

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	26-A2	Intake Date	May 14, 2025
Application Name	CDNK Medical	Revised Date	None
Acres	3.37	Control Number	None
		FLUA Page	27
		Text Amend?	Yes
PCNs	00-40-42-13-00-000-5920; 5790		
Location	Northwest corner of Seminole Pratt Whitney Road and 91 st Place North		
BCC District	6 (Commissioner Baxter)		
	Current	Proposed	
Tier	Exurban	No Change	
Use	Vacant	Medical Office	
Zoning	Agricultural Residential (AR)	Commercial Low Office	
Future Land Use Designation	Rural Residential, 1 dwelling unit per 2.5 acres (RR-2.5)	Commercial Low Office (CL-O) with an Underlying Rural Residential, 1 dwelling unit per 2.5 acres (RR-2.5)	
Conditions	None	None	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	FAR .20 x 3.37 ac. (146,722 s.f.) = 29,344 s.f.	FAR .10 x 3.37 ac. (146,722 s.f.) = 14,672 s.f.
Maximum Units (for residential)	2 D.U.	None
Maximum Beds (for CLF proposals)	None	None

Part 2. Applicant Data

A. Agent Information

Name	Josh Nichols, LEED AP
Company Name	Schmidt Nichols
Address	1551 N Flagler Drive, Suite 102
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	561.684.6141
Email Address	jnichols@snlandplan.com

B. Applicant Information

Name	Hashem Khorassani, MGR
Company Name	CDNK1, LLC
Address	1500 North Dixie Highway, Suite 205
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Owner

Name	Rose Farrah, MGR
Company Name	CDNK1, LLC
Address	1500 North Dixie Highway, Suite 205
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	Please Contact Agent
Email Address	Please Contact Agent
Interest	Owner

2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Amended Policy 1.3-j
Purpose	<p>Policy 1.3-f sets the criteria for proposed Commercial Future Land uses within the exurban tier. The current restriction does not allow for the development of a low-intensity office use at the intersection of Seminole Pratt Whitney Road and Northlake Blvd. The proposed text revisions will provide the possibility of the currently vacant parcel to develop as a transition to the commercial uses to the western neighborhood.</p> <p>Furthermore, due to the ongoing construction to expand Northlake Boulevard and Seminole Boulevard to six lanes at the intersection of where the subject site is located and the location of the traffic signal at said intersection, the subject property is no longer supportive of residential development.</p>
Justification	Included with this submittal
Consistency	<p>Policy 1.3 states all of the objectives and policies related to development of the Exurban tier. This proposed amendment is specifically consistent with the below policies:</p> <p>1.3-a promotes the need for services, scale intensity and character of the area. The small-scale development allowed in the proposed policy with the maintenance of natural areas is consistent with this section.</p> <p>1.3-c- Minimum density requirements should not be established. This policy if providing a maximum density requirement.</p> <p>1.3-f- All new commercial criteria for development. The proposed policy will be an exception to this policy requirements.</p> <p>1.3-g- non-residential properties shall comply with rural design standards. The small scale, location near other commercial uses and preservation of native habitat complies with the established rural standards.</p> <p>1.3-h- Promotes central community places and consistent architectural character. This proposed policy will add to the existing commercial area and continue the architectural character of the tier across Seminole Pratt Whitney Road.</p>
Text Changes	<p>Policy 1.3-j: In order to allow transitional uses on Seminole Pratt Whitney Road adjacent to the commercial node at the intersections of Orange Boulevard <u>and Northlake Blvd</u>, the County shall allow exceptions to location criteria for low-intensity office uses that have a residential rural design and appearance. The ULDC shall be revised to incorporate this new “Exurban Office” as a subcategory of Commercial Low Office Zoning, and shall establish a minimum of a DRO approval for all uses allowed within this zoning on sites utilizing this policy. (Ord. 2020-022)</p> <ol style="list-style-type: none"> 1. Property Requirements. Properties that do not meet the Exurban Tier Commercial Location Criteria in Policy 1.3-f may apply through the future land use amendment process for a Commercial Low-Office (CL-O) future land use designation subject to the following: <ol style="list-style-type: none"> a. Is an adjacent lot, as defined by the Introduction & Administration Element, to existing Commercial Low future land use <u>or a lot eligible for a Commercial Low future land use;</u> b. Has <u>legal access to Orange Boulevard, 69th Court North, 70th Street</u>

	<p>North, 71st Street <u>Lane</u> North, 71st Place North, and 72nd Road North, <u>or is located between 90th Street North and 91st Place North; and</u></p> <p>c. Has a lot depth of no greater than 300 feet west of Seminole Pratt-Whitney Road. (Ord. 2020-022)</p> <p>2. Design Requirements. The development of the CL-O sites subject to this policy shall be residential in scale, be comprised of a single building, and designed with architectural and landscaping features that enhance the rural character and preserves and protects The Acreage's unique rural lifestyle as recommended by the Acreage Neighborhood Plan, and shall comply with the following:</p> <ul style="list-style-type: none"> a. Minimum 50-foot building setback from a residential property line; b. Minimum 15-foot landscape buffer along all <u>residentially adjacent</u> property lines; c. Preserve a minimum 25% existing native vegetation on site d. The building front façade and primary entrance shall not face Seminole Pratt Whitney Road, and enhanced landscaping and vegetative screening shall be provided on Seminole Pratt Whitney Road e. Maximum 0.05 FAR, <u>except for those properties with frontage on 90th Street North and 91st Place North shall have a FAR of 0.10;</u> and f. Not include drive through uses. (Ord. 2020-022) <p>Note 12 of Table 2.2-e.1:</p> <p>12. Properties subject to Policy 1.3-j are limited to a maximum of 0.05 FAR, <u>unless specified otherwise within the Policy.</u></p>
ULDC Changes	No affect to the regulations of the ULDC. Amended policy will allow parcels that fit the specification to apply for a future land use change and consistent zoning which will meet the current regulations within Article 3 for the CLO zoning district.



Attachment G
Consistency with Comprehensive Plan & Florida Statutes
CDNK Medical
Palm Beach County (PBC) Comprehensive Plan Text Initiation Amendment
Original Submittal: May 14, 2025

Request

CDNK1, LLC, herein referred to as the “Applicant,” requests a text amendment to the Palm Beach County Comprehensive Plan concerning the subject property located at the southwest corner of the intersection of Northlake Boulevard and Seminole Pratt Whitney Road within the Acreage Neighborhood Plan. The wording for the proposed comprehensive plan text amendment is meant to allow for neighborhood-scale commercial uses at the recently expanded intersection of Northlake Boulevard and Seminole Pratt Whitney Road. The development of the subject site at this intensity will allow for a transitional land use to the single-family homes to the west and vacant parcels to the north and south.

The current future land use of the subject parcel is RR-2.5. This text amendment request will allow the current development potential of the subject site for a proposed medical office use. The proposed use will be compatible with the neighborhood and will provide additional services to the residents of the acreage, reduce trips eastward, and allow compatible commercial uses at the signalized intersection.

Introduction To the Site:

The subject site (PCN 00-40-42-13-00-000-5920; 5790), located at the southwest corner of Northlake Boulevard and Seminole Pratt Whitney Road County, is currently vacant and is surrounded by vacant lots and rural residential properties. The site is currently zoned as AR (Agricultural Residential) with an RR-2.5 (Rural Residential, 1 unit per 2.5 acres) Future Land Use designation. The applicant will be proposing a Future Land Use Atlas Amendment in a forthcoming companion application to change the future land use from the current RR-2.5 to CL-O (Commercial Low Intensity – Office Only) with an underlying RR-2.5, to occur concurrently with a rezoning from AR to CLO (Commercial Low Office).

The subject site has approximately 389.29 feet of frontage on Seminole Pratt Whitney Road, a two (2) lane road, and is currently under construction to become a six (6) lane road with two-lanes dedicated to east-bound right turn lanes. Furthermore, Northlake Boulevard is currently a two (2) lane road, however this right-of-way is under construction to become a six (6) lane road. The intersection currently supports a traffic signal. This signal will be modified to support the proposed widening of the intersection. Upon review

of the cross section of the two intersecting roadways, all of the parcels which are at the intersection are no longer fit to support residential development.

Text Amendment Request:

Allowing the proposed low-intensity office use will enhance the local commercial options for the neighborhood and provide a transition from the rural residential homes in the surrounding neighborhood. In addition to the Comprehensive Plan amendment and concurrent rezoning, there is a proposed text amendment to Policy 1.3-j, which outlines the below criteria to be revised (~~strike-out~~ and underline):

Policy 1.3-j: In order to allow transitional uses on Seminole Pratt Whitney Road adjacent to the ~~commercial node at the~~ intersections of Orange Boulevard and Northlake Blvd, the County shall allow exceptions to location criteria for low-intensity office uses that have a ~~residential rural~~ design and appearance. The ULDC shall be revised to incorporate this new “Exurban Office” as a subcategory of Commercial Low Office Zoning, and shall establish a minimum of a DRO approval for all uses allowed within this zoning on sites utilizing this policy. (Ord. 2020-022)

1. **Property Requirements.** Properties that do not meet the Exurban Tier Commercial Location Criteria in Policy 1.3-f may apply through the future land use amendment process for a Commercial Low-Office (CL-O) future land use designation subject to the following:
 - a. Is an adjacent lot, as defined by the Introduction & Administration Element, to existing Commercial Low future land use or a lot eligible for a Commercial Low future land use;
 - b. Has legal access to Orange Boulevard, 69th Court North, 70th Street North, 71st Street Lane North, 71st Place North, and 72nd Road North, or is located between 90th Street North and 91st Place North; and
 - c. Has a lot depth of no greater than 300 feet west of Seminole Pratt-Whitney Road. (Ord. 2020-022)
2. **Design Requirements.** The development of the CL-O sites subject to this policy shall be residential in scale, be comprised of a single building, and designed with architectural and landscaping features that enhance the rural character and preserves and protects The Acreage’s unique rural lifestyle as recommended by the Acreage Neighborhood Plan, and shall comply with the following:
 - a. Minimum 50-foot building setback from a residential property line;
 - b. Minimum 15-foot landscape buffer along all residentially adjacent property lines;
 - c. Preserve a minimum 25% existing native vegetation on site
 - d. The building front façade and primary entrance shall not face Seminole Pratt Whitney Road, and enhanced landscaping and vegetative screening shall be provided on Seminole Pratt Whitney Road

- e. Maximum 0.05 FAR, except for those properties with frontage on 90th Street North and 91st Place North shall have a FAR of 0.10; and
- f. Not include drive through uses. (Ord. 2020-022)

Note 12 of Table 2.2-e.1:

- 12. Properties subject to Policy 1.3-j are limited to a maximum of 0.05 FAR, unless specified otherwise within the Policy.

The subject site impacted by the amendment is located within the Exurban Tier in Unincorporated Palm Beach County. According to Exurban Tier section of the Comprehensive Plan, the Commercial Low-Office Only (CL-O) category shall include a limited range of neighborhood-oriented office and accessory uses intended to provide services to adjacent residential areas.

Due to the ongoing construction to expand Northlake Boulevard and Seminole Boulevard to six lanes at the intersection of where the subject site is located and the location of the traffic signal at said intersection, the subject property is no longer supportive of residential development. The maximum 0.05 FAR is appropriate at the intersection of Seminole Pratt Whitney Road and Orange Boulevard as this intersection is reserved for lower intensive commercial uses due to a lack of a traffic signal and the fact that Orange Boulevard is a vastly different scenario than the location of the subject property at the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

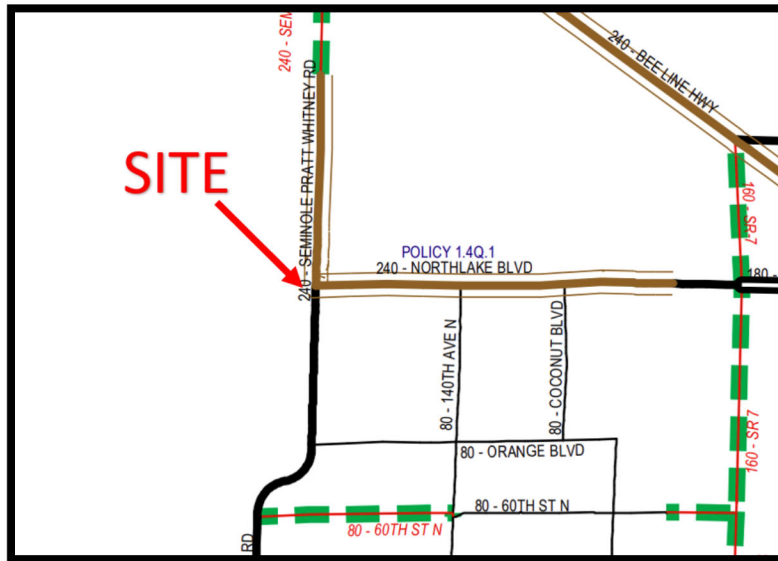
The applicant is proposing to change the maximum FAR from 0.05 to 0.10 solely for those properties with access to 91st Place North or 90th Street North to foster the “commercial node” that is being created with the future commercial development along the corridor. The applicant will continue to maintain harmony with the exurban/rural residential development in this area.

Having the low-intensity office uses near the existing rural residential development provides the neighborhood-oriented office use that the Comprehensive Plan establishes as necessary to maintain the rural residential feel.

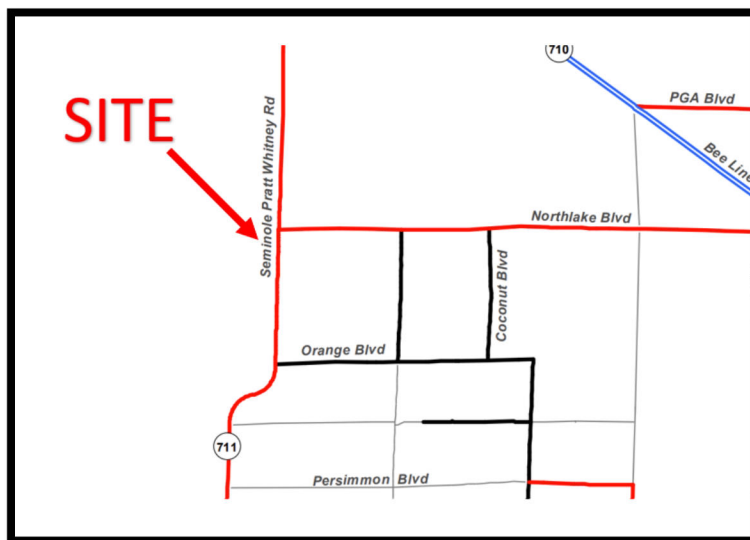
Please refer to the below County’s Thoroughfare Right-of-Way Identification Map and Map TE 3.1, Functional Classification of Roads, which indicates the site is located on the southwest corner of Northlake Boulevard and Seminole Pratt Whitney Road, both Urban Minor Arterial Roads (U-MA).

It is also critical to note that Orange Boulevard is an 80’ ultimate right-of-way per the County’s Thoroughfare Right-of-Way Identification Map and shown as a Urban Collector road per Map TE 3.1. Northlake Boulevard and Seminole Pratt Whitney Road are 240’ major ultimate right-of-ways, which further indicates that Orange Boulevard is a vastly different scenario than the location of the subject property at the intersection of Seminole Pratt Whitney Road and Northlake Boulevard. Also, it is clear that Orange Boulevard is

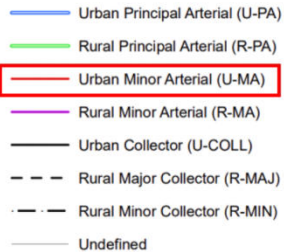
not shown on the County's Thoroughfare Map on the west side of Seminole Pratt Whitney Road.



PBC Thoroughfare Right-of-Way Identification Map – Map TE 14.1



MAP TE 3.1
FUNCTIONAL
CLASSIFICATION OF ROADS



Further, stipulation number 2.C states that at least 25% of existing vegetation must be preserved with low-intensity commercial office developments. This actually preserves more vegetation than what would normally be preserved with residential development, and even further maintains harmony with the rural feel of the area.

In conclusion, the proposed text amendment to create Policy 1.3-j would allow for the subject property along Seminole Pratt Whitney Road to have the option of a low-intensity office use while still maintaining harmony with the surrounding rural residential neighborhood. Further, the goals and objectives of the Acreage Neighborhood Plan regarding land use will still be met with the forthcoming future land use designation change from RR-2.5 to CL-O with an underlying RR-2.5, through the above required criteria outlined in the proposed text amendment.