

Coconut Palm Plaza  
Planned Unit Development  
**PROJECT NARRATIVE**

July 11, 2025

## INTRODUCTION

On behalf of the applicant and owner, Cornerstone PBG LLC, we are pleased to formally request an amendment to the Future Land Use Map and Zoning Map (Rezoning) concurrently with the Planned Unit Development (PUD) master plan for the subject property located at 12422 Northlake Boulevard. The subject property is approximately 11.25 Acres and is located on the southeastern side of Northlake Boulevard and Coconut Boulevard. The applicant is proposing to construct three (3) structures on the plaza including a 10,400 SF Off Campus Emergency Department, 5,000 SF Convenience Store and 38,500 SF Medical Office. This request is a result of increased market demand for medical uses throughout Palm Beach County, with a variety of medical tenants searching for office space along Northlake Boulevard and PGA Boulevard. Given the subject site's proximity to the newly constructed Avenir Health Park, this project seeks to provide complimentary use along the western Northlake corridor, providing services to a wide range of clientele. Additionally, the uses proposed within this application are unique to the western Northlake area, as this will provide the first gas station and off campus emergency department along this corridor. The proposed uses paired with the pedestrian connections and pathways along Northlake Boulevard and Boulevard align with the long-range development plan for Northlake Boulevard west of I95, further promoting and building upon the growth initiated by Avenir and providing beneficial uses to the nearby residents.

## PROJECT TEAM

**Applicant/Owner:**

Cornerstone PBG LLC  
11989 SW Seahorse Springs Terrace  
Port Saint Lucie, FL 34987

**Planner & Landscape Architect:**

Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561.747.6336

**Convenience Store Architect:**

Relevant Studio  
600 1st St, Suite B02  
Rogers, AR 72756

**OCED Architect:**

E4H Architecture  
501 Elm St #500  
Dallas, TX 75202

**Medical Office Architect:**  
Davis Stokes Collaborative P.C  
7121 Crossroads Blvd  
Brentwood, TN 37027

**Surveyor:**  
Engenuity Group, Inc.  
1280 N. Congress Ave, Suite 101  
West Palm Beach, FL 33409  
561.655.1151

**Traffic Consultant:**  
Simmons & White  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, Florida 33407  
561.478.7848

**Engineer:**  
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## PROJECT LOCATION

The subject property is located at 12422 Northlake Boulevard, Palm Beach Gardens 33418. The property is located on the southeastern side of the intersection of Northlake Boulevard and Coconut Boulevard. The total site area is approximately 11.18 acres. The property currently does not have a Palm Beach Gardens future land use or zoning designation due to its recent annexation into the city from unincorporated Palm Beach County. The applicant is proposing a PUD with an underlying Commercial zoning designation and a Commercial FLU.

### Surrounding Land Use and Zoning

| Adjacent Property | Future Land Use     | Zoning District         | Land Use                  |
|-------------------|---------------------|-------------------------|---------------------------|
| <b>North</b>      | Northlake Boulevard | Northlake Boulevard     | Northlake Boulevard       |
| <b>South</b>      | RR 2.5              | AR                      | Single Family Residential |
| <b>East</b>       | Residential Low     | Residential Low Density | Single Family Residential |
| <b>West</b>       | N/A                 | N/A                     | N/A                       |

## BACKGROUND

Prior to annexation, the subject property achieved numerous approvals from Palm Beach County. The property & approval history are as follows:

- **April 4, 2002** – Request to rezone the subject property from AR to PO.

- **July 24, 2013** – Request a FLU amendment from RR-20 to CL for purposes of a commercial development, however, this application was denied.
- **June 14, 2019** – Application for a Large-Scale Future Land Use Amendment from RR-20 to CL deemed sufficient contingent on TPS approval. However, this application was put on hold due to an Avenir development directly to the north of the subject property.
- **November 4, 2021**- The zoning commission approved the three (3) zoning variances to allow partial elimination of the Type 3 incompatibility landscape buffer along the northernmost 447’ of the eastern property line to 5’ ft in width and to reduce planting requirements along the landscape buffer.
- **November 22, 2021**- The Board of County Commissioners approved the Future Land Use amendment from RR-20 to CL and the rezoning PO to MUPD. At this time, the BCC also approved the Class A Conditional use to allow Retail Gas and Fuel Sales with a Convenience Store.
- **May 4, 2023** – Palm Beach Gardens City Council approved Ordinance 9, 2023, annexing a contiguous and compact area of unincorporated real property comprising a total of 301.64 acres, generally located on the south side of Northlake Boulevard.

## SITE PLAN

As previously mentioned in this project narrative, this proposal stems from the increasing market demand for medical uses in the immediate area, as well as filling a void experienced by the surrounding community by providing uses that positively contribute to the future growth of the Northlake Corridor west of I95. The applicant is proposing to provide a 5,000 SF convenience store with 16 fueling stations, a 10,400 SF off campus emergency department (OCED), and a 38,500 SF Medical Office building to anchor the site. In addition to providing a market and community need, the site promotes enhanced pedestrian connectivity throughout the corridor, providing meandering sidewalks with a network of pathways connecting the buildings to the adjacent roadways. The applicant is committed to not only enhancing the visitor experience, but also the quality of life of the employees within each building. This has been achieved by providing a shaded plaza area between the convenience store and the OCED, ensuring guests and employees have an area to sit and relax. The aforementioned pedestrian path network has been strategically designed to incorporate the lake located at the southeast corner of the site in addition to the existing preserve. This is open to the public and will provide a great benefit to the neighboring residents to the south as well as visitors of the site. A comprehensive analysis of the site data is provided below as follows:

### SITE DATA

Coconut Palm Plaza  
PUD  
Project Narrative  
February 21, 2025  
Revised July 11, 2025

|  |                        |
|--|------------------------|
| Total Project Area                           | 11.245 AC (489,840 SF) |
| Impervious Area                              | 230,503 (47%)          |
| Pervious Area                                | 259,337 (53%)          |
| Gross Floor Area                             | 53,900 SF              |
| OCED   | 10,400 SF              |
| CONVENIENCE STORE                            | 5,000 SF               |
| MEDICAL OFFICE                               | 38,500 SF              |
| <b>PARKING (Spaces)</b>                      |                        |
| OCED (10,400/200)                            | 52                     |
| Medical Office (38,500/200)                  | 199                    |
| Convenience Store w/ Gas<br>(5,000/200, 8/2) | 41                     |
| Total Required Parking                       | 292                    |
| Total Provided Parking                       | 295                    |

The proposed Planned Unit Development shall be limited to the following uses, consistent with the CG-1 zoning district, as follows:

| <b>RESIDENTIAL</b>   |                       |
|--|-----------------------|
| Assisted Living Facility                                   | Major Conditional Use |
| Hotel  | Major Conditional Use |
| <b>RETAIL &amp; COMMERCIAL</b>                             |                       |
| Antique Shop   | Permitted Use         |
| Appliance & Electronics Store                              | Permitted Use         |
| Bakery   | Permitted Use         |
| Bicycle Sales & Repair                                     | Permitted Use         |
| Bookstore  | Permitted Use         |
| Clothing and Accessory Store                               | Permitted Use         |
| Consignment Shop   | Permitted Use         |
| Convenience Store w/ Gas Sales                             | Minor Conditional Use |
| Convenience Store w/o Gas Sales                            | Permitted Use         |
| Department Store   | Permitted Use         |
| Drug Store or Pharmacy, General                            | Permitted Use         |
| Drug Store or Pharmacy, Limited                            | Permitted Use         |
| Floral or Florist Shop                                     | Permitted Use         |
| Fruit and Vegetable Market                                 | Permitted Use         |
| Gift and Card Shop   | Permitted Use         |
| Grocery Store, Retail                                      | Permitted Use         |
| Hardware, Paint, Glass, Wallpaper and Floor covering Store | Permitted Use         |
| Hobby, Fabric, and Craft Shop                              | Permitted Use         |

|   |                       |
|---|-----------------------|
| Jewelry Store, including Repair of Jewelry and Clocks | Permitted Use         |
| Medical and Dental Supply Sales                       | Permitted Use         |
| Microbrewery/Craft Brewery/Brew Pub                   | Major Conditional Use |
| Membership Club, Retail or Wholesale                  | Major Conditional Use |
| Pet Grooming Shop                                     | Permitted Use         |
| Pottery Shop  | Permitted Use         |
| Restaurant, General                                   | Permitted Use         |
| Restaurant, Fast Food with or w/o Drive Through       | Major Conditional Use |
| Restaurant, Specialty                                 | Permitted Use         |
| Restaurant, Take Out                                  | Permitted Use         |
| Retail, General                                       | Permitted Use         |
| <b>PERSONAL SERVICES</b>                              |                       |
| Automatic/Self-Serve Car Wash                         | Minor Conditional Use |
| Bank w/ Drive Through                                 | Minor Conditional Use |
| Bank w/o Drive Through                                | Permitted Use         |
| Banquet Facility                                      | Major Conditional Use |
| Barber/Beauty Shops/Salon                             | Permitted Use         |
| Clinic, Medical or Dental                             | Permitted Use         |
| Data Processing Service                               | Permitted Use         |
| Daycare, Child and Adult                              | Major Conditional Use |
| Dry Cleaning  | Permitted Use         |
| Electronic Repair                                     | Permitted Use         |
| Express or Parcel Delivery Office                     | Permitted Use         |
| Extermination Service                                 | Permitted Use         |
| Health, Physical Fitness, Weight Reduction            | Minor Conditional Use |
| Laboratory, Dental or Medical                         | Minor Conditional Use |
| Laundry, Self Service                                 | Permitted Use         |
| Laundry and dry-cleaning Pickup Station               | Permitted Use         |
| Locksmith   | Permitted Use         |
| Mail and Packing Store, Private                       | Permitted Use         |
| Massage Therapist/Spa                                 | Permitted Use         |
| Medical Spa   | Permitted Use         |
| Personal Services (General)                           | Permitted Use         |
| Picture Framing                                       | Permitted Use         |
| Photo Studio and Processing                           | Minor Conditional Use |
| Print Shop  | Minor Conditional Use |
| Self Service Storage                                  | Major Conditional Use |
| Shoe Repair   | Permitted Use         |
| Studio, Instructional                                 | Permitted Use         |
| Studio, Professional                                  | Permitted Use         |

|  |                       |
|--|-----------------------|
| Tailor Shop                              | Permitted Use         |
| Travel Agency                            | Permitted Use         |
| Urgent Care                              | Permitted Use         |
| Video Game and Amusement Parlor          | Permitted Use         |
| <b>OFFICE</b>                            |                       |
| Counseling Services                      | Permitted Use         |
| Employment Office                        | Permitted Use         |
| Interior Design, including Sales         | Permitted Use         |
| Office, Medical or Dental                | Permitted Use         |
| Office, Professional and Business        | Permitted Use         |
| Optical, Optician or Optometrist Offices | Permitted Use         |
| Veterinary Office and Clinic             | Permitted Use         |
| <b>PUBLIC AND INSTITUTIONAL</b>          |                       |
| Hospital, Public or Private              | Major Conditional Use |
| OCED                                     | Major Conditional Use |

Convenience Store - Food Tenant

The proposed tenant within the convenience store will operate as a fast casual restaurant with a primary focus on to-go orders and limited indoor seating. The establishment will be open daily from 6:00 AM to 10:00 PM, providing quick-service meals throughout the day. Staffing will consist of approximately three (3) employees per shift, responsible for food preparation, customer service, and general operations. The tenant will maintain minimal on-site dining to prioritize efficiency and accommodate customers seeking convenient meal options in a timely manner.

Landscape Design

The landscape design balances native and formal elements to create a structured and cohesive environment. The entry experience from NLB features a formal arrangement of Royal palms, establishing a defined arrival sequence. Throughout the site, primary circulation routes are reinforced with alleys of Gumbo Limbos, royal palms, live oaks, and gumbo limbos, enhancing movement and spatial organization. A mix of native shade trees, including live oaks, gumbo limbos, and clusters of curved sabal palms, provides shade while maintaining a clean and orderly aesthetic throughout the property. All selected plant species are non-toxic and safe wildlife. Perimeter buffers meet the requirements outlined in the city’s land development code, ensuring compliance while integrating the project into its surroundings. The overall design is formal, functional, and visually cohesive.

The site also features a centrally located plaza area to encourage outdoor use and is enhanced with shade trees of Bay Rum, bridal veil tree and Christmas palms which all emphasizes the plaza area. The site's pedestrian circulation is well connected from both Northlake Boulevard and Coconut Boulevard and also loops around the lake featuring native planting.

### Architecture

The site's architecture exhibits a linear orthogonal design featuring tilt up plane construction which is equipped to efficiently handle hurricane force winds and ease heat loads, promoting sustainable building practices. Each building has strategically been designed utilizing contemporary architectural elements which are unique to traditional medical uses. A variety of textures have been incorporated, utilizing smooth and rough or ribbed materials and planes. Height variation was of the utmost important to the project architects with each building implementing various heights to maintain a diverse frontage onto Northlake Boulevard and Coconut Boulevard. The proposed color palette complements the contemporary style architecture with a modernist greyscale palette while also implementing colored accents.

### Pedestrian Connectivity

As part of the ongoing commitment to enhancing pedestrian connectivity and promoting a vibrant streetscape, we are implementing several key improvements along Northlake Boulevard and Coconut Boulevard to support current and future development. Along Northlake Boulevard, a 10-foot-wide meandering sidewalk is being introduced, designed to provide a safe and enjoyable pedestrian experience while encouraging walkability within the corridor. This sidewalk is complemented by a thoughtfully designed pedestrian plaza and seating area, creating a welcoming public space for both residents and visitors. Along Coconut Boulevard, the project includes paver-style ingress and egress driveways that enhance both aesthetics and functionality, framed by lush, native landscaping that contributes to the overall visual appeal and environmental quality of the area. These enhancements are aligned with the City of Palm Beach Gardens' long-term vision for sustainable, people-oriented development.

### Reduced parking space dimensions (Sec. 78-345)

- a. *Additional open space.* Additional open space, at a ratio of 1.5 square feet for each square feet of paved parking area that is reduced through the use of smaller parking spaces shall be provided. The additional pervious open space shall be provided as additional landscaping, pedestrian amenities, or vegetative preserve areas, and shall be calculated and identified on the project site plan.

$$18.5 \times 10 = 185$$

$$18.5 \times 9.5 = 175.75$$

$$185 - 175.75 = 10.75$$

$$10.75 \times 290 = 3,117.5$$

$$3,117.5 \times 1.5 = 4,676.25 \text{ additional open space provided.}$$

Waiver Request

The applicant is requesting approval of 1 waiver to the setback requirements for dumpster enclosures, 1 waiver to the minimum landscape buffer width, and 3 waivers to the city’s signage requirements. The requested waivers are as follows:

| # | Section          | Code  | Required | Proposed | Waiver  |
|---|------------------|---|----------|----------|---|
| 1 | 78-285: Table 24 | Permitted Signs- Ground Sign (2)                  | 4        | 5        | Exceed number of Ground Signs                                 |
| 2 | 78-285: Table 24 | Permitted Signs – Ground Sign (2)                 | 3        | 6        | Exceed number of primary tenant wall signs                    |
| 3 | 78-285: Table 24 | Permitted Signs – Ground Sign (2)                 | 6”       | 4”       | Reduce minimum “secondary” letter height for ground signs     |
| 4 | 78-378.h         | Dumpsters – enclosure setbacks from property line | 20’      | 15’      | Reduce minimum setback for a dumpster enclosure               |
| 5 | 78-319.a         | Minimum landscape buffer                          | 8’       | 5’       | Reduce minimum landscape buffer along east access drive aisle |

Approval of the requested waivers will facilitate a more cohesive, context-sensitive, and visually compatible development along the Northlake Boulevard corridor, supporting the City’s long-term vision for the area. The proposed signage waivers are carefully considered and necessary due to the site’s unique configuration, including atypical ingress and egress points resulting from the irregular parcel shape. These conditions impact visibility and warrant a tailored signage approach to ensure safe and effective wayfinding. All proposed buildings maintain visibility from both Northlake Boulevard and Coconut Boulevard, supporting an appropriate and proportionate increase in wall signage to ensure tenant identification is clear and consistent across both frontages. Furthermore, the requested reduction in minimum letter height for ground signs applies solely to secondary text elements, as determined by City staff, thereby preserving legibility while allowing for more refined and aesthetically pleasing signage that retains the full tenant name. Collectively, these waivers promote a well-integrated design solution that balances functionality, aesthetics, and long-term compatibility with surrounding development.

In addition to the signage waivers, a fourth waiver is requested to reduce the required side setback for a dumpster enclosure by 5 feet. This adjustment is essential to accommodate adequate drive aisle widths, parking stall configurations, and surrounding landscape areas necessary to support the site's operational and design efficiency. The adjacent parcel is currently upland preserve, and any potential impacts from the reduced setback will be fully mitigated through enhanced landscape screening surrounding the enclosure. This approach ensures that the visual and environmental integrity of the site and surrounding areas is maintained.

The fifth and final waiver is a reduction of the required 8-foot landscape buffer around the perimeter of the site. This is unable to be met on the northeast side of the property adjacent to the access drive aisle onto Northlake Boulevard. Given the irregular site configuration, approval of this waiver is essential in providing adequate access and traffic circulation within the site.

#### Waiver Criteria

*Criteria.* A request for the city council to approve a waiver from one or more of the standards and requirements applicable to a planned development, PUD, or PCD shall comply with a majority of the criteria listed below:

1. The request is consistent with the city's comprehensive plan.

***Response: The requested waivers are fully consistent with the applicable sections of the City's Comprehensive Plan by facilitating context sensitive site design and functional signage strategies that enhance wayfinding and minimize visual clutter.***

***Policy 1.1.1.7: This policy encourages the placement of commercial uses at intersections and emphasizes compatibility through setbacks and buffering. The proposed increase in the number of wall and ground signs, along with reduced secondary letter height, enhances visibility and navigability for vehicles entering the site from irregular access points without impacting adjacent residential uses, thus supporting compatibility and functionality within the Commercial FLU category.***

***Objective 1.1.3 & Policy 1.1.3.1: These direct the City to maintain land development regulations that regulate signage and ensure safe, convenient on-site traffic flow. The requested signage waivers respond to site-specific constraints and improve safety and navigation while preserving overall design quality.***

***Policy 1.2.4.9: This policy encourages the City to assess and maintain design guidelines that support architectural and signage consistency. The waivers allow for refined signage design tailored to the site's irregular configuration while remaining cohesive with the corridor's evolving visual identity since the inception of Avenir.***

***Policy 1.2.4.11: By enabling improved signage and reduced setbacks for support infrastructure like dumpster enclosures, the waivers contribute to the functional and aesthetic quality of infill development along a major arterial corridor, in alignment with sound urban design principles.***

2. The request is consistent with the purpose and intent of this section.

***Response: The waiver requests are consistent with the purpose and intent of the City's PUD standards, which promote flexibility in site planning and design. Allowing minor adjustments to signage quantity and dumpster setbacks supports a more functional and aesthetically cohesive site layout while preserving the quality of development expected within the Northlake Boulevard corridor.***

3. The request is in support of and furthers the city's goals, objectives, and policies to establish development possessing architectural significance, pedestrian amenities and linkages, employment opportunities, reductions in vehicle trips, and a sense of place.

***Response: The signage waivers allow clear identification of tenants from both Northlake and Coconut Boulevards, which is critical due to the site's irregular shape and access points. These waivers contribute to a well-branded, easily navigable site, promoting efficient access to essential services and supporting local employment. The dumpster waiver facilitates a more efficient site layout that preserves pedestrian circulation and landscaped areas, reinforcing design quality and a sense of place.***

4. The request demonstrates that granting of the waiver will result in a development that exceeds one or more of the minimum requirements for PUDs.

***Response: The waiver requests are accompanied by enhancements beyond minimum code requirements, including a 10-foot-wide meandering sidewalk along Northlake Boulevard, a shaded public plaza, enhanced pedestrian connectivity, and extensive landscaping. These features collectively improve the site's functionality and design quality beyond the standard code requirements.***

5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded.

***Response: The site's layout and circulation have been innovatively designed to prioritize pedestrian pathways, shaded public areas, and visual openness to the adjacent preserve. The waivers allow this design to function as intended by accommodating refined signage placement and service infrastructure without compromising landscaping or pedestrian elements.***

6. The request demonstrates that granting of the waiver will result in preservation or valuable natural resources, including environmentally sensitive lands, drainage and recharge areas, and coastal areas.

***Response: The requested reduction in the dumpster enclosure setback has been designed to avoid disturbance to adjacent upland preserve areas. Additionally, the waiver includes extensive landscape screening, which not only mitigates any potential impact but also helps preserve the visual and ecological buffer between the developed site and the adjacent natural resources.***

7. The request clearly demonstrates public benefits to be derived, including, but not limited to, such benefits as no-cost dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building, and site design techniques.

***Response: The development provides several public benefits, including a wider, pedestrian-friendly sidewalk along Northlake Boulevard, high-quality hardscape and seating areas, and extensive landscaping along all street frontages. These enhancements promote walkability, improve aesthetics, and encourage outdoor activity, thus creating a more engaging and accessible environment for the community and future development along the corridor.***

8. Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.

***Response: Enhanced landscaping and buffer treatments are proposed, particularly around the dumpster enclosure, which abuts an upland preserve. The project has been carefully designed to ensure that all waivers are offset by appropriate mitigation measures, including visual screening, planting of native vegetation, and excess of required open space.***

9. The request is not based solely or predominantly on economic reasons.

***Response: The waiver requests are driven primarily by site constraints, design integrity, pedestrian connectivity, and the desire to enhance functionality and aesthetics, not by cost considerations. Each request addresses specific physical characteristics of the property and supports broader planning goals rather than offering only financial benefit.***

10. The request will be compatible with existing and potential land uses adjacent to the development site.

***Response: The signage adjustments ensure legibility without introducing visual clutter, maintaining compatibility with the character of Northlake Boulevard. The dumpster enclosure, though closer to the property line, is buffered from adjacent uses and oriented away from residential areas.***

11. The request demonstrates the development will be in harmony with the general purpose and intent of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

***Response: The development remains in harmony with the City's planning goals and the intent of the PUD regulations. The waivers enable a more efficient, attractive, and pedestrian-friendly project without compromising safety or community character. Enhanced landscaping, signage clarity, and well-buffered service areas ensure that the waivers contribute positively to the public realm and do not present any adverse impacts to public health, safety, or welfare.***

## **CONCLUSION**

In conclusion, Cornerstone PBG LLC respectfully requests the City of Palm Beach Gardens to approve the rezoning and amendment of the Future Land Use (FLU) designation for the property located at 12422 Northlake Boulevard. The proposed development, which includes a 10,400SF Off Campus Emergency Department, a 5,000SF Convenience Store, and a 38,500SF Medical Office, is designed to meet the needs of the community while adhering to the city's long-term planning goals. By rezoning the property to PUD/CG1 and amending the FLU to Commercial, we believe this project will enhance the area's growth potential, improve local services, and contribute positively to the city's infrastructure. We look forward to working with the City of Palm Beach Gardens to bring this proposal to fruition and appreciate your consideration of this request.