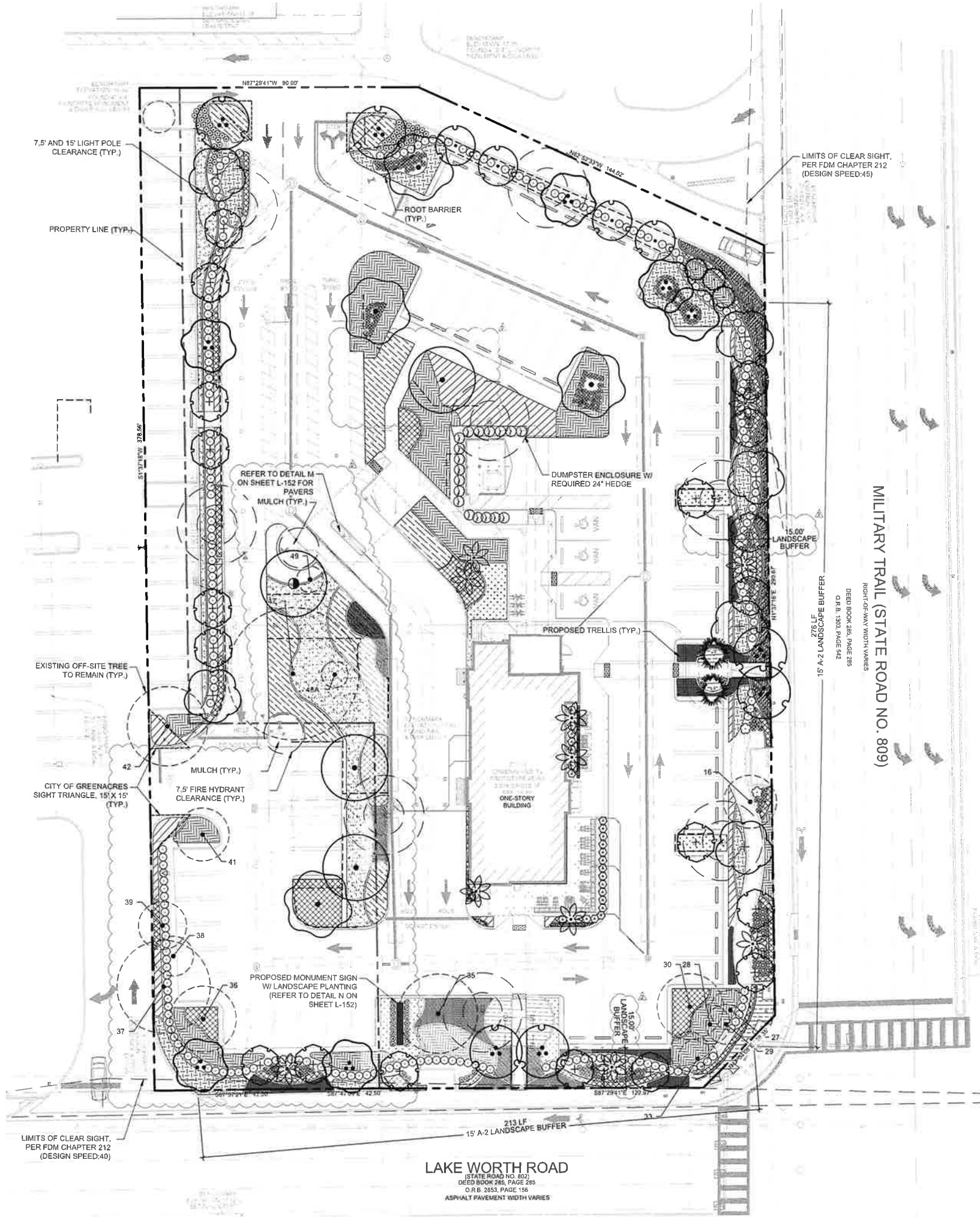
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
PHONE: 954-555-5100 FAX: 954-739-2247  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35105

NO. DATE

SHEET NUMBER L-010

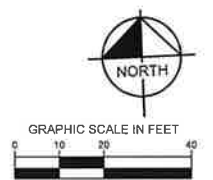
CITY OF GREENACRES

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**PLANT SCHEDULE**

SYMBOL	CODE	COMMON NAME
<b>TREES</b>		
	CS	SILVER BUTTONWOOD
	IC	DAHOO HOLLY
	OV	SOUTHERN LIVE OAK
	QVR	SOUTHERN LIVE OAK
<b>FLOWERING TREES</b>		
	BA	VERA WOOD
	BS	GUMBO LIMBO
	LM	MUSKOGEE GRAPE MYRTLE
	LN	NATCHEZ GRAPE MYRTLE
<b>PALM TREES</b>		
	SS	CABBAGE PALM
	VM	MONTGOMERY PALM
	VMZ	MONTGOMERY PALM
<b>SHRUBS</b>		
	CM	MAMMY CROTON
	CQ	QUEEN EMMA CRINUM LILY
	CR	RED TIP COCO PLUM
	DE	GOLD MOUND DEWDROPS
	LJ	JAPANESE PRIVET
	PM	YEW PODOCARPUS
<b>SHRUB AREAS</b>		
	FC	GREEN ISLAND FICUS
	IN	DWARF YAUPON HOLLY
	JJ	WAX JASMINE
	MU	PINK MUHLY GRASS
	TF	FAKAHATCHEE GRASS
<b>GROUND COVERS</b>		
	AG	PERENNIAL PEANUT
	DV	AFRICAN IRIS
	EB	BLUE DAZE
	GP	INDIAN BLANKET FLOWER
	SA	NARROWLEAF BLUE-EYED GRASS
	SOD	FLORATAM ST. AUGUSTINE GRASS
		Existing Tree
		15-Foot Light Pole Clearance and Proposed Light Pole
		City of Greenacres Site Triangles (15' x 15')



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No.	REVISIONS	BY	DATE

**Kimley»Horn**

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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	BVT	DRAWN BY	BVT	CHECKED BY	JLC
147793053	04/03/2026								

**LANDSCAPE PLAN**

**RAISING CANE'S RESTAURANT #1503**

CITY OF GREENACRES

SHEET NUMBER  
**L-100**

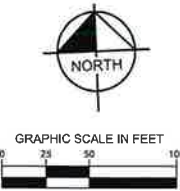
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NATIVE	DROUGHT TOL.	QTY	
<b>TREES</b>										
	CS	CONOCARPUS ERECTUS F. SERICEUS 4' CT MIN	SILVER BUTTONWOOD	B & B	2" CAL.	12' HT X 5' SPR	YES	HIGH	19	
	IC	ILEX CASSINE 4' CT MIN	DAHOON HOLLY	B & B	2" CAL.	12' HT X 5' SPR	YES	HIGH	4	
	QV	QUERCUS VIRGINIANA * 4' CT MIN	SOUTHERN LIVE OAK	B & B	2" CAL.	12' HT X 5' SPR	YES	HIGH	3	
	QVR	QUERCUS VIRGINIANA * RELOCATED	SOUTHERN LIVE OAK	RELOCATED					1	
<b>FLOWERING TREES</b>										
	BA	BULNESIA ARBOREA 4' CT MIN	VERAWOOD	B & B	2" CAL.	12' HT X 5' SPR	NO	MEDIUM	6	
	BS	BURSERIA SIMARUBA 4' CT MIN	GUMBO LIMBO	B & B	2" CAL.	12' HT X 5' SPR	YES	MEDIUM	4	
	LM	LAGERSTROEMIA X FAURIEI 'MUSKOGEE' 3" TRUNKS MIN., 3" CAL. TOTAL	MUSKOGEE CRAPE MYRTLE	B & B	MULTI	12' HT X 5' SPR	NO	MEDIUM	8	
	LN	LAGERSTROEMIA X FAURIEI 'NATCHEZ' 3 TRUNKS MIN., 3" CAL. TOTAL	NATCHEZ CRAPE MYRTLE	B & B	MULTI	12' HT X 5' SPR	NO	MEDIUM	6	
<b>PALM TREES</b>										
	SS	SABAL PALMETTO SLICK TRUNK, STAGGER HEIGHTS IN GROUPINGS	CABBAGE PALM	F.G.		16' - 22' CT	YES	HIGH	3	
	VM	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	F.G.		16' - 20' CT	NO	HIGH	11	
	VM2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	F.G.	DOUBLE TRUNK	16' - 20' CT	NO	HIGH	2	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	O.C.	SIZE	NATIVE	DROUGHT TOL.	QTY	
<b>SHRUBS</b>										
	CM	CODIAEUM VARIEGATUM 'MAMMY'	MAMMY CROTON	CONT.	24" O.C.	24" HT	NO		198	
	CQ	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	CONT.	AS SHOWN	3' HT	NO		15	
	CR	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	CONT.	36" O.C.	36"X36"	YES		244	
	DE	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DEWDROPS	CONT.	24" O.C.	18"X18"	YES		62	
	LJ	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	CONT.	36" O.C.	24"X24"	NO		24	
	PM	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	CONT.	48" O.C.	6' HT	NO		18	
<b>SHRUB AREAS</b>										
	FC	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	CONT.	24" O.C.	24" HT	NO		515	
	IN	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	CONT.	24" O.C.	24" HT	YES		407	
	JJ	JASMINUM VOLUBILE	WAX JASMINE	CONT.	24" O.C.	18" SPR	NO		564	
	MU	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	CONT.	36" O.C.	24" HT	YES		168	
	TF	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	CONT.	36" O.C.	24" HT	YES		398	
<b>GROUND COVERS</b>										
	AG	ARACHIS GLABRATA	PERENNIAL PEANUT	CONT.	12" O.C.	8" HT	YES		693	
	DV	DIETES VEGETA	AFRICAN IRIS	CONT.	18" O.C.	12" HT	NO		519	
	EB	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BLUE DAZE	CONT.	12" O.C.	10"X10"	NO		613	
	GP	GAILLARDIA PULCHELLA	INDIAN BLANKET FLOWER	CONT.	12" O.C.	10"X10"	YES		889	
	SA	SISYRINCHIUM ANGSTIFOLIUM	NARROWLEAF BLUE-EYED GRASS	CONT.	12" O.C.	10"X10"	YES		527	
	SOD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS	SOD					2,211 SF	

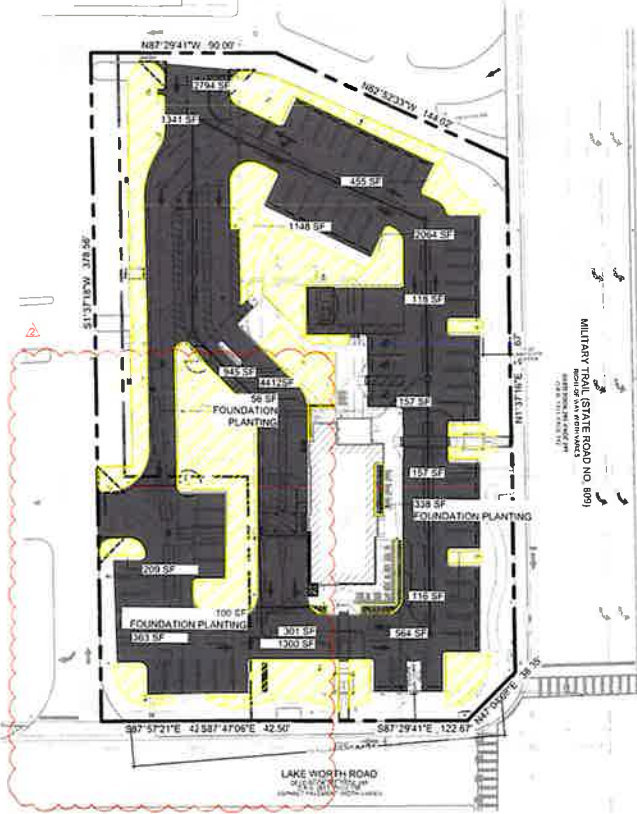
\* SUBJECT FOR TREE DEDICATION

PLANTING NOTES:

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ANSI 300, AS AMENDED AND WITH THE QUALITY OF PLANT MATERIAL AS REQUIRED BY THE CITY OF GREENACRES.
- STAKING AND GUYING SHALL COMPLY WITH THE SPECIFICATIONS SET FORTH IN THE TREE PLANTING DOCUMENT ISSUED BY THE ROOTS PLUS FIELD GROWERS ASSOCIATION OF FLORIDA AS AMENDED, ANSI 300 AS AMENDED, (FOR THE STAKING OF NEW TREES/PALMS).



LANDSCAPE REQUIREMENTS		
<b>SITE DATA (PCD BOUNDARY SIZE)</b>	EXISTING	PROPOSED
LOT AREA	84,571SF / 1.94 AC	84,571SF / 1.94 AC
PERVIOUS (SF)	23,988	31,539
IMPERVIOUS (SF)	60,583	53,032
<b>PLANT MATERIAL REQUIREMENTS (PER PALM BEACH COUNTY CODE ARTICLE 7 - CH.D SEC 1.(A))</b>		
<b>PLANT MATERIAL</b>	REQUIRED	PROVIDED
ALL PLANTINGS	MIN. 60% OF PLANT MATERIAL IS IDENTIFIED IN WATERWISE FLORIDA LANDSCAPES	20 SPECIES/24 SPECIES = 84% OF SPECIES
FLOWERING TREES		4 SPECIES/10 SPECIES = 40% OF SPECIES
NATIVE SPECIES	TOTAL TREES: 66	40 NATIVE TREES/66 TREES = 61% NATIVE
	TOTAL SHRUBS: 5,735	3,226 NATIVE SHRUBS/5,735 SHRUBS = 56% NATIVE
<b>CREDIT FOR PRESERVED PLANT MATERIAL (PER PALM BEACH COUNTY CODE ARTICLE 7 - SECTION 16-1271)</b>		
TREE CREDITS	CROWN SPREAD BETWEEN 10'-19' = 1 CREDIT	0 TREES X 1 CREDIT = 0 CREDITS
TREE CREDITS	CROWN SPREAD BETWEEN 20'-29' = 2 CREDITS	5 TREES X 2 CREDITS = 10 CREDITS
TREE CREDITS	CROWN SPREAD BETWEEN 30'-39' = 3 CREDITS	4 TREES X 3 CREDITS = 12 CREDITS
TREE CREDITS	CROWN SPREAD BETWEEN 40'-49' = 4 CREDITS	0 TREES X 4 CREDITS = 0 CREDITS
TREE CREDITS	CROWN SPREAD BETWEEN 50'-59' = 5 CREDITS	1 TREE X 5 CREDITS = 5 CREDITS
TREE CREDITS	PALMS = 0.33 CREDITS (EACH)	1 PALM CLUSTER X 0.33 CREDITS = 1
		TOTAL CREDITS = 28
<b>PERIMETER LANDSCAPE REQUIREMENTS (PER CITY OF GREENACRES CODE ARTICLE 7 - SECTION 16-1286)</b>		
<b>SOUTH BUFFER (MAJOR ROADWAY - TYPE A-2) (213 LF)</b>	REQUIRED	PROVIDED
WIDTH	15' BUFFER	15' WIDTH
TREES	1 TREE/25 LF = (213 LF/25 LF) = 9 TREES	11 TREES
SHRUBS	24" TALL SHRUBS/HEDGES	PROVIDED
BERM	2" MINIMUM	EXISTING 2' BERM
<b>EAST BUFFER (MAJOR ROADWAY - TYPE A-2) (276 LF)</b>	REQUIRED	PROVIDED
WIDTH	15' BUFFER	15' WIDTH
TREES	1 TREE/25 LF = (276 LF/25 LF) = 11 TREES	16 TREES
SHRUBS	24" TALL SHRUBS/HEDGES	PROVIDED
BERM	2" MINIMUM	EXISTING 2' BERM
<b>INTERNAL LANDSCAPE REQUIREMENTS (PER CITY OF GREENACRES CODE ARTICLE 7 - SECTION 16-1287)</b>		
<b>INTERNAL LANDSCAPE</b>	REQUIRED	PROVIDED
VUA LANDSCAPE	VUA (41,260 SF) + HARDSCAPE AREAS (4,476 SF) X 10% = 4,574 SF LANDSCAPE AREA	16,570 SF LANDSCAPE AREA
VUA TREES	1 TREE/100 SF OF REQUIRED LANDSCAPE AREA = 1 TREE X 45.73 = 46 TREES	23 PROPOSED TREES + 28 TREE CREDITS = 51 TREES
ISLAND TREES	1 TREE PER LANDSCAPE ISLAND / 18 LANDSCAPE ISLANDS = 18 TREES	18 TREES
FOUNDATION PLANTING	BETWEEN 4,574 SF X 5% = 228 SF AND 4,574 SF X 10% = 457 SF	494 SF FOUNDATION PLANTING
<b>MIX OF TREE TYPE REQUIREMENTS (PER CITY OF GREENACRES CODE ARTICLE 7 - SECTION 16-1289)</b>		
<b>TREE SPECIES MIX</b>	REQUIRED	PROVIDED
TREES	1 TREE/2,000 SF = 5 TREE SPECIES	7 TREE SPECIES
<b>PLANTING AROUND SIGNS AND DUMPSTER ENCLOSURES (PER CITY OF GREENACRES CODE ARTICLE 7 - SECTION 16-1290)</b>		
DUMPSTER ENCLOSURE PLANTINGS	24" TALL SHRUBS @ 24" O.C. AROUND DUMPSTER ENCLOSURE	PROVIDED
SIGNAGE PLANTINGS	24" TALL SHRUBS @ 24" O.C. IN PLANTING BED 3' OR GREATER AROUND SIGNAGE	PROVIDED
<b>TREE DEDICATION REQUIREMENTS (PER CITY OF GREENACRES CODE ARTICLE 7 - SECTION 16-1293)</b>		
TREES	1 LIVE OAK (12' HT, 2" CAL, 5 SPD) PER 1000 SF OF BUILDING AREA = 3,018 SF / 1000 SF = 4 LIVE OAKS	1 RELOCATED LIVE OAK + 4 PROPOSED LIVE OAKS = 5 LIVE OAKS
<b>TOTALS</b>	REQUIRED	PROVIDED
TREES	=109 TREES	116 TREES



**VUA LEGEND**

- VEHICULAR USE AREA: 41,260 SF
- INTERIOR LANDSCAPE AREA: 16,570 SF
- BUILDING FOUNDATION LANDSCAPE AREA: 494 SF

**TREE DEDICATION**

1. FOUR (4) TREES SHALL BE PROVIDED AS A REQUIRED TREE DEDICATION IN ACCORDANCE WITH THE ZONING CODE. THESE TREES SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN AND ARE SUBJECT TO A CONDITION OF THE DEVELOPMENT ORDER.

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**Kimley»Horn**

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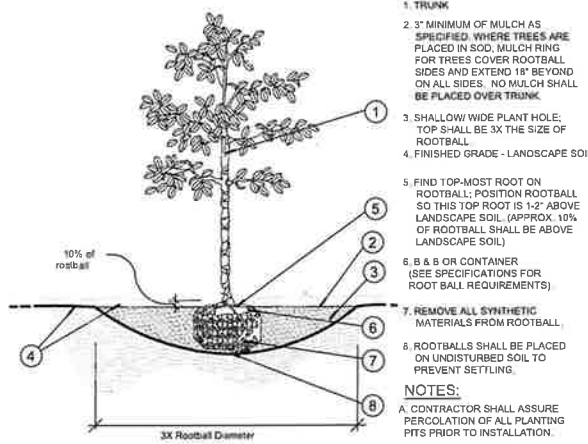
KHA PROJECT	147793063
DATE	04/03/2026
SCALE	AS SHOWN
DESIGNED BY	BVT
DRAWN BY	BVT
CHECKED BY	JLC

LANDSCAPE PLAN

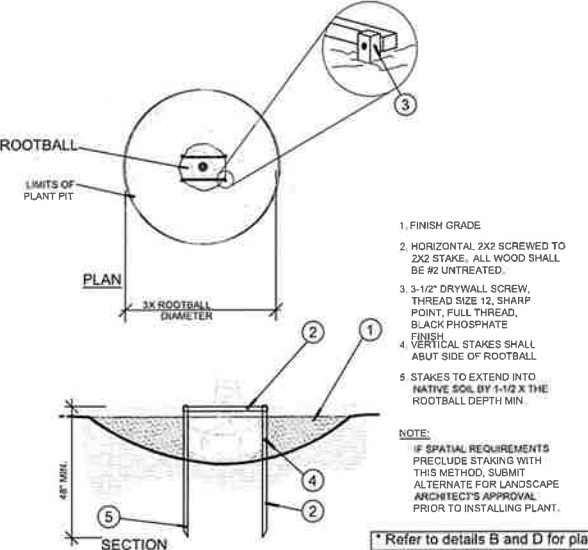
RAISING CANE'S RESTAURANT #1503

CITY OF GREENACRES

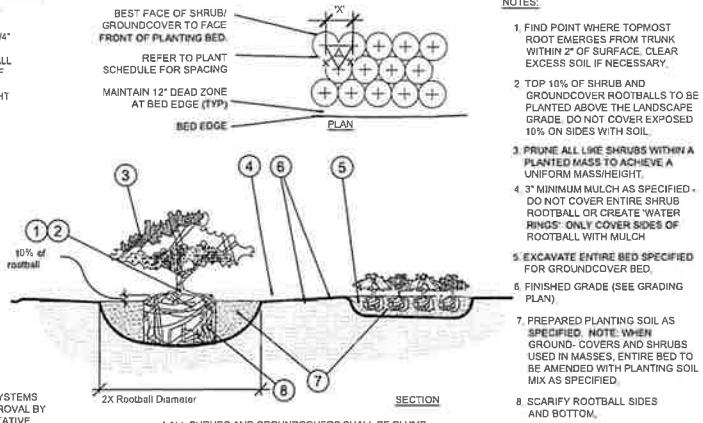
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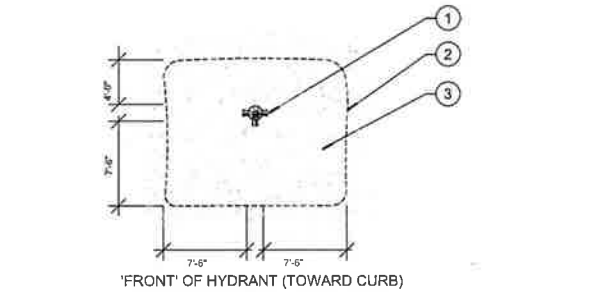
**A Tree Planting** SECTION NTS



**B Palm Planting and Staking** SECTION NTS



**C Shrub / Groundcover Planting** PLAN/SECTION NTS



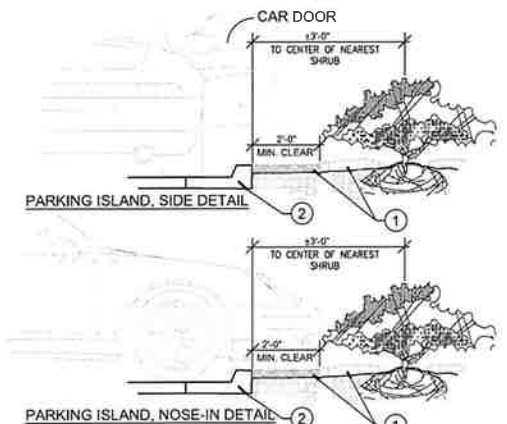
**D Fire Hydrant Clear Zone** PLAN NTS

**E Staking - up to 65 gal. or B&B to 3-1/2\"/>**

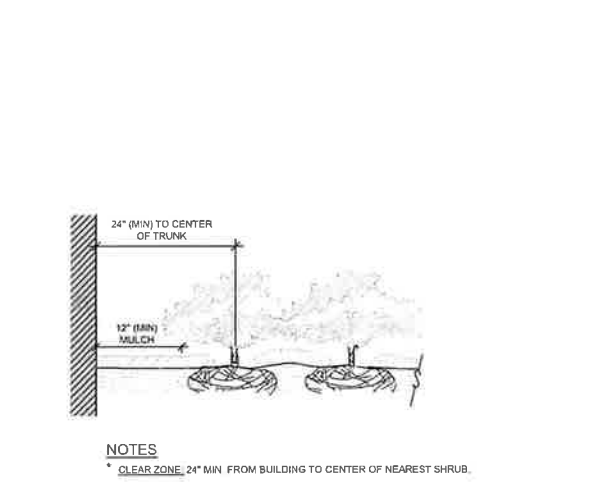
**F Large Tree Staking - 100 Gal + or B&B 4\"/>**

**G Poor Drainage Condition** PLAN/SECTION NTS

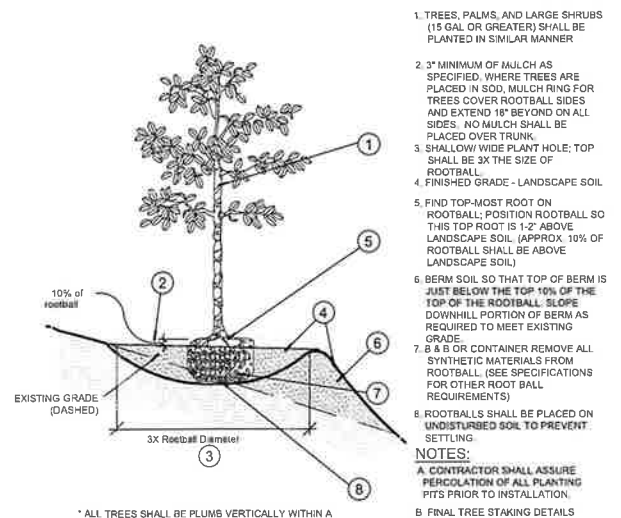
**H Planted Parking Lot Islands / Medians** SECTION NTS



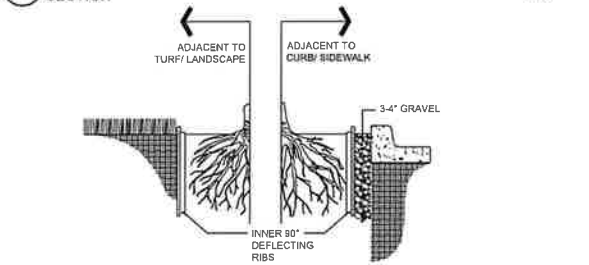
**I Parking Space/Curb Planting** SECTION NTS



**J Plantings Adjacent to Buildings** SECTION NTS



**K Planting on a Slope** SECTION NTS



**L Root Barrier** SECTION NTS

No.	REVISIONS	DATE

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KHA PROJECT 147793053	DATE 04/03/2026	SCALE AS SHOWN	DESIGNED BY BVT	DRAWN BY BVT	CHECKED BY JLC
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**LANDSCAPE DETAILS**

**RAISING CANE'S RESTAURANT #1503**

CITY OF GREENACRES FL

SHEET NUMBER  
**L-151**

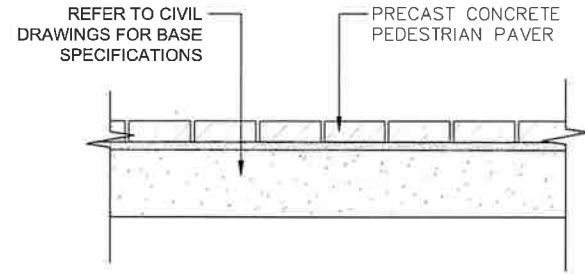
**LINEAR APPLICATION**

ROOT BARRIER BY: Century Root Barrier (714)632-7083 (or) DeepRoot (800)458-7668 (or approved equal)

SIZE: 36" D  
 MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS  
 THICKNESS: .085 IN. (min.)

NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. INSTALL AS REQUIRED, PER PLAN NOTES.  
 3. SUBMIT PRODUCT DATA FOR APPROVAL.

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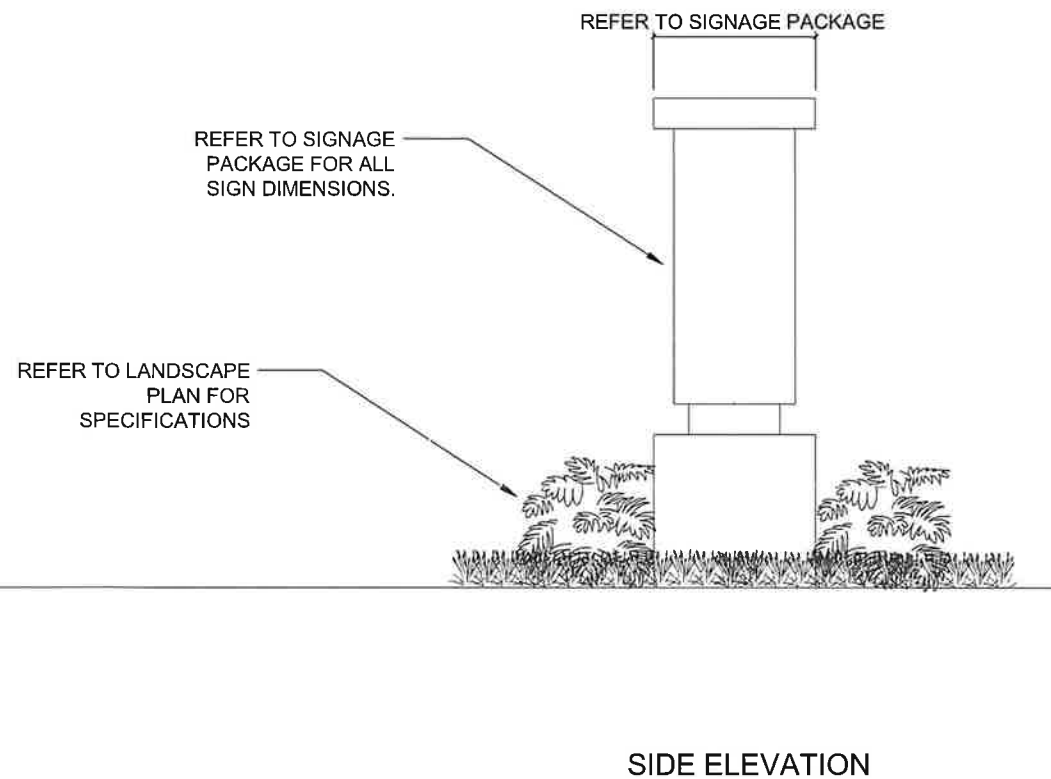
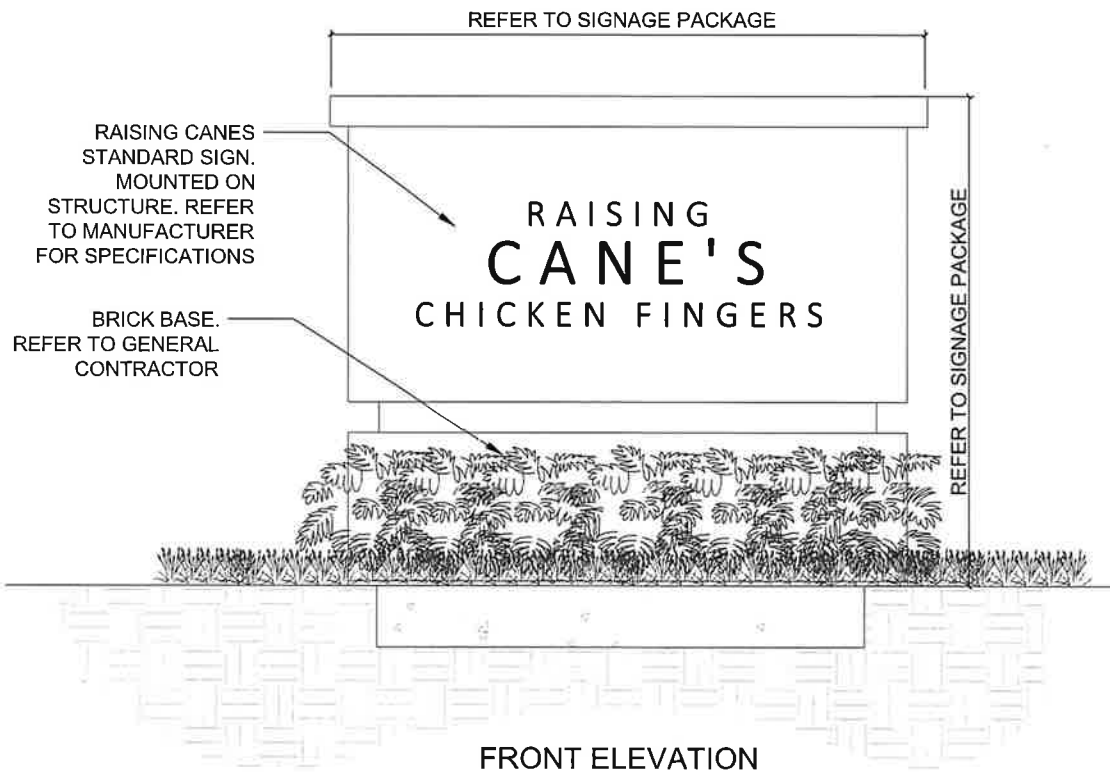
MANUFACTURER: WAUSAU TILE  
 MODEL: ESTATE  
 SIZE: 4' X 8" PAVER 3" THICKNESS  
 CONTACT: TROY DAHLKE (FL SALES REP.)  
 (813) 334-0016 (MOBILE)  
 (813) 907-1756 (OFFICE)  
 TROYD27@VERIZON.NET (EMAIL)

**NOTES:**

- 1) REFER TO MANUFACTURER DETAILS AND RECOMMENDATIONS FOR INSTALLATION SPECIFICATIONS.
- 2) REFER TO CIVIL DRAWINGS FOR DRAINAGE AND GRADING.
- 3) REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- 4) CONTRACTOR TO HAVE PRE-CONSTRUCTION CONFERENCE WITH ARCHITECT, STRUCTURAL ENGINEER, WATERPROOFING CONSULTANT, MEP AND LANDSCAPE ARCHITECT TO CONFIRM INSTALLATION SPECIFICATIONS AND METHODS FOR SLEEVING, WATERPROOFING, AND DRAINAGE.

**M PEDESTRIAN-RATED PAVERS AT GRADE**  
 3/4" = 1'-0"

DETAIL-FILE



**N MONUMENT SIGN PLANTING**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, P.E. ON THE DATE ADJACENT TO THE SEAL. ANY ALTERATIONS TO THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE REVERSED ON ANY ELECTRONIC COPY.



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KHA PROJECT	147793053
DATE	04/03/2026
SCALE - AS SHOWN	BVT
DESIGNED BY	BVT
DRAWN BY	BVT
CHECKED BY	JLC

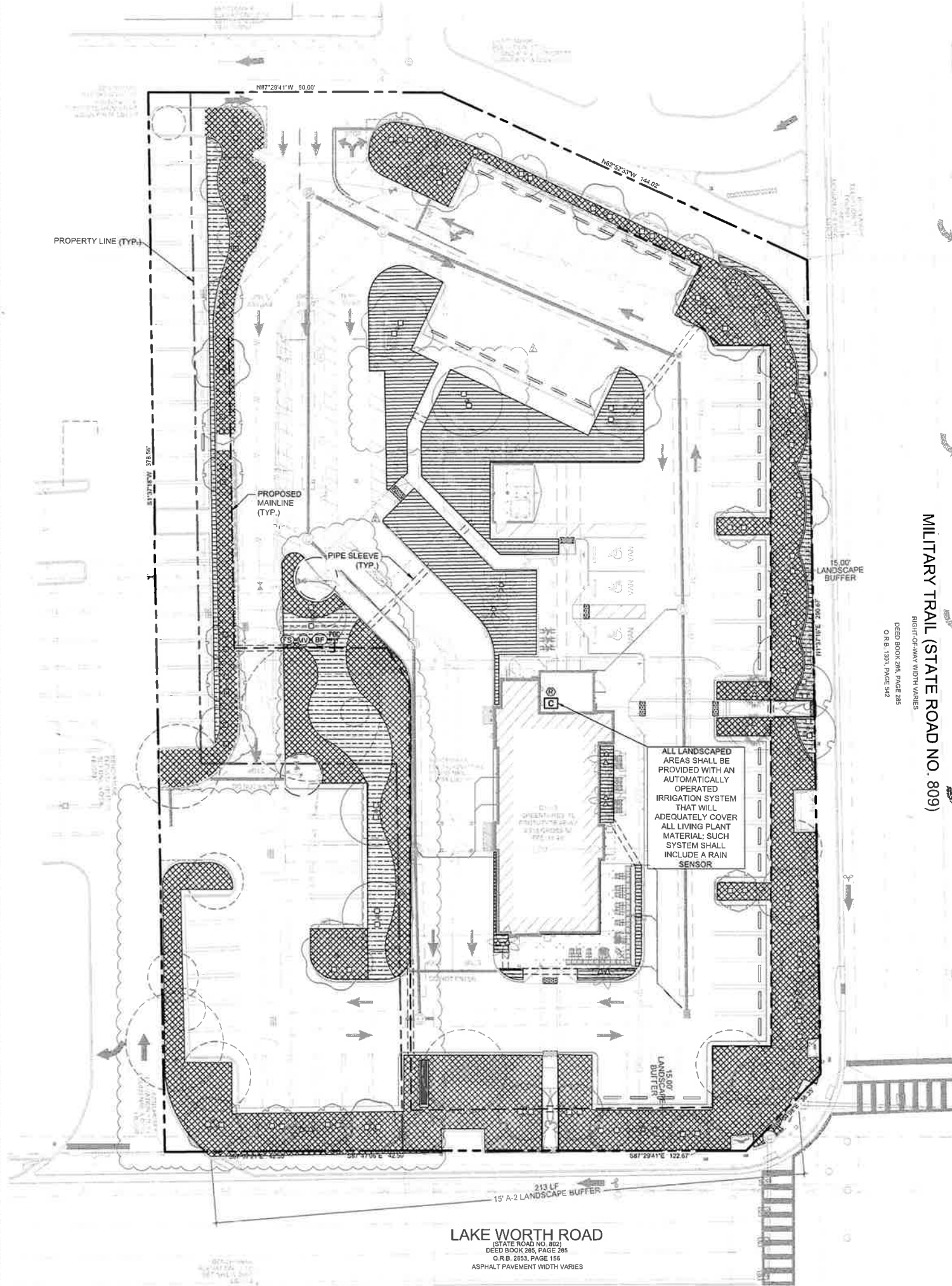
**LANDSCAPE DETAILS**

**RAISING CANE'S RESTAURANT #1503**  
 CITY OF GREENACRES

No.	REVISIONS	BY	DATE
01	CITY COMMENTS & RESUBMITTAL		04/03/2026
02	CITY COMMENTS & RESUBMITTAL		12/26/2025



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**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	QTY	PSI
[Symbol]	HUNTER PROS-06-PRS30-CV TURF SPRAY		
[Symbol]	HUNTER PROS-12-PRS30-CV SHRUB SPRAY		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
[Symbol]	HUNTER PCB FLOOD BUBBLER, 1/2IN. FIPT., ON IPS FLEX HOSE PER DETAIL.	128	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
[Symbol]	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT, 1-1/2IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 80 GPM. 120 MESH STAINLESS STEEL SCREEN, 1-1/2IN. INLET X SINGLE 2IN. OUTLET.	1	
[Symbol]	PIPE TRANSITION POINT IN DRIP BOX	1	
[Symbol]	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN BIN, DRIP BOX.	1	
[Symbol]	HUNTER AFV-T AUTOMATIC FLUSH VALVE WITH 1/2IN. MPT CONNECTION, REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.	1	
[Symbol]	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	1	
[Symbol]	HUNTER ECO-ID ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	1	
[Symbol]	AREA TO RECEIVE DRIPLINE	5,157 LF	
[Symbol]	HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12\" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12\" APART, WITH EMITTERS OFF-SET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
[Symbol]	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
[Symbol]	HUNTER ICV-G-FS 1\" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE, WITH FILTER SENTRY.	1	
[Symbol]	FEBCO 825YA 1\" REDUCED PRESSURE BACKFLOW PREVENTER	1	
[Symbol]	HUNTER HCC-2400-SS 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE, COMMERCIAL USE. STAINLESS STEEL CABINET.	1	
[Symbol]	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	
[Symbol]	HUNTER HC-100-FLOW 1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1	
[Symbol]	POINT OF CONNECTION 1 1/2\" 1 1/2\" IRRIGATION STUB	1	
[Symbol]	IRRIGATION MAINLINE: PVC SCHEDULE 40	± 839.7 LF	
[Symbol]	PIPE SLEEVE: PVC SCHEDULE 40	AS NEEDED	

Valve Callout  
 Valve Number  
 Valve Flow  
 Valve Size

PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE OR TURF AREAS WITHIN PROJECT LIMITS.

REFER TO MASTER IRRIGATION SCHEDULE ON SHEET L200 AND DETAILS ON SHEETS L250 AND L251

**IRRIGATION SYSTEM NOTES**

- CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
  - IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
  - ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
  - IRRIGATION PLAN IS DIAGRAMMATIC. EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.
- THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE WITH A SOURCE PROVIDING 37.5 GPM AT 47.8 PSI.  
 SPRAY HEAD DESIGN PRESSURE: 30 PSI  
 BUBBLER DESIGN PRESSURE: 30 PSI

**IRRIGATION NOTES**

- THE IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
- WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
- CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER FOR OPERATING PARAMETERS OF THE EXISTING SYSTEM.
- CONTRACTOR SHALL VERIFY CONTROLLER AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH PROPERTY OWNER.
- COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
- ALL WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE.
- IF THE MASTER SYSTEM CANNOT PROVIDE THESE PARAMETERS, CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN BY ADDING CONTROL VALVES, MAINLINE, AND LATERALS.
- CONTRACTOR SHALL SUBMIT DESIGN PROPOSAL AND PROPOSED, COMPATIBLE EQUIPMENT LIST TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IN ACCORDANCE WITH THESE PARAMETERS:
- THE SYSTEM WILL PROVIDE 100% COVERAGE FOR ALL PROPOSED LANDSCAPE IMPROVEMENTS.
- ZONES SHALL BE SEPARATED BY WATER NEED AND EQUIPMENT. TURF IRRIGATION SHALL BE SEPARATE FROM SHRUB ZONES, BUBBLERS SEPARATE FROM SPRAYS, SPRAYS SEPARATE FROM ROTORS.
- SET HEADS 3\" FROM BACK OF CURB OR 24\" IF PAVEMENT HAS NO CURB.
- IF NEW CONTROL VALVES ARE NECESSARY TO ADD EQUIPMENT TO THE EXISTING SYSTEM, LOCATE ALL VALVES A MINIMUM OF 24\" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- ALL PROPOSED TREES SHALL RECEIVE TWO BUBBLERS EACH.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY THEIR LOCATION.
- ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT, ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

**CITY OF GREENACRES IRRIGATION NOTE:**  
 ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL; SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.

**GROUNDWATER / DEWATERING NOTE:**  
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

**811**  
 Know what's below.  
 Call before you dig.  
 WUD#XX-XXX

**CAUTION!**  
 CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**GRAPHIC SCALE IN FEET**  
 0 10 20 40

**NORTH**

**Kimley»Horn**  
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 8021 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
 PHONE: 954-455-5100 FAX: 954-739-2247  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

**IRRIIGATION PLAN**

**RAISING CANE'S RESTAURANT #1503**

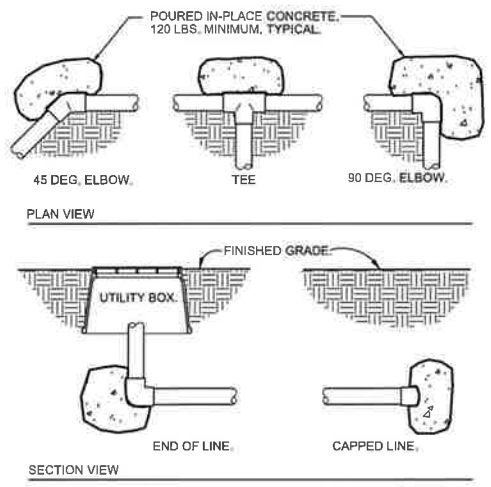
**CITY OF GREENACRES**

NO.	REVISIONS	DATE
1	CITY COMMENTS & RESUBMITTAL	04/03/2026
2	CITY COMMENTS & RESUBMITTAL	04/03/2026

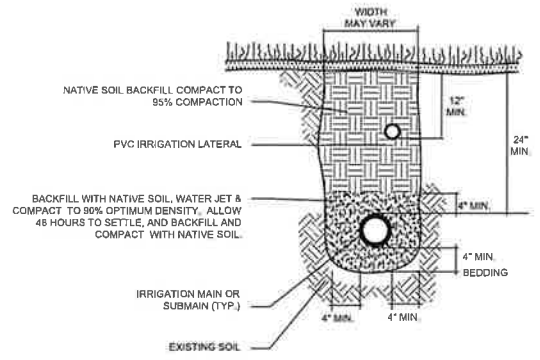
KHA PROJECT: 147793053  
 DATE: 04/03/2026  
 SCALE: AS SHOWN  
 DESIGNED BY: BVT  
 DRAWN BY: BVT  
 CHECKED BY: JLC

SHEET NUMBER: **L-200**

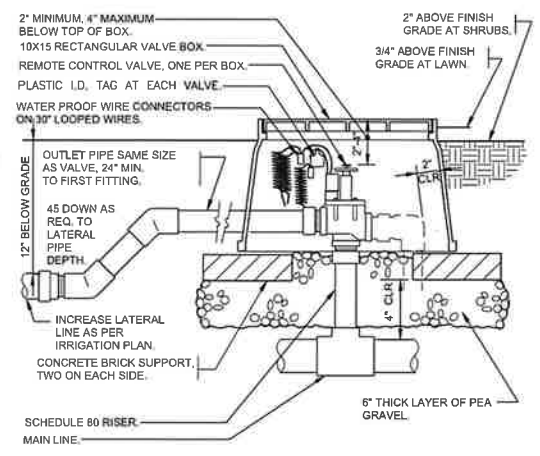
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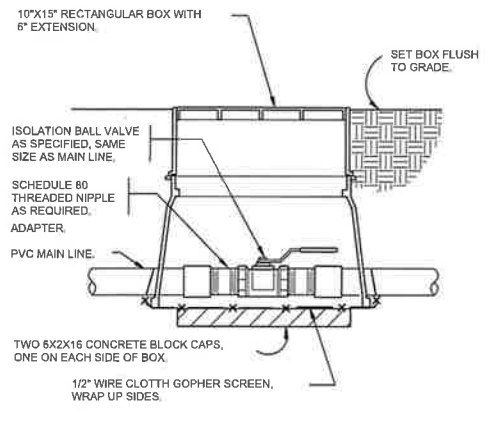
**1** THRUST BLOCKING  
3/4" = 1'-0"  
32 8409.76-01



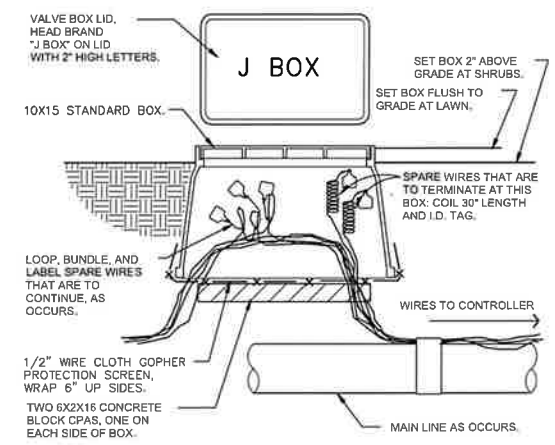
**2** TRENCHING DETAIL  
NOT TO SCALE  
32 8409.76-03



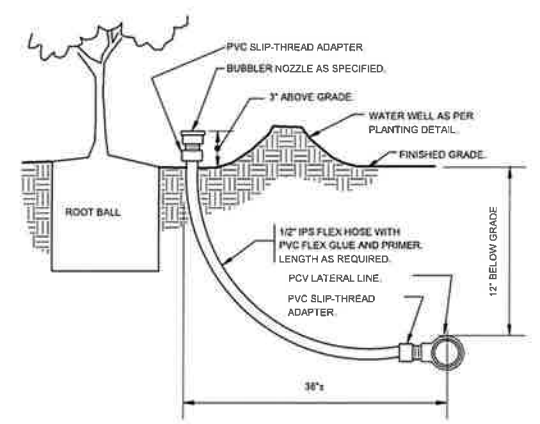
**3** ELECTRIC REMOTE CONTROL VALVE  
1 1/2" = 1'-0"  
32 8408.13-01



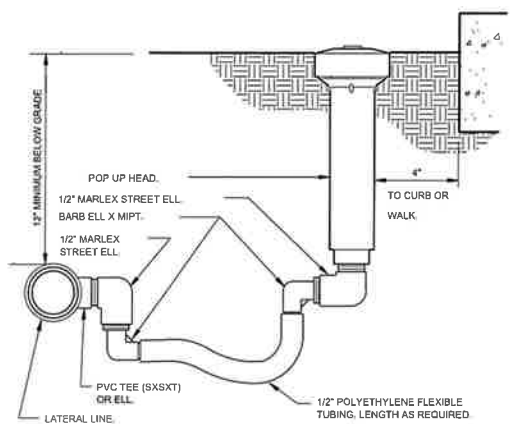
**4** BRASS BALL ISOLATION VALVE  
1 1/2" = 1'-0"  
32 8406.33-02



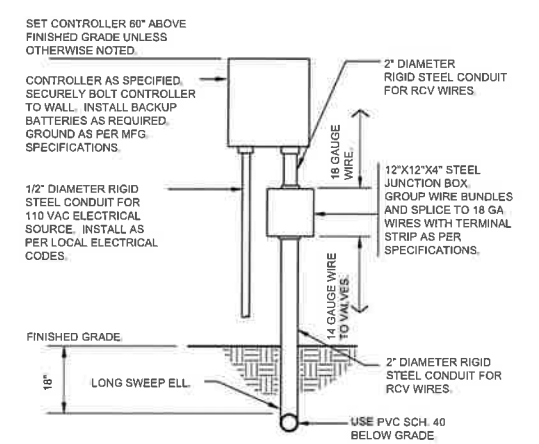
**5** WIRE BUNDLE JUNCTION BOX  
1 1/2" = 1'-0"  
32 8409.79-01



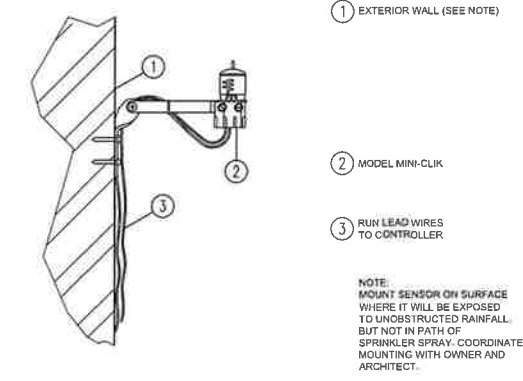
**6** BUBBLER ON FLEX HOSE RISER  
3" = 1'-0"  
DETAIL-FILE



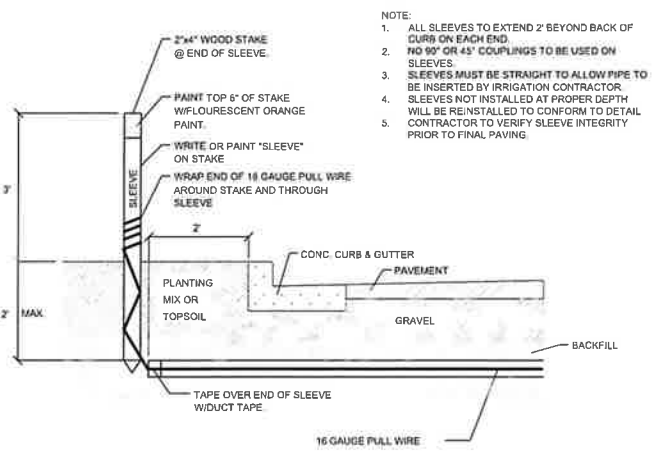
**7** POP-UP SPRAY FLEX ASSEMBLY  
3" = 1'-0"  
32 8403.13-02



**8** WALL MOUNT CONTROLLER  
1" = 1'-0"  
32 8409.13-02



**9** RAIN SENSOR  
3" = 1'-0"



**10** IRRIGATION SLEEVING  
NTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, P.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



KHA PROJECT	147793053
DATE	04/03/2026
SCALE	AS SHOWN
DESIGNED BY	BVT
DRAWN BY	BVT
CHECKED BY	JLC

**IRRIGATION DETAILS**

**RAISING CANE'S RESTAURANT #1503**

CITY OF GREENACRES FL

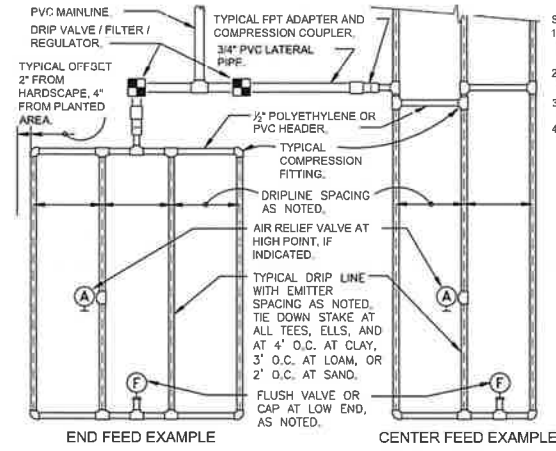
SHEET NUMBER  
**L-250**

**GROUNDWATER / DEWATERING NOTE:**  
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



NO.	REVISIONS	DATE	BY

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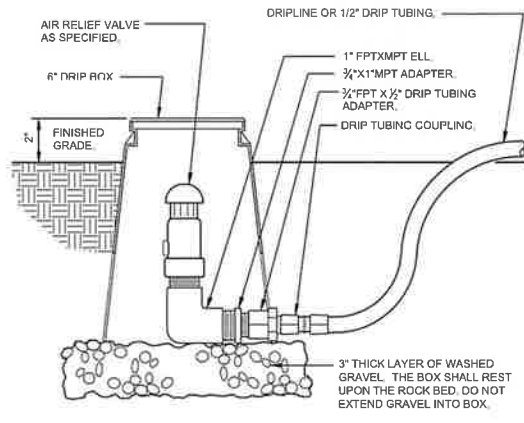
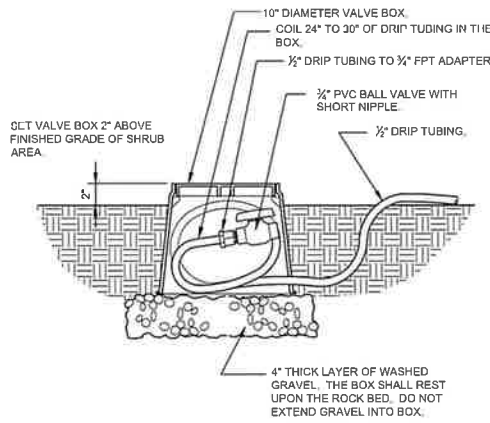
**SLOPED CONDITION NOTE:**

- INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
- SPACING AS NOTED ON TOP 1/2 OF SLOPE.
- SPACING AT BOTTOM 1/2 AS NOTED PLUS 25%.
- WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE BOTTOM 1/2 SEPARATELY.

MAXIMUM LATERAL LENGTH (FEET)				
EMITTER FLOW RATE GPM		EMITTER FLOW RATE GPM		
12" SPACING	18" SPACING	24" SPACING	30" SPACING	36" SPACING
10	128	96	175	135
20	248	191	350	171
30	308	236	434	333
40	358	268	495	380
50	408	298	556	427
60	458	328	617	474

GRID PRECIPITATION RATES (IN/HR)		MAXIMUM FLOW PER ZONE	
EMITTER SPACING	LATERAL SPACING	MAX GPM	PSI LOSS
12	12	0.96	1.44
18	18	0.89	1.03
24	24	0.28	0.41

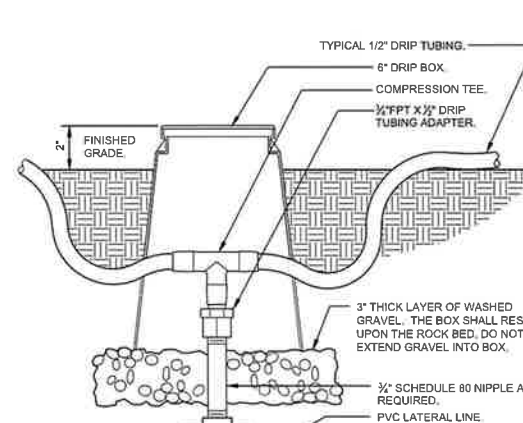
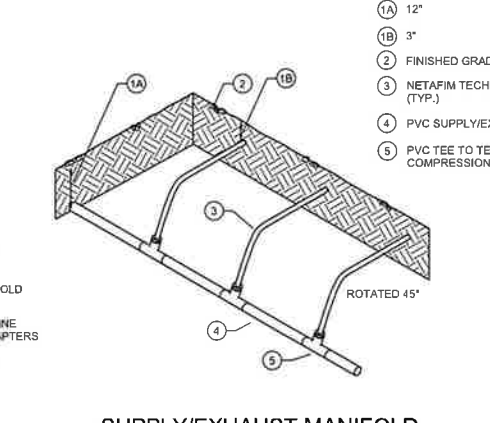
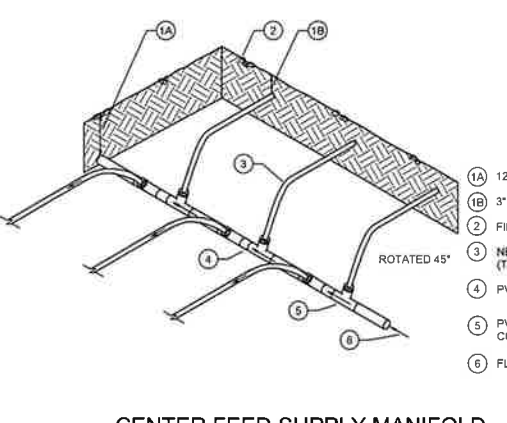
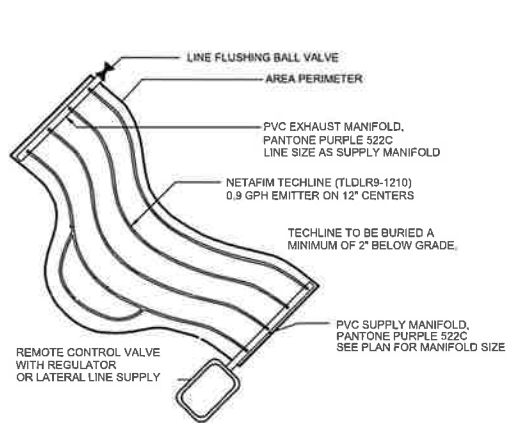
LATERAL FLOW PER 100 FT (GPM)		POLY PIPE HEADER SIZE	
EMITTER SPACING	LATERAL SPACING	1/2"	3/4"
12	12	0.87	0.50
18	18	0.81	0.50
24	24	0.75	0.50



**1 TYPICAL DRIPLINE LAYOUT REQUIREMENTS**  
3" = 1'-0" 32 8413.56-06

**2 DRIP FLUSH VALVE**  
1 1/2" = 1'-0" 32 8413.49-03

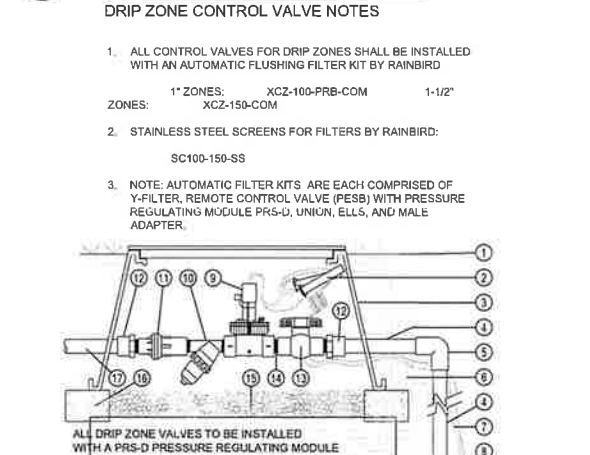
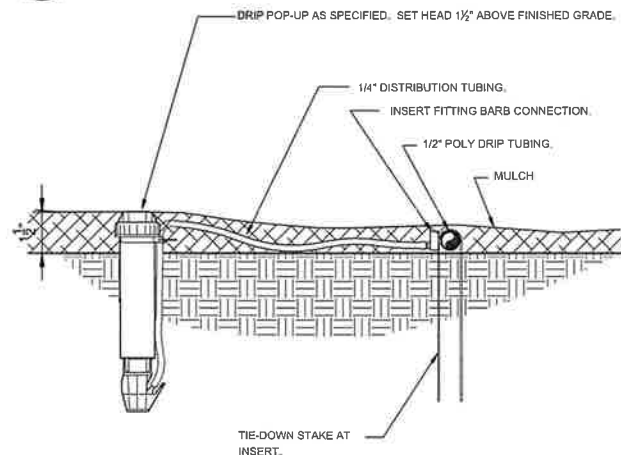
**3 DRIP AIR RELIEF VALVE IN BOX**  
3" = 1'-0" 32 8413.53-03



**4 IRREGULAR AREAS**  
NOT TO SCALE

**5 LATERAL TO DRIP FEED DETAILS**  
NOT TO SCALE

**6 ZONE CONTROL**  
3" = 1'-0" 32 8413.46-03



**LEGEND**

1. FINISH GRADE	10. TORO 150 MESH Y-FILTER (*)
2. CONTROL WIRES WITH 38" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL	11. TORO 25 PSI LOW FLOW PRESSURE REGULATOR (*)
3. RECTANGULAR PLASTIC VALVE BOX, HEATBRAND STATION NUMBER ON LID IN 1/2" HIGH CHARACTERS	12. SCH 40 PVC MALE ADAPTER
4. PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED)	13. SCH 40 PVC BALL VALVE (*)
5. SCH 40 PVC ELL (SS)	14. SCH 80 PVC CLOSE NIPPLE (*)
6. NATIVE SOIL PER SPECIFICATIONS	15. PEA GRAVEL SUMP, MINIMUM 6" DEEP
7. CONTROL WIRES TO CONTROLLER	16. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED)
8. PVC MAINLINE FITTING	17. LATERAL LINE TO DRIP SYSTEM
9. TORO INLINE VALVE (*)	(*) PARTS IN DRIP ZONE KIT

**NOTES:**  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

**7 DRIP ZONE INDICATOR**  
NOT TO SCALE

**8 DRIP ZONE CONTROL VALVE WITH FILTER KIT**  
NOT TO SCALE

**9 DRIP EMITTER AT 1/4"**  
3" = 1'-0"



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NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35109



KHA PROJECT	147793053	DATE	04/03/2026	SCALE	AS SHOWN	DESIGNED BY	BVT	DRAWN BY	BVT	CHECKED BY	JLC
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**IRRIGATION DETAILS**

**RAISING CANE'S RESTAURANT #1503**  
CITY OF GREENACRES  
SHEET NUMBER  
**L-251**

**UNDERGROUND IRRIGATION SYSTEM**

**PART I: GENERAL**  
**1.01 SCOPE**

- A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.
- B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.
- C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

**1.02 QUALITY ASSURANCE**

- A. **Installer Qualifications:** A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.
- B. **Coordination:** Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- C. **Inspection of Site:** The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.
- D. **Protection of Existing Plants and Site Conditions:** The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.
- E. **Protection of Work and Property:** The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

F. **Codes and Inspections:** The entire installation shall comply fully with all local and state laws and ordinances and with all established codes arrange for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.

G. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

H. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

I. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.

J. **Final Acceptance:** Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work. Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.

K. **Guarantee:** All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

L. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.

M. **On-site Observation:** At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

N. **Workmanship:** All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

**1.04 SUBMITTALS**

All materials shall be those specified and/or approved by the Landscape Architect.

A. **Product Data:** After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.

B. Commence no work before approval of material list and descriptive material by the Landscape Architect.

C. **Record Drawings:** The Contractor shall record on reproducible, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.

1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blue-line prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.

2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.

3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.

4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.

5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.

6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retainings.

D. **Operations and Maintenance Manuals:** The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(s) and address(es) of local manufacturer's representative(s).

2. Catalog and parts sheets on every material and equipment installed under this Contract.

3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.

4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

**1.05 EXPLANATION OF DRAWINGS**

A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of the work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.

B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architect's attention.

C. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of non-compliance and the Contractor shall promptly comply.

F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

**PART II: PRODUCTS**

**2.01 MATERIALS**

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation, and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

**2.02 PIPING**

A. **General Provisions:** All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.

B. **Polyvinyl Chloride Pipe (PVC):** (Where indicated on plan, use non-potable purple piping.)

1. **Laterals:** PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.

2. **Main Line Under Pressure:** PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.

3. **Pipe Markings:** All PVC pipe shall bear the following markings:  
 o Manufacturer's Name  
 o Nominal Pipe Size  
 o Schedule or Class  
 o Pressure Rating of PSI  
 o NSF (National Sanitation Foundation) Approval  
 o Date of Extrusion

**2.04 PVC JOINTS**

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

**2.05 THREADED CONNECTIONS**

A. Threaded PVC connections shall be made up using Teflon tape only.

B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

**2.06 SOLVENT CEMENT**

A. **General:** Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belled end. Pipe joints for gasketed pipe to be integral ring type. Insert gaskets will not be accepted.

B. **Thrust Blocks:** Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer, 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

**2.07 PIPE AND WIRE SLEEVES**

A. **Sleeves to be installed:**

1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:

- a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.
- b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or jack and bore steel pipe as per FDOT specifications, and as shown on plans.
- c. All irrigation system wires shall be sleeved separately from main or lateral lines.
- d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire.
- e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

**2.08 SPRINKLER HEADS**

A. **Spray Sprinklers:** The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cypotec. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the lip of the unit by removal of a threaded cap.

Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A cone strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.

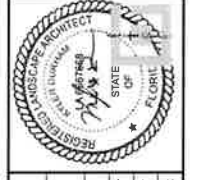
(continued...)

**GROUNDWATER / DEWATERING NOTE:**  
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
 PHONE: 954-535-5100 FAX: 954-739-2247  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35108



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
147793053	04/03/2026	AS SHOWN	BVT	BVT	JLC

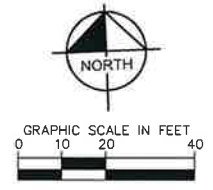
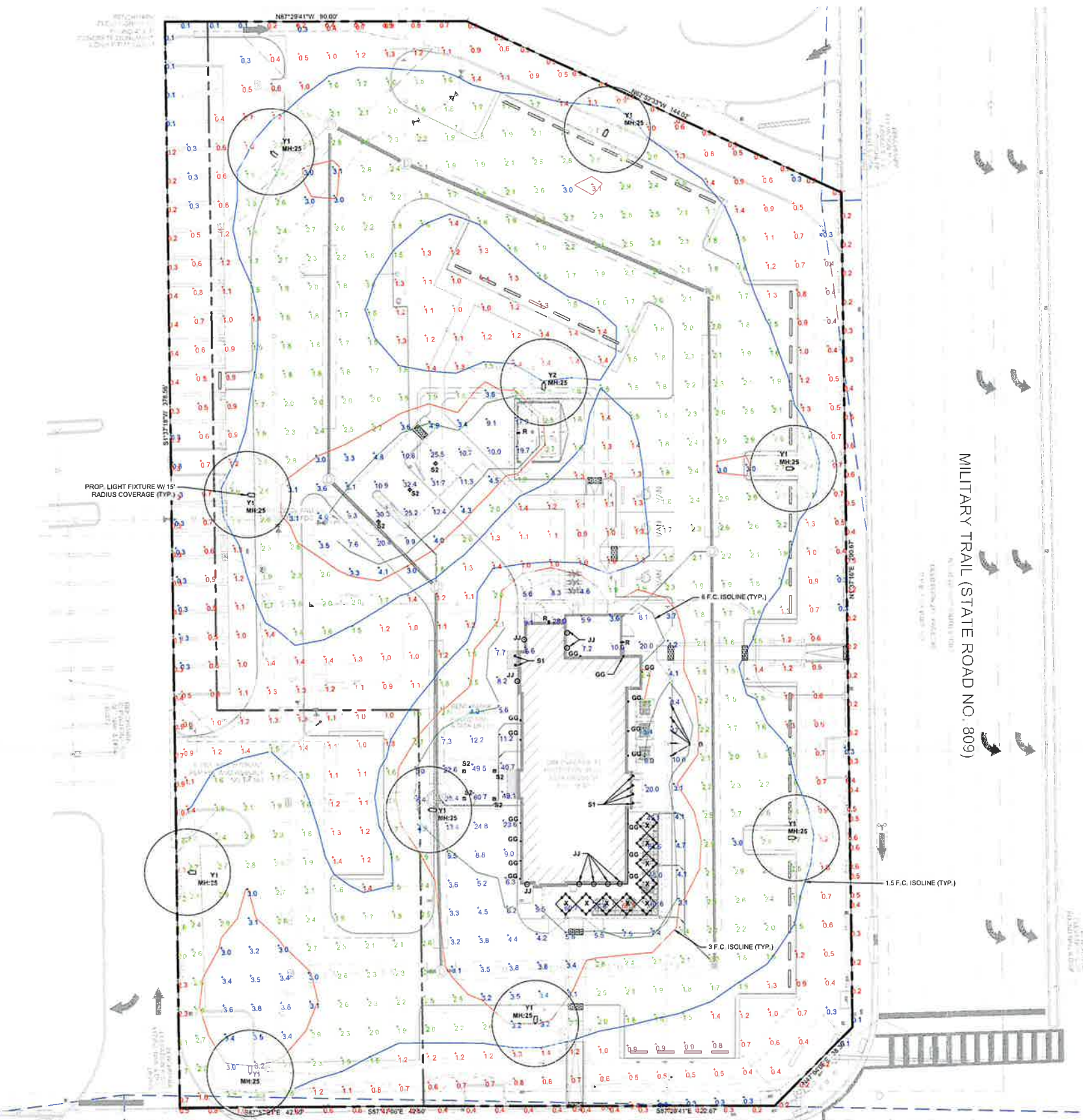
**IRRIGATION NOTES**

**RAISING CANE'S RESTAURANT #1503**  
 CITY OF GREENACRES  
 SHEET NUMBER  
**L-252**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Noted by Jones, Bahia Street, St. Johns County, FL 32057. This document is intended only for the specific project and site. It is not to be used for any other project or site. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals.



SITE LEGEND	
	CITY PCD BOUNDARY
	PROPOSED LIGHT POLE
2.6	CALCULATION POINT

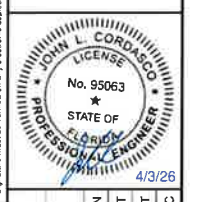
- LIGHTING NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATION AND CODES.
  - CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURER THROUGH IES FILES.
  - ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THESE CALCULATIONS.
  - THE PHOTOMETRIC ANALYSIS EXCLUDES ALL PROPOSED OFF-SITE STREET LIGHTING AND EXISTING OFF-SITE LIGHTING.
  - ALL LUMINAIRE SYMBOLS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD COORDINATE EXACT LOCATIONS AND SETBACKS AGAINST UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
  - CONTRACTOR TO FIELD VERIFY FIXTURE VOLTAGE AND FINISH WITH OWNER AND ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
  - LIGHT FIXTURES SHALL BE FULLY INTEGRATED WITH INTERIOR LIGHTING SYSTEM. PROVIDE FULLY COMPATIBLE SYSTEM THAT INCLUDES TIMECLOCK OPERATION, INTEGRAL OCCUPANCY SENSING, REMOTE ACCESS AND CONTROL FOR ADJUSTMENT OF HIGH/LOW TRIMMING, ZONING, ETC.

- CITY NOTES**
- LIGHT FIXTURES ARE DARK SKY CERTIFIED AND CONFORM TO RELEVANT STANDARDS ESTABLISHED BY INTERNATIONAL DARK SKY ASSOCIATION (IDA), THE DESIGN LIGHTS CONSORTIUM (DLC), OR EQUIVALENT.
  - ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE AND SHALL BE ARRANGED TO REFLECT LIGHT OR GLARE AWAY FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTY.

No.	REVISIONS	DATE	BY
01	CITY COMMENTS & REQUIREMENTS	04/03/2025	JLC
02	CITY COMMENTS & REQUIREMENTS	12/05/2024	JLC

**Kimley»Horn**

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 8201 PETERS ROAD, SUITE 2000, PLANTATION, FL 33324  
 PHONE: 954-555-5100 FAX: 954-759-2247  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
147793063	04/03/2025	AS SHOWN	BVT	BVT	JLC

**PHOTOMETRICS PLAN**

**RAISING CANE'S RESTAURANT #1503**

CITY OF GREENACRES, FL

Symbol	Qty	Description	Arrangement	Manufacturer	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
5	8	BH10P 151030K	Single	LED ALLUX	B	1.000	330	11.2	88	4
54	15	FM-V2E25-30	Single	ACURTY	X	1.000	801	28.7	1548.8	4
15	15	VW15-G0 41 G-00 LVX01-19W-30K-120	Single	BOCK	OG	1.000	1416	11.7	172.5	18.5
7	9	CRJ5-SC-VLW-50	Single	ACURTY	S2	1.000	9364	60	420	10
9	1	DSX1 LED P4 50K 70CR T3M HS	Single	ACURTY	Y1	1.000	14167	123.9373	1115.438	25
1	1	DSX1 LED P5 50K 70CR T5W	Single	ACURTY	Y2	1.000	17246	138.16	138.16	25
6	3	LDN650 27 151 SWH1 D	Single	ACURTY	S1	1.000	1144	17.32	155.12	10
3	3	T033-EG08-V24-LW-40C-T3-BZ	Single	RAYON LIGHTING	R	1.000	5718	36.0624	108.247	10
9	9	VW15-G0 41 G000 LVX01-19W-30K-10	Single	MODERN FORMS	JJ	1.000	610	25.6	230.4	18.5

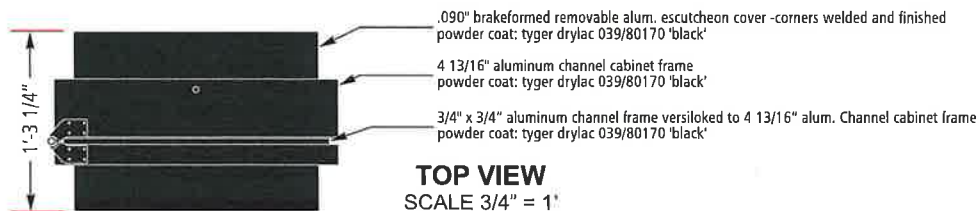
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
OVERALL SITE	Illuminance	Fc	3.33	6.7	0.3	23.0
PROPERTY LINE	Illuminance	Fc	0.52	2.3	0.1	23.00

**GROUNDWATER / DEWATERING NOTE:**  
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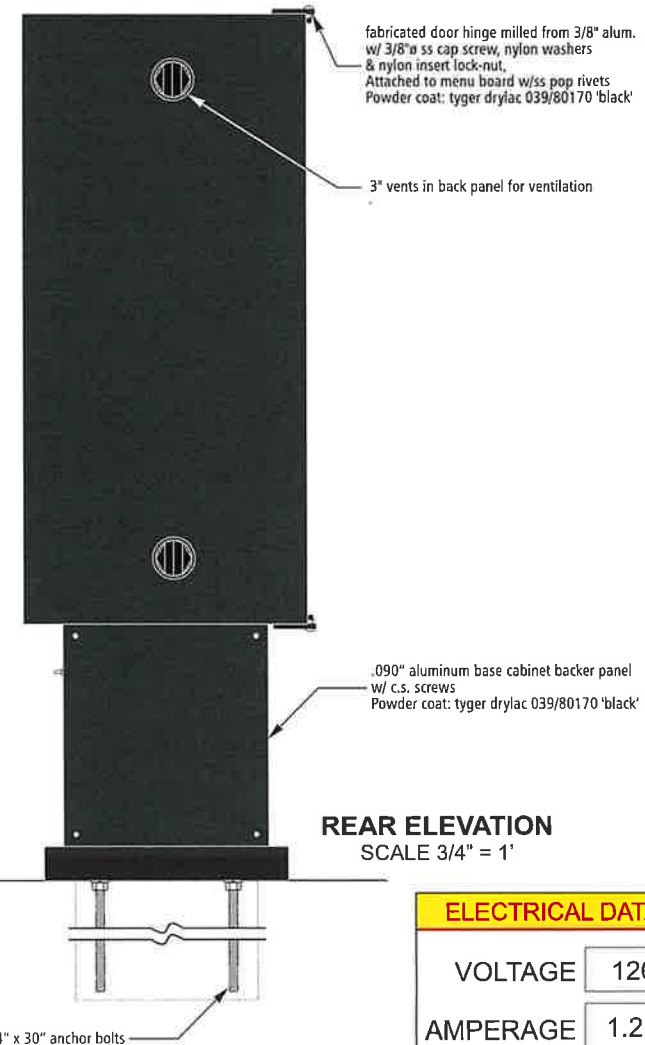
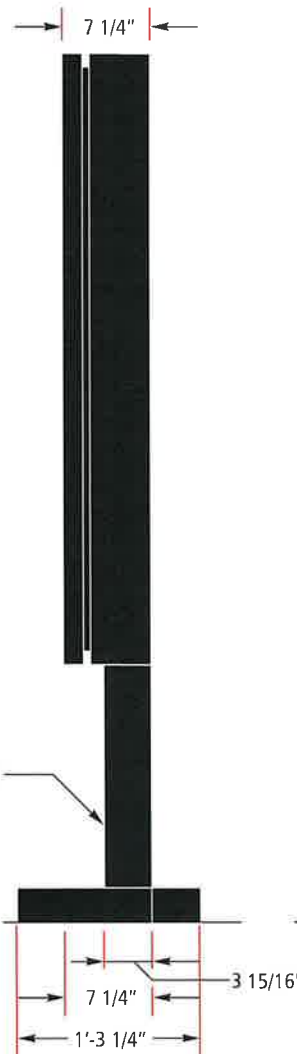
**811**  
 Know what's below.  
 Call before you dig.  
 WUD#XX-XXX



"All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements."



**8.31**  
Square Footage



ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.2

Allen Industries  
Electric Sign Compiler with UL48  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Location: Greenacres, FL  
Site ID: RC1503

Date: 02/09/2026  
Allen PM: Sina Palmquist

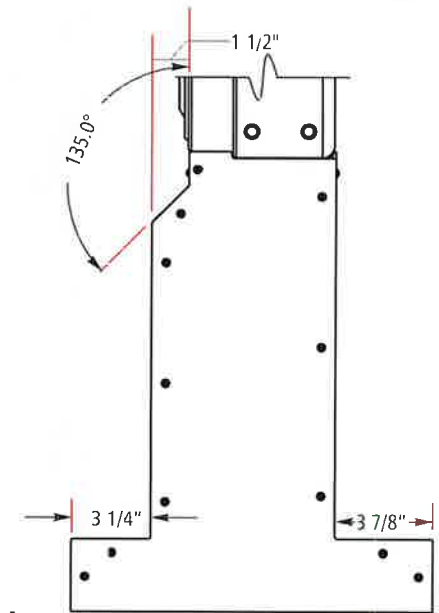
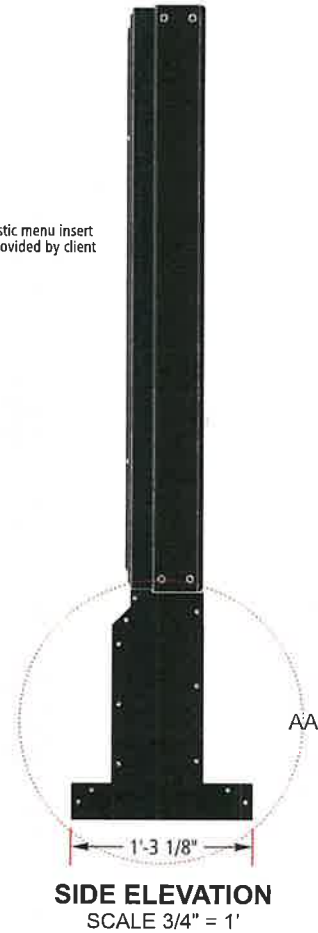
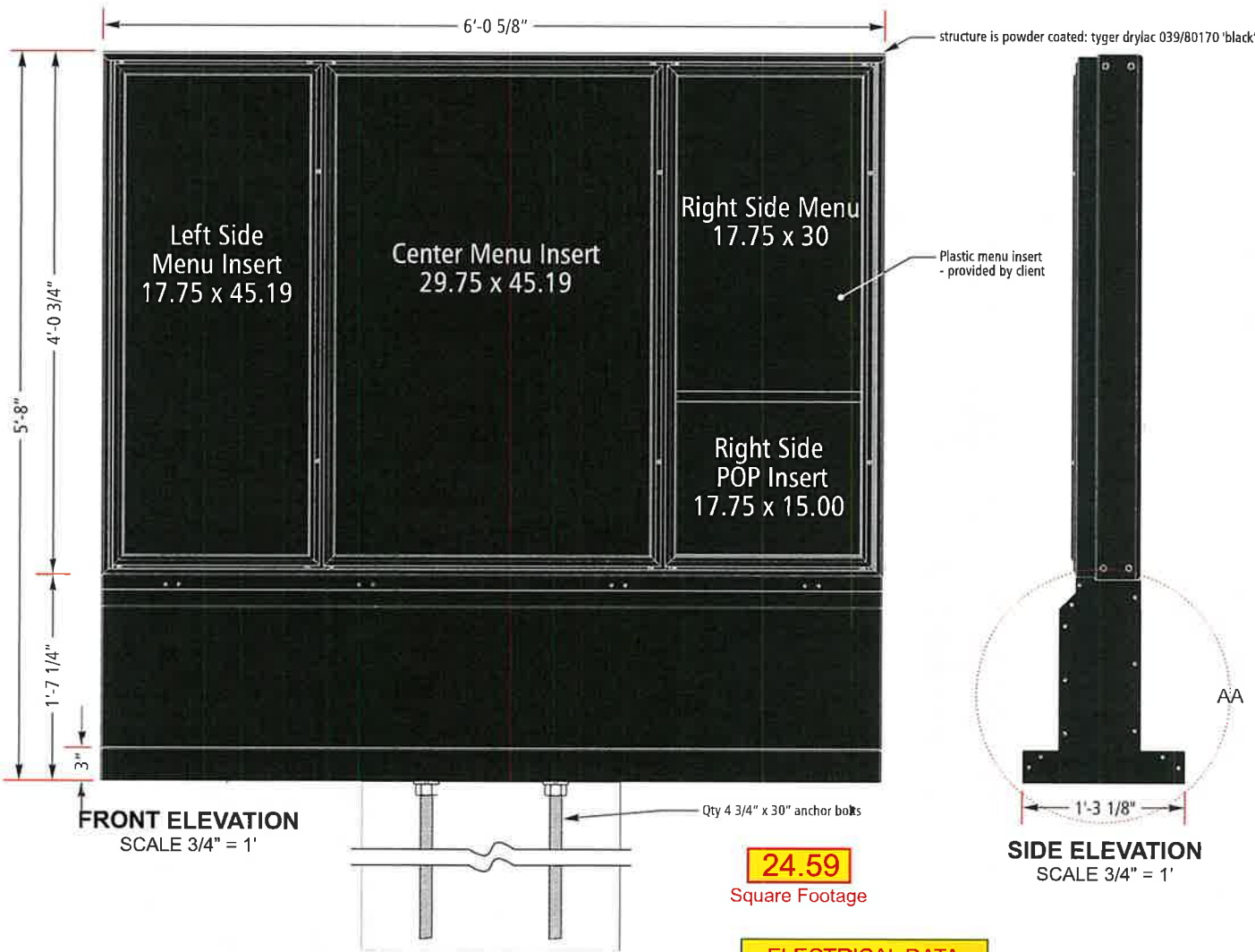
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"All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements."

08

RAI-MB-RC

CANE0020 • 3 Panel Menu board 5' 11-1/2" x6'10-7/8" w/ cladding base, door lock



**24.59**  
Square Footage

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.4



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE ELECTRICAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Location: Greenacres, FL

Date: 02/09/2026

Site ID: RC1503

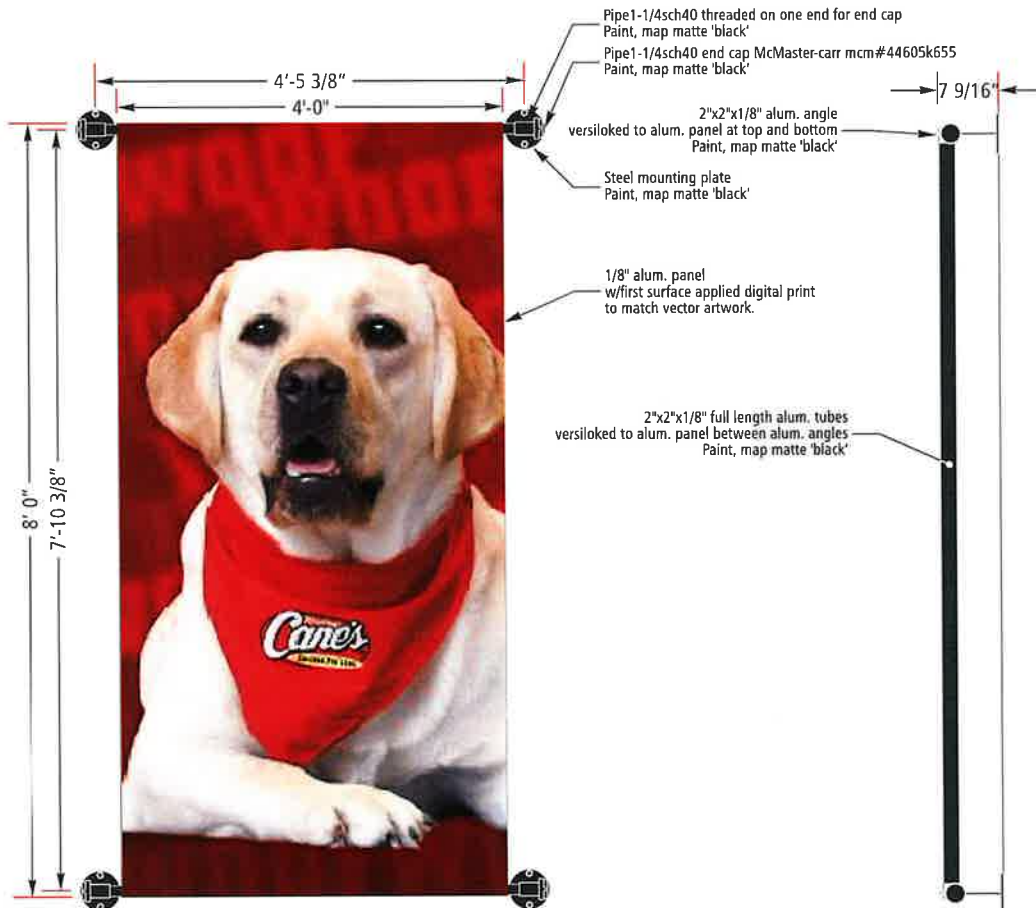
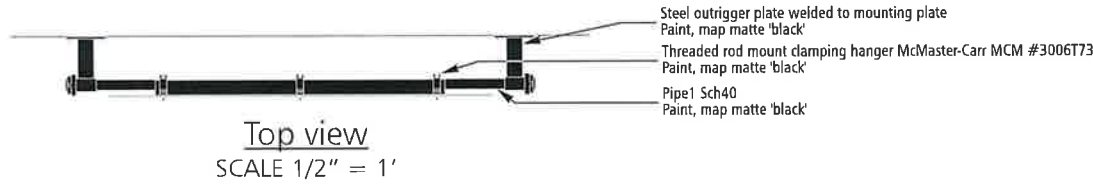
Allen PM: Sina Palmquist

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Cane0018 • red dog wall sign  
digital print (mounted to .090" backer/pipes to mount)

"All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements."



FRONT VIEW  
SCALE 1/2" = 1'

**32.00**  
Square Footage

SIDE VIEW  
SCALE 1/2" = 1'



Location: Greenacres, FL

Date: 02/09/2026

Site ID: RC1503

Allen PM: Sina Palmquist

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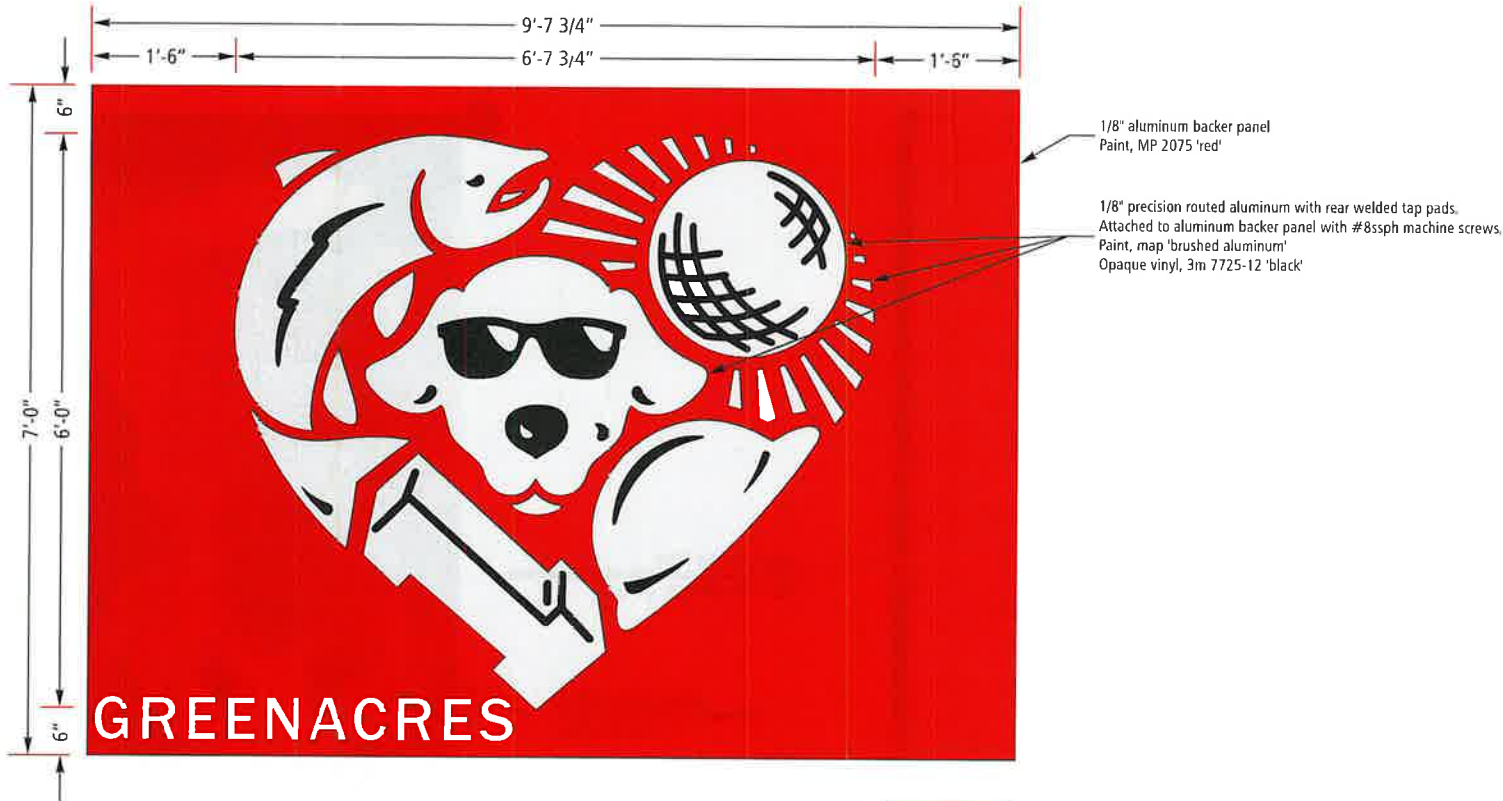


\*All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements.\*

05

RAI-OLH001-06

CANE0023 • 6' 0" x 6' 7-3/4" routec alum Red, fish, earth  
1 graphic (attaches to 7'x 9' 7-3/4" painted alum. backer)



**FRONT VIEW**  
SCALE 1/2" = 1'

**67.52**  
Square Footage

1/8" aluminum backer panel  
Paint, MP 2075 'red'

1/8" precision routed aluminum with rear welded tap pads.  
Attached to aluminum backer panel with #8ssph machine screws.  
Paint, map 'brushed aluminum'  
Opaque vinyl, 3m 7725-12 'black'



Location: Greenacres, FL

Date 02/09/2026

Site ID: RC1503

Allen PM: Sina Palmquist

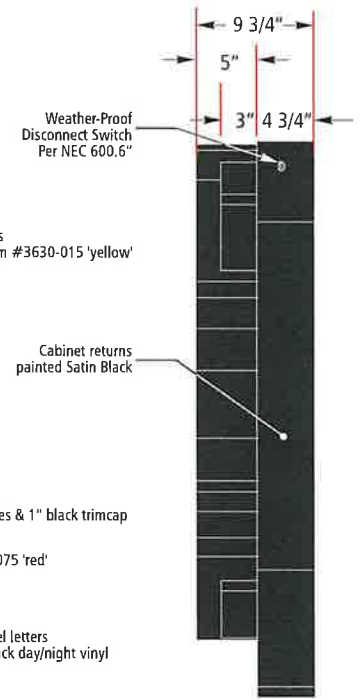
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"All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the MI-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the MI-Lake Plaza shall comply with the City sign requirements."

CANE00xx • 4'x8' Wall Sign - trimless channel face



**FACE VIEW**  
SCALE 3/4" = 1'



**SIDE VIEW**  
SCALE 3/4" = 1'

- 'raising': 3" trimless channel letters faces have first surface applied 3m #3630-015 'yellow' - returns painted 'black'
- Register mark is 'black' vinyl
- 5" channel letters w/ .125" #7328 'white' acrylic faces & 1" black trimcap - letter returns are painted 'black'
- Alum. Background is painted mp #2075 'red'
- 'chicken fingers': 3" trimless channel letters faces have first surface applied black day/night vinyl - returns painted 'black'
- 'surfboard' is first surface applied digital print



**NIGHT VIEW**  
SCALE: NTS

**25.75**  
Square Footage

**ELECTRICAL DATA**

VOLTAGE	120
AMPERAGE	1.1

**COLOR CHART**

- 3M #3630-15 'YELLOW'
- 3M #3630-73 'RED'
- 3M #3630-53 'CARDINAL RED'

Allen Industries  
Electric Sign  
Complies with  
UL48  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Location: Greenacres, FL

Date: 02/09/2026

Site ID: RC1503

Allen PM: Sina Palmquist

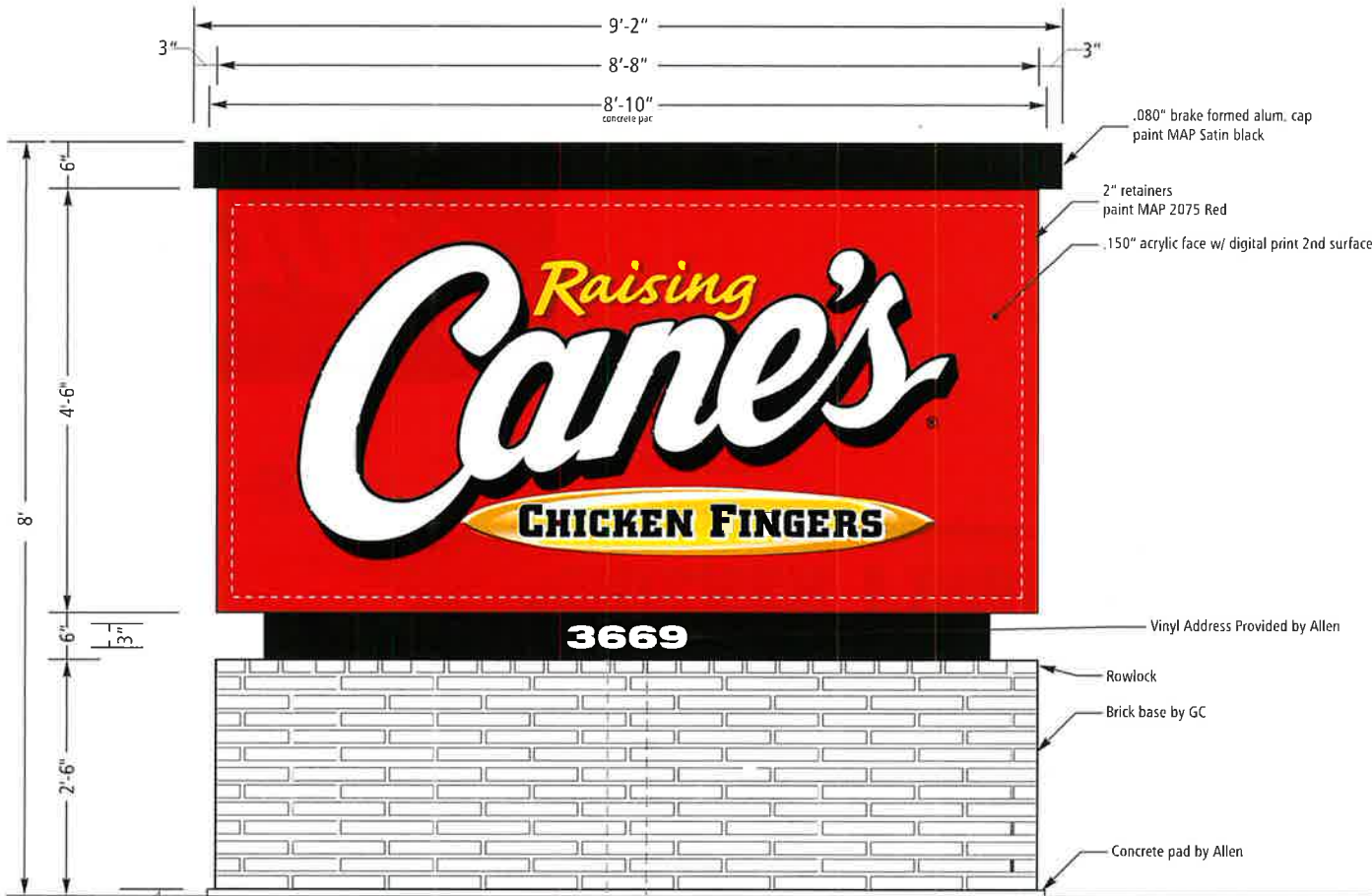
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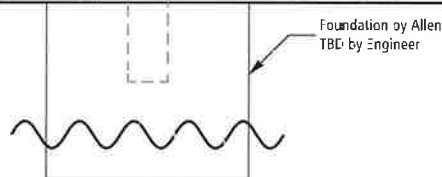
01

# Monument

CANE00## • 4'-6" x 8'-8" D/F Monument sign w/alum. cap.  
 CANE00##-STL • Steel for Custom 4'-6" x 8'-8" D/F  
 8' 0" OAH / Brick base by GC

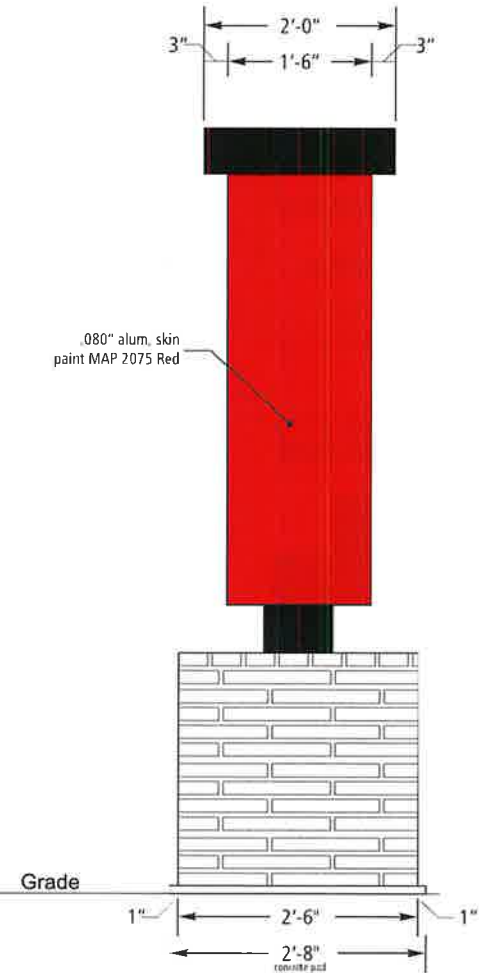


**FRONT VIEW**  
SCALE 1/2" = 1'



**ALLEN RESPONSIBLE FOR FOUNDATION**

**38.94**  
Square Footage



ELECTRICAL DATA	
VOLTAGE	TBD
AMPERAGE	TBD



Location: Greenacres, FL

Date: 02/09/2026

Site ID: RC1503

Allen PM: Sina Palmquist

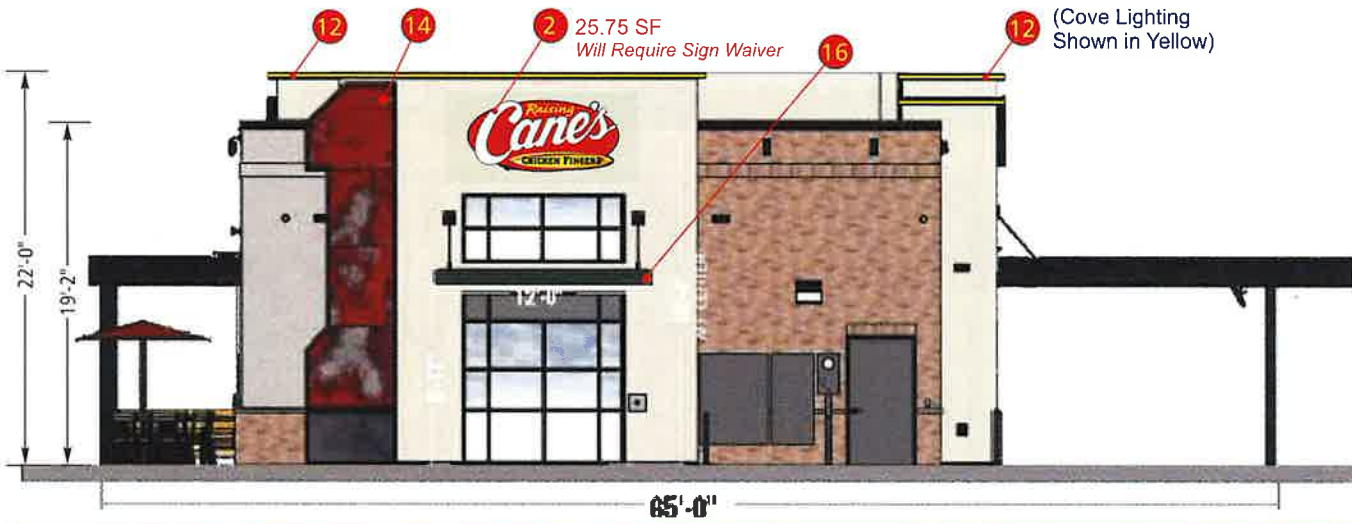
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"All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mill-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mill-Lake Plaza shall comply with the City sign requirements."

# ELEVATIONS

QTY	CODE	DESCRIPTION
02	CANE00xx RAI-WS-AT-0408-C	4'x8' Wall Sign
06	CANE0018 RAI-BAN001-D-R	Red Dog Banner
12	CANE0019 RAI-COV001	Cove Lighting
14	CANE00xx	One Tower (Custom Rear)
16	Canopy RAI-CAN12-144-42	Canopy 10"x3'-6"x12'-0"



## NORTH ELEVATION

Scale: 3/32"=1' Allowed 97.50 SF



## EAST ELEVATION

Scale: 3/32"=1' Allowed 158.37 SF



Location: Greenacres, FL

Date: 02/09/2026

Site ID: RC1503

Allen PM: Sina Palmquist

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Page: 8 of 21



"All signage shall comply with the Sign Program for the Raising Cane's Restaurant, and the Master Sign Plan (MSP) for the Mil-Lake Plaza. Any sign element not specifically addressed in the Sign Program for the Raising Cane's Restaurant or the approved MSP for the Mil-Lake Plaza shall comply with the City sign requirements."

# ELEVATIONS



QTY	CODE	DESCRIPTION
02	4 CANE00xx RAI-WS-AT-0408-C	4'x8' Wall Sign
05	1 CANE0023 RAI-OLH001-06	One Love Heart
12	~ CANE0319 RAI-COV001	Cove Lighting
13	1 CANE00xx	One Tower (Custom Front)
15	1 Canopy RAI-CAN1Z 78-42	Canopy 10"x3'-6"x6'-6"

## SOUTH ELEVATION

Scale: 3/32"=1' Allowed 96.75 SF



## WEST ELEVATION

Scale: 3/32"=1' Allowed 158.25 SF



Location: Greenacres, FL

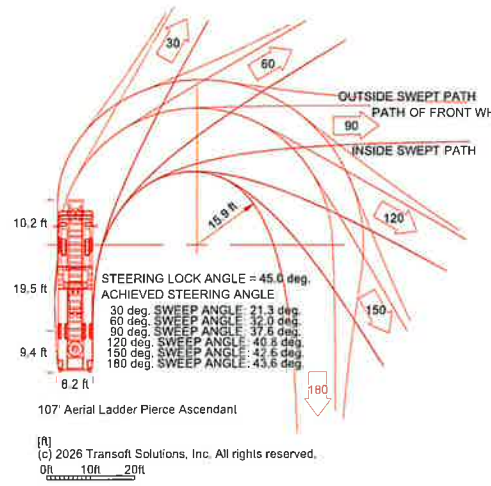
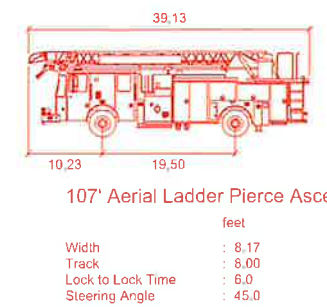
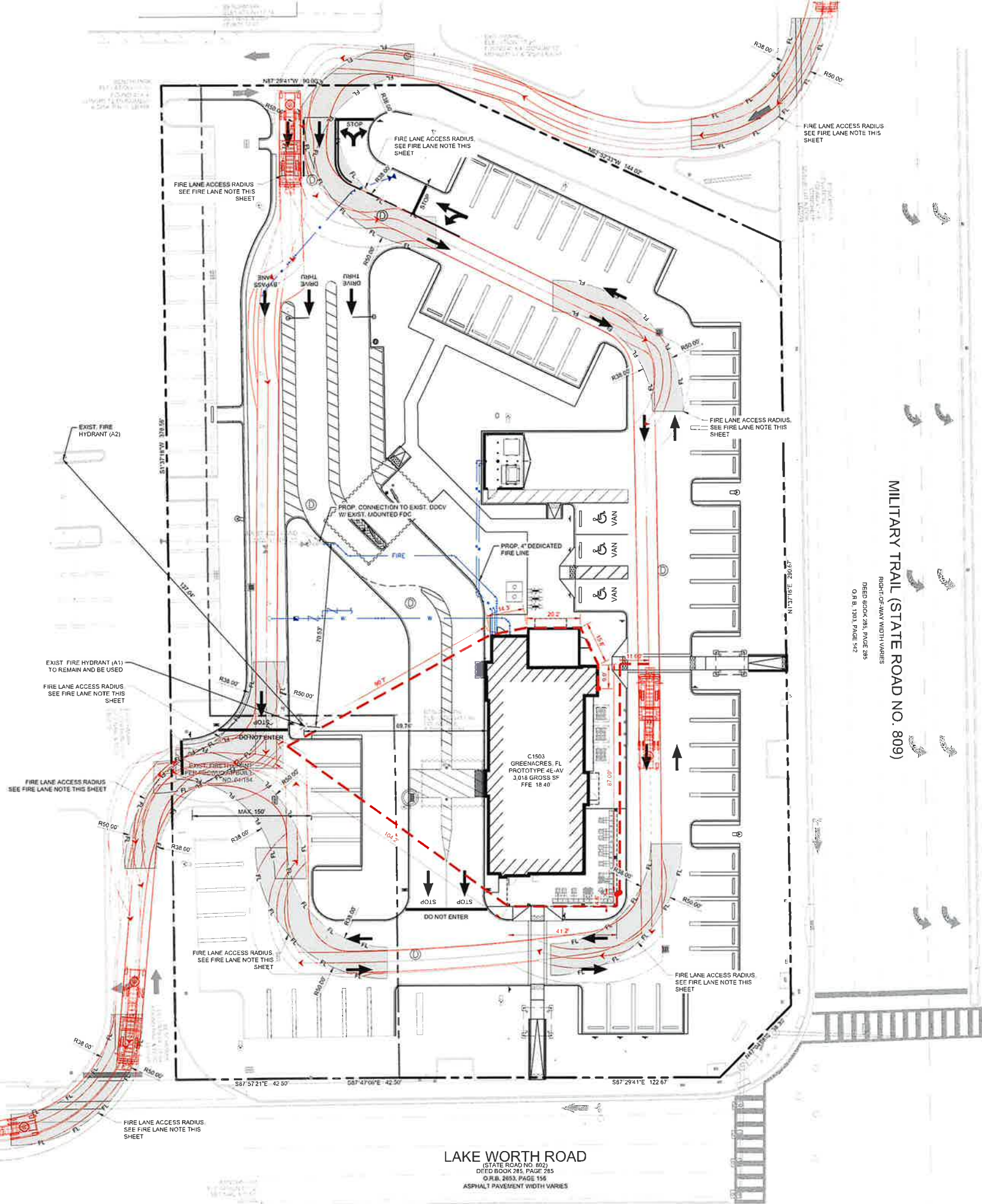
Date: 02/09/2026

Site ID: RC1503

Allen PM: Sina Palmquist

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Project: RAISING CANE'S RESTAURANT #1503, MILITARY TRAIL & LAKE WORTH TRAIL, MILITARY TRAIL ACCESS PLAN, April 02, 2025, 09:25:13am, KJFTL, CHUCKLE, 160114733033, Planning Camp, C-1503, Military Trail & Lake Worth Trail Access Plan, Fire Plan, 2025. This document, together with the comments and drawings submitted herewith, is intended only for the specific purpose and client for which it was prepared. Reproduction or use of any part hereof without the written authorization of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### LEGEND

- CITY PCD BOUNDARY
- COUNTY PLAT LINE
- EASEMENT LINE
- PROPOSED WATER LINE
- FIRE TRUCK HOSE REACH (150 MAX. FOR EACH ROUTE)
- END OF HOSE LAY
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED DRAINAGE MANHOLE
- EXISTING UNDERGROUND TELEPHONE & ELECTRIC LINE
- EXISTING STORM DRAINAGE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING DDCV AND MOUNTED FDC

### SITE DATA

PARCEL A OF "MIL-LAKE CVS"

PARCEL CONTROL NO. (PCN)	18-42-44-24-38-001-0000
EXISTING ZONING	CI-COMMERCIAL INTENSIVE
EXISTING USE	SMALL DISCOUNT STORE
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
PCD BOUNDARY SIZE	84,971 SF / 1.94 AC
GROSS BUILDING AREA	3,018 GROSS SF
PROPOSED BUILDING TYPE	V-B
PROPOSED PATIO AREA	812 SF
PROPOSED CORRAL AREA	285 SF
PROPOSED ROOF AREA	3,273 SF
BUILDING TOTAL AREA	3,558 SF
FLOOR AREA RATIO (FAR)	0.036 (3.5%)
IMPERVIOUS VS PERVIOUS AREA (PCD BOUNDARY)	
IMPERVIOUS (SF)	60,583
PERVIOUS (SF)	23,988
BUILDING HEIGHT (CI-ZONING DISTRICT)	
MAXIMUM	35'
PROPOSED	22'-0"
HOURS OF OPERATIONS <sup>1</sup>	
OPEN	9:00 AM
CLOSE	3:30 AM
ESTIMATED OCCUPANCY	
INDOOR (FBC)	104
EMPLOYEES AND SEATING	
NUMBER OF EMPLOYEES	8
INTERIOR SEATING	72
EXTERIOR PATIO SEATING	41
TOTAL SEATING	113

### FIRE FLOW CALCULATIONS

SYSTEM DEMAND	DENSITY (GP/WSF)	AREA (SF)	TOTAL SYSTEM (GPM)	HOSE ALLOWANCE (GPM)	TOTAL GPM FOR SYSTEM
ORDINARY 2	0.2000	1500	300	250	550

#### FIRE FLOW NOTES:

THE REQUIRED TOTAL FIRE FLOW IS 550 GPM

A. THE KITCHEN FALLS UNDER ORDINARY HAZARD GROUP 2 AND THEREFORE REQUIRES 250 GPM (PER NFPA 13, 2019 EDITION TABLE 19.2.3.1.2 FOR HOSE ALLOWANCE)

B. IT IS REQUIRED TO PROVIDE DEMAND FOR 1500 SF OF COVERAGE (PER NFPA 13, 2019 EDITION TABLE 19.2.3.1.1)

C. ORDINARY HAZARD GROUP 2 REQUIRES A DENSITY OF 0.2 GP/WSF OR 300 GPM

D. REFERENCE FIRE FLOW RESULTS FROM SPRINKLERMATIC FIRE PROTECTION SYSTEMS, INC., DATED JUNE 25, 2025

STATIC PRESSURE: 55 PSI  
RESIDUAL PRESSURE: 50 PSI  
20 PSI RESIDUAL FLOW: 3035 GPM

#### FIRE SPRINKLER NOTES:

1. THE PROPOSED BUILDING SHALL BE FULLY SPRINKLERED PER NFPA 13, 2019 EDITION AND MONITORED FIRE ALARMS PER NFPA 72.

### FIRE FLOW RESULTS - PERFORMED BY SPRINKLERMATIC ON 06/25/2025

FLOW HYDRANTS	A1	A2
SIZE OPENING	2.5	2.5
COEFFICIENT	0.9	0.9
PITOT READING	40	
TOTAL FLOW (GPM)	1061	

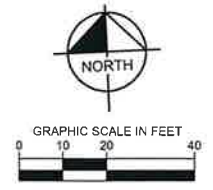
- #### FIRE FLOW RESULTS:
- FIRE HYDRANT FLOW TEST AND REPORT WAS PERFORMED BY SPRINKLERMATIC, DATED 06/25/2025.
  - TOTAL FLOW DURING TEST = 1061 GPM
  - STATIC READING = 55 PSI
  - RESIDUAL = 50 PSI
  - AT 20 PSI RESIDUAL = 3035 GPM
  - AT 0 PSI RESIDUAL = 3874 GPM
  - ESTIMATED CONSUMPTION = 5306 GAL

### PARKING TABLE

	REQUIRED	PROPOSED
STANDARD PARKING	38 SPACES	76 SPACES
ACCESSIBLE	2 SPACES	3 SPACES
TOTAL PARKING	40 SPACES	79 SPACES <sup>1</sup>
BICYCLE PARKING		
BICYCLE PARKING (EACH)	5 SPACES	6 SPACES

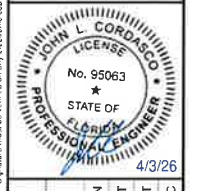
- #### NOTES:
- PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 1 SPACE PER 3 PERSONS NORMALLY ACCOMMODATED, AND BICYCLE PARKING SPACES REQUIRED IS 1 SPACE PER 20 VEHICULAR PARKING SPACES - OR A MINIMUM OF 5 BICYCLE PARKING SPACES, PER PRE-DEVELOPMENT REPORT PROVIDED BY CCS, DATED 06/07/2025.
  - DELIVERIES TO OCCUR ONLY DURING RESTAURANT'S NON-OPERATING HOURS (BEFORE OPENING AND/OR AFTER CLOSING)
  - OPERATIONAL HOURS CONSIDER DRIVE THRU ALONG WITH INDOOR AND OUTDOOR DINING.
  - HEIGHT MEASURED IS FROM GROUND LEVEL TO TOP-OF-TOWER.
  - SHARED PARKING IS ALSO AVAILABLE TO SERVE THE SITE - AS PART OF THE MILLAKE PLAZA SHOPPING CENTER.

**GROUNDWATER / DEWATERING NOTE:**  
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.



NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 PHONE 954-535-5100 FAX 954-799-2247  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 45106



KHA PROJECT	147793053
DATE	04/03/2025
SCALE	AS SHOWN
DESIGNED BY	BVT
DRAWN BY	BVT
CHECKED BY	JLC

## FIRE ACCESS PLAN

**RAISING CANE'S RESTAURANT #1503**

CITY OF GREENACRES

SHEET NUMBER **C-700**