



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

Lot 4&5 Northcorp South Park Center
Northcorp III LTD
Palm Beach Gardens, Florida

SITE DATA

NAME OF APPLICATION	NORTHCORP PCD
APPLICATION NUMBER	CPSS-24-08-0004 PCDA-24-09-0002 PUDA-24-09-0008 22-1020
PROJECT NUMBER	IND PUD PO PUD
EXISTING FUTURE LAND USE DESIGNATION	IND
EXISTING ZONING DISTRICT	PUD
PROPOSED FUTURE LAND USE DESIGNATION	PO
PROPOSED ZONING DISTRICT	PUD
SECTION/TOWNSHIP/RANGE	12-42-42
PROPERTY CONTROL NUMBER(S)	52-42-42-12-18-000-0040 52-42-42-12-18-000-0050
EXISTING USE	PROFESSIONAL OFFICE
PROPOSED USE	PROFESSIONAL & MEDICAL OFFICE
TOTAL FLOOR AREA	45,000 SF
GROSS FLOOR AREA (GFA)	0.17 FAR
BUILDING HEIGHT	3 STORIES
SITE DATA	
TOTAL SITE AREA	SF AC %
281,360	6.00 100%
TOTAL BUILDING LOT COVERAGE	16,910 0.39 6%
BUILDING DATA	
EXISTING BUILDING AREA	45,000 SF
EXISTING BUILDING HEIGHT	52'-6"
FUTURE DEVELOPMENT AREA	27,600 SF
USE DATA	
PROFESSIONAL OFFICE	15,000 SF
MEDICAL OFFICE	30,000 SF
TOTAL	45,000 SF
FUTURE DEVELOPMENT AREA	
PROFESSIONAL OFFICE	2,000 SF
MEDICAL OFFICE	25,600 SF
PARKING DATA	
EXISTING BUILDING	REQ PROV
PROFESSIONAL OFFICE (1/300)	50 150
MEDICAL OFFICE (1/200)	150 200
SUB-TOTAL	200
FUTURE DEVELOPMENT AREA	
PROFESSIONAL OFFICE (1/300)	7 128
MEDICAL OFFICE (1/200)	128 135
SUB-TOTAL	135 335
TOTAL	335 335
BICYCLE PARKING	17 17
ADA PARKING	11 11
9.5' WIDE PARKING	150 150
LOADING (12' x 36')	2 2
INCLUDED IN TOTAL PARKING	
AREA CALCULATIONS	
BUILDING FOOTPRINT	16,910 0.39 6.47%
VEHICULAR USE AREA	186,334 3.13 52.18%
SIDEWALKS & PLAZAS	10,583 0.24 4.05%
GREEN SPACE / PERVIOUS	97,533 2.24 37.32%
TOTAL	261,360 6.00 100.00%
MINIMUM PERVIOUS AREA	
PERVIOUS AREA PROVIDED	30.75% 37.32%

PROJECT TEAM

OWNER/CLIENT:
NORTHCORP III LTD
3910 RCA BLVD, SUITE 1015
PALM BEACH GARDENS, FL 33410
561.627.4000
CONTACT: JOHN CLARK BILLS

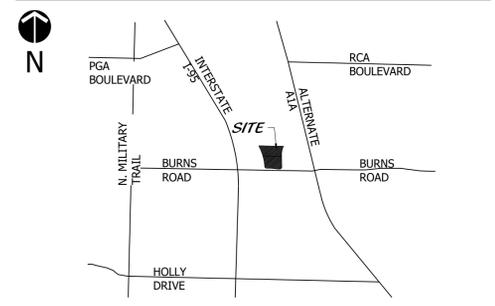
LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DONALDSON HEARING

ENGINEER:
KESHAVARZ & ASSOCIATES
711 N DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH, FL 33401
561.689.8600
CONTACT: DEBORAH@KESHAVARZ.COM

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561.392.1991
CONTACT: DAVE@CWIASSOC.COM

TRAFFIC CONSULTANT:
KIMLEY HORN & ASSOCIATES
477 SOUTH ROSEMARY AVENUE,
SUITE 215
WEST PALM BEACH, FL 33401
561.845.0665
CONTACT: ADAM.KERR@KIMLEY-HORN.COM

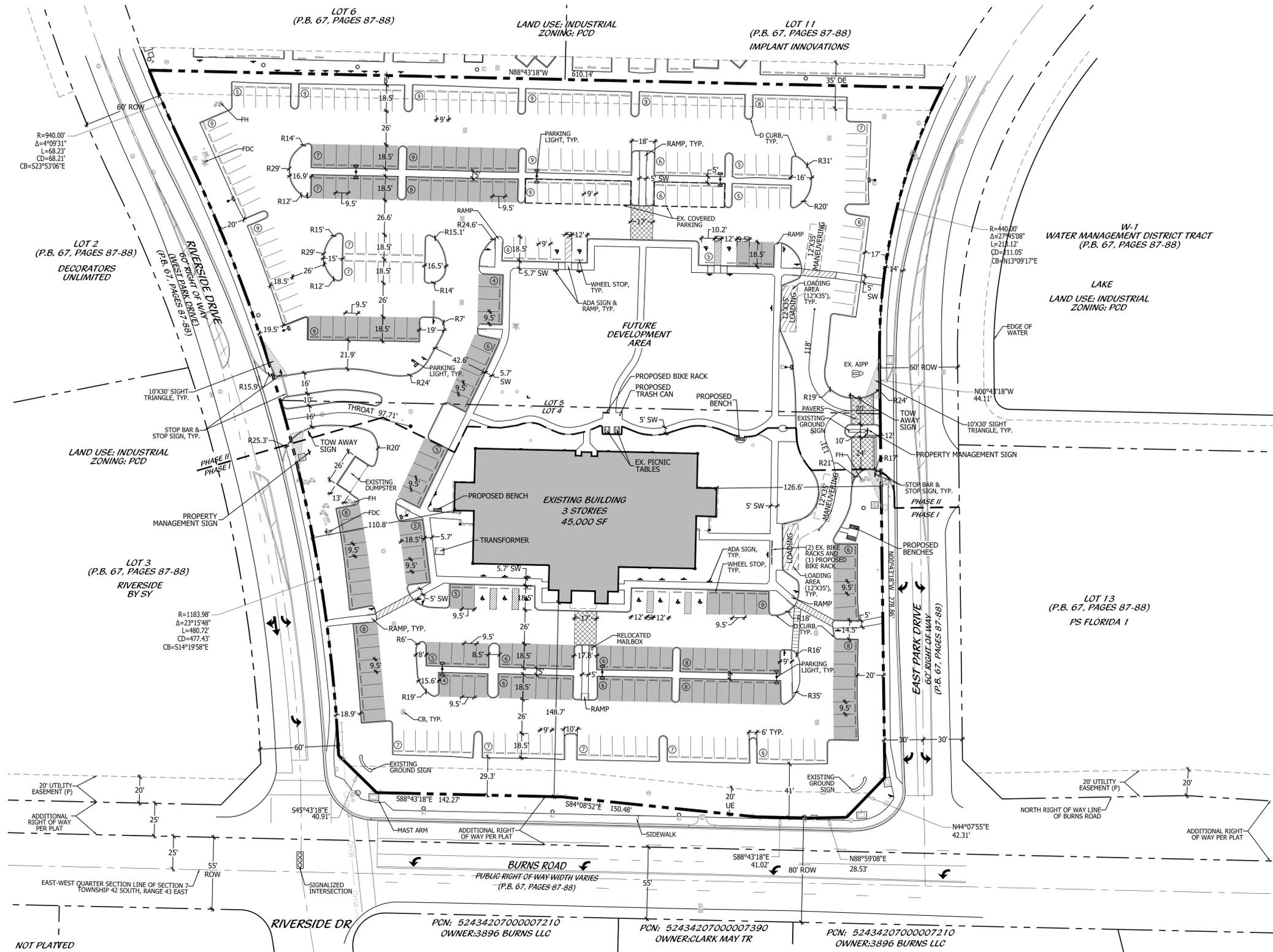
LOCATION MAP



Site Plan

Scale: 1" = 40'

North



GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.
TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CEPTED DESIGN PRINCIPLES.
MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)
ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
MEDICAL AND OFFICE USES MAY BE LOCATED IN EITHER BUILDING PROVIDED THE MAXIMUM SQUARE FOOTAGE OF MEDICAL OFFICE USE IS NOT EXCEEDED. THE INITIAL DISTRIBUTION OF MEDICAL OFFICE USE FOR EACH BUILDING IS PRESENTED IN THE SITE DATA.
ALL 9 FOOT WIDE PARKING SPACES SHALL BE DOUBLE STRIPPED PER SECTION 78-343 OF THE CITY OF PALM BEACH GARDENS LDR'S.
THE MINIMUM PERVIOUS AREA FOR LOT 4 IS 29%. THE MINIMUM PERVIOUS AREA FOR LOT 5 IS 32.5%. THE MINIMUM PERVIOUS AREA FOR THE COMBINED PROPERTY IS 30.75%.
CROSSWALKS TO BE LADDER STRIPPED UPON RESURFACING.

LEGAL DESCRIPTION

LOTS 4 & 5, SOUTH PARK CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67 AT PAGES 87-88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6.00 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LEGEND

EX	EXISTING	HC SIGN	9.5' PARKING SPACES
HC	HANDICAP	STOP SIGN	ART IN PUBLIC PLACES (AIPP)
LB	LANDSCAPE BUFFER	PARKING LIGHT	
R	RADIUS	BIKE RACK	
SB	SETBACK	BENCH	
SW	SIDEWALK		
TYP	TYPICAL		
CB	CATCH BASIN		

#	CODE SECTION	DESCRIPTION	APPROVAL
1	SECTION 78-345(d)(3)	INCREASE IN PARKING SPACES. TO ALLOW AN ADDITIONAL 17.2% (47 SPACES) OVER THE MINIMUM REQUIRED PARKING SPACES. THE LAND DEVELOPMENT REGULATIONS ALLOW A MAXIMUM 10% OVER THE MINIMUM REQUIRED PARKING SPACES.	RESOLUTION 43, 2002
2	SECTION 78-344(i)	PARKING STALL AND BAY DIMENSIONS. TO ALLOW 9' X 18.5' PARKING STALLS. THE LAND DEVELOPMENT REGULATIONS REQUIRE A MINIMUM 10' X 18.5' PARKING STALL.	RESOLUTION 43, 2002
3	SECTION 78-153	INCREASE MAXIMUM PERMITTED BUILDING HEIGHT IN PD ZONING DISTRICT FROM 36' TO 52'6".	TBD

FINAL APPROVAL
City of Palm Beach Gardens
Project Name: Northcorp - Lots 4 and 5
Petition #: PUDA-24-09-0008
Development Order: Resolution 51, 2025
Date: 8/7/2025
Project Manager: Northcorp - Lots 4 and 5

DESIGNED	DEH
DRAWN	JS_RO
APPROVED	DEH
JOB NUMBER	22-1020
DATE	06-26-24
REVISIONS	11-07-24
	01-09-25
	04-16-25

April 16, 2025 12:48:41 p.m.
Drawing: 22-1020 SP-DWG
SHEET 1 OF 2
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