



Future Land Use Atlas Amendment Petition Summary

Amendment Name	Coconut Palm Plaza	Round Number	20-B2
Amendment No.	LGA 2020-002	Intake Date	5/8/2019
Acres	11.25	Control No.	2001-00075
Location	Southeast corner of Northlake Boulevard and Coconut Boulevard	Zoning App No.	ZV/ABN/PDD/CA-2019-01808
Status	In Process		
Type	Large Scale Privately Initiated		
Project Manager	Bryce Van Horn		

Agent	Josh Nichols, LEED AP, Schmidt Nichols
Applicant	Northlake Coconut Property LLC
Owner	Northlake Coconut Property LLC
Existing Use	Vacant
Current FLU	Rural Residential, 1 unit per 20 acres (RR-20)
Current Zoning	Public Ownership (PO)
Current Potential	Residential, up to 1 dwelling unit
Proposed FLU	Commercial Low with an underlying Rural Residential, 1 unit per 20 acres (CL/RR-20)
Proposed Zoning	Mixed Use Planned Development (MXPDP)
Proposed Potential	Commercial, up to 49,005 sf (0.10 FAR)
Utility Service Area	Palm Beach County Water Utilities Department
Annexation Area	None
Plans/Overlays	Acreage Neighborhood Plan
Tier	Exurban - No change
Commissioner	Melissa McKinlay, District 6

Parcel Control Number(s) **Comments:**
00-41-42-15-00-000-5020

Future Land Use Atlas Amendment

Coconut Palm Plaza (LGA 2020-002)



Site Data

Size: 11.25 acres
 Existing Use: vacant
 Proposed Use: gas station
 Current FLU: Rural Residential, 1 unit/20 acres (RR-20)
 Proposed FLU: Commercial Low (CL)

Future Land Use Designations

RR-20 Rural Residential, 1 unit/20 acres
 RR-10 Rural Residential, 1 unit/10 acres
 RR-2.5 Rural Residential, 1 unit/2.5 acres
 CL/RR-5 Commercial Low, underlying RR-5

