



## COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 22-A

### BCC TRANSMITTAL PUBLIC HEARING, NOVEMBER 3, 2021

#### I. General Data

**Project Name:** Pioneer Road Rural Enclave Overlay

**Element:** Future Land Use Element and Map Series

**Project Manager:** Travis Goodson, Planner II

**Staff Recommendation:** Staff recommends **approval** based on the findings and conclusions presented in this report.

#### II. Item Summary

**Summary:** The item before the Board is a County Initiated amendment to revise the Comprehensive Plan to establish an Overlay for the Pioneer Road Neighborhood Plan area. Specifically, the amendment proposes to :

- Add a new Sub-Objective and policies to establish the Pioneer Road Rural Enclave Overlay; and
- Add a note to the Special Planning Areas Map (LU 3.1) Map Series stating that the boundaries of the depicted Pioneer Road Neighborhood Plan also reflect the new Overlay

**Staff Assessment:** This proposed amendment was initiated by the Board of County Commissioners on October 31, 2018 at the request of the Pioneer Road Property Owner's Association. The delay of this amendment is due to appeals filed on Ordinance 2018-031 that provides for the creation of Rural Enclave Overlays, with a final ruling issued on June 18, 2021 by the Fourth District Court of Appeal upholding the adopted amendment. This proposed amendment will establish the Neighborhood Plan as a Rural Enclave Overlay in order to support the continuation and protection of the character of the area. The amendment establishes policy guidance reflecting many of the recommendations in the Neighborhood Plan, and is intended to encourage low densities within the Overlay by requiring an enhanced level of Board approval for proposed density increases, and to promote the preservation of native vegetation and encouraging agricultural uses. The Planning Division coordinated with residents and interested parties beginning in August of 2020, utilizing several methods to communicate information and encourage community feedback, including a webpage, informational meetings, and postal and electronic mailings. These outreach efforts are detailed in Part VII, Section B, *Community Participation*. The proposed boundaries of the Overlay are the same as the Neighborhood Plan, although there has been significant public opposition by some of the property owners, particularly the six properties immediately west of Jog Road north of Pioneer Road. Letters of support and opposition are provided in Exhibit 2.

As such, staff recommends **approval** of the amendment.

### III. Hearing History

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**Local Planning Agency:** *Approval with modifications, with recommendation to delete the super majority vote requirement for New Policy 1.2.7-b*, motion by Spencer Siegel, seconded by Barbara Roth, passed in an 11 to 2 vote (with John Carr and Rick Stopek dissenting) at the October 1, 2021 public hearing. Under discussion, Commission members had concerns about the proposed policy that would require approval by at least five members of the Board of County Commissioners for applications that increase density. The Commission also deliberated the Overlay boundaries, including the boundary bisecting Winner's Church and a potential "opt out" for property owners within the Overlay. The Commission also recognized the traffic issues affecting the properties fronting Pioneer Road immediately west of Jog Road. There were four members of the public who spoke in support of the proposed Overlay, in addition to one comment card in support but not wishing to speak. There were eight members of the public who spoke in opposition, and requested to be excluded from the Overlay.

**Board of County Commissioners Transmittal Public Hearing:**

**State Review Agency Comments:**

**Board of County Commissioners Adoption Public Hearing:**

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## IV. Intent

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The County Initiated amendment proposes to revise the Comprehensive Plan to establish an Overlay based on the Pioneer Road Neighborhood Plan. Specifically, the amendment proposes to:

- Add a new Sub-Objective and policies to establish the Pioneer Road Rural Enclave Overlay; and
- Add a note to the Special Planning Areas Map (LU 3.1) Map Series stating that the boundaries of the depicted Pioneer Road Neighborhood Plan also reflect the new Overlay.

The proposed amendment was initiated by the Board of County Commissioners on October 31, 2018 at the request of the Pioneer Road Neighborhood Plan Committee. The amendment will establish the Neighborhood Plan as a Rural Enclave Overlay in order to support the continuation and protection of the character of the area. The amendment establishes policy guidance reflecting many of the recommendations in the Neighborhood Plan, and is intended to encourage low densities within the Overlay by requiring an enhanced level of Board approval for proposed density increases, and to promote the preservation of native vegetation and encouraging agricultural uses. Specific text changes are shown in strike out and underline in Exhibit 1-A, and the map series changes are depicted in Exhibit 1-B.

## V. Background

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### A. Pioneer Road Neighborhood Plan (PRNP)

The Pioneer Road Neighborhood Plan is one of the nine Neighborhood Plans that are formally recognized by the County. Established in 1990, the Palm Beach County neighborhood planning program provides a mechanism for residents of an area to identify issues and express a consensus decision regarding the direction of their community for consideration by the Board of County Commissioners.

**FLUE Policy 4.1-c** states: *“The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval. Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics within the associated document.”*

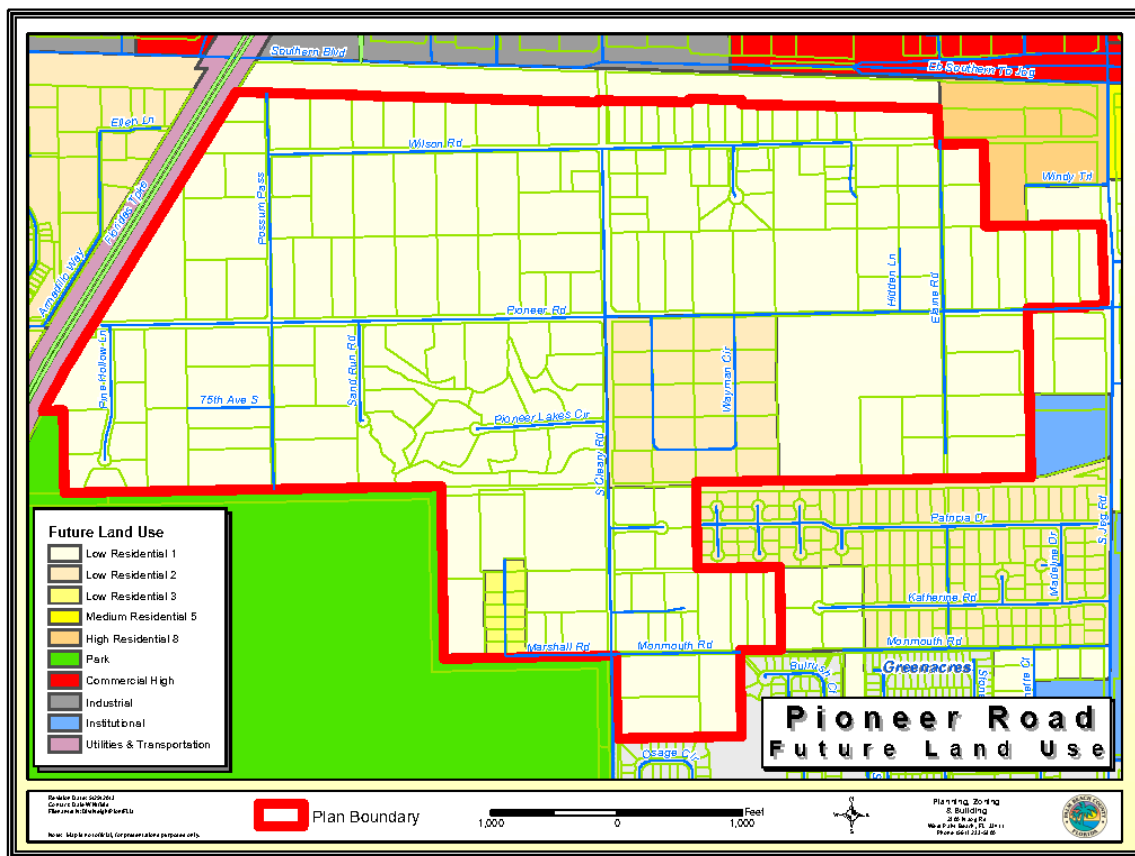
The Pioneer Road Property Owner's Association led the effort to prepare the Pioneer Road Neighborhood Plan (PRNP) in 2013. The primary goal of the Neighborhood Plan is to maintain the existing low density, rural lifestyle of the neighborhood. The area encompassing the Pioneer Road Neighborhood Plan is generally located south of Southern Boulevard and west of Jog Road within the Urban/Suburban Tier. The neighborhood consists primarily of low density residential

uses and agricultural uses, with an average lot size of 2.8 acres. Non-residential uses such as utilities and places of worship are located in the vicinity along Jog Road.

On July 24, 2013, the Board of County Commissioners received and filed the PRNP as an articulation of community desires. Subsequently, the County adopted text and Map Series amendments to the Comprehensive Plan to add the PRNP to the list of Neighborhood Plans in Future Land Use Element Policy 4.1-c, and added the boundaries to the Special Planning Areas Map LU 3.1 by Ord. 2014-015.

The maps below graphically depict the existing future land use designations and lot sizes for parcels within the boundaries of the Neighborhood Plan (Figure 1 and Figure 2, respectively). Figure 1 indicates that a majority of parcels within the area have a land use designation of Low Residential, 1 unit per acre (LR-1), accounting for approximately 523 acres and 181 parcels.

**Figure 1 – Future Land Use Designations**



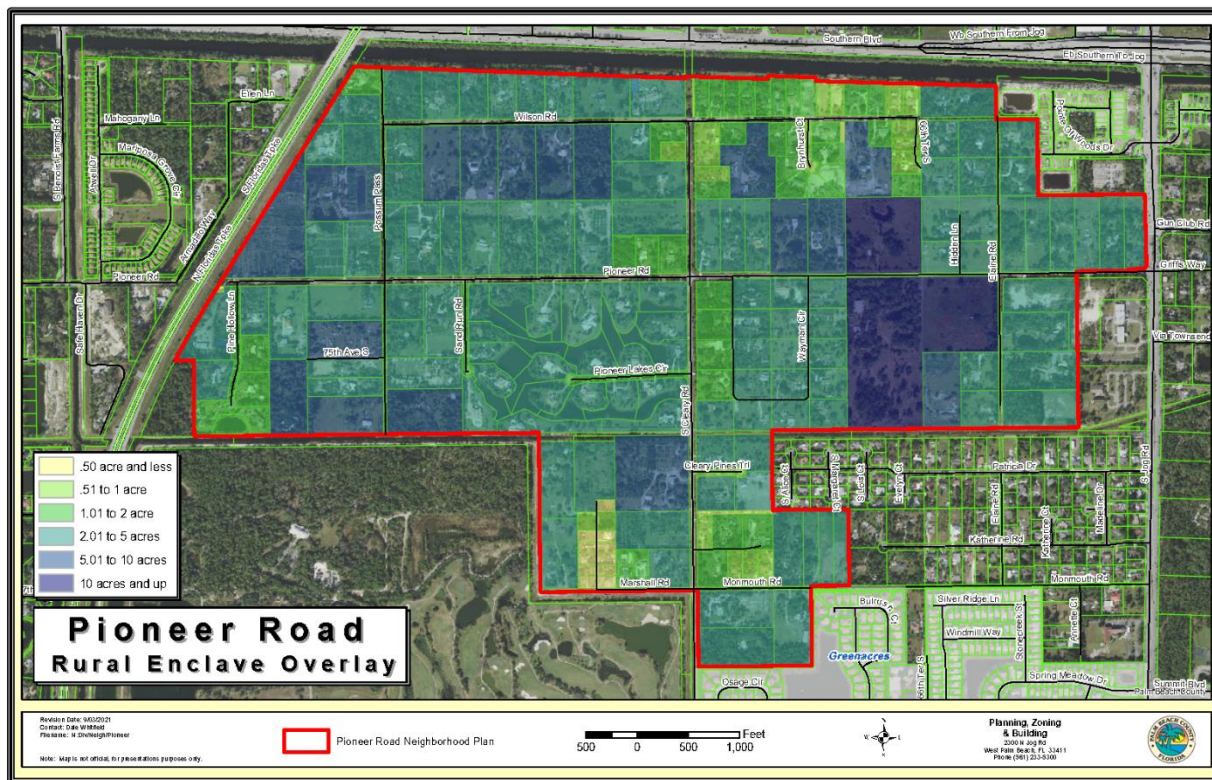
**Table 1 – Future Land Use Designations**

Future Land Use	Acres	# of Parcels	# of Units
Low Residential, 1 unit per acre (LR-1)	523	181	141
Low Residential, 2 units per acre (LR-2)	39	20	19
Low Residential, 3 units per acre (LR-3)	5	13	7
<b>TOTAL</b>	<b>568</b>	<b>214</b>	<b>167</b>

Source: PBC GIS FLU Layer, 2021

Figure 2 depicts the average lot size of parcels within the Pioneer Road area, indicating that the average lot size is approximately 2.8 acres. The area also contains 60 parcels ranging from 3 to 10 acres in size, 1 parcel 10 acres in size, and 1 parcel containing 30 acres.

**Figure 2 – Lot Sizes**



**Table 2 – Lot Sizes**

Lot Size (in acres)	Acres	# of Parcels	# of Units
Less than 1 acre	21	36	20
1 to 2.9 acres	232	116	99
3 to 4.9 acres	176	43	33
5 to 9.9 acres	98	17	15
10 to 19.9 acres	10	1	0
More than 20 acres	30	1	0
<b>TOTAL</b>	<b>568</b>	<b>214</b>	<b>167</b>

Source: PBC PAPA, 2021

## **B. Rural Enclave Overlay**

The County utilizes overlays within the Comprehensive Plan and Unified Land Development Code in order to establish specific policies and/or regulations for specific geographic areas. The idea for creating rural enclave overlays was initially proposed by representatives of the PRPOA at the July 23, 2018 Board of County Commissioners Transmittal Public Hearing for a County initiated text amendment regarding residential future land use designations in Round 18-D. Staff proposed language to recognize rural enclaves within the Urban/Suburban Tier, and to foster their preservation. At the hearing, PRPOA representatives requested that the Board also include additional policy language to require the implementation of overlays in order to strengthen protections of identified rural enclave neighborhoods recognized by a Neighborhood Plan. The Board transmitted this language, and it was adopted in a modified form on October 31, 2018 via Ord. 2018-031 as follows:

**FLUE Policy 2.2.1-w:** *“The County shall adopt specific overlays in the Comprehensive Plan and/or Unified Land Development Code to protect the character of individual rural enclaves identified through the neighborhood planning process.”*

At the same hearing, the Board initiated a text amendment to establish an Overlay for the Pioneer Road Neighborhood Plan area working with the community and property owners. However, proceeding with the overlay amendment was delayed due to a challenge on November 2018 to the adopted Ordinance 2018-031. The ordinance was affirmed on June 18, 2021 by a final ruling issued by the Fourth District Court of Appeals.

## **C. Privately Proposed Future Land Use Amendments**

In the years following the completion of the Neighborhood Plan, three privately proposed future land use amendments within the boundaries of the Plan were submitted to the County:

- **Owen Ranch (LGA 2017-002)** – request from Low Residential, 1 unit per acre (LR-1) to Low Residential, 3 units per acre (LR-3) on 34.27 acres for up to 103 units was withdrawn by the applicant on December 27, 2016.
- **Ruby’s Cove (LGA 2019-016)** – request from Low Residential, 1 unit per acre (LR-1) to Medium Residential, 5 units per acre (MR-5) on 24.31 acres for up to 121 units was withdrawn by the applicant on April 19, 2019.
- **Lee’s Landing (SCA 2020-001)** – request from Low Residential, 1 unit per acre (LR-1) to Congregate Living Residential with an underlying Low Residential, 1 unit per acre (CLR/1) on 9.33 acres was denied by the BCC on October 22, 2020.

## VI. Data and Analysis

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This section provides data and analysis, including an examination of consistency with the Comprehensive Plan.

### A. Proposed Pioneer Road Rural Enclave Overlay

The amendment creates a new Overlay within the Comprehensive Plan and establishes a new Sub-Objective, policies, and boundaries reflecting the boundaries of the Pioneer Road Neighborhood Plan and its recommendations. The text amendment is depicted in strike out and underline changes to the Comprehensive Plan shown in Exhibit 1-A, and a revised Special Planning Areas Map is shown in Exhibit 1-B.

#### 1. Pioneer Road Rural Enclave Overlay Sub-Objective and Policies

The recommendations of the Pioneer Road Neighborhood Plan and feedback received through the community outreach process form the basis for the sub-objective and implementing policies of the overlay. Each of the items of the amendment is described below.

- **New Sub-Objective 1.2.7: Pioneer Road Rural Enclave Overlay.** The new sub objective establishes that the purpose of the Pioneer Road Rural Enclave Overlay is to provide a framework to preserve the low-density rural character within the Neighborhood, by limiting residential densities, protecting the natural environment and wildlife, and promoting the use of agriculture.
- **New Policy 1.2.7-a: Boundaries.** At the time the amendment was initiated by the Board, the PRPOA requested that the boundaries of the Neighborhood Plan be those for the new Overlay. The proposed boundaries of the Overlay are the same as the Neighborhood Plan, although there has been significant public opposition by some of the property owners, particularly the six properties immediately west of Jog Road north of Pioneer Road. Letters of support and opposition are provided in Exhibit 2.
- **New Policy 1.2.7-b: Residential Density.** The Neighborhood Plan envisions that the area will maintain its low-density, rural lifestyle and includes recommendations discouraging density increases. The maps and data presented in the Background section demonstrate the low-density residential land uses and larger lot sizes within the PRNP, which are typically indicative of the rural lifestyle commonly found outside of the Urban/Suburban Tier, such as The Acreage and Jupiter Farms. Property owners requesting a density increase greater than a site's existing future land use designation have various options available to pursue, including a land use amendment, rezoning, and/or the transfer of development rights. This proposed policy will require that any method of obtaining an increase in density that is subject to final action by the Board of County Commissioners, must be approved by at least five members. This policy will act as an additional layer to protect the character of the rural enclave, and serve as a means of garnering greater consensus on decisions affecting density.
- **New Policy 1.2.7-c: Natural Environment.** This policy will support the Neighborhood Plan's recommendation to encourage the preservation of native vegetation. The preservation of



natural vegetation contributes to biodiversity and supports a variety of wildlife, in addition to maintaining the high quality of life residents are currently enjoying. This policy further supports the identity of the rural enclave as a low-density, large lot area within the Urban/Suburban Tier. Removal of native vegetation is regulated by the ULDC, and subject to review and approval by the County's Department of Environmental Resources Management (ERM).

- **New Policy 1.2.7-d: Agriculture.** This policy will encourage the incorporation and continuation of agricultural uses and the keeping of livestock within the boundaries of the overlay. Since adoption of the 1989 Comprehensive Plan, the County has recognized that there are Rural Residential areas with agricultural uses within the Urban Suburban Tier that provide a valuable contribution to the housing diversity and lifestyle choices in the County. Recent policy changes to the Plan regarding agricultural uses as they specifically relate to the Urban/Suburban Tier support this notion and encourage existing and new agricultural uses. The cultivation of agriculture and keeping of livestock contributes to and further supports the rural identity of the Pioneer Road area.
- **Add the Overlay to the Special Planning Areas Map.** The amendment also proposes to revise Special Planning Area Map (LU 3.1) in order to identify the boundaries of the Overlay. The boundaries for the proposed overlay as presented in this report are the same as the boundaries of the Pioneer Road Neighborhood Plan. Accordingly, a note will be added to the map that reads, *"The boundaries of the Pioneer Road Rural Enclave Overlay are coterminous with the Pioneer Road Neighborhood Plan."* The final boundaries of the overlay are subject to change based upon Board direction. This subject is discussed under Part VII, Section D, *Property Owner Opposition to Inclusion within the Overlay*.

The proposed amendment does not include new policies for some of the concepts proposed by the Neighborhood Plan. These are summarized below.

- **Recommendation for Public Safety.** The PRNP states that residents of the Pioneer Road Neighborhood Planning area wish to be served by their existing public safety provider. The neighborhood is served by Palm Beach County Sheriff and Fire-Rescue, and will continue to be so within unincorporated Palm Beach County. A policy along the lines of this recommendation is outside the scope of the Comprehensive Plan.
- **Recommendation for Incorporation into a Municipality.** The Neighborhood Plan recommends that the lands within the Plan boundaries remain within the unincorporated County. The Florida Statutes set the framework for municipal annexations and incorporations, and the Comprehensive Plan's Intergovernmental Coordination Element establishes objectives and policies to implement and facilitate the process under the guide of the Statutes. Per the Intergovernmental Coordination Element, *"The County can encourage or discourage annexation through policies and programs, but has only a limited ability to affect annexation efforts by municipalities and certainly cannot mandate or prohibit annexation."* This recommendation is beyond the scope of the Comprehensive Plan.
- **Recommendation for Roads.** The Neighborhood Plan recommends that no changes occur to the existing roadways. Palm Beach County owns and maintains Pioneer Road; Cleary Road; Wilson Road; and portions of Possum Pass and Elaine Road. All other



roads within the boundaries of the Neighborhood Plan are privately owned and maintained. There are no current or planned roadways within the Neighborhood Plan boundaries identified on the County's Thoroughfare Right of Way Identification Map (TIM), TE 14.1. There are, however, arterial and collector roadways on the periphery, including Jog Road to the east, Southern Boulevard to the north, and Florida's Turnpike to the west. Modifications to the existing road network within the neighborhood area are subject to compliance with regulations as set forth by the ULDC and the Department of Engineering and Public Works. Deviations from specific regulations may be granted through processes established in the ULDC based on site-specific criteria that do not necessarily fall within the purview of the Comprehensive Plan. Considering the above information, this recommendation falls beyond the scope of the Comprehensive Plan.

## **B. Consistency with the Comprehensive Plan**

This proposed amendment will further several provisions in the Future Land Use Element (FLUE) of the Comprehensive Plan, including the items listed below. There are no inconsistencies with the policies in the Comprehensive Plan.

1. **FLUE, C. County Directions.** *The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.*
  1. **Livable Communities.** *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*
  2. **Growth Management.** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*
  4. **Land Use Compatibility.** *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*
  5. **Neighborhood Integrity.** *Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*

**Staff Assessment:** The proposed Overlay will further all four County Directions shown above by promoting the protection of this established rural residential neighborhood as previously identified through the neighborhood planning process. Rural neighborhoods within the Urban Service Area provide a unique way of life for residents in an otherwise nearly fully developed Tier, adding to the diverse lifestyle and housing choices supported and encouraged by the County. The Overlay will reinforce the direction of growth towards activity nodes and centers and along major thoroughfares, thereby respecting the character, densities, and geographical boundaries of the rural neighborhood.

**2. FLUE Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

**Staff Assessment:** The proposed amendment will further this policy by encouraging low residential densities that are compatible with the rural character of the neighborhood, and by promoting the cultivation of urban agricultural uses and preservation of existing native vegetation. By encouraging low density residential within the overlay area, the amendment could direct high-density development away from the interior of the overlay and towards activity nodes and corridors, which are more appropriate and suitable for higher densities and intensities.

**3. FLUE Policy 2.2.1-p: Rural Enclaves in the Urban Service Area.** *The County recognizes that there are long established rural residential enclave communities and homesteads in locations within the Urban Suburban Tier that have Low Residential future land use designation. The County supports the continuation of these rural areas in order to encourage a high quality of life and lifestyle choices for County residents. In addition, within these areas the County may apply the ULDC standards for rural residential development as follows:*

1. *in low density areas in Urban Residential future land use categories;*
2. *on parcels presently used for agricultural purposes; or*
3. *on parcels with a Special Agricultural future land use category.*

**Staff Analysis:** This policy recognizes that rural residential enclave communities, such as the Pioneer Road area, continue to exist today within the Urban/Suburban Tier. These areas are typically characterized by low-density residential development, large lot sizes, and oftentimes support various agricultural uses and home based agri-businesses. These areas add to the diversity of lifestyle choices encouraged by the Comprehensive Plan and cannot be reclaimed once dissolved. The proposed Overlay establishes formal recognition of the identified rural enclave.

4. **FLUE Policy 2.2.1-w:** *The County shall adopt specific overlays in the Comprehensive Plans and/or Unified Land Development Code to protect the character of individual rural enclaves identified through the neighborhood planning process.*

**Staff Analysis:** The proposed Rural Enclave Overlay for the Pioneer Road Neighborhood Planning Area stems from prior Board direction and the adoption of policy language directing the County to pursue establishing such overlays. The policies proposed are intended to preserve the character of the area by discouraging density increases, encouraging preservation of the natural environment, and encouraging agricultural uses. The proposed amendment fulfills this policy and is therefore consistent.

### C. Unified Land Development Code Implications

This proposed amendment will not require subsequent revisions to the Unified Land Development Code (ULDC).

## VII. Public and Municipal Review

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The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

- A. **Intergovernmental Plan Amendment Review Committee (IPARC):** Notification was sent to the County’s Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments, on Tuesday, September 14, 2021. At the time of the printing this report, no objections to the amendment had been received through the IPARC process.
- B. **Community Participation:** The Planning Division has encouraged public participation throughout the creation of the overlay, particularly with property owners and residents within the Pioneer Road Neighborhood Plan Area. Correspondence received is added to Exhibit 2 throughout the amendment process. The following summarizes community participation:
- **Overlay Webpage:** In August 2020, the Planning Division created a webpage in an effort to convey information about the Overlay, such as meeting dates, maps, and Comprehensive Plan policy. Meeting agendas, PowerPoint presentations, and recordings of virtual community meetings that followed were also made available on the webpage. The webpage also provided a method for interested parties to register to receive meeting invitations and updates to the webpage by email. Email notification of the creation of the webpage was sent to registered property owners and known interested parties on August 28, 2020. Information about the webpage and its direct web address have been included in all future mailing letters.
  - **Kick-Off Meeting:** On November 17, 2020, the Planning Division hosted a virtual Kick-Off Meeting with property owners and interested parties. The purpose of the

meeting was to notify residents that staff was moving forward with creation of the overlay, and provide information relaying the next steps and preliminary timeline. Meeting notices were sent via postal mail to owners of real property and associations within the boundaries of the Neighborhood Plan on November 5, 2020. The notice was also emailed on November 6, 2020 to interested parties who signed up through the webpage to receive updates.

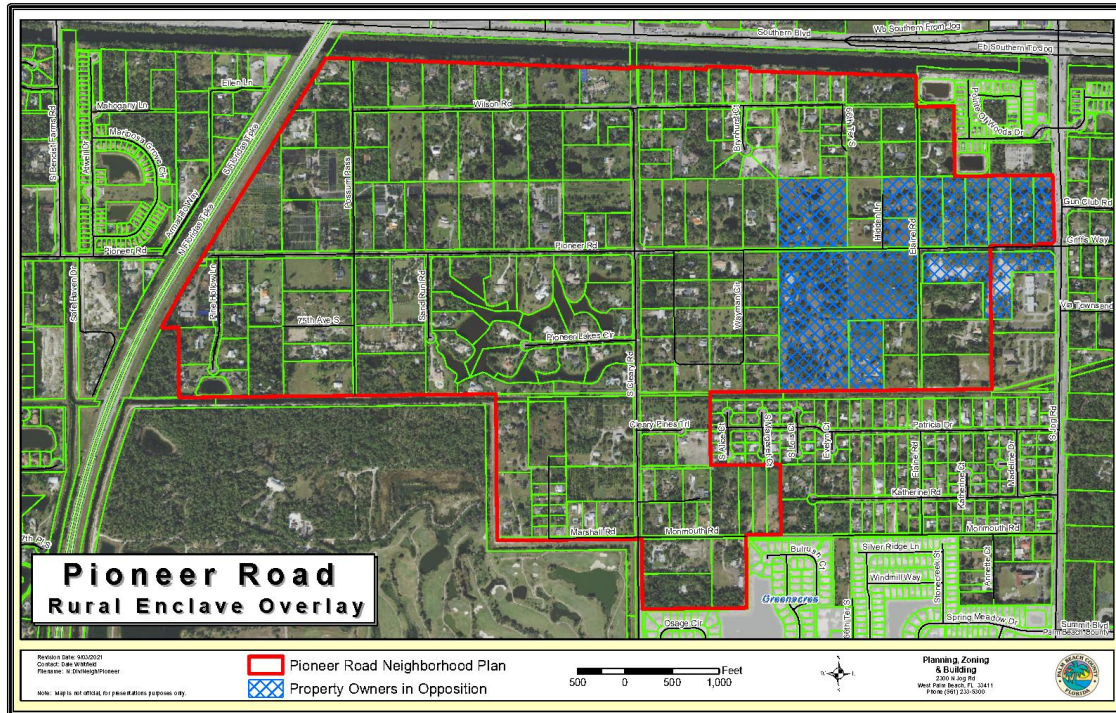
- **Informational Meeting 1:** On August 12, 2021, the Planning Division hosted the first of two informational meetings with property owners and interested parties. The purpose of this virtual meeting was to relay information regarding the status of the overlay, discuss Neighborhood Plan recommendations that were being considered for Overlay policy language, and provide an opportunity for questions and feedback. Meeting notices containing the dates of both informational meetings were sent via postal mail to owners of real property and associations within the boundaries of the Neighborhood plan on July 29, 2021. The notice was emailed to interested parties on August 5, 2021.
- **Informational Meeting 2:** On September 9, 2021, the Planning Division held a second informational meeting. Staff presented the proposed Overlay policies and provided an opportunity for comments and questions. This meeting was previously noticed via postal mail and email on July 29, 2021 and August 5, 2021, respectively.

**C. Other Notice:** In addition to the above communications, public hearing notice by letter was mailed to the owners of properties within the boundaries of the proposed Overlay on September 10, 2021. In addition, on the same date, the Pioneer Road Property Owner's Association and Palm Beach Farms Rural Preservation Committee were also noticed. The notice contained information pertaining to the scheduled public hearings, as well as the preliminary policy language to establish the Overlay. The notice and preliminary language was also emailed to interested parties on September 14, 2021.

**D. Property Owner Opposition to Inclusion within the Overlay**

The proposed overlay boundaries as presented in this report reflect the boundaries of the Pioneer Road Neighborhood Plan (PRNP) as initiated by the Board on October 31, 2018. During the preparation of the Overlay with the community, staff have received requests from several property owners within the Neighborhood Plan boundaries requesting to be excluded from the Overlay. As of the publication of the staff report, these requests include six parcels fronting Pioneer Road between Elaine Road and Jog Road, Winner's Church at the southwest corner of Pioneer and Jog Roads, and five other parcels totaling approximately 40 acres generally located east of Elaine Road on the north and south sides of Pioneer Road. The property owners indicate their opposition to the Overlay is based upon proximity to a major thoroughfare (Jog Road), and that the overlay may result in a negative impact on their property values. A map of the property owners in opposition is provided in Figure 3, and the corresponding letters received have been added to Exhibit 2.

**Figure 3 - Property Owners in Opposition**



In addition, the boundaries of the proposed Overlay bisect the Winner's Church Property and may warrant revision. The existing north-south boundary line (in red) bisects the Winner's Church property (Control No. 1985-00072), as shown in Figure 4. The church acquired a parcel west of the boundary line after the Plan's creation, and subsequently consolidated with their existing parcel that fronts Jog Road. While the sub-objective and proposed policies of the Overlay do not preclude the church from continuation of use or future expansion, placing the boundary line through the property could create potential conflict in the future should the property redevelop with another use.

**Figure 4 – Winner's Church**



## VIII. Assessment and Conclusions

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This proposed amendment to establish a Rural Enclave Overlay in the Comprehensive Plan for the Pioneer Road Neighborhood Planning area was initiated by the Board of County Commissioners on October 31, 2018 at the request of the Pioneer Road Property Owner's Association. The amendment will establish a Rural Enclave Overlay based on the Neighborhood Plan in order to support the continuation and protection of the character of the area. The amendment establishes policy guidance reflecting many of the recommendations in the Neighborhood Plan, and is intended to encourage low densities within the Overlay by requiring an enhanced level of Board approval for proposed density increases, and to promote the preservation of native vegetation and encouraging agricultural uses. The Planning Division coordinated with residents and interested parties beginning in August of 2020, utilizing several methods to communicate information and encourage community feedback, including a webpage, informational meetings, and postal and electronic mailings. These outreach efforts are detailed in Part VII, Section B, *Community Participation*. The proposed boundaries of the Overlay are the same as the Neighborhood Plan, although there has been significant public opposition by some of the property owners, particularly the six properties immediately west of Jog Road north of Pioneer Road. Letters of support and opposition are provided in Exhibit 2.

As such, staff recommends ***approval*** of this amendment.

### Attachments

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Exhibit 1A – Proposed changes in strike out and underline format	E – 1
Exhibit 1B – Map Series, Special Planning Area Map LU 3.1 to be updated	E – 2
Exhibit 2A – Correspondence in Opposition	E – 4
Exhibit 2B – Correspondence in Support	E – 21

## Exhibit 1

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### A. Future Land Use Element, Pioneer Road Rural Enclave Overlay

**REVISIONS:** To make changes to policies and provisions related to establish the Pioneer Road Rural Enclave Overlay. The added text is underlined, and the deleted text ~~struck out~~.

#### 1. **NEW Sub-Objective 1.2.7: Pioneer Road Rural Enclave Overlay**

The purpose of the Pioneer Road Rural Enclave Overlay is to establish policies that provide a framework to preserve the low density rural character within the Neighborhood, by limiting residential densities, protecting the natural environment and wildlife, and promoting the use of agriculture.

#### 2. **NEW Policy 1.2.7-a: Boundaries.** The boundaries of the Pioneer Road Rural Enclave Overlay are coterminous with the Pioneer Road Neighborhood Plan depicted on the Special Planning Areas Map, LU 3.1.

#### 3. **NEW Policy 1.2.7-b: Residential Density.** The County encourages low residential densities within the Pioneer Road Rural Enclave Overlay. Applications that result in a higher residential density, including but not limited to future land use amendments, residential rezonings, Transfer of Development Rights Program, and Workforce Housing Program bonus, that require approval by the Board of County Commissioners (BCC) shall require approval by at least five members of the BCC.

#### 4. **NEW Policy 1.2.7-c: Natural Environment.** The retention of native vegetation and canopy trees within the Pioneer Road Rural Enclave Overlay is encouraged.

#### 5. **NEW Policy 1.2.7-d: Agriculture.** The ability for properties, including residential properties, to incorporate agricultural uses is encouraged within the Pioneer Road Rural Enclave Overlay.



**REVISIONS:** To update and replace the Special Planning Areas Map LU 3.1. Map to be deleted.



## Pioneer Road Rural Enclave Overlay

## Exhibit 2A

### Correspondence in Opposition

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**From:** Cgelso8418 <[cgelso8418@aol.com](mailto:cgelso8418@aol.com)>  
**Sent:** Tuesday, November 17, 2020 5:39 PM  
**To:** Lisa Amara A. <[LAmara@pbcgov.org](mailto:LAmara@pbcgov.org)>; Patricia Behn <[PBehn@pbcgov.org](mailto:PBehn@pbcgov.org)>; Stephanie Gregory <[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)>  
**Subject:** Pioneer Road

Lisa, Patricia and Stephanie,

In response to Ben Crosby, yes, I became the President of the Pioneer Road Property Owners Association in 2007 with the singular goal of organizing our neighborhood in restricting the expansion of the Winner's Church property. Commissioner Santamarina offered that the best way to get something accomplished was to be organized with community support. We were somewhat successful, in getting 26 conditions of approval, however, the commissioners still approved a major expansion. But, after our success, I was verbally assaulted by Ben Crosby and subsequently dissolved our organization. I have not been a member of our neighborhood associations or participated in their activities since that time.

Thank you,  
Colleen Gelsomino

Secondary to my 'wives' replay above, since the years past '2007', the BCC changed the status of the corner to the north of us, and on both sides of Jog approved two multi-family housing developments, that stripped away our natural buffer to Southern Blvd, and exposed us to 'noise, lights, and soon to be a more populated area, than the entire Pioneer Rd. community....since our 'peninsula' of 6 parcels is being considered and included against our will, we have made several informal requests to OPT OUT, not just in OPPOSITION to the 'plan' but to be completely understood, that we do not wish to be included. I don't have any comment about the last comment, re: Ben Crosby, other than the fact, that his words were totally irrelevant and 'off the wall'....oh well. Thank you.

Regards,  
J. Terry Gelsomino

**From:** Jim Baroni <baronij@icloud.com>  
**Sent:** Tuesday, November 10, 2020 11:12 AM  
**To:** Lisa Amara A. <LAmara@pbcgov.org>;  
**Subject:** Enclave Overlay

**Ms Amara,**

Concerning the notice your office sent dated November 5, 2020 referencing a proposed rural enclave overlay for the pioneer road neighborhood planning area.

My wife and I own the property at 6501 Pioneer Road. We have lived here for 37 years. We do NOT support this amendment and are NOT part of any organization, group, club or neighborhood plan that includes our property or pretends to speak on our behalf...

Please acknowledge your receipt of this email for our records.

Jim and Mary Baroni  
6501 Pioneer Road  
Baronij@bellsouth.net  
561-662-5946

November 13<sup>th</sup>, 2020

Tairon J. Coronel and Arelis Coronel  
6529 Pioneer Rd.  
West Palm Beach, FL 33413

Palm Beach County  
Dept. of Planning, Zoning, & Building  
2300 North Jog Rd.  
West Palm Beach, FL 33411-2741

Attn: Patricia Behn, Planning Dir. , Stephanie Gregory, Sr. Planner,  
Lisa Amara, Principal Planner

Re: Pioneer Road – Rural Enclave Overlay

Ladies:

We are the owners of the property located at 6529 Pioneer Rd, West Palm Beach, FL 33413. In light of the upcoming meeting on November 17<sup>th</sup>, 2020, we are submitting this letter to memorialize our objections to the Pioneer Road Neighborhood Plan, Ordinance 2018-031 Residential FLU Designations amendment to the County Comprehensive Plan, and the proposed zoning overlay pursuant to the Plan amendment.

We do not consent to our property's inclusion in the proposed Overlay, which we believe improperly subjects our property to use and density restrictions which are inappropriate in light of its location next to a major thoroughfare and its proximity to properties with more intense densities. It is also our belief that the proposed overlay has caused, and will continue to cause, a significant and uncompensated for diminution in the value of our property.

Finally, to the extent that any individual, organization, or other group has claimed on our behalf that we desired to participate in this Overlay, such representations were and are false.

In conclusion, we continue to object to the proposed application of the Pioneer Road Rural Enclave Overlay to our property.

Sincerely,

  
\_\_\_\_\_

Tairon J. Coronel

  
\_\_\_\_\_

Arelis Coronel

**From:** Cgelso8418 <cgelso8418@aol.com>

**Sent:** Monday, November 16, 2020 8:02 PM

**To:** Lisa Amara A. <LAmara@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>

**Subject:** Pioneer Road Overlay

Lisa Amara, Stephanie Gregory and Patricia Behn,

Please accept the attached letter as written objection to our property being included in the Pioneer Road Rural Enclave Overlay. I personally feel that our property should be excluded from this plan, as well as the properties east of Elaine Road.

Our property borders on the north with the FPL Substation as well as the high density Mattamy home project that extends from Jog Road to Elaine Road. We are bordered on the east by the six lanes of Jog Road. Our southern border that extends from Jog Road down Pioneer Road to Elaine Road and south for 27 acres has been approved for a major expansion of the current Winner's Church.

Stating that our property, bordered by these developments, is a rural enclave is a misrepresentation. We have been residents here for 38 years, moving here when Southern Blvd, Jog Road and Forest Hill Blvd. were two lanes.

It was a wonderful place to raise our children, but we have become surrounded by expansion and development and are greatly impacted by what is happening around us.

I appreciate your consideration in recommending that any rural overlay begins at the rural part of our community, west of Elaine Road.

Thank you,

Colleen T. Gelsomino

November 16, 2020

James T. Gelsomino and Colleen T. Gelsomino, as Trustees  
Of the James T. Gelsomino and Colleen T. Gelsomino Revocable Trust Agreement  
6517 Pioneer Road  
West Palm Beach, FL 33413

Palm Beach County  
Department of Planning, Zoning and Building  
2300 North Jog Road  
West Palm Beach, FL 33411-2741

Attn: Patricia Behn, Planning Director, Stephanie Gregory, Senior Planner,  
Lisa Amara, Principal Planner

Re: Pioneer Road- Rural Enclave Overlay

We are the owners of the property located at 6517 Pioneer Road, West Palm Beach, FL 33413. In light of the upcoming meeting on November 17th, 2020, we are submitting this letter to memorialize our objections to the Pioneer Road Neighborhood Plan, Ordinance 2018-031 Residential FLU Designations amendment to the County Comprehensive Plan, and the proposed zoning overlay pursuant to the Plan amendment.

We do not consent to our property's inclusion in the proposed overlay, which we believe improperly subjects our property to use and density restriction which are inappropriate in light of its location next to a major thoroughfare and its proximity to properties with more intense densities. It is also our belief that the proposed overlay has caused, and will continue to cause, a significant and uncompensated for diminution in the value of our property.

Finally, to the extent that any individual, organization, or other group has claimed on our behalf that we desire to participate in the Overlay, such representations were and are false. In conclusion, we continue to object to the proposed application of the Pioneer Road Rural Enclave Overlay to our property.

Sincerely,  
James T. Gelsomino  
Colleen T. Gelsomino



**From:** Sam Goldberg <STGoldberg@drhorton.com>  
**Sent:** Monday, August 02, 2021 11:56 AM  
**To:** Travis Goodson <TGoodson@pbcgov.org>  
**Cc:** owenkhan488@gmail.com  
**Subject:** Pioneer Road Neighborhood Plan

Good morning Travis,

Just following up on our phone call this morning. After speaking with Mr. Khan copied in this email, he does not want to be included in the proposed Pioneer Road Neighborhood Plan overlay.

Attached below are his parcels.

- 1.) 6654 Pioneer Road; PCN: 00424327050130222
- 2.) 6674 Pioneer Road; PCN: 00424327050130150
- 3.) 6707 Pioneer Road; PCN: 00424327050130090
- 4.) 6654 Pioneer Road; PCN: 00424327050130102
- 5.) 240 Hidden Lane; PCN: 00424327050130103

Please feel free to give me a call if you have any questions.

Regards,



**Sam Goldberg**  
**Land Acquisitions**

**D.R. HORTON – Southeast Florida Division**  
6123 Lyons Road Suite 100, Coconut Creek, FL 33073  
**o:** 954.949.3070 ext: 4270 **m:** 561.275.9063

**America's #1 Home Builder Since 2002 | drhorton.com [drhorton.com]**

**From:** Cgelso8418 <cgelso8418@aol.com>  
**Sent:** Sunday, August 08, 2021 3:29 PM  
**To:** Travis Goodson <TGoodson@pbcgov.org>  
**Cc:** Patricia Behn <PBehn@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>  
**Subject:** Pioneer Road Rural Enclave

Travis,

I am the property owner at 6517 Pioneer Road, West Palm Beach, FL 33413. I am submitting our letter of objection to the Pioneer Road Rural Overlay.

Please look at the map that has been drawn up. I believe if you research the Winner's Church property, they own the entire stretch of land fronting Pioneer Road to Elaine Road. I know there is a home on the east side of Elaine further south, but I believe the church owns to Elaine Road. The current boundary is showing that portion of land excluded, which was owned by the Hubbard's. I don't think their property can be divided into part commercial and part rural overlay.

Thank you for considering moving the boundary to Elaine Road and eliminate our peninsula of 6 properties from the overlay.

Sincerely,

Colleen T. Gelsomino

August 8, 2021

James and Colleen Gelsomino  
6517 Pioneer Road  
West Palm Beach, FL 33413

RE: Pioneer Road – Rural Enclave Overlay

Travis Goodson,

We are the owners of the property located at 6517 Pioneer Road, West Palm Beach, FL, 33413. In light of the upcoming meeting on Thursday, August 12<sup>th</sup>, 2021, we are submitting this letter to voice our objections to the Pioneer Road Neighborhood Plan and the proposed zoning overlay pursuant to the Plan amendment.

We do not consent to our property's inclusion in the proposed Overlay, which we believe improperly subjects our property to use and density restrictions which are inappropriate in light of its location next to a major thoroughfare and its proximity to properties with more intense densities. It is our belief that the proposed overlay has caused, and will continue to cause, a significant and uncompensated for diminution in the value of our property.

Our peninsula of six properties is contiguous with the high density Mattamy homes to the north of us and the Winner's Church 27 acres, which has been approved for a major expansion, to the south of us. The Winner's Church property runs along Pioneer Road to Elaine Road. Considering that 95% of those pushing for this rural overlay reside west of Cleary Road, more than three quarters of a mile west of Jog Road, we are respectfully asking that Planning and Zoning remove our property from the Overlay Plan and move the boundary west of Elaine Road or Cleary Road. Our "rural" neighborhood is not the neighborhood we moved into 39 years ago when Southern Blvd. and Jog Road were two lanes. To state that we, at our location in this neighborhood, currently reside in a rural enclave is a misrepresentation.

We continue to object to the proposed application of the Pioneer Road Rural Enclave Overlay to our property.

Sincerely,

Colleen T. Gelsomino  
James T. Gelsomino

**From:** BRETT GELSOMINO <[brett.gelsomino@gmail.com](mailto:brett.gelsomino@gmail.com)>  
**Sent:** Tuesday, August 10, 2021 3:19 PM  
**To:** Travis Goodson <[TGoodson@pbcgov.org](mailto:TGoodson@pbcgov.org)>  
**Subject:** Pioneer Road Rural Enclave Overlay - Comments and Suggestions

Good Morning, Travis,

It was nice speaking with you last week. I look forward to some constructive workshops with you and your staff to hear the residents' comments and attempt to better refine and tailor the proposed overlay in response. In support of constructive conversation, please see attached sketches and brainstorming ideas for staff and BCC consideration. If we just look at the land mass within the overlay boundary as proposed by PRPOA, the center of gravity is well west of Jog Road. South of the canal, on latitude with Patricia Dr and Katherine Rd, there exists only a small sliver of land east of Cleary Rd within the proposed bounds. North of the canal, the boundary attempts to extend much farther east, impossibly bisecting an institutional parcel (Winner's Church), that fronts Jog Rd. It then captures 6501 Pioneer Rd, which fronts Jog Rd, before returning west along FPL and Mattamy's MR-5, and returning West to the turnpike along the Palm Beach Canal.

My initial reaction to the boundaries of this proposed overlay is that it lacks geographic logic – the bounds of what is proposed to be an impactful and meaningful zoning ordinance often bisects single plats and parcels, abuts dense areas, and jogs and diverts wildly, following arbitrary borders like fence lines. To me, it would seem more logical to trace or follow more meaningful and significant geographic boundaries and infrastructure such, as roads or canals, to square off the demising lines of the overlay, rather than to follow this dogged and random path.

Finally, if we look at the intent of the overlay, in name alone "Rural Enclave", and the definitions of these two words ("remote, characteristic of the countryside", and "a place that is different in character from those surrounding it") and apply it to the areas that are proposed to be included within same, I would posit that areas that front 6-lane thoroughfares, or are within the ~1/4 to 3/4 mile acoustical reach of these roads can hardly be classified as "Rural". When I think of rural, I think of peaceful, quiet, calm. I do not think of nuisances that are in common with suburban or urban living, including heavy traffic, noise, high speed vehicles, street lights, power substations, signaled intersections, surrounding density and institutional uses, to name a few. To me, there is little value in attempting to preserve "Rural" life on parcels that no longer quietly enjoy qualities and attributes that were perhaps once associated with rural life, due to the already past changes of their immediate adjacencies and surroundings.

If there is agreement with and support for more logically re-aligning the bounds of the proposed overlay, I would look at two potential solutions:

- 1) Once the Winner's church bisection is corrected, to be wholly excluded, that leaves a small peninsula jutting to the east, contiguous to Jog Rd. Notwithstanding the fact that these property owners do not wish to be included, logic would stand that:
  - a. these properties are hardly "rural" – let's look at the surrounding and neighboring adjacencies:
    - i. institutional land use to the south;
    - ii. FPL substation to the north;
    - iii. MR-5 community to the north;
    - iv. Jog Rd (41,000 vehicles per day) to the east.

- b. The inclusion of these properties by way of “jogging” (no pun intended) the boundary EAST to Jog Rd is unnatural.

Proposed Solution 1: Realign the eastern limits of the proposed overlay to Elaine Road, which is ¼ mile west of the busy Jog Road, wholly excluding the more dense and institutional uses (Churches, subdivision neighborhoods, FPL power facilities).

- 2) Now that we’ve established the logic behind a more linear re-alignment that also creates a buffer between the busy and noisy Jog Rd corridor, and the proposed “Rural Enclave”, I think we could apply that same logic to the wants and desires of the property owners further down Pioneer Rd, and the ostensible representation that the applicant coalition (PRPOA) is attempting to impose on owners and residents that do not wish to be included. A traffic and noise study would glean material differences in quiet enjoyment and lifestyle between the nature, speed, intensity and volume of traffic on Pioneer Road a) East of Cleary Road vs b) West of Cleary Road. As such, it might make sense to consider shifting the proposed overlay further west, to Cleary Road. Cleary is a more substantial and paved demising road, creating a natural buffer. Further to that point, properties WEST of Cleary Road benefit from ¾ mile separation from the noisy and heavily trafficked Jog Rd, thereby more appropriately enjoying a “Rural” lifestyle, and more aptly deserving of the preservation of same. By way of example, drawing

Proposed Solution 2: Realign the eastern limits of the proposed overlay to Cleary Road, which is ¾ mile west of the busy Jog Road.

Thanks in advance for your consideration of creative input in helping to develop an amicable and mutually acceptable resolution to the proposed overlay. As a representative for more than a half dozen property owners that wish to be excluded from this overlay, please accept this letter as an objection to the overlay, as drawn, in consideration for an amended or altogether rejected overlay. I look forward to working with you.

Sincerely,

Brett Gelsomino

August 27, 2021

Planning Commissioners of Palm Beach County  
Travis Goodson  
TGoodson@PBCGov.org

RE: Pioneer Road – Rural Enclave Overlay – 6559 Pioneer Road

Dear Travis Goodson:

I am the owner of the property located at 6559 Pioneer Road, West Palm Beach, FL, 33413. I have owned this property since August 1989. I have no desire to be in any overlay and would like to voice my objections to the Pioneer Road Neighborhood Plan and the proposed zoning overlay pursuant to the Plan amendment.

I would like to make it clear that I do not consent to my property's inclusion in the proposed Overlay, which I believe improperly subjects my property to use and density restrictions which are inappropriate in light of its close location next to a major thoroughfare and its proximity to properties with more intense densities. It is my belief that the proposed overlay has caused, and will continue to cause, a significant and uncompensated diminution in the value of my property.

Our peninsula of six properties is contiguous with the high density Mattamy homes to the north of us and the Winner's Church 27 acres, which has been approved for a major expansion, to the south of us. The Winner's Church property runs along Pioneer Road to Elaine Road. Considering that 95% of those pushing for this rural overlay reside west of Cleary Road, more than three quarters of a mile west of Jog Road, I am respectfully asking that Planning and Zoning remove my property from the Overlay Plan and move the boundary west of Elaine Road or Cleary Road. My "rural" neighborhood is not the neighborhood I moved into 32 years ago when Southern Blvd. and Jog Road were two lanes. To state that I currently reside in a rural enclave due to the location of my property is a misrepresentation.

I continue to object to the proposed application of the Pioneer Road Rural Enclave Overlay to my property. I can be contacted at 561-371-0500 if further discussion is needed.

Sincerely,

---

Ruby S. Rinker  
6559 Pioneer Road  
West Palm Beach, FL. 33413

**From:** Cgelso8418 <[cgelso8418@aol.com](mailto:cgelso8418@aol.com)>

**Sent:** Wednesday, August 25, 2021 4:20 PM

**To:** Lisa Amara A. <[LAmara@pbcgov.org](mailto:LAmara@pbcgov.org)>; Stephanie Gregory <[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)>; Patricia Behn <[PBehn@pbcgov.org](mailto:PBehn@pbcgov.org)>

**Subject:** Pioneer Road

Lisa, Stephanie, and Patricia,

I don't know if Travis shared these with you, but this is how my morning commute begins!

Thank you,  
Colleen

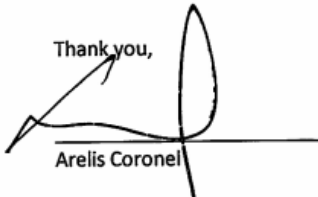




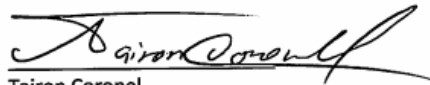
August 25, 2021

We, Tairon and Arelis Coronel, are opposed to the inclusion of our property located at 6529 Pioneer Road in the Pioneer Road Rural Overlay.

Thank you,



Arelis Coronel



Tairon Coronel

August 25, 2021

I, Ramon Flores, am opposed to the inclusion of our property located at 6545 Pioneer Road in the Pioneer Road Rural Overlay.

Thank you,

  
Ramon Flores

**From:** Jim Baroni <baronij@icloud.com>  
**Sent:** Wednesday, September 08, 2021 11:00 AM  
**To:** Travis Goodson <TGoodson@pbcgov.org>  
**Subject:** Planning Division

Re: proposed pioneer road rural enclave overlay

Commissioners, my name is Jim Baroni my wife Mary and I live on the corner of Jog road and Pioneer road (our street address 6501 Pioneer Road ). We have lived here for 38 years. We are OPPOSED to the Pioneer Road Neighborhood Rural Enclave Overlay and ask that you not consider the request or at a minimum exclude us and our neighbors.

Our history for your review:

We purchased the property in 1983 a dream come true for us and our young family, Jog Road was a 2 lane road, the corner of Jog road and Forest Hill was a fruit and vegetable stand, Jog road stopped just past Southern Boulevard, truly country living, then in 1993 our dream turned into a nightmare the county informed us that they were taking an acre of our property to widen Jog road from 2 lanes to 6, we fought as hard as we could but were told "it's for the benefit of all and a growing community".

With the road widening came more and more development and along with it traffic, we had to move the entrance to our driveway 75 feet to the west to avoid someone crashing into us as they turned onto Pioneer Road, we put a fence up and planted foliage but being 30 feet (yes 30 feet) from Jog road we now live with Sirens, Loud Exhaust, Car Radios, Screeching Tires, Horns and Car Crashes, instead of listening to the birds singing we live with the threat of the next car or truck to come crashing thru our fence and it is getting worse...

Now we are faced with a group that talks to you about saving the "country atmosphere" and the "unique enclave" what is unique about living next to a six lane super highway, ask my neighbors about the country atmosphere, we live with the noise and chaos night and day.

Pioneer Road is a 2 lane road with a 45 mile an hour speed limit and as those that live in the "unique enclave" race down pioneer road to get home those of us with driveways on pioneer road gamble every time we exit fearing getting hit...

This proposal is not the answer for us or our neighbors. You are hearing from those that live far from the noise and chaos and could care less about our worsening situation. I have attached a sixty second video from our driveway.



September 12, 2021

Patricia Behn  
Palm Beach County Planning Director  
Vista Center Building  
2300 N. Jog Rd., 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

**Request to be excluded from the proposed Pioneer Road Neighborhood Rural Enclave Overlay**

The Winners Church property owns approximately 15.66 acres of land at the southwest corner of Pioneer Road and Jog Road. We have them under two property identification numbers. ID number 00424403110010020 is approximately 6.03 acres and ID number 00424403110010010 is approximately 9.63 acres. We understand that Palm Beach County wants to put the western portion of our property within the Pioneer Road Neighborhood Plan and proposed Pioneer Road Neighborhood Rural Enclave Overlay. We do not wish to be in either the Neighborhood Plan or the proposed Overlay.

Although a large part of our property is currently vacant, it is part of the site plan approved on February 10, 2010 that approved part of a 35,068 s.f. Sanctuary, two basketball courts, a covered play area, parking and driveways, a 1.84 acre detention area, and .72 acre tree preservation area. Although we have different plans that will allow for the long term health of our church, the point is that this is not rural. It also does not make sense that it would be because our property is immediately adjacent to Jog Road, which is not rural at all.

This plan does not include any transitions from the major roadway that is Jog Road. By allowing us to remain outside the overlay and the neighborhood plan, we can be a transition. Right now, it is proposed that half of our property be included. It makes much more sense to draw the line at Elaine Road that is to our west and square off the overlay there.

We have looked at the recommendations and draft policies and attended a community meeting. Our site does not fit with what you are trying to accomplish. For example:

- You are looking to encourage native vegetation and agriculture. But, The Winners Church property is not going to be used for agriculture and will already be preserving some vegetation. Even the existing approval is for parking, drive aisles, detention, basketball courts, and a large 35,068 s.f. sanctuary (place of worship) building not in character with a rural area. Even though we will need to revise our plans for the future, we cannot keep anything rural and survive. And we cannot use our property for agriculture.

365 Jog Road • West Palm Beach, FL 33415  
Bishop Fred Shipman  
Pastor Whitney Shipman, Sr. Pastor  
(561) 683-6633 • winnerstoday.net • winnerschurch365@gmail.com



- You are looking to limit our rights to rural type uses. This should not apply to the Winners Church property. We are adjacent to Jog Road and should be more of a transition from the heavily traveled road to the people who want to be rural. Allowing us to have the ability to use our property with TDRs or PUDs, and to include workforce housing, will allow for us to have viability long term without having an impact on the inner portions that want a rural area.
- You want a more enhanced review process because people moved to the area because of low density and the natural environment and plants and wildlife. This does not apply to the Winners Church or our property. We did not move to the area and have been a church for over 20 years. We are not rural and have not been. We do not want to be inhibited from using our property because other people may think differently.

The Winners Church does not want to be within the Overlay and does not want to be forced to a rural development that we never wanted. We need to be able to get the value of our property in order to survive. Please do not take that away from us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Shipman', is written over a horizontal line.

Bishop Frederick Shipman

365 Jog Road • West Palm Beach, FL 33415  
Bishop Fred Shipman  
Pastor Whitney Shipman, Sr. Pastor  
(561) 683-6633 • winnerstoday.net • winnerschurch365@gmail.com

## Exhibit 2B

### Correspondence in Support

---

**From:** Jim Schoenmaker <jims@slavic401k.com>  
**Sent:** Monday, November 30, 2020 2:38 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** Dennis Hickie <pioneerdpoa@gmail.com>  
**Subject:** Support for the Pioneer Road Rural Enclave Overlay

Dear Stephanie,

Thank you for efforts on behalf of West Palm Beach and more specifically the Pioneer Road local community. I believe my wife and I are the newest residents of this area having purchased our home in late July. The biggest draw for us was the country oasis isolation we now enjoy in what we feel is an over developed South Florida - especially East of the Turnpike. When we saw a cow, we were sold! We strenuously support the overlay to maintain the local environment and charm of this part of WPB.

What I have learned in speaking with my new neighbors is the duration residents have remained in the community due to its unique quality of life in West Palm Beach. However, certain residents, who also have lived and enjoyed the same quality of life for years and decades in this area, oppose the overlay. They are looking to potentially "win the lottery" to high density developers without regard to the current residents who also would like to enjoy future decades in this community. This is why I respectfully urge you to consider the overlay to help maintain the very rare green-space charm of our community for all of our residents and resist the intrusion of over development into our community. It is the fair and right thing for the planning commission to do.

Again thank you for your effort and consideration on this issue.

Best,

Jim and Karen Schoenmaker  
7075 Pioneer Lakes Circle  
561-445-6815

**From:** JACK SWING <jackswing@bellsouth.net>  
**Sent:** Saturday, December 26, 2020 1:50 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road overlay

My name is Jack Swing. My wife and I live at 347 Possum Pass, WPB, FL 33413, where you are working with the PRPOA in establishing a overlay. We bought this property over 30 years ago to raise our family and start a plant nursery. We have watched the surrounding land be developed intensely. Our 5 acres is a little slice of heaven. I support the proposed overlay if it allows me to maintain my current lifestyle and land use without any additional restrictions .I look forward to seeing the overlay and the specific language proposed. Please add me to your list of recipients of the overlay and language. My email is [jackswing@bellsouth.net](mailto:jackswing@bellsouth.net). Thanks



**From:** Paul Trimble <pauljosephtrimble@gmail.com>  
**Sent:** Wednesday, December 23, 2020 12:13 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road Layout request attached

To Stephanie Gregory:

Our name is Paul and Beheen Trimble and We live at 7280 Pioneer Lakes Circle WPB, FL 33413 in the Pioneer Road neighborhood, where we are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

I like what I currently have, a house on 2.5 acres of land and sought out this area and lifestyle when I purchased my property.

I support the proposed overlay if it allows me to maintain my current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is pauljosephtrimble@gmail.com

■ Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours  
*Paul Trimble*  
12/23/2020

**From:** Richard Allenson <rallenson@aol.com>  
**Sent:** Tuesday, December 22, 2020 12:16 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** PioneerRDPOA@gmail.com  
**Subject:** Letter in support of Pioneer Road Overlay

To Stephanie Gregory:

My name is Richard Allenson and I live at 159 Brynhurst Court, West Palm Beach, FL 33413 in the Pioneer Road neighborhood, where you are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

I like what I currently have, a house on a bit larger than one acre of land and sought out this area and lifestyle when I purchased my property.

I support the proposed overlay if it allows me to maintain my current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is rallenson@aol.com.

Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours,  
Richard Allenson and Alexandra Allenson

**From:** Jim Schoenmaker <jims@slavic401k.com>  
**Sent:** Tuesday, December 22, 2020 11:39 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** Dennis Hickie <pioneerrdpoa@gmail.com>  
**Subject:** Rural Overlay Support

Hello Stephanie,

This is Jim Schoenmaker at 7075 Pioneer Lakes Circle, WPB FL 33413. I emailed before, but I feel strongly about the overlay and just wanted to reinforce our community's resolve to preserve our rural lifestyle and eliminate the future imposition of the kind of high density development that has forever destroyed many parts of South Florida.

I am new to the neighborhood and paid a premium to enjoy this rare and beautiful neighborhood. I am very much in favor of permanently maintaining the current LR-1 zoning which that has been in place to preserve this area.

Thank you for your work on this issue. I look forward to seeing the specific language that will help preserve the Pioneer Road Community for current and future generations who live in this community

Best,  
Jim

To Stephanie Gregory:

[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)

My name is Antonio Alguacil and I live at 6955 Cleary Pines Trail WPB, FL 33413 in the Pioneer Road neighborhood, where you are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

I like what I currently have, a house on 2.5 acres of land and sought out this area and lifestyle when I purchased my property.

I support the proposed overlay if it allows me to maintain my current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is alguacil33413@yahoo.com

Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours

**From:** Michelle Lamoureux <mdl@diversifiedenergyinc.com>  
**Sent:** Tuesday, December 22, 2020 11:00 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** Dennis Hickie <D.Hickie@outlook.com>  
**Subject:** Pioneer Road Community Overlay Letter

To Stephanie Gregory:

We are the Lamoureux's, we reside off Pioneer Lakes Circle WPB, FL 33413 in the Pioneer Road community, where you are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood. This rural character mentioned is exactly what attracted us to relocate from Broward county to this hidden gem of a community.

We enjoy our home very much, which sits on a **BEAUTIFUL & PEACEFUL** 2.50 acres of land. It is truly our dream property. It's like living in a park. Country living, yet not far from amenities. We also very much enjoy all the wildlife we have pass through on a daily basis, some of which are endangered species! For example the Wood storks & many, countless others.

We **FULLY** support the proposed overlay if it allows us to maintain our current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

We look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain its current rural lifestyle.

My e-mail address is Mdl@diversifiedenergyinc.com  
Please add me to you list of recipients of the overlay and its proposed language.

*Respectfully,* Michelle & Shawn Lamoureux

**From:** Jarriel Landscape <jarriellandscape@gmail.com>  
**Sent:** Tuesday, December 22, 2020 9:10 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** PR Poa <pioneerrdpoa@gmail.com>  
**Subject:** Pioneer Neighbor Letter for overlay.pdf

To Stephanie Gregory:

My name is Lance Carter and I live at 377 Cleary Road WPB, FL 33413 in the Pioneer Road neighborhood, where you are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

I like what I currently have, a house on 2 acres of land and sought out this area and lifestyle when I purchased my property.

I support the proposed overlay if it allows me to maintain my current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is jarriellandscape@gmail.com.  
Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours

**From:** Laurie Reppel <lreppel@flacivillaw.com>  
**Sent:** Tuesday, December 22, 2020 7:22 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road/Support of Rural Overlay

Dear Ms. Gregory:

We emailed you recently on this issue of the overlay, but we really want to express the urgency of establishing the rural overlay and therefore we send this supplemental correspondence. We built our home in 2004 on one beautiful acre in front of two beautiful acres in front of my (Laurie) parents' home. A home that I grew up in. A home built in 1969 on Cleary Road. We built our home here because we wanted live here and raise our children here because of the rural area, away from zero lot lines and commercial buildings.

We support the proposed overlay if it allows us to maintain our current lifestyle and land use without imposing additional restrictions on our land use other than those already in place, such as the current zoning and Future Land Use which we understand is LR-1 for the entire overlay area, with 2 minor exceptions.

We look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

Our e-mail address is ripreppel@aol.com.  
Please add us to your list of recipients of the overlay and its proposed language.

Very truly yours,  
*Charlie Reppel*  
*Laurie Reppel*

To Stephanie Gregory:

[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)

My name is MEL NEWMAN and I live at 6905 CLEAR PINES TRAIL  
WPB, FL 33413 in the Pioneer Road neighborhood, where you are working with  
the PRPOA in establishing a rural overlay to our comprehensive plan. We want  
this overlay to protect and preserve our rural lifestyle and eliminate urban  
development that would forever change the character of this beautiful and unique  
neighborhood.

I like what I currently have, a house on 2.5 acres of land and sought out  
this area and lifestyle when I purchased my property.

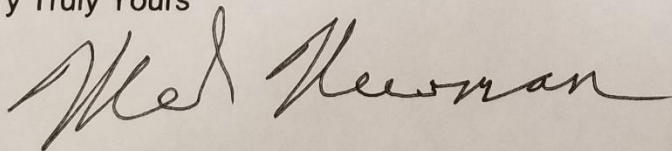
I support the proposed overlay if it allows me to maintain my current lifestyle and  
land use without imposing additional restrictions on my land use other than those  
already in place, such as the current zoning and FLU (Future Land Use) which I  
understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the  
Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is MEL6905@BELL SOUTH.NET

Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours





**From:** cjlewis375@gmail.com <cjlewis375@gmail.com>  
**Sent:** Monday, December 21, 2020 6:45 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Rural Overlay support for Pioneer Road

Dear Stephanie,

My name is Carol Lewis and I live at 375 Possum Pass, West Palm Beach, FL 33413-2230 in the Pioneer Road neighborhood, where you are working with the Pioneer Road Property Owners Association (PRPOA) in establishing a rural overlay to our comprehensive plan. This overlay is critical to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

My home is on 5 acres of land in a quiet rural area that I sought out specifically 35 years ago. I scaped together to buy the land and built the house myself.

I support the proposed overlay if it allows me to maintain my current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is CJLEWIS375@GMAIL.COM.

Please add me to you list of recipients of the overlay and its proposed language.

Yours sincerely,

Carol Lewis  
375 Possum Pass  
West Palm Beach, FL 33413-2230  
(561) 313-0226

**From:** Dennis Hickie <pioneerrdpoa@gmail.com>  
**Sent:** Monday, December 21, 2020 4:03 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** Lisa Amara A. <LAmara@pbcgov.org>; BCC-All Commissioners <BCC-AllCommissioners@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; Chip Carlson <rchipcarlson@outlook.com>  
**Subject:** Pioneer Road Overlay

Hello Stephanie

In support of the Pioneer Road rural enclave overlay I wish to highlight a few issues that are of major concern to the residents and neighbors of the Pioneer Road community;

Firstly there appears to be a common misconception that properties on or abutting Jog Road are either already commercially zoned or are prime for commercial zoning. Aside from the enormous 135 acre Pine Jog Environmental Area, places of worship and a recently constructed academy all properties on the 2.4 mile stretch of Jog Road from Southern Blvd to Forest Hill Blvd are exclusively residential. Any form of commercial or industrial construction along this section of Jog Road would not only be detrimental to the Environmental Center but a violation of the existing residential zoning and a catalyst for an open invitation developers are eagerly awaiting.

The recent rejection of the Lee's Landing project emphasized commitments the Board of County Commissioners have made toward the County's mandate of preserving and protecting the rural enclaves and environments. Mayor Kerner made deliberate mention that he could not imagine anything more intrusive to the entrance of a rural enclave than a 35 foot high commercial CLF. The residents of Pioneer Road community are aghast that Mr. Rinker is already requesting an overlay "opt out" on properties he doesn't even own. While it is statistically impossible to have 100% of residents support an overlay the overwhelming majority are astounded the 3 owners of properties at the entrance to our beautiful enclave are holding the entire community hostage for their personal financial gain. These same property owners have until recently been very active in formulating the neighborhood plan and have served in Directorships of the PRPOA in preserving our rural lifestyle yet each have now miraculously supported development thanks to Mr. Rinker's overly generous offer to purchase their properties for considerably more than their market value. Of note is that none of these 3 residents have or ever had their property for sale despite the substantial increase their properties have yielded since purchase.

Each and every resident of our community lives here because they love our rural lifestyle, a fact testified by the individual letters of support you have and will continue to receive from residents. Allowing certain residents to opt out of an overlay is contrary to its objective and serves to divide the neighborhood. Mr. Rinker is already on record confirming every developer in the area has Pioneer Road on their radar screens, a statement confirmed by real estate prices and increased demand for properties in the community. Neighbors requesting to opt out of the overlay have proffered the theory that Winners Church construction expansion is reason to sell their properties for development. In reality Winners Church ceased activity on the construction project two years ago due to an ongoing Federal investigation for money laundering, an investigation that has resulted in a substantial reduction in their congregation.

A further issue of concern is the apparent change of zoning on certain properties within the community without the owners knowledge or consent. The PRPOA board is attempting to catalog these instances

for Planning Staff in an effort to seek an explanation of same. Obviously this has major consequences for an overlay that has its foundations in the resoluteness and security of its zoning.

The PRPOA board and the community residents are fully committed to working with staff in resolving everyone's concerns. We are grateful for your efforts and applaud the involvement of the community in all negotiations. We wish all at County Planning Happy Holidays and lets hope we have a much better 2021

On behalf of the PRPOA Board  
Dennis Hickie – President

**From:** Barbara Simms <bamcpa@comcast.net>  
**Sent:** Monday, December 07, 2020 4:23 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road Rural Enclave Overlay process

I reside at 6913 Wilson Road, West Palm Beach, FL 33413. I just wanted to voice my approval for the Pioneer Road Rural Enclave Overlay. It is extremely to both myself and my neighborhood that this Overlay be accepted.

Thank you for your help in this matter.

Barbara Simms  
6913 Wilson Road  
West Palm Beach, FL

**From:** Holton, Peter S. <PHolton@jonesfoster.com>  
**Sent:** Wednesday, December 02, 2020 9:34 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road Rural Enclave Overlay

Hi Stephanie.

My wife Lucy and I have lived at 370 Sand Run Road for over 30 years. We enthusiastically support the adoption of the overlay. In listening to the November 17 presentation, the overlay seems a fair way to add additional protections to preserve the rural and agricultural character of the neighborhood without dispossessing owners of their property rights. We would support a prohibition (or significant limitation) on the application of TDRs to the community as that seems like a means to frustrate the purpose of the overlay.

Thanks to you, the rest of the staff and the commissioners for helping with this important project to protect this rural neighborhood.

Shareholder  
Jones Foster P.A.

**From:** Joy Ostaffe <jostaffe@yahoo.com>  
**Sent:** Tuesday, December 01, 2020 5:47 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** pioneerrdpoa <pioneerrdpoa@gmail.com>  
**Subject:** Pioneer Road Rural Enclave Overlay

Dear Ms. Gregory,

We are writing in support of the Pioneer Road Rural Enclave Overlay; we have reviewed the plan and agree with the components outlined in it. There are a few specific aspects of the overlay that are particularly important to us:

1. Our neighborhood needs to retain its rural character and low density by maintaining our current land use and zoning designations. By limiting future land use designations as low residential, we will protect the natural vegetation and wildlife species that live in our neighborhood.
2. To ensure that we maintain our low residential land use and zoning designation, we also do not support the use of Transfer of Development Rights (TDRs) or the development of Planned Unit Developments (PUDs) within the plan boundaries.
3. We need to remain designated as part of “unincorporated Palm Beach County.” We personally abhor the idea of becoming part of a city or town because we do not want urban amenities and services forced upon us. One of the reasons we were attracted to this area was for the privacy that comes with being in an unincorporated area.

Thank you for continuing your work on the overlay for our area. We hope to see the overlay completed as soon as possible. We all want nothing more than the ability to maintain the rural lifestyle that we currently have in the Pioneer Road neighborhood.

Regards,

John and Joy Ostaffe  
320 Sand Run Road  
West Palm Beach, FL 33413

**From:** Laurie Reppel <lreppel@flacivillaw.com>  
**Sent:** Tuesday, December 01, 2020 3:35 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road Rural Enclave Overlay - KEEP PIONEER RURAL

Ms. Gregory, my husband Charlie and I live at 670 Cleary Road. We love our beautiful rural community and we want to keep it that way. Our community is not a place for zero lot line homes or assisted living facilities.

We are therefore requesting that the Pioneer Road Rural Enclave Overlay be put in place to ensure the continued rural layout today, tomorrow and for years to come. Thank you for your time.

Laurie Reppel

**Laurie E. Reppel, Legal Assistant**  
**Daniel C. Methe, Esquire**  
**Kristi Bergemann Rothell, Esquire**  
METHE & ROTHELL, P.A.  
1555 Palm Beach Lakes Blvd., Suite 301  
West Palm Beach, FL 33401  
office (561) 727-3600 | fax (561) 727-3601

From: dshuster33413 <doloresshuster@yahoo.com>  
Sent: Tuesday, December 01, 2020 11:42 AM  
To: Stephanie Gregory <SGregor1@pbcgov.org>  
Subject: Pioneer Road

My family has lived on Pioneer Road for 45 years because this area is special and unique. We want to keep it this way and appreciate any help we could get from the County to achieve our goal.

Thank you  
Virgil & Dolores Shuster



**From:** Lisa Ameer <lameer6@hotmail.com>  
**Sent:** Tuesday, December 01, 2020 10:32 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** PR POA <pioneerrdpoa@gmail.com>  
**Subject:** Pioneer Road Rural Enclave Overlay

My husband and I have lived in the Pioneer Road Rural Enclave area for well over 6 years now. We moved there with our young boys because the lifestyle there was so nurturing and conducive to raising our boys in a healthy, stress-free and safe environment. We are fully supportive of keeping the area the way it has been maintained for so many years. We love the natural Florida beauty it brings and all of the wildlife that has made it so enriching.

We would so much appreciate to have the Pioneer Road Rural Enclave Overlay as soon as possible to have some peace of mind, especially in today's difficult times, that our beautiful way of life can be secure and safe. Health is of utmost priority, and our neighborhood has been the healthiest way for us to live.

Thank you so much for your consideration in expediting the Overlay,  
Lisa and Robert Marx  
485 Cleary Rd, WPB

**From:** Ray Ellenson <ellensonr@gmail.com>  
**Sent:** Monday, November 30, 2020 5:10 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer overlay

We moved from Greenacres to 7070 Pioneer Lakes Circle because we wanted a bigger lot for our dogs and a bigger house so that my son and his family could move in with us and take care of my wife and me. We support the overlay and wish that you could keep our dream alive.

Ray and Dianne Ellenson

**From:** Cristina Gray <solidgray.gray@gmail.com>  
**Sent:** Monday, November 30, 2020 2:38 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** Niels Heimeriks <NHeimeriks@pbcgov.org>; Pioneer <pioneerdpoa@gmail.com>  
**Subject:** Pioneer Road Rural Enclave

We the residents of Pioneer Road Neighborhood have been fighting to protect our little piece of heaven for all the five years I have lived here and the fight started way before that.

I purchased my home in May 2015 because it was AR zoning. We are beekeepers and we have chickens. My husband and I remove invasives like air potatoes, brazilian peppers, and Sheffleras. Part of our four acres is what's left of a forest or woods where many birds and wildlife still have shelter. Pileated woodpeckers, barred owls, hawks, osprey, and rabbits.

There was a neighborhood plan when I moved in which the county said was a guideline or suggestion. So this Rural Enclave is for protection that is not given to us by the neighborhood plan. I am very much for this and am very glad that Stephany Gregory is working with us on this.

What is troubling is that a couple neighbors would like to opt out of the neighborhood which seems absurd. They bought into this neighborhood just as we did and these folks were actually some of the first fighters for the neighborhood and were not just members of our association but board members. Now they want to move away, but instead of selling their homes, they want to sell to a developer and rezone!. None of them have actively tried to sell their properties as homes for which they could get a higher value than they bought in for. Actually Mr. Rinker did sell his property and apparently is buying it back.

I understand that developers are willing to pay more for our properties but only when they are rezoned. My question is, why is it acceptable to rezone portions of a neighborhood? Initially it was suggested that the neighborhood was stagnant, but I beg to differ. Not only am I a recent purchaser, but the homes in this community are selling and commanding good prices. There should be no rezoning.

Here is a list of sales from 2007 to this year. If anything, the sales have increased over the years. Even in this year of the pandemic and economic concern, there have been at least 7 homes purchased in our neighborhood. This may not seem like a great deal of homes, but most people buy here and stay here or pass it to their heirs. The amount of homes for sale here at any given moment is very few or none. There are three or four homes being built on one acre or more at this time. This neighborhood is in demand. 2020: 7 ; 2019: 12; 2018: 16; 2017: 11; 2016: 6; 2015: 15; 2014: 15; 2013: 7; 2012: 5; 2011: 2; 2010: 1; 2009: 7; 2008: 3; 2007: 4.

Furthermore, when there is rezoning and more congested uses begin to infringe, it not only affects our property value, but it affects our way of life. This is a piece of rural Florida and there are not many spots left. As a matter of fact, after the quarantine period, more people were looking for homes with lots of outdoor space. Please continue helping us protect our way of life.

Sincerely

Cristina Gray

**From:** Andrew Leganik <aleganik@bellsouth.net>  
**Sent:** Thursday, January 14, 2021 8:55 AM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** PioneerddPOA@gmail.com  
**Subject:** Pioneer Rd Neighborhood Overlay - Leganik / 6930 Wilson Rd

To Stephanie Gregory:

We are the Leganiks – Andrew & Ann Marie – and we live in the Pioneer Road neighborhood at 6930 Wilson Rd., WPB, FL 33413. You are currently working with the PRPOA to establish a rural overlay as part of our comprehensive plan. We welcome this overlay to protect and preserve our rural lifestyle and eliminate the urban development that would inevitably change the character of this beautiful and unique neighborhood forever.

We like what we currently have, a house on one acre of land and sought out this area and lifestyle when we purchased our property five and a half years ago. We spent over twenty years living in a large tightly-packed single family community in Boynton Beach. While we don't regret the upbringing that we provided our two daughters, we welcomed the opportunity to move to this area as they went to college and started moving out of the house. This is our oasis – nestled in the middle of suburban chaos. No matter the day, our breathing relaxes and our hearts soften every time we pull into this neighborhood to make our way home.

We support the proposed overlay if it allows us to maintain our current lifestyle and land use without imposing additional restrictions on our land use other than those already in place, such as the current zoning and FLU (Future Land Use) which we understand is LR-1 for the entire overlay area, with 2 minor exceptions.

We look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle. Please add us to your list of recipients of the overlay and its proposed language – our e-mail address is aleganik@bellsouth.net.

Best Regards,  
Andrew & Ann Marie Leganik

**From:** Amy Silvennoinen <amy.holyfield@gmail.com>  
**Sent:** Friday, January 15, 2021 8:48 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Cc:** PR POA <pioneerdpoa@gmail.com>  
**Subject:** Pioneer Road Neighborhood Overlay

Dear Ms. Gregory & staff:

We live in the Pioneer Road Neighborhood where you are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

We like what we currently have, a house on 1 acre of land, and sought out this area and lifestyle when we purchased our property. We love that the moment you turn on to Pioneer Road from Jog you immediately enter into a calm and serene area – like being in the country. This is why we built our home here.

We support the proposed overlay if it will allow us to maintain our current lifestyle and land use without imposing additional restrictions on our land use other than those already in place (such as the current zoning and Future Land Use which we understand is LR-1 for the ENTIRE overlay, with 2 minor exceptions.)

We look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle.

Please add us to your list of recipients of the overlay and its proposed language.

Sincerely,  
Jouni and Amy Silvennoinen  
6887 Wilson Road  
West Palm Beach, FL 33413  
amy.holyfield@gmail.com  
sfin54@gmail.com

To Stephanie Gregory:

SGregor1@pbcgov.org

My name is Vivian Kerr and I live at 348 Possum Pass WPB 33413  
WPB, FL 33413 in the Pioneer Road neighborhood, where you are working with  
the PRPOA in establishing a rural overlay to our comprehensive plan. We want  
this overlay to protect and preserve our rural lifestyle and eliminate urban  
development that would forever change the character of this beautiful and unique  
neighborhood.

I like what I currently have, a house on 2.5 acres of land and sought out  
this area and lifestyle when I purchased my property.

I support the proposed overlay if it allows me to maintain my current lifestyle and  
land use without imposing additional restrictions on my land use other than those  
already in place, such as the current zoning and FLU (Future Land Use) which I  
understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the  
Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is Vivianwpb@att.net

Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours



To Stephanie Gregory:

SGregor1@pbcgov.org

My name is JAMES KERI and I live at 348 Possum Pass  
WPB, FL 33413 in the Pioneer Road neighborhood, where you are working with  
the PRPOA in establishing a rural overlay to our comprehensive plan. We want  
this overlay to protect and preserve our rural lifestyle and eliminate urban  
development that would forever change the character of this beautiful and unique  
neighborhood.

I like what I currently have, a house on 2.5 acres of land and sought out  
this area and lifestyle when I purchased my property.

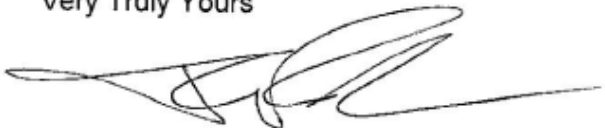
I support the proposed overlay if it allows me to maintain my current lifestyle and  
land use without imposing additional restrictions on my land use other than those  
already in place, such as the current zoning and FLU (Future Land Use) which I  
understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the  
Pioneer Road Community maintain our current rural lifestyle.

My e-mail address is JKERRI@BELL SOUTH.NET

Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours



**From:** Ray Titus <rayt@ufgcorp.com>  
**Sent:** Tuesday, January 19, 2021 12:48 PM  
**To:** Stephanie Gregory <SGregor1@pbcgov.org>  
**Subject:** Pioneer Road Neighborhood

To Stephanie Gregory:

My name is Ray Titus and I live at 7084 Pioneer Road, WPB, FL 33413 in the Pioneer Road neighborhood, where you are working with the PRPOA in establishing a rural overlay to our comprehensive plan. We want this overlay to protect and preserve our rural lifestyle and eliminate urban development that would forever change the character of this beautiful and unique neighborhood.

I like what I currently have, a house on 2.56 acres of land and sought out this area and lifestyle when I purchased my property.

I support the proposed overlay if it allows me to maintain my current lifestyle and land use without imposing additional restrictions on my land use other than those already in place, such as the current zoning and FLU (Future Land Use) which I understand is LR-1 for the entire overlay area, with 2 minor exceptions.

I look forward to seeing the overlay and the specific language that will help the Pioneer Road Community maintain our current rural lifestyle. My e-mail address is rayt@ufgcorp.com Please add me to you list of recipients of the overlay and its proposed language.

Very Truly Yours,  
Ray Titus



**From:** Dennis Hickie <diodeny@live.com>

**Sent:** Friday, August 27, 2021 10:36 AM

**To:** Travis Goodson <TGoodson@pbcgov.org>

**Cc:** Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Chip Carlson (rchipcarlson@outlook.com) <rchipcarlson@outlook.com>; 'Amy Silvennoinen' <amy.holyfield@gmail.com>; andraweber@aol.com; Jeff Leibowitz (jeff@laredogroup.com) <jeff@laredogroup.com>; jkerr@pbappr.com; mpiedra10@yahoo.com; Richard Chamberlain <richiedoesit@gmail.com>

**Subject:** RE: Pioneer Road Rural Enclave Overlay

Dear Travis

Thank you so much for hosting these informative Zoom meetings for the Pioneer Road Rural Enclave Overlay.

Further to our last Zoom meeting the Board of PRPOA have assembled the attached suggestions and requests, gathered from and on behalf of our residents. We would be most grateful if these issues are seriously considered in the formation of the Overlay.

Warm regards

On behalf of the PRPOA Board  
Dennis Hickie – President

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**Pioneer Road Property Owners Association**  
**Pioneer Road Rural Enclave Overlay – community requests for inclusion**

Dear PBC Planning Zoning Building

Further to the August 12, 2021 Zoom meeting the Board of PRPOA would like the following issues included in the Neighborhood Plan Overlay:

1. Opting Out of Overlay – we believe there should be no ability to “opt out” of the Overlay. The Neighborhood Plan was formulated, received and registered with the overall majority of the Pioneer Road neighborhood residents and the Overlay should be no different. There was no ability to “opt out” of the Neighborhood Plan and we believe there should be no opting out of the Overlay.
2. The majority of the neighborhood is overwhelmingly in favor of the overlay and as such should supersede the 3 households that are opposed (Rinker may have family who own property in the area but he is not a resident and does not live here). The neighborhood is being held hostage by a very small group of residents who stand to make enormous financial gain by collectively selling to a high density developer.
3. Those same residents that are opposed to the Overlay were the original President and Board Directors of the PRPOA and were responsible for drafting the Neighborhood Plan. Only when they were

approached by Rinker to assemble and sell their properties for twice the market value did they voice their opposition to the Neighborhood Plan and its Overlay.

4. No PUD, TDR or Workforce Housing in the Overlay– hopefully a non-issue as they require both water and sewage, but we would request this as a condition of the Overlay.

5. Small private businesses that LEGALLY exist in the neighborhood should be grandfathered in

6. Changes to the Overlay would require PRPOA Board consent.

7. Because of the uniqueness of our rural enclave and many of its wildlife inhabitants we request an Increase in allowed fence height to 6 feet.

## Exhibit 2C

### Correspondence received after PLC mail out and distributed at PLC Hearing

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**From:** Barbara Reed <reed\_weed@bellsouth.net>  
**Sent:** Sunday, September 26, 2021 2:28 PM  
**To:** Lisa Amara A.; Patricia Behn; Stephanie Gregory; Bryan Davis  
**Cc:** Niels Heimeriks  
**Subject:** Pioneer Road Rural Enclave Overlay

Dear Lisa Amara, Patricia Behn, Stephanie Gregory and Bryan Davis,

I am writing to you in regards to the proposed Pioneer Road Rural Enclave Overlay. I have been actively engaged in this community since 2002. I own and operate a Wholesale Plant Nursery and have served on the Board of the Pioneer Road Property Owners Association (PRPOA). I have written letters and addressed the Board of County Commissioners on multiple occasions for several years... And you and they have listened! That is why in October of 2018 the BCC approved motion 5.B and directed staff to work with the community to develop the Pioneer Road Rural Enclave Overlay. This overlay was initiated to give more protection to the Pioneer Road Neighborhood Plan. I truly appreciate the tremendous amount of work and time that you and staff have given to this objective and am so thankful to see it nearing completion.

With this in mind, I wish to address my only concern. That is the six parcels on the Northern corner entrance to the community. These 4 owners are now reluctant to be included in the Enclave, although all of them had signed memberships in the PRPOA previously, and one of them was a Board member who initiated the Pioneer Road Neighborhood Plan. As I understand from their comments, they are opposed because of the proximity of development on Jog Road in the past many years. However, in my opinion, that type of development is exactly what has brought all of us to this point. Encroachment into a rural neighborhood destroys the living, dynamic community. It is apparent in so much of Palm Beach and neighboring counties and is why the motion to protect the Pioneer Road Neighborhood, the “poster child” of Rural Enclaves in PB County, was initiated. The Neighborhood Plan, approved by the county in 2013, included those six properties within the boundaries. Removing them from the original boundaries, will bury the entire neighborhood with road front, entrance development on Jog Road. The erosion of a rural community through encroachment and development, is exactly what we have been seeking to be protected from.

I understand circumstances change, but this should not allow for “progress”, development or greed to destroy this neighborhood. These same owners, prior to a financial agreement/assemblage to develop, were adamantly in favor of the Pioneer Road Neighborhood Plan and the protection it offered to them as well.

I am attaching copies of their signatures from the past. Please accept my apology for the format of the attachment, but as a Board member, at the time, it was the way I stored these documents. Please note the signatures of Ruby Rinker, Terry and Colleen Gelsomino, Jim and Merke Baroni and Tairon Coronel. These are the owners of the “six parcels”. Note also, Brandon Rinker’s signature, the developer behind the assemblage.

Again, I wish to encourage you to seek approval of the Pioneer Road Rural Enclave Overlay, preferably utilizing the original boundaries.

Thank You,  
Barbara Reed

Reed's Weeds & Flower Farm, Inc.  
Wholesale Landscape Nursery  
561- 436-4609  
7439 Pioneer Rd  
West Palm Beach, FL 33413

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From: Tim Powell <flashba103@aol.com>  
Sent: Tuesday, September 28, 2021 1:28 PM  
To: Travis Goodson <TGoodson@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; pioneerrdoa@gmail.com  
Subject: Pioneer Road rural enclave overlay

My wife and myself are in favor of the overlay to clarify the boundaries of the Pioneer Road neighborhood to preserve our way of life and keep our low residential density and our environment. We raised our two children in this wonderful area since 1986.

Thank you in advance,

Tim Powell  
Penny Powell

**From:** Steve <[steve@arminternational.com](mailto:steve@arminternational.com)>  
**Sent:** Tuesday, September 28, 2021 8:22 PM  
**To:** BCC-All Commissioners <[BCC-AllCommissioners@pbcgov.org](mailto:BCC-AllCommissioners@pbcgov.org)>; Stephanie Gregory <[SGregor1@pbcgov.org](mailto:SGregor1@pbcgov.org)>  
**Cc:** 'Dennis Hickie' <[D.Hickie@outlook.com](mailto:D.Hickie@outlook.com)>  
**Subject:** PRPOA Overlay

Dear Commissioners and Stephanie,

My name is Steve Hansen. I live at 6781 Pioneer Road. My wife and I bought our 5 acres in 1986. We built our home in 2002. I served on the PRPOA board since 2013 as treasurer and dually served as President from 2018-2020. We have been seeking and you have been supporting our mission to preserve and protect our rural enclave which began by approving our Neighborhood Plan in 2014. With your efforts and our Board's wholehearted agreement, this overlay process, although postponed by one unnecessary disagreement, was welcomed. We need as much of the county's alignment with our neighborhood vision that is available. We need this overlay and we want this overlay enacted. While not as strongly worded as I would like, it strengthens the awareness to not tread on us with high-density development. Please vote to approve this overlay. Your leadership and service to our county is much appreciated.

Respectfully submitted,

**Steven G Hansen**  
**Past President, PRPOA**  
**6781 Pioneer Rd**  
**West Palm Beach, FL 33413**  
[steve@arminternational.com](mailto:steve@arminternational.com)  
**561-683-3111**  
**561-683-3110 FAX**  
**561-329-2309 cell, text**

**From:** Richard Allenson <rallenson@aol.com>  
**Sent:** Wednesday, September 29, 2021 10:43 AM  
**To:** Travis Goodson <TGoodson@pbcgov.org>  
**Cc:** Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>; pioneerdpoa@gmail.com  
**Subject:** Pioneer Road Rural Enclave Overlay

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

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Hello, and please allow me a moment of your time.

My wife and I purchased a parcel in the area in 2015 largely because of the uniqueness of the area. We were drawn by its low-density, rural, and natural aspects. We built our home and moved in full-time during 2016.

We, along with most all of our neighbors, hope to maintain and preserve the aspects mentioned above.

I have one additional point I'd like to present:

Our opportunity to purchase our parcel presented when the owner of a parcel of over 7 acres chose to subdivide it. We are now 1 of 6 parcels, each with over 1 acre. We were able to keep intact areas of pine woods, coco plums and other native vegetation, and the original owner was able to earn a profit by subdividing his property.

The point is, subdivision can be done responsibly and sensibly, while still allowing the developer to earn a profit. Development with residential densities greater than 1 residence per acre would detract from the area's character while making such preservation difficult or impossible. Also, as the residences in the enclave are serviced by ground wells and septic systems, higher density becomes impractical and potentially unsafe.

Let's please try to preserve and maintain the integrity of the area.

Thank you very much,

Richard and Alexandra Allenson  
159 Brynhurst Court  
West Palm Beach, FL 33413

**From:** Michele Malooley <Michele@malooleyinsurance.com>  
**Sent:** Wednesday, September 29, 2021 10:56 PM  
**To:** Travis Goodson <TGoodson@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; pioneer road (pioneerddpoa@gmail.com) <pioneerddpoa@gmail.com>  
**Cc:** Michele Malooley <Michele@malooleyinsurance.com>  
**Subject:** RE: Pioneer Road Rural Enclave Overlay

I am so sorry My address is 6887 Monmouth Road West Palm Beach FL 33413 and I have lived here for 16 years

I am so sorry I am unable to make this meeting due to my work schedule however I want to voice my opinion and wishes as I am in favor of preserving our neighborhood, our natural beauty and expand the agricultural uses. I want continued low residential density which makes our neighborhood unique and appealing.

I am against our neighborhood becoming a high density development.

Thank you for your time

Michele Malooley  
Michele Malooley, LPRT, CSA

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**From:** William Lolacono <Bill@actionacsofla.com>  
**Sent:** Wednesday, September 29, 2021 11:10 PM  
**To:** Travis Goodson <TGoodson@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; pioneerddpoa@gmail.com  
**Cc:** William Lolacono <Bill@actionacsofla.com>  
**Subject:** Pioneer Road Rural Enclave Overlay

My address is 6887 Monmouth Road West Palm Beach FL 33413 and I have lived here for 16 years.

I am so sorry I am unable to make this meeting due to my work schedule however I want to voice my opinion and wishes as I am in favor of preserving our neighborhood, our natural beauty and expand the agricultural uses.

I want continued low residential density which makes our neighborhood unique and appealing.

I am against our neighborhood becoming a high density development.

Thank you for your time

**William Lolacono**

**From:** Joy Ostaffe <jostaffe@yahoo.com>  
**Sent:** Thursday, September 30, 2021 12:04 PM  
**To:** Travis Goodson <TGoodson@pbcgov.org>  
**Cc:** Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>  
**Subject:** Pioneer Road Rural Enclave Overlay

Dear Mr. Goodson,

We have lived in the Pioneer Road area since 1995. We chose this particular neighborhood to build our home because of the rural nature of the area. We love being "in the country" while still having close access to major highways, the airport, shopping facilities, and good schools. Being able to see sand hill cranes, bald eagles, woodpeckers, wild turkeys, guinea hens, chickens, fox, raccoons, possums, gopher tortoises, and other animals and birds in our backyard frequently is one of the best aspects of living in our area.

Because of these reasons, we wholeheartedly support the Pioneer Road Rural Enclave Overlay, which will clarify our boundaries and provide a policy of low residential density reflective of the natural environment found in our area currently. We particularly like that the overlay will discourage high density development in our area by requiring a super majority of Palm Beach County Commissioners to defy it.

Thank you for working with our neighborhood to create and promote this overlay!

Regards,  
John and Joy Ostaffe  
320 Sand Run Road  
West Palm Beach, FL 33413  
561-684-2316



Palm Beach County  
Planning, Zoning and Building  
Travis Goodson (TGoodson@pbcgov.org)  
Patricia Behn (PBehn@pbcgov.org)

September 30, 2021

Re: Pioneer Road Rural Enclave Overlay

Good Afternoon, Travis and Patricia:

Our family has owned property in the Pioneer Road community since the mid-1980s. We currently own approximately 50 acres, comprised of five parcels, on both the north and south sides of Pioneer Road, known as the Owen Ranch.

We would like to make it clear that we do not wish for our properties to be included in the aforementioned overlay. We have never been part of a Property Owners' Association, and we only recently became aware of this potential overlay.

As the owners of 50 acres, we do represent the largest property owner in the neighborhood. We are not currently at contract with any entity to sell any portion of our property. It would stand to logic, however, that at some point down the road, our property would be slated for future development. Our feeling is, however, that we would never want to see a development of more than two units per acre. That would seem reasonable considering that the 20 parcels bordering the western side of our property on the south side of Pioneer Road currently have a land use of LR-2.

We thank you both very much for considering our position on this proposed overlay.

6674 Pioneer Road: 00424327050130150  
6654 Pioneer Road: 00424327050130222  
6707 Pioneer Road: 00424327050130090  
240 Hidden Lane: 00424327050130103  
Pioneer Road: 00424327050130102

Sincerely,

Abdul R. Khan  
Khudratoon Khan  
Kamena S. Khan  
Shah Z.R. Khan

**From:** Cristina Gray <solidgray.gray@gmail.com>

**Sent:** Friday, October 01, 2021 12:00 AM

**To:** Travis Goodson <TGoodson@pbcgov.org>; Stephanie Gregory <SGregor1@pbcgov.org>; Lisa Amara A. <LAmara@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Bryan Davis <BMDavis@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>

**Subject:** My support of the Pioneer Road Overlay

Dear Commissioners and Staff

I am writing in support of protecting our neighborhood with a rural enclave. Even if you go west, you cannot find a space like this. Our neighborhood is very popular and properties do not stay on the market long. And they are building stately homes and renovating older homes. There are animals and nurseries for plants that spread out and keep us spaced apart.

I do not believe that an OPT out is reasonable. If you bought into this neighborhood, you bought this form of usage. If it no longer suits you, then please put it on the market and allow another family to enjoy this type of lifestyle.

Currently prices for our properties are skyrocketing. I receive updated property info for mine and offers to lure me out of here that show that my property has increased greatly and is in high demand. It would be my understanding that we rezone when there is a need to help clean up a stagnant neighborhood, but there is no reason to believe that those who live here cannot sell for more than they bought for.

The group of properties at the entrance of Pioneer were the ones that spearheaded this neighborhood protection and formed the first PRPOA. They did not begin early enough to prevent the rezoning of the properties that became the Solcera development. The rezoning and approval were done prior to my purchase in 2015, even though I bought next to a dense forest. But they did stop other developers and they did change the traffic from Winner's Church.

This development is my next-door neighbor, and I am not letting it affect me. The homes on Pioneer back up to the same FPL plant that has been there since before 2015. Jog has been four lanes since before then as well. If the traffic has gotten worse, then please just sell. Don't change the entrance to our homes where you will no longer live.

Thank you to Staff and Commissioners for giving us a chance to save a great neighborhood.

Sincerely  
Cristina Gray  
6561 Wilson Road  
WPB, FL 33413

**From:** Clifford Fort <turkeytrot.cf@gmail.com>

**Sent:** Friday, October 01, 2021 8:19 AM

**To:** Lisa Amara A. <LAmara@pbcgov.org>; Travis Goodson <TGoodson@pbcgov.org>; Patricia Behn <PBehn@pbcgov.org>; Niels Heimeriks <NHeimeriks@pbcgov.org>; pioneerrdpoa@gmail.com; Stephanie Gregory <SGregor1@pbcgov.org>

**Subject:** Fwd: Proposed Pioneer Rural Enclave

Dear Planning Staff and Commissioners;

My name is Clifford Fort. I have resided at 161 Elaine Road West Palm Beach Fl. since January of 2004. I am a former president of the Pioneer Road Property Owner's Association and worked with our attorney Chip Carlson, Staff, Commissioners and Pioneer Road Residents since 2013 on the development and approval of the Pioneer Road Neighborhood Plan and the Proposed Pioneer Road Rural Enclave.

Hundreds of hours and thousands of dollars in legal fees from residents have been poured into the recognition of this last contiguous area of low density lots averaging 2.75 acres each by our Association to protect this unique area of diverse wildlife, agricultural land use and ownership of an array of large domestic animals.

The unique character of the Pioneer Road community is totally predicated on large lot size and boundaries comprising 560 acres.

These boundaries of our community which are designated within the neighborhood plan were agreed upon by these same former association members that worked to develop our neighborhood plan and fought efforts of all prior developers seeking to change land use to allow high density within the same boundaries. Now these same former PRPOA Members wish to change those boundaries because of financial advantage and seek to pursue a highly lucrative financial agreement and assemblage that will allow high density land use deep within our proposed rural enclave.

The purpose of the proposed Pioneer Road Rural Enclave was to provide teeth to the Pioneer Road Neighborhood Plan approved motion 5B on October of 2018 to maintain low density and protect the boundaries of our PRPOA Association which maintains the character of the last parcel of this size with such unique environmental and agricultural land use diversity.

Do not change the boundaries of our proposed rural enclave.

Thank you,

Clifford L. Fort  
161 Elaine Road  
West Palm Beach 33412