



## PRIVATELY INITIATED TEXT AMENDMENT AMENDMENT ROUND 25-B

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PLANNING COMMISSION PUBLIC HEARING, OCTOBER 11, 2024

### I. General Data

<b>Project Name:</b>	<b>CDNK Medical Text Initiation</b>
<b>Proposed Text Amendment:</b>	The privately proposed text amendment request is to revise the Future Land Use Element to allow the subject site to be eligible for the Commercial Low Office (CL-O) future land use designation in the Exurban Tier and to allow for a higher floor area ratio.
<b>Proposed FLUA Amendment:</b>	If the BCC initiates the text amendment, the applicant will submit a future land use amendment application on a 3.37 acre site to change the future land use designation from Rural Residential, 1 unit per 2.5 acres (RR-2.5) to Commercial Low-Office (CL-O).
<b>Applicant/Owner:</b>	CDNK1, LLC (Hashem Khorassani and Rose Farrah)
<b>Agent:</b>	Josh Nichols, Schmidt Nichols
<b>Project Manager:</b>	Stephanie Gregory, Principal Planner
<b>Staff Recommendation:</b>	Staff recommends <i>to initiate</i> the proposed text amendment.

### II. Item Summary

**Phase I Initiation Summary:** The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, considered as “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment, and will prepare the data and analysis and present a recommendation at subsequent hearings as part of “Phase II”.

**Staff Assessment:** The subject site is a 3.37 acre parcel consisting of two lots and is located west of Seminole Pratt-Whitney Road between 91<sup>st</sup> Place North and 90<sup>th</sup> Street North. The proposed text amendment would modify a policy in the Future Land Use Element to allow the subject site to be eligible for the Commercial Low Office (CL-O) future land use designation in the Exurban Tier and to allow for a higher floor area ratio, increasing from 0.05 to 0.15.

Staff concurs that allowing additional, limited non-residential office development along a major thoroughfare and adjacent to an eligible commercial node, as proposed by the applicant, warrants consideration. Initiation of this amendment does not indicate staff support for the final policy language or the associated future land use amendment. If initiated, the applicant would submit a future land use change from RR-2.5 to the CL-O future land use designation to allow up to 22,020 square feet (0.15 FAR) of professional office uses.

**ULDC Implications:** This proposed text amendment will not require subsequent revisions to the ULDC to implement. Policy 1.3-j already requires a ULDC modification to incorporate “Exurban Office” as a subcategory of CL-O Zoning, and to establish a minimum of DRO approval for all uses allowed subject to the policy. This revision is underway.

### **III. Meeting History**

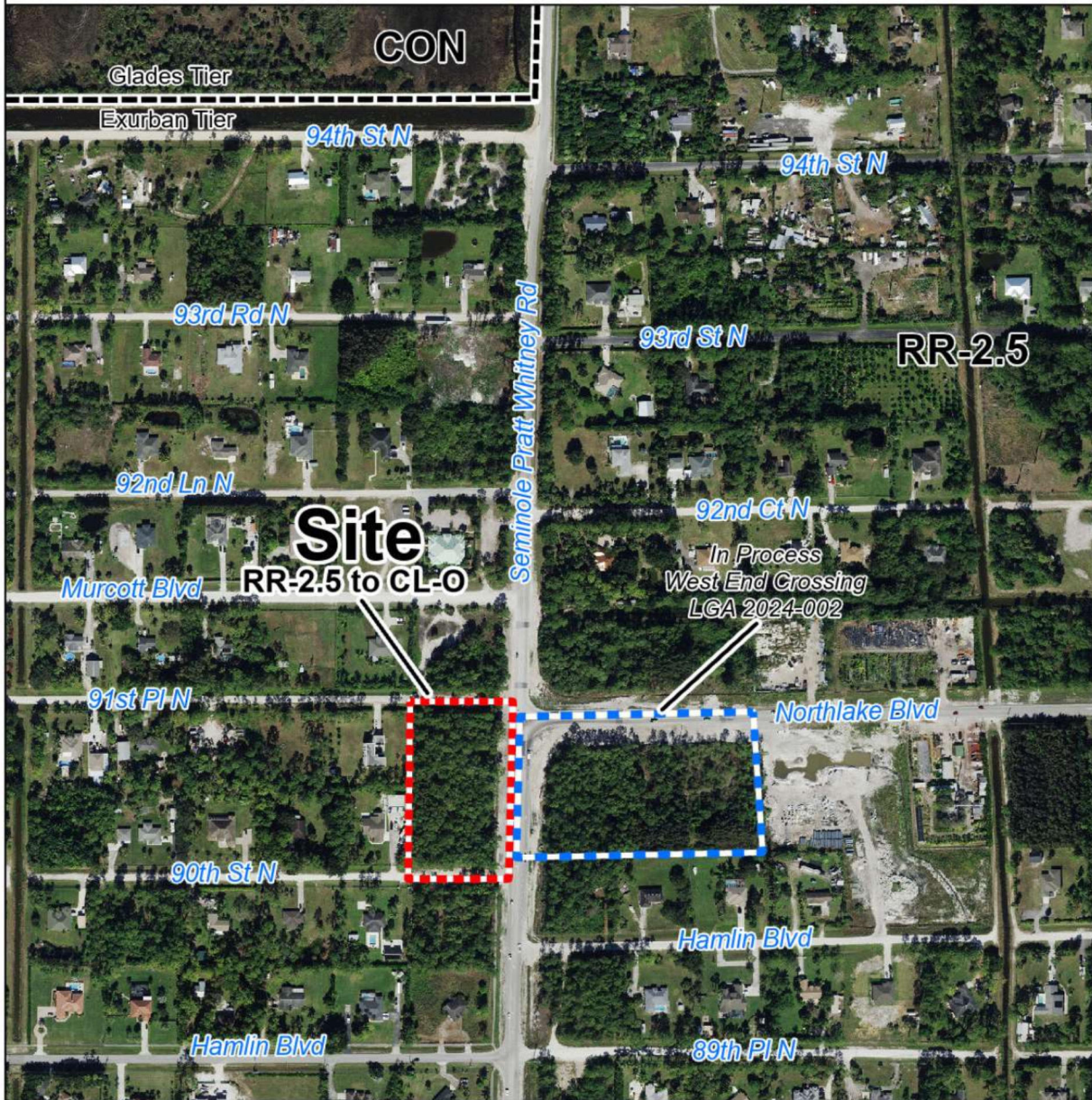
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**Local Planning Agency/Planning Commission (LPA/PLC):**

**Board of County Commissioners (BCC):**

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# CDNK Medical Text Initiation



### Site Data

Size: 3.38 acres  
 Existing Use: Vacant  
 Proposed Use: Medical Office  
 Current FLU: RR-2.5  
 Proposed FLU: CL-O

### Future Land Use Designations

RR-2.5 Rural Residential, 1 unit per 2.5 acres  
 CON Conservation

Date: 9/9/24  
 Contact: PBC Planning  
 Filename: T.Planning/AMEND/25-A2  
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5300



## IV. Private Text Amendment Request

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**Proposed Text Amendment.** The proposed text amendment would modify a policy in the Future Land Use Element to allow the subject site to be eligible for the Commercial Low Office (CL-O) future land use designation in the Exurban Tier and to allow for a higher floor area ratio.

**Associated Future Land Use Amendment.** If initiated by the Board of County Commissioners, the applicant would submit a future land use change in November from RR-2.5 to the CL-O future land use designation to allow up to 22,020 square feet (0.15 FAR) of professional office uses.

**Associated Zoning Application.** The companion zoning application will request a rezoning from Agricultural Residential (AR) to Commercial Low Office (CL-O).

**Unified Land Development Code (ULDC) Revisions.** The applicant is not proposing any privately initiated amendments to the ULDC. This proposed text amendment will not require subsequent revisions to the ULDC to implement. Policy 1.3-j already requires a ULDC modification to incorporate “Exurban Office” as a subcategory of CL-O Zoning, and to establish a minimum of DRO approval for all uses allowed subject to the policy. This revision is underway.

## V. Policy Background

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### A. Exurban Tier Background

In 1999, the County adopted the Managed Growth Tier system to recognize the County’s diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The subject site is located within Exurban Tier in the area of the County known as the Central Western Communities. The Exurban Tier in this area is located within the boundaries of the Acreage Neighborhood Plan and the Indian Trails Improvement District. The residential densities allowed are limited to the rural residential future land use designations, and the predominant designation is Rural Residential, 1 unit per 2.5 acres (RR-2.5) although the vast majority of the lots are approximately 1.25 acres.

The Comprehensive Plan describes the Exurban Tier as follows: *The Exurban Tier supports residential subdivisions, created prior to 1970 before the adoption of the Comprehensive Plan and its regulations. Historically, these areas have been considered rural due to a sparse development pattern, large heavily treed lots, presence of small agricultural operations including equestrian uses, and a desire for minimal services and regulation. However, growth has marked a change in the character from rural to more suburban and semi-rural, or exurban, as the existing and vested 1.25 acre lots develop with single family homes. The corresponding increase in population, which is anticipated in the Plan has caused an escalating increase in the demand for services. A recognition of the existing development pattern, demand for services and desire to maintain the rural character, warrants a specific set of strategies.*

In addition, policies in the Comprehensive Plan are designed protect and maintain the semi-rural residential community by “*preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources; allowing services and facilities consistent with the character of the area; preserving and enhancing natural resources; and, ensuring development is compatible with the scale, mass, intensity of use, height, and character of the exurban community.*”

## B. Commercial Policies in the Exurban Tier

In order to “*protect and maintain the semi-rural residential community*,” the Comprehensive Plan governs and guides the location and intensity of non-residential development by limiting the floor area ratio and allowable future land use designations in the Tier. This includes:

- **Commercial Location Criteria (FLUE Policy 1.3-f).** New commercial future land use designations are limited to properties that have frontage on one collector or arterial roadway, two arterial roadways, or have connectivity to an existing commercially designated site, or are built as a Traditional Marketplace Development.
- **Design Standards (FLUE Policy 1.3-g).** Non-residential development is required to be built as a Traditional Marketplace Development or comply with rural design standards.
- **Clustering of Non-Residential Uses (FLUE Policy 1.3-h).** The development of new non-residential uses are encouraged to locate in a clustered and collocated pattern and to reflect the character of the rural community.
- **Commercial Future Land Use Designations (FLUE Table III.C).** Only two of the four commercial categories are allowed within the Exurban Tier: Commercial Low and Commercial Low-Office. The Commercial High and Commercial High designations are excluded from the Tier as they allow for more intense uses that may not be compatible with character of the area.
- **Allowable Floor Area Ratio (FLUE Table 2.2-e.1).** The maximum floor area ratio for Commercial Low-Office is 0.05 to 0.20. The maximum floor area ratio for Commercial Low is 0.10.

## C. Commercial Low-Office Policies in the Exurban Tier

In 2019, a property owner for a 1.67 acre site at the southwest corner of Orange Boulevard and Seminole Pratt-Whitney Road requested that the Board adopt a text amendment to the Comprehensive Plan to allow sites that currently do not meet the location requirements for Commercial Low future land use in the Exurban Tier to be eligible to apply for Commercial Low-Office subject to criteria. The proposed amendment, known as Reach Estate Office (LGA 2020-015) introduced a new style of commercial office to the Exurban Tier which is intended to blend into the area with a “*residential design and appearance*.” The text amendment required that sites eligible to apply for the CL-O FLU must meet the following property and design requirements:

- **Property Requirements.** Properties must be adjacent to a site with an existing CL future land use, have a lot depth of no greater than 300 feet west of Seminole Pratt-Whitney Road, and have legal access to Orange Blvd, 69<sup>th</sup> Ct N, 70<sup>th</sup> St N, 71<sup>st</sup> St N, 71<sup>st</sup> PI N or 72<sup>nd</sup> Rd N.
- **Design Requirements.** Development must be residential in scale with less than a floor area ratio (FAR) to .05, comprised of a single building, front Seminole Pratt-Whitney Road, preserve a minimum of 25% of the vegetation, provide enhanced buffers and not include drive-through uses.

The location criteria allowed for nine sites to be eligible to apply for the CL-O FLU (shown in peach on Map 1 on next page). However, only one parcel, Reach Estate Office, (shown in red dashed outline on Map 1) applied for a future land use change. The land use change and text amendment were recommended for approval by the Planning Commission in a 13 to 0 vote in July of 2020 and were ultimately adopted by the Board of County Commissioners in October of 2020. The site remains vacant to this day.

## Map 1 – Parcels that are Currently Eligible for Commercial-Low Office FLU



Source: Palm Beach County GeoNav, 2023 Aerial

### D. Acreage Neighborhood Plan

In addition to having commercial location requirements and other restrictions adopted in the Comprehensive Plan, this area of the Exurban Tier is in the Acreage Neighborhood Planning Area which also contains recommendations regarding commercial uses. Should this amendment be initiated, a complete analysis of the recommendations will be completed in the combined future land use and text amendment staff report. A preliminary analysis indicates that the site does not meet the recommended minimum 10 acres for commercial uses. The Planning Division provided notification of the Planning Commission and Board of County Commissioners meetings to the Acreage Landowners Association (ALA) on September 19, 2024 via email.

#### Acreage Neighborhood Plan Commercial Land Use Recommendations

**L8.** *Should commercial uses locate within The Acreage Unified Planning Area, the building style and landscaping should be compatible with the surrounding residential community. The proposed commercial use shall be presented to The Acreage Landowners Association at a public hearing as an agenda item for discussion.*

**L9.** *Should commercial uses locate within The Acreage Unified Planning Area, a minimum of one hundred (100) feet (inclusive of all easements) shall be used as a vegetative setback (buffer) from property zoned AR (Agricultural Residential) or Public Ownership*

*(PO). Parking shall not be allowed within the 100 foot setback. Commercially zoned property shall be one lot and have a minimum of ten (10) acres and a maximum of forty (40) acres. An overall maximum of one hundred and twenty (120) acres of commercially zoned property shall be permitted within the entire Acreage Unified Planning Area. Commercial property shall be located at the intersection of two (2) County arterials (roads) as designated on the Palm Beach County Thoroughfare Right of Way Identification Map. The maximum buildable floor area of a parcel of property shall be ten percent (10%).*

***L10** Palm Beach County should protect the aquifer and residents, by prohibiting the permitting of petroleum facilities (i.e. fuel stations, auto/truck repair, junk/salvage yards, paint shops, etc...) within the Acreage Unified Planning Area. A limited number of fuel stations having no walk-in retail capacity and consisting of a maximum of four pump with one fuel dispenser per side for a maximum of eight dispensing nozzles total that include safeguard measures that meet or exceed state and federal standards on fuel dispenser and storage systems, such as state-of-the-art secondary containment systems, may be allowed on existing commercial sites subject to Acreage Land Owners Association approval.*

#### **E. Proposed Text Amendment**

The subject site is located at a “T” intersection with frontage on Seminole Pratt-Whitney Road, an Urban Minor arterial roadway, and does not have an additional frontage on a roadway that is classified as either a collector or arterial on Map TE 3.1, Functional Classification of Roads of the Map Series. Therefore, it does not meet the location criteria to apply for the Commercial Low future land use. In addition, the subject site does not meet the location criteria for the Commercial Low-Office future land use designation as existing Comprehensive Plan policies limits this designation to nine sites located adjacent to the commercial node at Seminole Pratt-Whitney Road and Orange Boulevard.

Therefore, the amendment language provided in Exhibit 1, proposes to revise and existing policy in the FLUE to allow two additional lots to be eligible for the CL-O FLU in the Exurban Tier and to increase the allowable floor area ratio for the sites from 0.05 to 0.15.

The applicant has submitted justification for the amendment (See Exhibit 2) which is largely based upon the site’s location and expansion of adjacent roadways. The applicant states that the proposed text amendment is appropriate as it would allow for a “proposed use [that] 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.”

#### **VI. Issues and Implications**

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The purpose of this Phase I report is to identify potential issues and implications of the concept proposed by the text amendment, for the Board to consider when making the policy decision on whether to initiate the privately proposed text amendment. From a mechanics perspective, the text amendment revises existing policies that would be applicable only to the subject site. The intent is to allow the 3.37 acre subject site to be eligible for the CL-O and subject to the existing property and design criteria, with the exception of the request to increase the floor area ratio. The policy considerations of the applicant’s text changes are described below:

- Exurban Tier Commercial Policies.** As previously mentioned, the site does not meet the location criteria for either the CL or the CL-O future land use designation. In 2020, the Board made a legislative decision to allow nine properties in the Exurban Tier that are located adjacent to an existing commercial node to be eligible for Commercial Low Office future land use designation. The uses allowed by the Commercial Low-Office designation include financial institutions, medical or dental office, professional office, veterinary clinic and live/work spaces. These sites are also required to provide design elements to ensure that the development is consistent with the character of The Acreage including requirements that it be residential in scale with enhanced buffers and setback, preserve native vegetation on site, limit the square footage through a low floor area ratio (0.05) and orient the primary façade and entrance away from the major thoroughfare.

The applicant has agreed to develop the site consistent with the existing design requirements with the exception of increasing the allowable floor area ratio from 0.05 to 0.15. The applicant argues that the site’s location near the expanded intersection of Seminole Pratt-Whitney Road and Northlake Boulevard, as opposed to Seminole Pratt-Whitney and Orange Boulevard where the maximum FAR is 0.05, merits consideration for increased intensity.

Staff concurs that allowing additional, limited non-residential office development along a major thoroughfare and adjacent to an eligible commercial node, as proposed by the applicant, warrants consideration. In addition, staff will continue to work the applicant and interested parties to ensure compatibility and consistency with the design requirements.

- Service Delivery Provisions.** The public facilities impact analysis and full policy analysis for consistency with the Comprehensive Plan would proceed with the review of the proposed future land use amendment in Phase II if this text amendment is initiated by the Board. The traffic impacts of this request have not been established (as this is Phase I) and the applicant has not requested an exemption from the future land use amendment requirements in Future Land Use Element Policy 3.5-d.

## VII. Staff Recommendation

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The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, considered “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment, and return to the Board with the two amendments through the public hearing process as part of “Phase II.”

Staff supports the initiation of the proposed text amendment to provide the opportunity for the Board to consider and direct policy. Initiation of this amendment does not indicate staff support for the final developed policy language or the associated future land use amendment. Staff would prepare data and analysis, and present the final recommendation on the text and future land use amendment at subsequent public hearings.

<b>Exhibits</b>	<b>Page</b>
1. Applicant’s Proposed Text Amendment	E-1
2. Applicant’s Justification	E-3
3. Applicant’s Disclosure of Ownership Interests	E-7
4. Correspondence	E-15



# Exhibit 1

## Applicant's Proposed Text Amendment

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### A. Future Land Use Element, Exurban Tier Commercial Policy Revisions

**REVISIONS:** To revise Exurban Tier Commercial policies to allow the subject site to be eligible for the Commercial Low-Office future land use designation and to increase the allowable floor area ratio for the subject site. The revisions are shown below with added text underlined and deleted text shown in ~~strikethrough~~.

1. **REVISED Exurban Office - 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 Boulevard, the County shall allow exceptions to location criteria for low-intensity office uses that have a residential or 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.
  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, 71<sup>st</sup> Street Lane North, 71st Place North, and 72nd Road North, or is located between 90<sup>th</sup> Street North and 91<sup>st</sup> Place North; and
    - c. Has a lot depth of no greater than 300 feet west of Seminole Pratt-Whitney Road.
  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 residential 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 located between 90<sup>th</sup> Street North and 91<sup>st</sup> Place North shall have a maximum FAR of 0.15; and
    - f. Not include drive through uses.

2. REVISED

**TABLE 2.2-e.1  
Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories  
and Non-Residential Uses**

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15	.20
Agriculture	AP	not allowed	not allowed	not allowed	not allowed	.10
	SA	.15	.15	.15	.15	.15
	AgR	not allowed	not allowed	not allowed	.15	not allowed
	AGE	not allowed	not allowed	See note <sup>10</sup>	not allowed	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.50 <sup>1</sup>	0.05-.20 <sup>12</sup>	.20	.20 w/MUPD <sup>4</sup>	.20
	CL	.50 <sup>1</sup>	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 <sup>5</sup> .20 w/MUPD <sup>4,9</sup> .40 w/ TMD <sup>4</sup>	.10
Commercial High (Community or Regional Commercial)	CH-O	.85	not allowed	not allowed	not allowed	not allowed
	CH	.85 <sup>3</sup>	not allowed	not allowed	not allowed	not allowed
Industrial	IND	.45-.85 <sup>9</sup>	not allowed	not allowed	.45	.45
	EDC	.45-.85 <sup>9</sup>	not allowed	not allowed	not allowed	not allowed <sup>11</sup>
	CMR	.45-.85 <sup>9</sup>	not allowed	not allowed	.45	not allowed
Commercial Recreation		.50	not allowed	.05	.05	.05
Parks & Recreation		.45	.10	.10	.10	.10
Conservation		.05	.05	.05	.05	.05
Institutional & Public Facilities <sup>8</sup>		.45	.20	.10	.15 .35 <sup>6</sup>	.10
Transportation & Utilities		.45	.10	.05	.05 .15 <sup>7</sup>	.05
Traditional Town Development		1.0	not allowed	not allowed	not allowed	not allowed

**Notes:**

1. to 11 ....text omitted for brevity
12. Properties subject to Policy 1.3-j are limited to a maximum of 0.05 FAR, unless specified otherwise within the Policy.
13. Commerce properties are limited to an FAR of .35, unless the property received a Commerce future land use designation prior to August 30, 2023, in which case the property is limited to a maximum FAR of .45.

## **Exhibit 2**

### **Applicant's Justification for Text Amendment**

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#### **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.

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.

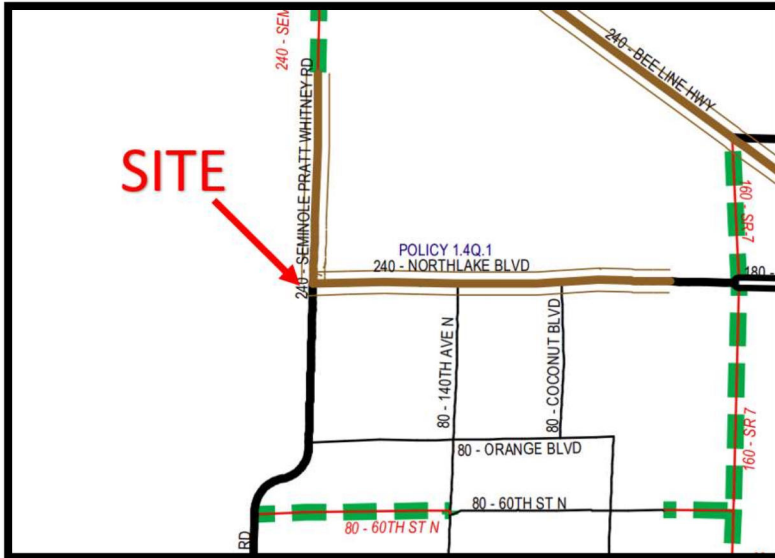
Due to the ongoing construction to expand Northlake Boulevard and Seminole Boulevard to six lanes at the intersection of where the subject site is located and the location of the traffic signal at said intersection, the subject property is no longer supportive of residential development. The maximum 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 0.15 solely for those properties with access to 91<sup>st</sup> Place North or 90<sup>th</sup> 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.

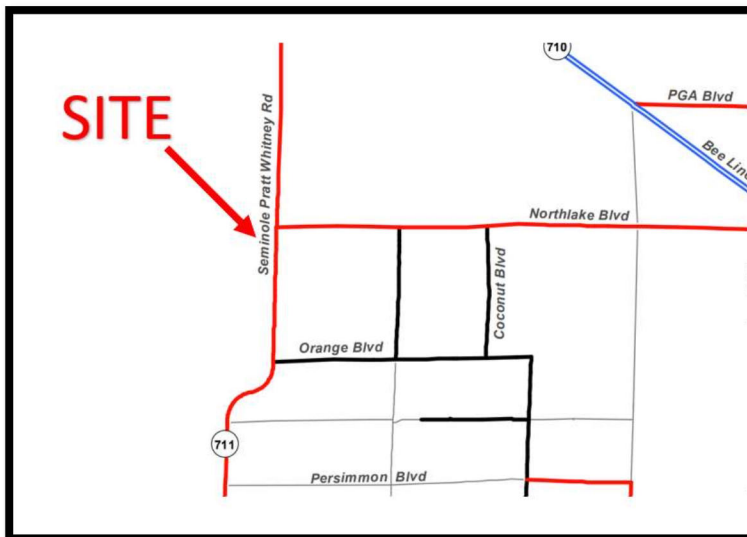
Having the low-intensity office uses near the existing rural residential development provides the neighborhood-oriented office use that the Comprehensive Plan establishes as necessary to maintain the rural residential feel.

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**

- Urban Principal Arterial (U-PA)
- Rural Principal Arterial (R-PA)
- Urban Minor Arterial (U-MA)
- Rural Minor Arterial (R-MA)
- Urban Collector (U-COLL)
- - - Rural Major Collector (R-MAJ)
- · - · Rural Minor Collector (R-MIN)
- Undefined

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.

# Exhibit 3

## Applicant's Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

### DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Rose Farrah, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  MGR \_\_\_\_\_ [position - e.g., president, partner, trustee] of CDNK1, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1500 North Dixie Highway, Suite 205  
West Palm Beach, FL 33401
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

*Rose Farrah*  
Rose Farrah, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of June, 2024 by Rose Farrah (name of person acknowledging). He/she is personally known to me or has produced A valid Drivers License (type of identification) as identification and did/did not take an oath (circle correct response).

Jeannie M. Avalos  
(Name - type, stamp or print clearly)

*Jeannie M. Avalos*  
(Signature)

My Commission Expires on:



OR STAMP



**EXHIBIT "A"**

**PROPERTY**

PARCEL 1:

THE NORTH 254.2 FEET OF THE SOUTH 990.8 FEET, LESS THE WEST 2571.1 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT TO INDIAN TRAIL WATER CONTROL DISTRICT FOR ROAD AND DRAINAGE PURPOSES OVER THE SOUTH 30 FEET AND THE EAST 60 FEET.

AND

PARCEL 2:

THE NORTH 245.2 FEET OF THE SOUTH 745.6 FEET, LESS THE WEST 2571.1 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13, TO TOWNSHIP 42 SOUTH, RANGE 40 EAST PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT TO INDIAN WATER CONTROL DISTRICT FOR ROAD AND DRAINAGE PURPOSES OVER THE SOUTH + 30 FEED AND THE EAST 60 FEET.

SAID LANDS SITUATE IN UNINCORPORATED PALM BEACH COUNTY, FLORIDA AND CONTAINING 3.368 ACRES OR 146,722 SQUARE FEET, MORE OR LESS.

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

<b>Name</b>	<b>Address</b>	
Rose Farrah	1500 North Dixie Highway, Suite 205, West Palm Beach, FL 33401	50%
Hashem Khorassani	1500 North Dixie Highway, Suite 205, West Palm Beach, FL 33401	50%

**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

***(TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER)***

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Hashem Khorassani, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [x] MGR \_\_\_\_\_ [position - e.g., president, partner, trustee] of CDNK1, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
  
2. Affiant's address is: 1500 North Dixie Highway, Suite 205  
West Palm Beach, FL 33401
  
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
  
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
  
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
  
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

K. Khorassani  
Hashem Khorassani, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 21st day of June, 2024 by Hashem Khorassani (name of person acknowledging). He/she is personally known to me or has produced A valid Drivers license (type of identification) as identification and did not take an oath (circle correct response).

Jeannie M. Avalos  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: \_\_\_\_\_



**EXHIBIT "A"**

**PROPERTY**

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<b>Name</b>	<b>Address</b>	
Hashem Khorassani	1500 North Dixie Highway, Suite 205, West Palm Beach, FL 33401	50%
Rose Farrah	1500 North Dixie Highway, Suite 205, West Palm Beach, FL 33401	50%

**Exhibit 4**  
**Correspondence**

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