



## COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 23-B

### PLANNING COMMISSION PUBLIC HEARING, MARCH 10, 2023

#### I. General Data

**Project Name:** Biltmore Acres Lantana Rural Enclave Overlay  
**Element:** Future Land Use Element and Map Series  
**Project Manager:** Jerry Lodge, 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 Biltmore Acres and Lantana Road area. Specifically, the amendment proposes to:

- Add a new Sub-Objective and policies to establish the Biltmore Acres Lantana Rural Enclave Overlay; and
- Add the boundaries of the new Overlay to the Special Planning Areas Map (LU 3.1) Map Series.

**Staff Assessment:** The Board of County Commissioners initiated this proposed amendment on September 22, 2022, with the intent of establishing this area as a Rural Enclave Overlay, to support the preservation of the current character of the area. The proposed amendment adds policies that encourage the continuation of existing agricultural uses, the retention of native vegetation, and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval (by requiring an affirmative vote of at least 5 members of the Board) for any proposed residential density increases within the boundaries.

Beginning in October of 2022, Planning Division staff coordinated with property owners and interested parties utilizing several methods to communicate information and solicit community feedback. Community outreach methods performed by staff included creating a public information webpage, hosting virtual informational meetings, and postal mailings to 425 property owners in order to provide notice and request feedback. These outreach efforts are detailed in Part VII, Section B, *Community Participation*. At the time of publishing this report, staff has received 101 property owner responses, resulting in a 24% response rate. Of the correspondence received, 97 of the 101 responding property owners (96%) support the Overlay, whereas 4 of the 101 respondents (4%) are opposed. The four property owners who have submitted comment forms indicating opposition have also submitted comments stating a desire to retain the existing state of the area, including low density residential and agricultural uses, which are policies proposed in the Overlay. Based on the responses received to date, a majority of responding property owners are in favor of the proposed Overlay. Correspondence received throughout the public hearing process will be added to Exhibit 2. As such, staff recommends **approval** of the amendment.

### **III. Hearing History**

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**Local Planning Agency:**

**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 for an area within the Urban/Suburban Tier. Specifically, the amendment proposes to:

- Add a new Sub-Objective and policies to establish the Biltmore Acres Lantana Rural Enclave Overlay; and
- Add the boundaries of the Overlay to the Special Planning Areas Map (LU 3.1) Map Series of the Comprehensive Plan.

The Board of County Commissioners initiated this proposed amendment on September 22, 2022 with the intent of establishing this area as a Rural Enclave Overlay, which will support the continuation and preservation of the character of the area. The proposed amendment will establish policies that encourage the continuation of existing agricultural uses, the retention of native vegetation and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval for proposed residential density increases within the boundaries. Specific text changes are shown in strike out and underline in Exhibit 1-A, and the map series changes are shown in Exhibit 1-B.

## V. Background/History

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### A. Urban/Suburban Tier Background

In 1999, the County adopted the Growth Management Tier System to recognize its diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The proposed overlay is located in the Urban/Suburban Tier, which is expected to accommodate the bulk of the County's population and its needs for services, employment and recreational opportunities.

The purpose of the Tier is described in the Future Land Use Element of the Comprehensive Plan as Objective 1.2 below:

***Objective 1.2 Urban/Suburban Tier – Urban Service Area: Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.***

The Tier is largely approaching build out of its vacant land. Development in the Tier has shifted from low-density planned developments on large tracts of unbuilt land, to smaller infill projects with higher densities. The Tier System promotes the concept of lifestyle diversity, but did not establish policies to direct growth within the Urban/Suburban Tier to specific locations or to protect the rural residential areas within the Urban/Suburban Tier.

## **B. Rural Enclave Overlay Background**

In 2018, the idea for creating rural enclave overlays was initially proposed by representatives of the Pioneer Road Property Owners Association (PRPOA) at the July 23rd Board of County Commissioners Transmittal Public Hearing for a County initiated text amendment regarding residential future land use designations. The request originated from concerns regarding future land use amendments seeking density increases within the Pioneer Road area, which is located generally south of Southern Boulevard and west of Jog Road, with properties consisting of low residential densities.

Subsequently, the Board adopted Ordinance 2018-031 to recognize that rural enclaves within the Urban/Suburban Tier provide a valuable contribution to the housing diversity and lifestyle choices in the County. The criteria for an area to be identified as a “rural enclave” included having a Low Residential future land use designation, on large lots with an average of one home per acre or greater, and with an Agricultural Residential (AR), Residential Estate (RE) or Residential Transitional (RT) Zoning District. Three general areas of the County (Pioneer Road, Lantana Road/State Road 7 and Hypoluxo Road) were identified as meeting the criteria for Rural Enclaves.

The adopted 2018 Ordinance included the addition of a new Future Land Use Element Policy 2.2.1-p to recognize these areas within the Urban Service Area and support their preservation:

**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.*

In addition, 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. As part of the adopting Ordinance, this new policy 2.2.1-w to allow for overlays to protect these areas.

**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.”*

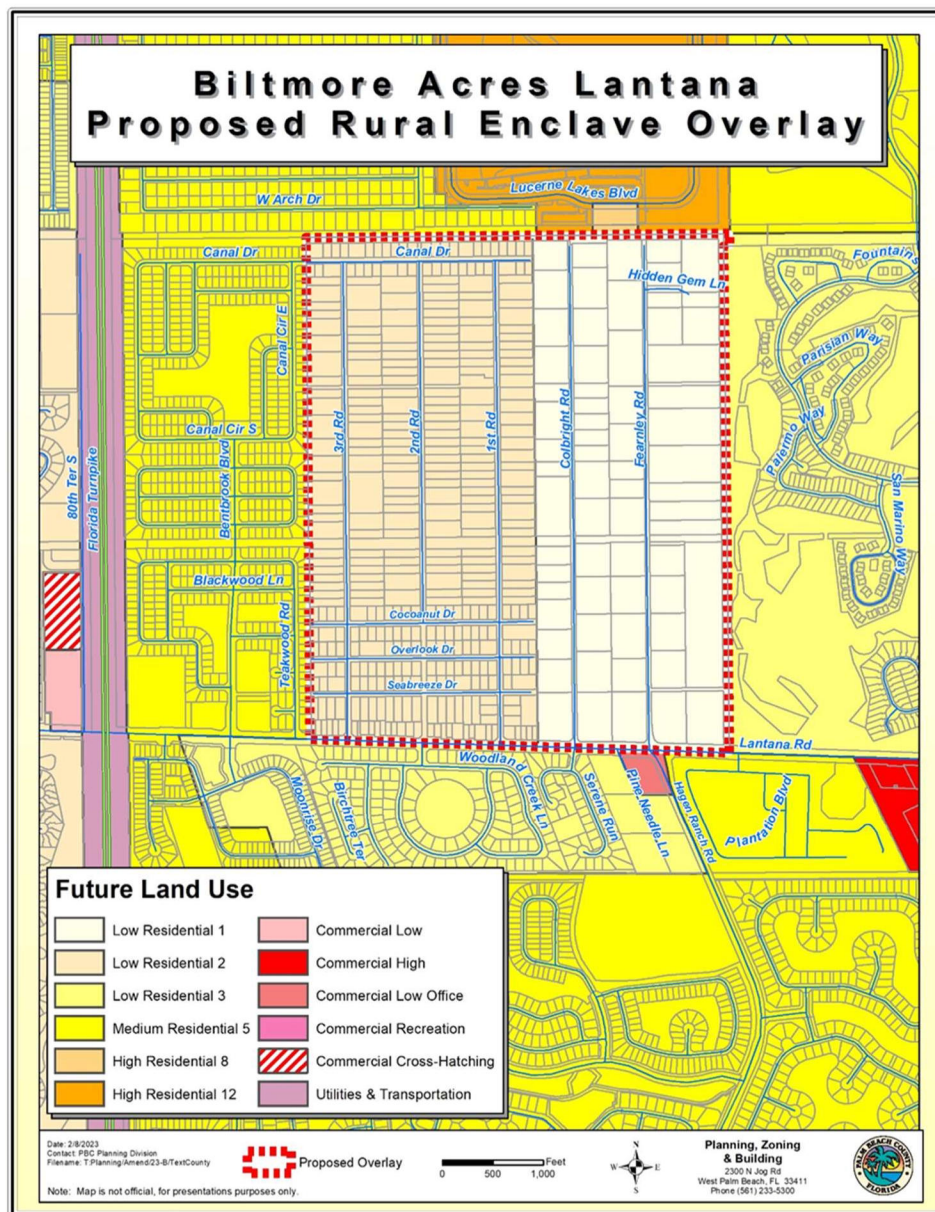
In February 2022, the Board of County Commissioners adopted the first Rural Enclave Overlay for the Pioneer Road area via Ordinance 2022-005.



## B. Proposed Biltmore Acres Lantana Rural Enclave Overlay

The Board of County Commissioners initiated this Overlay on September 22, 2022. The proposed boundaries, shown in red in Figure 1 below, include Lantana Road to the south, The Fountains Country Club and Golf Course to the east, Lake Worth Drainage District L-14 Canal to the north and a residential neighborhood known as Countrywood to the west. The proposed Overlay consists of 452 parcels on a total of 330.92 acres, equating to an average lot size of 0.73 acres. Upon adoption of the 1989 Comprehensive Plan all properties within the proposed Overlay were assigned a Low Residential, 1 unit per acre (LR-1) future land use designation. Subsequently in 2002, the western half of the proposed Overlay was subject to a County corrective amendment (Ord. 2002-062) which changed the future land use on 196.28 acres from LR-1 to Low Residential, 2 units per acre (LR-2) in order to reflect the development pattern at the time.

**Figure 1 – Proposed Overlay Boundaries and Future Land Use Designations**



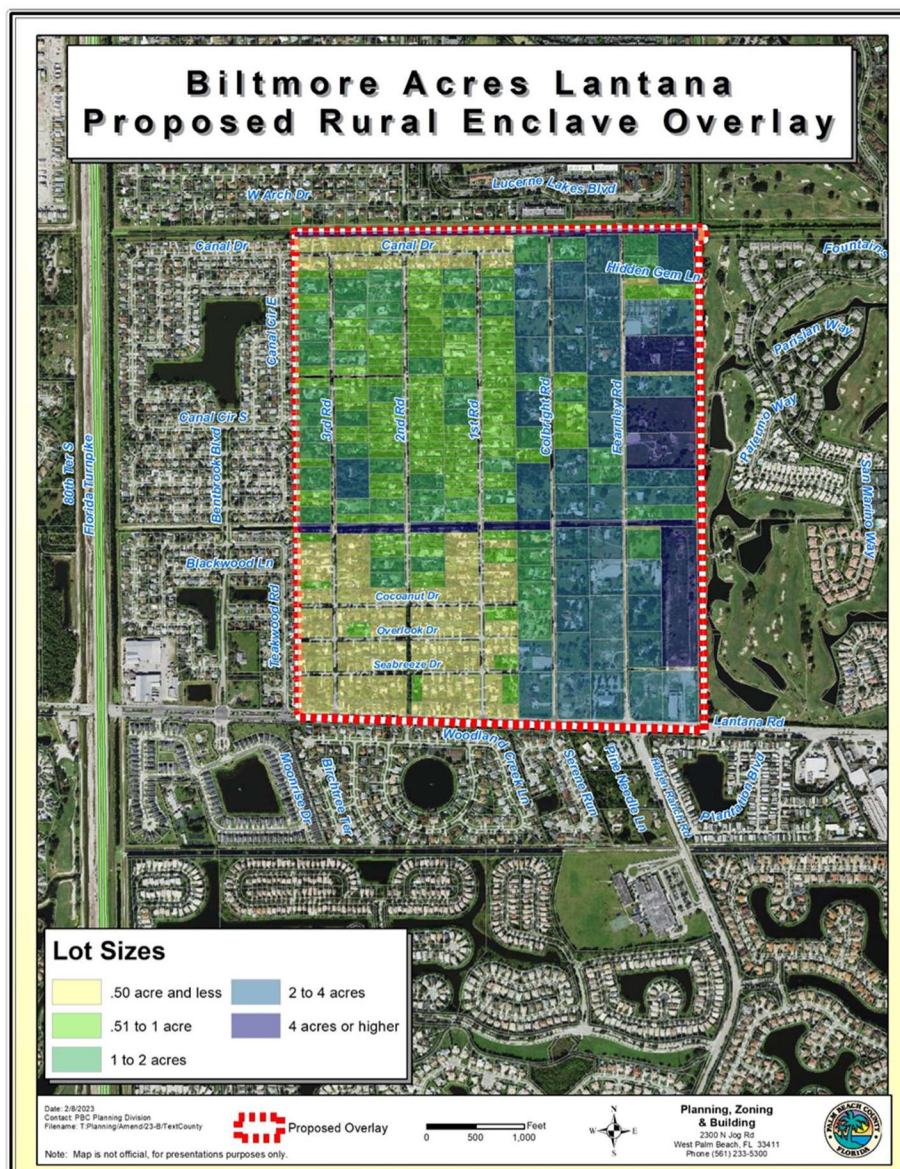
As shown in *Table 1* and *Figure 2* below, lot sizes vary throughout the proposed Overlay with the smallest lot being less than a tenth of an acre in size and the largest property is just under 10 acres in size. Although the average lot size is 0.74 acre, properties 1 acre or greater account for 59% of the total land area and properties 2 acres or greater represent 38% of the total land area.

**Table 1 - Lot Analysis**

Parcel Size (acres)	Parcels	%	Total Acres	%
<b>Less than 0.5</b>	228	50%	63.32	19%
<b>0.5 to 1</b>	122	27%	71.25	22%
<b>1 to 2</b>	57	13%	68.08	21%
<b>2 to 4</b>	40	9%	104.11	31%
<b>Greater than 4</b>	4	1%	24.16	7%
<b>Totals</b>	<b>452</b>	<b>100%</b>	<b>330.92</b>	<b>100%</b>

Source: PBC Planning Division, 2021 Existing Land Use, PBC Property Appraiser's Office

**Figure 2 – Lot Sizes within Proposed Overlay**



Most of the existing land uses within the proposed Overlay are residential or agricultural, with a handful of properties being utilized for civic or utility purposes, and the remaining lots are undeveloped. Approximately 75% of the acreage within the Overlay consists of residential uses on an average lot size of 0.61 acres and 20% of the Overlay acreage consists of agricultural uses (primarily nurseries and equestrian) with an average lot size of 2.5 acres. The remaining 5% of properties contain civic (places of worship) and utility uses, as well as undeveloped land.

**Table 2 - Existing Land Use**

Existing Use	Parcels	%	Acres	%
Ag/Equestrian	26	6%	65.05	20%
Residential	406	89%	247.29	75%
Undeveloped	17	4%	12.86	4%
Other (Civic/Utility)	3	1%	5.72	1%
<b>Totals</b>	<b>452</b>	<b>100%</b>	<b>330.92</b>	<b>100%</b>

*Source: PBC Planning Division, 2021 Existing Land Use, PBC Property Appraiser's Office*

**Residential Densities in the Proposed Overlay.** Residential densities within the proposed Overlay vary between the eastern and western halves. The eastern half has a LR-1 future land use designation and contains 44 residential lots situated on 83.87 acres, equating to an average residential lot size of 1.91 acres. The western half has a LR-2 future land use designation and contains 362 residential lots situated on 163.42 acres, equating to an average residential lot size of 0.45 acres.

**Future Land Use Amendments.** Since the adoption of the 1989 Comprehensive Plan, the Board considered several future land use amendments within the proposed boundaries.

- **Biltmore Acres (02-81 RES 1).** The western half of the previously described rural enclave was subject to a County corrective future land use amendment in 2002, from LR-1 to LR-2, in order to reflect the existing density of the subdivision. This change was for 391 parcels, totaling 196.28 acres.
- **Vo Professional Office (SCA 2019-014).** In 2018, a proposed future land use amendment for a 3.11 acre site at the northeast corner of Lantana Road and Colbright Road was submitted requesting a change from LR-1 to Commercial Low-Office (CL-O/1). Staff recommended denial as the request for medical office was out of character with the surrounding area and introduced higher intensity uses. The Planning Commission voted to recommend denial 13 to 2. Ultimately, the Board of County Commissioners (BCC) denied the amendment by a 5 to 2 vote at the December 19, 2021 public hearing.
- **Lantana Road Residential (LGA 2023-005).** In May 2022, a FLUA amendment for a 18.02 acre site at the northeast corner of Lantana Road and Fearnley Road. The proposed future land use amendment is requesting to change the future land use designation from Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). The applicant is requesting additional density through the transfer of development rights program (36 units) and a 90% Workforce Housing bonus density (32 units) for a total of 104 units (5.77 units per acre). The amendment is within Round 23-B2 with a tentative schedule of summer Planning Commission public hearing and August 30, 2023 BCC Transmittal Hearing



## 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 Biltmore Acres Lantana Rural Enclave Overlay

The amendment creates a new Overlay within the Comprehensive Plan and establishes a new sub-objective, policies, and boundaries for the Biltmore Acres Lantana Rural Enclave Overlay. 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. Rural Enclave Overlay Sub-Objective and Policies

The proposed policies for this amendment are derived from successful implementation of the Pioneer Road Rural Enclave Overlay policies and will create a framework for additional Rural Enclave Overlays that the Board may desire to initiate in the future. This method ensures efficient use of the Comprehensive Plan and removes the need to add redundant policy language. Rural Enclave Overlays adopted subsequent to this amendment would require an update to the Map Series, Special Planning Areas Map (LU 3.1) in addition to adding the name of the Overlay under proposed Policy 1.2.8-a. Each of the items of this amendment are described below.

- **New Sub-Objective 1.2.8: Rural Enclave Overlay** The new sub-objective establishes that the purpose of the Rural Enclave Overlay is to establish policies in the Comprehensive Plan which recognize the low density character of specific communities in the Urban/Suburban Tier and promotes the continuation of agricultural uses and retention of native vegetation.
- **New Policy 1.2.8-a: Boundaries.** The proposed boundaries include Lantana Road to the south, The Fountains Country Club and Golf Course to the east, Lake Worth Drainage District L-14 Canal to the north and a residential neighborhood known as Countrywood to the west, as previously shown in Figure 1. The final boundaries of the overlay are subject to change based upon Board direction through the public hearing process. Additionally, the policy allows additional Rural Enclave Overlays to be added in the future, should the Board adopt them.
- **New Policy 1.2.8-b: Residential Density.** 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. The maps and data presented in the Background section demonstrate the low-density residential and agricultural land uses and larger lot sizes within the boundaries of the proposed Overlay. 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, purchasing Transfer of Development Rights (TDRs) and/or Workforce Housing Program (WHP) density bonus. 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.

The Comprehensive Plan currently contains several other instances in which an affirmative vote of 5 or more members of the BCC must be secured, including but not limited to: allowing additional amendment intake dates outside of scheduled rounds; conversion of lands to

residential within the Bioscience Research Protection Overlay (BRPO); changes to Lake Worth Drainage District (LWDD) owned preservation provisions in the Agricultural Reserve Tier; and, a similar policy adopted with the Pioneer Road Rural Enclave Overlay.

- **New Policy 1.2.8-c: Agricultural.** This policy will encourage the continuation of agricultural uses within the boundaries of the overlay which supports the existing character of the proposed Overlay as a low-density residential area with active nurseries, equestrian uses and large lot residential dwellings. 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.
- **New Policy 1.2.8-d: Natural Environment.** This policy will encourage the preservation of native vegetation. The preservation of natural vegetation contributes to biodiversity and supports a variety of native wildlife, in addition to maintaining the high quality of life residents are currently enjoying. Removal of native vegetation is regulated by the Unified Land Development Code (ULDC) and subject to review and approval by the County's Department of Environmental Resources Management (ERM), except where preempted by state law.
- **Revise Special Planning Areas Map LU 3.1.** The amendment also proposes to revise Special Planning Area Map (LU 3.1) in order to identify the boundaries of the Overlay.

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

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.*
- 15. Agricultural and Equestrian Industries.** *Support and enhance agriculture and equestrian-based industries.*

**Staff Analysis:** The proposed Biltmore Acres Lantana Rural Enclave Overlay would further each of the above listed County Directions in recognizing the low density residential, agricultural, and equestrian character of the area. As established by existing Comprehensive Plan objectives and policies, rural enclave neighborhoods provide a unique alternative for County residents, adding to the diverse lifestyle and housing choices supported and encouraged by the County. The Overlay will reinforce the direction of urban growth trends away from this long-established rural residential enclave area towards more appropriate urban corridors within the Urban/Suburban Tier, thereby respecting the character, density, and geographical boundaries of the rural area. The Overlay will also encourage the continuation of agricultural and equestrian-based uses allowed within this area of the County, as well as the preservation of the natural environment.

- 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 existing character of the neighborhood, and by encouraging the continuation of existing agricultural uses and the preservation of existing native vegetation. By encouraging low density residential within the overlay area, the amendment could direct development that is compatible with the existing development pattern.

- 3. Policy 2.1-k:** *Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.*

**Staff Analysis:** The proposed amendment with establish an Overlay for the Biltmore Acres and Lantana Road area through the addition of several policies in the Future Land Use Element and amending the Special Planning Areas Map in the Comprehensive Plan Map Series. The policies proposed for the Overlay are specific to rural residential enclaves in the Urban/Suburban Tier with the intent to preserve the unique, low density and agricultural character of the area and is therefore consistent with this policy.

4. **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 Biltmore Acres and Lantana 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. The proposed Overlay establishes formal recognition of the identified rural enclave.

5. **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 is the result of Board direction and the adoption of policy language directing the County to establish such overlays. The amendment establishes policies that encourage the continuation of existing agricultural uses, the retention of native vegetation and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval for proposed residential density increases within the boundaries. 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 clearinghouse for plan amendments, on February 8, 2023. At the time of the printing of this report, no objections to the amendment had been received through the IPARC process.
- B. Community Participation and Notification:** The Planning Division has encouraged public participation throughout the creation of the text, particularly with property owners located within the Proposed Boundaries of the Overlay. Correspondence received is added to Exhibit 2 throughout the amendment process. The following summarizes community participation:
- **Overlay Webpage:** In October 2022, the Planning Division created a webpage in order to share information about the proposed Overlay, such as meeting dates, maps, and the proposed Comprehensive Plan policies. Meeting agendas and a copy of the PowerPoint presentations from each of the community meetings were also made available on the webpage.
  - **Postal Mailing 1.** Letters were mailed notifying all 425 property owners of the proposed Overlay on October 24, 2022. Details of the letter included when the proposed Overlay was initiated, the intent of the BCC upon initiation, the first informational meeting date and location and the address of the website, which contains additional information as noted above. Information about the webpage and its direct web address have been included in all mailing letters.
  - **Informational Meeting 1:** On November 17, 2022, the Planning Division hosted the first of two informational meetings with property owners and interested parties. The purpose of this virtual meeting was to inform property owners about the newly-initiated overlay for the Biltmore Acres/Lantana Road area, provide an overview of the Comprehensive Plan and Overlays. The meeting concluded with staff providing information regarding the steps and timeline of the proposed overlay in addition to an opportunity for comments and questions from attendees. The date, time and location of the meeting were posted on the website and included in the letter sent via postal mail to owners of real property within the proposed overlay boundaries on October 24, 2022.
  - **Informational Meeting 2:** On January 18, 2023, the Planning Division held a second virtual informational meeting. Staff presented the draft policies of the proposed Overlay, provided a preliminary timeline and an opportunity for comments and questions. Following this meeting a representative of property owners within the



proposed Overlay submitted recommendations regarding policy language which is found in Exhibit 2. The time, date and place of the Planning Commission Public Hearing and BCC Transmittal Public Hearing was confirmed during this meeting and posted to the Overlay webpage. The meeting date and location of the second informational meeting was posted on the website.

- **Postal Mailing 2.** In addition to the above communications, public hearing notice by letter was mailed to all 425 property owners within the boundaries of the proposed Overlay on February 7, 2023. The notice contained information pertaining to the scheduled public hearings, as well as the preliminary policy language to establish the Overlay and a comment response form for property owners to provide their comments and indicate support or opposition to the Overlay.

**C. Community Feedback:** Staff is actively collecting comments from area property owners and interested parties. As previously mentioned, a preliminary copy of the proposed policies were sent to property owners along with a comment for and information regarding upcoming public hearing dates and locations. Tabular data regarding property owners support or opposition of the proposed overlay will be updated as comment forms and additional correspondence is received. In addition to the comment forms and emails received, a petition has been submitted with 123 signatures in support of the Overlay. Many of these signatures contain multiple people at the same address. As a result, all data has been consolidated. Staff has also received 11 additional letters of support from interested parties outside of the boundaries of the proposed Overlay. These letters can be found in Exhibit 2. However, these responses were not used in calculations relating to response rate and overall support or opposition within the community, which is meant to capture the opinions of affected property owners within the proposed boundaries. As of March 2, 2023, the following feedback has been received by the Planning Division:

**Table 3 – Responses Received by Property Owner and Acreage**

	Property Owner	Percentage	Acres	Percentage
<b>Support</b>	97	96%	113	97%
<b>Oppose</b>	4	4%	4	3%
<b>Total</b>	101	100%	117	100%

**Table 4 – Responses Received as a Percentage of Total Owners and Acreage**

	Property Owner	Percentage	Acres	Percentage
<b>Support</b>	97	23%	114	35%
<b>Oppose</b>	4	1%	4	1%
<b>No Response</b>	324	76%	213	64%
<b>Total</b>	425	100%	331	100%

As shown in the above tables, responding property owners are heavily in favor of the proposed Overlay with 97 of the 101 (96%) in support and 4 of the 101 (4%) in opposition. This represents a response rate of 24%. The 97 property owners in support represent 23% of all property owners and their combined 114 acres equates to 35% of the total acreage of the Overlay. Those in opposition represent less than 1% of the property owners

and acreage within the Overlay. As of this writing, 76% of property owners, representing 64% of the acreage within the Overlay, have not submitted comments to staff.

Responding property owners who support the Overlay have stated that they wish to protect and maintain the low density residential and agricultural uses in the area and the rural residential lifestyle. The four property owners who have submitted comment forms indicating opposition have also submitted comments stating a desire to retain the low density residential and agricultural uses, as proposed by the Overlay.

**Figure 3 – Property Owners in Support or Opposition**



## VIII. Assessment and Recommendation

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The Board of County Commissioners initiated this proposed amendment on September 22, 2022, with the intent of establishing this area as a Rural Enclave Overlay, to support the preservation of the current character of the area. The proposed amendment adds policies that encourage the continuation of existing agricultural uses, the retention of native vegetation, and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval (by requiring an affirmative vote of at least 5 members of the Board) for any proposed residential density increases within the boundaries.

Beginning in October of 2022, Planning Division staff coordinated with property owners and interested parties utilizing several methods to communicate information and solicit community feedback. Community outreach methods performed by staff included creating a public information webpage, hosting virtual informational meetings, and postal mailings to 425 property owners in order to provide notice and request feedback. These outreach efforts are detailed in Part VII, Section B, *Community Participation*. At the time of publishing this report, staff has received 101 property owner responses, resulting in a 24% response rate. Of the correspondence received, 97 of the 101 responding property owners (96%) support the Overlay, whereas 4 of the 101 respondents (4%) are opposed. The four property owners who have submitted comment forms indicating opposition have also submitted comments stating a desire to retain the existing state of the area, including low density residential and agricultural uses, which are policies proposed in the Overlay. Based on the responses received, a majority of responding property owners are in favor of the proposed Overlay. Correspondence received is located in Exhibit 2.

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

### Attachments

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Exhibit 1A – Proposed text 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 2 – Correspondence	E – 4

## Exhibit 1

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### A. Future Land Use Element, Biltmore Acres Lantana Rural Enclave Overlay

**REVISIONS:** To revise the Future Land Use Element to establish the Biltmore Acres Lantana Rural Enclave Overlay. The added text is underlined, and the deleted text ~~struck out~~.

#### 1. **NEW Sub-Objective 1.2.8: Rural Enclave Overlay**

The purpose of the Rural Enclave Overlay is to establish policies in the Urban/Suburban Tier to recognize the unique, low density character of communities within the Tier that assist in providing a diversity of lifestyles and promotes the continuation of agriculture.

#### 2. **NEW Policy 1.2.8-a: Boundaries.** The County supports and recognizes the following communities as Rural Enclaves, which further Policy 2.2.1-p:

a. Biltmore Acres and Fearnley/Colbright Road

The specific boundaries of the Rural Enclave Overlay are depicted on the Special Planning Areas Map, LU 3.1.

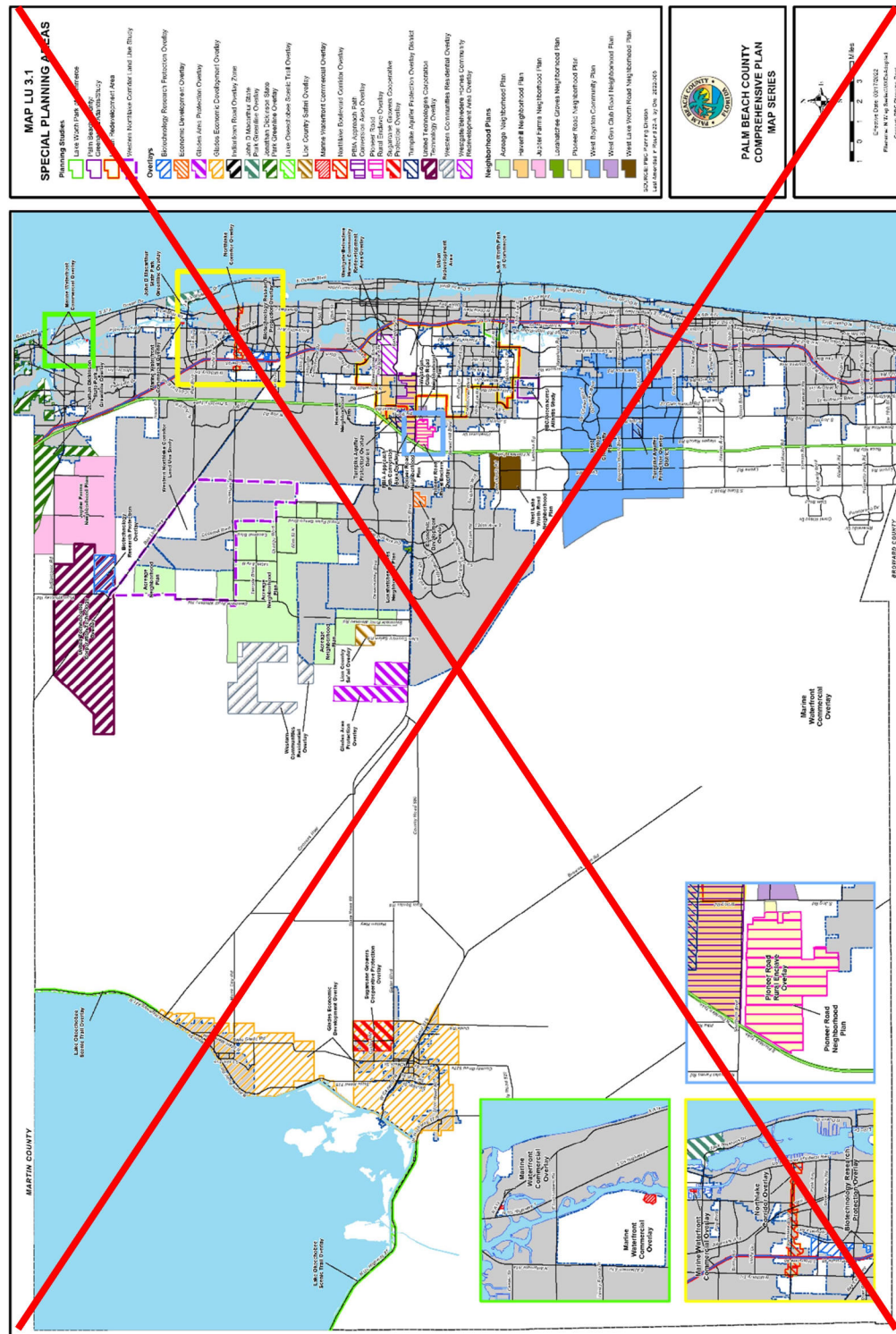
#### 3. **NEW Policy 1.2.8-b: Residential Density.** The County encourages low residential densities within the Rural Enclave Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in a higher residential density, including but not limited to future land use amendments, residential rezoning, Transfer of Development Rights Program, and Workforce Housing Program bonus shall require approval by at least five members of the BCC.

#### 4. **NEW Policy 1.2.8-c: Agriculture.** The continuation of agricultural uses is encouraged within the Rural Enclave Overlay.

#### 5. **NEW Policy 1.2.8-d: Natural Environment.** The retention of native vegetation within the Rural Enclave Overlay is encouraged.



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



[illegible]

## Exhibit 2

### Correspondence

---

**Jerry Lodge J.**

---

**From:** C REIVE <pinxrn@bellsouth.net>  
**Sent:** Wednesday, January 18, 2023 3:39 PM  
**To:** Jerry Lodge J.  
**Subject:** Fearnley Rd and Biltmore Acres overlay petition  
**Attachments:** Fearnley Rural overlay petition.pdf

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hi Jerry- attached please find the signature pages that I have at this time (approximately 142)- all of Fearnley and Colbright Rd signed). Thank you for the presentation today.  
Carol

Copy

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incroguent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
Blair Kintz	[Signature]	5178 Fearnley Rd	561 888 3402
DENNIS PLETICHA	[Signature]	6756 KALES Way	561-373-4946
LYNDA Wilson	[Signature]	5200 Fearnley Rd	561-373-4946
Richard Wilson	[Signature]	5200 Fearnley Rd	561-373-4946
Edgar Torres	[Signature]	5074 Fearnley Rd	561-358-1487
Iman Mohammed	[Signature]	5313 Colbright Rd	561 319 6696
Debbie Daguer	[Signature]	5338 Colbright Rd	561 358 1608
Michelle LeConte	[Signature]	5106 Dalewood Ln Lake Worth	561-252-143
Joseph Pethia	[Signature]	5418 Fearnley Rd	561-385-794
MARY PETITH	[Signature]	Lake Worth	561 702 6675
Marissa LeConte	[Signature]	5106 Dalewood N Lake Worth FL	561-485-4147
Alicia Pignata	[Signature]	5268 Fearnley Rd. FL	334 617 561 5268
VICTOR PIGNATA	[Signature]	5268 Fearnley Rd FL	334 617 511 969 9782
Daniel Bock	[Signature]	5210 Fearnley Rd Lake worth FL	334 67
Rick Stiller	[Signature]	5186 Fearnley Rd. LN	334 67 313 4937
Spideleina Silber	[Signature]	5479 Fearnley Rd FL	334 67
Berry Duke	[Signature]	5417 Fearnley Road Lake Worth, FL	334 67
James Dyer	[Signature]	2374 Colbright Rd. Lake Worth, FL	334 67
William Lucas	[Signature]	5589 Fearnley Rd Lake Worth FL	334 67
Charles	[Signature]	5589 Fearnley Rd Lake Worth FL	334 67
Thompson	[Signature]	6222 Fearnley Rd Lake Worth FL	334 67
Sonia Guadagnini	[Signature]	6222 Fearnley Rd Lake Worth FL	334 67
Joe Bury	[Signature]	7397 overlook dr. Lake Worth FL	334 67
Erly Burt	[Signature]	7397 overlook dr. Lake Worth FL	334 67
Ryan Britn. Fourn	[Signature]	5546 2nd Road, L.W., FL	334 67



[illegible]

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5/16

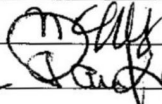
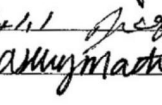
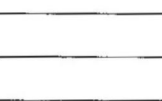
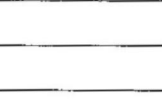
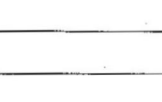
Name	Signature	Address	Phone/email
LEO COBB	<i>Leo Cobb</i>	5037 FEARNEY RD.	(561) 965-9837
MARIBRIE Zimmerman			
Justin Rodas	<i>Justin Rodas</i>	5355 Fearnley Rd.	561-596-6208
Christine Green	<i>Christine Green</i>	7209 Shady Grove Ln	954-263-6629
James Ward	<i>James Ward</i>	925 South B Street, Lake Worth Beach	(561) 572-1163
Rosa Gomez	<i>Rosa Gomez</i>	925 S B St LWB	561-572-1493
Debbie Martin	<i>Debbie Martin</i>	541-451-7074	5407 Fearnley Rd.
Taylor Mauney	<i>Taylor Mauney</i>	954-562-4091	
ERIKA LORZ	<i>Erika Lorz</i>	883 W RAMBLING DR, WELLINGTON FL	561-935-6977
Warren Dan L	<i>Warren Dan L</i>	6709 Brookhurst Circle Lake Worth	561-376
Adam Pachankis	<i>Adam Pachankis</i>	17244 36 <sup>th</sup> Ct N	
LENORE ARTIS	<i>Lenore Artis</i>	839 Summit Bl WPB, FL	33465 561-3346
JAMES EASON	<i>James Eason</i>	5729 Fearnley Rd LW	
Elizabeth Doll	<i>Elizabeth Doll</i>	5179 Fearnley Rd	
Stevanie Leuke	<i>Stevanie Leuke</i>	5106 Dalewood Lane, Lake Worth, FL	33467 561-407
JANET HERNANDEZ	<i>Janet Hernandez</i>	5074 Fearnley Rd Lake Worth, FL	33467
Nicholas Torres	<i>Nicholas Torres</i>	5074 Fearnley Rd Lake Worth, FL	33467
John Murphy	<i>John Murphy</i>	5280 Collingwood Rd Lake Worth FL	33467
Catalina Meneses	<i>Catalina Meneses</i>	5212 Colbright Rd.	561-773-7796
Kari Kuchersford	<i>Kari Kuchersford</i>	5562 1st Road LW FL	33467 (561) 722-5646
Kevin Ruckert	<i>Kevin Ruckert</i>	5562 1st Road LW FL	33467 561-722-5646
Joe Carter	<i>Joe Carter</i>	5620 3rd Rd Lake Worth	33467
Danny Izazary	<i>Danny Izazary</i>	7526 Coconut Dr Lake Worth	561-317-6527
Gayle Shinkoff	<i>Gayle Shinkoff</i>	5322 1st Rd. L.W.	561-422-4550
Michelle Corwin	<i>Michelle Corwin</i>	5530 Fearnley Rd Lake Worth FL	33467

Heather Shores Garcia	5322 1 <sup>st</sup> Rd.	ccwelyloks@
Serena Shores	5322 1 <sup>st</sup> Rd	
Angel Garcia	5322 1 <sup>st</sup> Rd.	ccwelyloks@Aol.com
Bob Shores	5322 1 <sup>st</sup> Rd.	mingles55@AOL.COM

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incrogruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
ALEGRA SPAULDING	<i>Alegria Spaulding</i>	7672 FOREST GREEN LA BOYNTON	561 715-5054
LILY LEE	<i>Lily Lee</i>	5281 TERRACE RD LW 33467	pulgarvander820@gmail.com
GRANT WANTS HOUSE	<i>Grant</i>	5675 1 <sup>ST</sup> RD	MADE FOR YOU FABRICATIONS@gmail.com
Richard Elliott	<i>Richard Elliott</i>	5266 2 <sup>ND</sup>	(561) 714-7430
Alyssa Urban	<i>Alyssa Urban</i>	7331 OVENOOK DR.	561-225-0178 tanpenningak
John D'Aguier	<i>John D'Aguier</i>	5338 Colbright Rd	561-396-0255 Johnnyredd@gmail.com
John G D'Aguier	<i>John G D'Aguier</i>	5338 Colbright Rd	561 358 0335 newlookcabinetsadco
Donna Hogan	<i>Donna Hogan</i>	5365-1st Rd LW	D.hogan3275@gmail.com
Donna Hogan	<i>Donna Hogan</i>	5365-1st Rd LW	D. Hogan 3275@gmail.com
Linda Stuart	<i>Linda Stuart</i>	5260-2nd Rd LW	otaalkets@att.net
Joel Stuart	<i>Joel Stuart</i>	5260 2nd Rd. New	Lipdoge@gmail.com
Alfred Petrell	<i>Alfred Petrell</i>	7612 Seabreeze Dr.	561-39-6927
Jamantha Pickrell	<i>Jamantha Pickrell</i>	7612 Seabreeze dr.	561-324-8668
Alex Hansen	<i>Alex Hansen</i>	6069 Walnut Hill dr	561-223-0489
Deanne & Charles Rinehart	<i>Deanne &amp; Charles Rinehart</i>	5420 1st Rd	561-964-1235
Alma S. Gutierrez	<i>Alma S. Gutierrez</i>	7424 Canal DR	561 719 3076 Alma Gutierrez
Alma S. Gonzalez	<i>Alma S. Gonzalez</i>	7424 Canal Dr.	561 808 9933 AJR STONE
Adrian Perez	<i>Adrian Perez</i>	7424 Canal Dr.	561 701 4646 Adrian Perez
Stacey Tibbs	<i>Stacey Tibbs</i>	1500 Woodland Creek Ln, LW 33467	561.603.4423
LINDSAY McBlay	<i>LINDSAY McBlay</i>	5340 3rd RD	561 307 4544
James Bradley	<i>James Bradley</i>	5714 1 <sup>ST</sup> RD	561-242-3323 Flaky
Mary Bradley	<i>Mary Bradley</i>	5714 1 <sup>ST</sup> RD	561-242-3321
Stephen Swann	<i>Stephen Swann</i>	7457 Overlook dr	561-502-286
Erica Byrd	<i>Erica Byrd</i>	7457 Overlook dr	561-350-179
Courtney Kenworthy	<i>Courtney Kenworthy</i>	5517 2nd Rd	561 433 9170

John Gonsman	5165 1 <sup>st</sup> Rd	561-308-2594
Tim Gonsman	5167 1 <sup>st</sup> Rd	561-704-1140
Adela Almaraz	5396 2nd Rd.	561.727.7722
Ruben Almaraz	5396 2nd Rd.	561.719.1327

Name	Signature	Address	Phone/email
Nicki Young		5178 Kearny	NJ 07034
Pam Kalk		5407 Kearny	mmaince@bellsouth
Joseph David Kalk		5407 Kearny	NJ 07034
Ashley Martin		5407 Kearny Rd	561-777-9703
Dorinda Horne		5351 Kearny Rd	

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incrogruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
Shirlette Boggs	<i>Shirlette Boggs</i>	5141 Fearnley Rd	
Duke Boggs	<i>Duke Boggs</i>	Spase	Lakeworth Fl 33467
Robert Guerrero		5214 2nd rd.	954 655-1611
Esly Guerrero			Nextlevelcooling@gmail.com
L Gonzalez	<i>L Gonzalez</i>	7486 Overlook Ln	
W. Sanchez	<i>W Sanchez</i>	7486 Overlook Ln	
Lisa Ortiz		7470 Canal Dr.	
Shannon Jurnas	<i>Shannon Jurnas</i>	7642 Seabreeze Dr.	702 544 4348
Andy Seeger	<i>Andy Seeger</i>	7642 Seabreeze Dr	561-255-4253
Jessica Burge	<i>Jessica Burge</i>	5213 2nd Rd Lakeworth Fl	33467 561-46240
David Burge	<i>David Burge</i>	5213 2nd Rd Lakeworth Fl	33467 561-5218
Austin Trigg	<i>Austin Trigg</i>	5213 2nd Rd Lakeworth Fl	33467 561-50622
Charles E Stout		5387 Colbright Rd	561-358-1057
Candace Thomas		5387 Colbright Rd	561-523-5459
Peggy Lee		5355 1st Rd	561-348-7251
Jesenia Cardona		5270 Colbright R	954 2784918
Lisa D'Andrade	↓	↓	↓
Lyndon D'Andrade	↓	↓	↓

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incongruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

[illegible]



**Jerry Lodge J.**

---

**From:** richard.grosso <richardgrosso1979@gmail.com>  
**Sent:** Friday, January 20, 2023 3:36 PM  
**To:** Jerry Lodge J.  
**Cc:** C REIVE; Jeff Gagnon; Stephanie Gregory; Jerome Ottey; richard.grosso  
**Subject:** Re: Follow up from 1-18-23 Overlay Info Meeting  
**Attachments:** Comment Letter Re Biltmore Acres Lantana Rural Enclave Overlay.pdf

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

I really appreciate you following up Mr. Lodge. Thank you. Having reviewed the proposed code changes and the draft overlay language, we continue to believe that meaningful protection of this neighborhood will require more specific comprehensive plan language.

Please consider the attached proposal for revisions to the current draft of the overlay language.

We really appreciate your consideration.

RG

**Richard Grosso, Esq.**  
Richard Grosso, P.A.  
6919 W. Broward Blvd.  
Plantation, FL 33317  
Mailbox 142

[richardgrosso1979@gmail.com](mailto:richardgrosso1979@gmail.com)  
954-801-5662

[richardgrossopa.com](http://richardgrossopa.com) [[richardgrossopa.com](http://richardgrossopa.com)]

**Richard Grosso, Esq.**

**Richard Grosso, P.A.**

6919 W. Broward Blvd.

Plantation, FL 33317

Mailbox 142

richardgrosso1979@gmail.com

954-801-5662

richardgrossopa.com

January 20, 2023

via email to: GLodge@pbcgov.org

Jerry Lodge Jr., Planner II

Palm Beach County Planning Division

GLodge@pbcgov.org

Re: Biltmore Acres Lantana Rural Enclave Overlay

Dear Mr. Lodge,

I write on behalf of Carol Reive & Chris White, two homeowners and longtime residents in the community the proposed Biltmore Acres Lantana Rural Enclave Overlay is intended to protect. I appreciated the informational meeting earlier this week and the opportunity to review the proposed Comprehensive Plan language available at [https://discover.pbcgov.org/pzb/planning/PDF/Amendments/1-18-23 Informational Meeting.pdf](https://discover.pbcgov.org/pzb/planning/PDF/Amendments/1-18-23%20Informational%20Meeting.pdf)

I have reviewed that draft language and feel strongly that the language needs to be much more specific in order to have its intended effect. Among other considerations, my 30 years of land use law experience have made clear that the words "encourage" in a comprehensive plan have no impact. Section 163.3177 (1), Fla. Stat. mandates that a comprehensive plan "establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations."

With these considerations in mind, I have attached a set of proposed changes to the draft language, which I hope the Count will consider amending into the draft prior to final adoption.

We really appreciate your work on this project.

Sincerely



Richard Grosso

Cc: Carol Reive  
Chris White

## SUGGESTED IMPROVEMENTS TO DRAFT OVERLAY LANGUAGE

### Proposed Rural Enclave Overlay Language

#### **NEW Sub-Objective 1.2.8: Rural Enclave Overlay**

The purpose of the Rural Enclave Overlay is to establish policies in the Urban/Suburban Tier to recognize and maintain the unique, low density character of communities within the Tier that assist in providing a diversity of lifestyles and promotes the continuation of agriculture.

#### **NEW Policy 1.2.8-a: Boundaries.**

The County supports and recognizes the following communities as Rural Enclaves, which further Policy 2.2.1-p: a. Biltmore Acres and Fernley/Colbright Road The specific boundaries of the Rural Enclave Overlay are depicted on the Special Planning Areas Map, LU 3.1.

#### **NEW Policy 1.2.8-b: Residential Density.**

The County allows only ~~encourages~~ low residential densities within the Rural Enclave Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in or allow a higher- residential density greater than is currently allowed, including but not limited to tier changes, future land use amendments, and residential rezoning, or any change to the text of the Comprehensive Plan or Unified land Development Code, shall require approval by at least five members of the BCC, or, in the event the BCC membership exceeds 7 members, a majority plus 1 of the membership of the BCC then in office.

#### **NEW Policy 1.2.8-c: Agriculture and Rural Character.**

The continuation of agricultural uses and rural character is encouraged within the Rural Enclave Overlay is the purpose of this Overlay, and, to that end, any application seeking an increase in allowable intensity or density of use must affirmatively demonstrate that:

- i. There is inadequate land available in the County's urban or suburban tiers to meet a demonstrated demand for the use proposed by the applicant.
- ii. Binding conditions governing any such use will require densities and structure types comparable to the existing uses within the Overlay, and lighting and landscaping requirements and limitations that protect the character of surrounding uses.;
- iii. The proposed uses will not inhibit the continued agricultural use or rural character of surrounding and neighboring uses
- iv. The proposed uses will not encourage or support the additional increased in density or intensity on other properties within or adjacent to the Overlay.

#### **NEW Policy 1.2.8-d: Natural Environment.**

The retention of native vegetation within the Rural Enclave Overlay is ~~encouraged~~ required, except for the minimum clearing of vegetation required to allow the construction of allowable uses. All landscaping of exterior and common areas, and within individual lots, shall be limited to native groundcover, shrub, and tree species.

**Jerry Lodge J.**

---

**From:** richard grosso <richardgrosso1979@gmail.com>  
**Sent:** Tuesday, February 28, 2023 9:34 AM  
**To:** DavidSerle@remax.net; john@jrccg.com; penny@pompei.com; jaynisberg@gmail.com; sarahcpardue@gmail.com; nbrahs@gmail.com; rothcosys@comcast.net; Sam@designbybentley.com; sbsiegel@teamsiegel.com; vinikoor@bellsouth.net; restopekdc@gmail.com; safefarm@aol.com; ankur76@msn.com; ajones-vann@wpb.org  
**Cc:** Kevin Fischer; Jerry Lodge J.; Stephanie Gregory; C REIVE; Chris White; richard grosso  
**Subject:** Biltmore Acres Lantana Rural Enclave Overlay  
**Attachments:** Letter to Planning Commission Re Biltmore Acres Lantana Rural Enclave Overlay 2.28.23.pdf

**This Message Is From an External Sender**

This message came from outside your organization.

Dear Chair Stopek and members of the Planning Commission,

I write on behalf of Carol Reive & Chris White, homeowners and longtime residents within the community that is the subject of the proposed Biltmore Acres Lantana Rural Enclave Overlay. We greatly appreciate and support this effort to protect this unique neighborhood. The attached recommendations for modifications to the proposed language would in our view result in the most meaningful comprehensive plan language that would most effectively ensure that the intent of the Overlay is fulfilled.

I look forward to addressing the Commission in person next Friday.

We thank you for your consideration.

Sincerely,

RG

**Richard Grosso, Esq.**  
Richard Grosso, P.A.  
6919 W. Broward Blvd.  
Plantation, FL 33317  
Mailbox 142

[richardgrosso1979@gmail.com](mailto:richardgrosso1979@gmail.com)  
954-801-5662

[richardgrossopa.com](http://richardgrossopa.com) [[richardgrossopa.com](http://richardgrossopa.com)]

**Richard Grosso, Esq.**  
**Richard Grosso, P.A.**  
6919 W. Broward Blvd.  
Plantation, FL 33317  
Mailbox 142  
richardgrosso1979@gmail.com  
954-801-5662  
richardgrossopa.com

February 28, 2023

via email to:

Chairman Rick Stopek, and Members,  
Palm Beach County Planning Commission

Re: Biltmore Acres Lantana Rural Enclave Overlay

Dear Chair Stopek and members of the Planning Commission,

I write on behalf of Carol Reive & Chris White, homeowners and longtime residents in the community the proposed Biltmore Acres Lantana Rural Enclave Overlay is intended to protect. **We ask the Commission, at its upcoming March 10 meeting, to support the proposed Comprehensive Plan amendment language presented by staff, with the incorporation of our suggested wording in the attached document.** We had previously submitted our proposed changes to County planning staff, who did not feel they were in a position to recommend any changes themselves. We appreciate their courtesies and consideration, but feel strongly that the suggested wording is necessary to ensure that the Overlay will have a meaningful impact. The draft language should be much more specific to have its intended effect. Among other considerations, the words "encourage" in a comprehensive plan have no impact. Section 163.3177 (1), Fla. Stat. mandates that a comprehensive plan "establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations."

I intend to be present March 10 to explain our proposed changes in person and answer any questions you may have. We thank you very much for your consideration of our proposal.

Sincerely,



Richard Grosso

Cc: Carol Reive and Chris White  
Kevin Fischer, Palm Beach County  
Jerry Lodge Jr. Palm Beach County  
Stephanie Gregory, Palm Beach County

## **SUGGESTED IMPROVEMENTS TO PROPOSED OVERLAY LANGUAGE**

### **Proposed Rural Enclave Overlay Language**

#### **NEW Sub-Objective 1.2.8: Rural Enclave Overlay**

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**Property Owner Comment Form**  
**Biltmore Acres Lantana Rural Enclave Overlay**  
**Palm Beach County Planning Division**

Date: 2/24/23 Phone: 561.901.7937 Email: Hart7682@pbco.com

Owner/Business Name: Joseph + Regina Hart

Address: 7682 Coconut Drive

City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-Or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: Please keep our neighborhood (Biltmore Acres)  
a rural enclave, quietly - we love our urban  
suburban lifestyle here for almost 30 years.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbco.org](mailto:Glodge@pbco.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED  
FEB 24 2023  
PLANNING DIVISION

Date: 2/15/2023 Phone: 561 251 8806 Email: JORDAN.T.STILEY@GMAIL.COM

Owner/Business Name: JORDAN STILEY

Address: 7487 LOCCANNY DRIVE

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We bought in this neighborhood specifically for its low  
density and we'd like to keep it that way.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



**Jerry Lodge J.**

---

**From:** Joe Hart <hart7682@yahoo.com>  
**Sent:** Saturday, February 25, 2023 8:50 AM  
**To:** Jerry Lodge J.  
**Subject:** Biltmore Acres Rural Enclave Overlay  
**Attachments:** Biltmore Acres Rural Enclave Overlay 7682 Coconut Dr.pdf

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Mr. Lodge, attached is our response to the Biltmore Acres Rural Enclave Overlay proposal. We are residents of this beautiful neighborhood for almost 30 years and would like to keep this neighborhood as it is. There are too many changes in Palm Beach County due to expansive growth and many, many developments with zero lot lines or the ability to make your residence a home because of HOA restrictions. Please do not change our neighborhood.

Thank you

Mr. & Mrs. Joseph Hart  
7682 Coconut Drive,  
Lake Worth, FL 33467



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-17-2023 Phone: 561-358-9557 Email: akram.boughannam@gmail.com

Owner/Business Name: Akram & Nada Bou-Ghannam

Address: 5720 Fearnley Rd.

City/State/Zip: Lake Worth, FL 33467

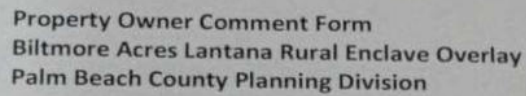
☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: Thank you.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



City/State/Zip: Lakewood FL 33467

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Please return this form to the mailing address below. Alternatively, you may scan and email this form to [Glodge@pbccgov.org](mailto:Glodge@pbccgov.org). Thank you.

## Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/23/23 Phone: 561-676-1628 Email: lifeofcen@gmail.com

Owner/Business Name: Daniel Perez

Address: 7673 Seabreeze Drive

City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We value the low density residential community that we  
live in. We also value the agricultural-residential  
zoning of our property and subsequent ability to use  
our property for agricultural purposes.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/22/23 Phone: 5617148077 Email: Tkcshep@yahoo.com  
Owner/Business Name: Tarista + Ken Sheppard  
Address: 7555 Coconut Dr  
City/State/Zip: Lake Worth Fl 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

## Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/21/23 Phone: 561 389 7597 Email: nessa1178@gmail.com  
Owner/Business Name: Vanessa Giambardo  
Address: 7556 Coconut Drive  
City/State/Zip: Lake Worth, FL 33467

- ☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

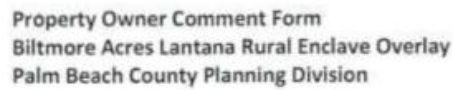
Comments:

Many people who live in this small residential  
agricultural neighborhood expect to continue the  
rural lifestyle and retain its rural character.  
I purchased my home in this area to enjoy its beauty  
and agricultural uses free from compacted residential  
communities, commercial and industrial development.  
In addition to above, I am against adding more  
residential communities and or commercial development  
as this will tremendously increase the vehicular volume  
that comes with higher residential density and  
the impact this has on the environment. We want  
to protect the rural character outside of urban growth  
boundaries.  
Please allow our small residential agricultural community  
to remain free of a more intense residential and  
economic development. Thank you.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411





City/State/Zip: LAKE WORTH, FL 33467

-Or-

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/21/2023 Phone: (561) 319-4841 Email: LadyProverb@gmail.com

Owner/Business Name: Christopher and Lindsey Merk

Address: 5587 3<sup>rd</sup> Road

City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

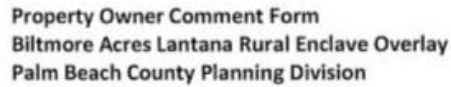
Comments:

I, Lindsey Merk, grew up here. I loved it so much that when I grew up, got married and had children I moved back here. It's important to me that the way of life I grew up loving stays the same for my children and many generations to come. Traffic, crime and building has already increased over the years. I fear that if our zoning changes that more housing will only increase more to make this area unbearable to live. Myself, my husband and many others in this neighborhood are passionate about our rural way of life which includes our farm animals, plants, trucks, low traffic, low crime, open spaces and NO high density building. Thank you. PLEASE ALLOW OUR OVERLAY so that we can preserve our way of life and stop more crime and traffic!

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

[illegible]

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Date: 2/19/2023 Phone: 561-654-1179 Email: sandra-algarin  
Owner/Business Name: Jesus Dulzades/Sandra Algarin  
Address: 5547 1st Road  
City/State/Zip: Lake Worth, FL 33467

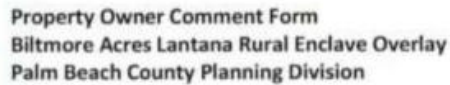
-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

**Comments:**

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



City/State/Zip: \_\_\_\_\_

-or-

Comments:

[illegible]

**Return To:**

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-13-23 Phone: 561-315-1076 Email: Shereep74@gmail.com

Owner/Business Name: Sheree Carter

Address: 7555 Canal Drive

City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I would like the neighborhood that I  
just bought a house in to remain as it is.  
This is why we bought a house here.

Thank-you

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/17/23 Phone: 561-707-3309 Email: pinxrn@bellsouth.net

Owner/Business Name: Carol Reive

Address: 5714 Fearney Road

City/State/Zip: Lake Worth FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

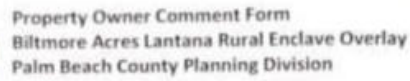
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Thank you for your work on our rural overlay. The Biltmore Acres / Fearney / Albright neighborhood is over 50 years old and has always been a rural area. It serves as a neighborhood greenspace where local people bring their children to ride horses, buy fruits + plants, cycle & appreciate our community. In my 20 years here we have had multiple attempts at highly dense incompatible development to "wedge" into our neighborhood. Residents moved & stayed here as they can run their ag businesses, park their personal work truck, raise their children in a close knit community without a cost prohibitive HOA interfering. We live here as we want a rural lifestyle. We represent one of the last rural enclaves in unincorporated Palm Beach county as identified in the planning staff's report for the Pioneer Road overlay. We are in support of this overlay & deserved of its protection.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Owner/Business Name: Bridget Keltner

City/State/Zip: Lake Worth, FL 33447

-or-

Comments:

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-18-23 Phone: 5612483321 Email: therednecks@bellsouth.net

Owner/Business Name: James and Mary Bradley

Address: 5714 1st Road

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I (Mary) was 8yr old when I moved w/ my family into Biltmore Acres. My mother continues to live in our childhood home. My brother and I chose to buy in Biltmore Acres and raise our families; as well. The Rural overlay has benefits mentally, socially, and economically. When the pandemic hit it caused a disruption in the food supply, causing hardship for families and individuals. Home gardening and raising chickens for eggs provided benefits both mentally and economically. It also provided an important role in nutritional security. The social benefits included fostering interactions, collaboration, building connections, and a sense of community within Biltmore Acres. Economically, it reduced grocery expense, increased income, and property values. These are a few benefits why ~~me~~ I support the continuation of the Rural overlay, and leave it as it has been for the last 52 years.

Mary Bradley

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/16/23 Phone: 561 439 1077 Email: jean.bransch@gmail.com

Owner/Business Name: JEAN BRANCH

Address: 7397 CANAL DR.

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

50 year resident of Biltmore Acres  
Want to continue our rural lifestyle as is.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-20-23 Phone: 561 968 1525 Email: GSwann 55336 bcllsc

Owner/Business Name: Glenda Swann

Address: 7470 Overlook Dr.

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

My husband and I moved to Biltmore Acres; in 1980  
We raised 3 children 2 of whom since raised  
their children; in Biltmore Acres as well.

I am aware of 5 other families that my  
children grew up with who as well has  
moved back into Biltmore Acres to raise  
their families.

Research has shown rural neighborhood have become more  
appealing to the millenials; versus the Country Club  
living. Therefore, changing the status of the  
Overlay. will effect not only those of us who chose  
to move here 43 years ago for the rural environment  
but the future generations; as well.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/16/2023 Phone: 561-633-1823 Email: BOFNC59@gmail.com

Owner/Business Name: Sheila Kay Hayes

Address: 7315 Overlook Drive

City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We want the Rural Enclave Overlay. I have been  
a home owner here and live here for over 30 years.  
I speak for most of the home owners here that we want to  
protect the low density residential / agricultural status permanently

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



**Jerry Lodge J.**

---

**From:** Dave Gwynn <davidgwynn7455@comcast.net>  
**Sent:** Thursday, February 16, 2023 4:33 PM  
**To:** Jerry Lodge J.  
**Subject:** Biltmore Acres Lantana Rural Enclave Overlay  
**Attachments:** Lantana Rural Enclave Overlay.jpg

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

David and Kathy Gwynn  
7455 Canal Drive  
Lake Worth, FL 33467

Dear, Mr. Lodge,

please find attached our completed Property Owner Comment Form for Biltmore Acres Lantana Rural Enclave Overlay form.  
We support the overlay.

However, we have been advised about the Lantana Road Residential Development on the old nursery property on Lantana and Fearnley Road. It is our understanding that it proposes building 104 - 2 story townhouses on the property . We are against this proposal and encourage you to vote against it. My wife and I have lived here for 29 years and raised our two sons here. We want to preserve our rural life style and keep traffic down on Lantana Rd.

We thank you for your support on this matter.



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/16/23 Phone: (561) 385-0768 Email: DAVIDGWYN7455@COMCAST.NET

Owner/Business Name: DAVID AND KATHY GWYNN

Address: 7455 CANAL DRIVE

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

WE HAVE BEEN ADVISED BY OUR NEIGHBORS  
THAT THERE IS A PROPOSAL GOING BEFORE THE  
PLANNING COMMISSION TO DEVELOP ON THE OLD  
NURSERY PROPERTY ON LANTANA AND FARNLEY RD  
104 - 2 STORY TOWN HOUSES. WE ARE AGAINST  
THIS PROPOSAL.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

**Jerry Lodge J.**

**From:** Darrell Corey <coreyfamily2@gmail.com>  
**Sent:** Tuesday, February 14, 2023 11:28 AM  
**To:** Jerry Lodge J.  
**Subject:** Biltmore acres

**This Message Is From an Untrusted Sender**  
You have not previously corresponded with this sender.

Good morning,  
See the below form. We do Not want a change in our neighborhood.

We want it to STAY the same.  
Thank you,  
Tracy Corey

Properties Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-14-23 Phone: 561.634.1414 Email: Coreyfamily4@comcast.net

Owner/Business Name: Darrell & Tracy Corey

Address: 5559 1st RD

City/State/Zip: Lake Worth FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: Please Keep the Same as it is.  
We have been here 19 yrs and DO NOT want it changed.  
" Keep the Same "

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodes@pbcgov.org](mailto:Glodes@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

Sent from my iPhone



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-14-23 Phone: 561 662 6414 Email: Coreyfamily 4@comcast.net

Owner/Business Name: Darrell & Tracy Corey

Address: 5559 1st RD

City/State/Zip: Lake Worth FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

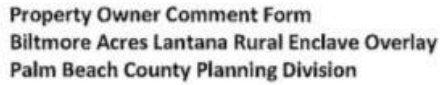
Comments:

Please Keep the Same as it is.  
We have been here 19 yrs and DO  
NOT want it changed.

"Keep the Same"

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

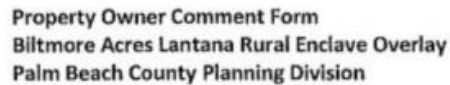
Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



RECEIVED  
FEB 21 2023  
PLANNING DIVISION

[illegible]

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



PLANNING DIVISION

City/State/Zip: Lake Worth FL 33467

-or-

Comments:

Like to hear the Chikens in the morning

[illegible]

**Return To:**

PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 02/15/03 Phone: 561.404.3491 Email: paula@freeuniversalquotes.com  
Owner/Business Name: Paula M. Rosa & Rafael M. Medeiros  
Address: 5403 3<sup>rd</sup> Rd,  
City/State/Zip: Lake Worth, FL 33467

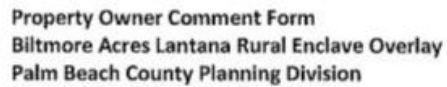
☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

PLEASE let's keep this neighborhood the way it has always been!! This is the number one reason why we still purchased a home here in the first place. Most of the people here are families who grew up in the neighborhood, their kids purchased another property and are raising their children the same way. I have looked in here for a few years before I bought my house, and it was all for the same reasons people are here, sense of community, not easily found anywhere else. Respect, to know each other as family members, safe, are just a little of what we have here. Since then we have started our own family and intend to stay here for many generations as most here have. We are called "Palm Beach Farms", since the beginning we thought to grow our own fruits and veggies, and have chickens for the eggs. You think "farms", that it would allow you these things! But only to be reported by another neighborhood person at a different division, turn back out I was not allowed to have my domestic chickens. What a blow to our dreams, our daughter who grew up with them as well. Please let's keep our neighborhood the way it has always been intended to be!! A rural agricultural residential with LR one and LR2 zoning.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

*Paula Rosa*



RECEIVED  
FEB 15 2003  
PLANNING DIVISION

Date: 2/14/23 Phone: 5614521833 Email: JessicaBurge4@gmail.com  
Owner/Business Name: Jessica Burge & David Burge  
Address: 5213 2nd Rd  
City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

[illegible]

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED  
FEB 21 2023  
PLANNING DIVISION

Date: 2/15/2023 Phone: 561-9641235 Email: Dinehart 1 & Bell  
Owner/Business Name: Charles & Diane Dinehart South, Met  
Address: 5420 1st Road  
City/State/Zip: Lake Worth, FL 33467

- ☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We have lived on 1st Road since  
1980. This is a wonderful neighborhood  
and we would like it to stay  
the way it is.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

RECEIVED

FEB 15 2023

PLANNING DIVISION



**Property Owner Comment Form**  
**Biltmore Acres Lantana Rural Enclave Overlay**  
**Palm Beach County Planning Division**

Date: 2-13-23 Phone: 561-965-7279 Email: doncindytoo@gmail.com

Owner/Business Name: \_\_\_\_\_

Address: 7545 CANAL DR.

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: WE ALREADY HAVE TOO MANY HOMES + TOO MUCH  
TRAFFIC

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED  
FEB 15 2023  
PLANNING DIVISION

Date: \_\_\_\_\_ Phone: 561 329 5226 Email: lumpertii@att.net

Owner/Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: 4W 71 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

*\* Please do not disclose Personal info for obvious reasons*  
*Love the area & would not change things except for a few things.*

*Multiple vehicles 8~12 in on driveway  
seems like 2 boarding rooming houses  
in the area*

*Mobile homes behind homes &  
driveways hooked up to sewer, water  
electric. Concerned about waste &  
contamination Not sure that we  
are zoned for that*

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED  
FEB 21 2023  
PLANNING DIVISION

Date: 02-14-23 Phone: 561-965-7237 Email: LEO@BACBILTSOUTH-FLA.NET

Owner/Business Name: MARTORIE ZIMMERMAN

Address: 5037 FERNLEY ROAD

City/State/Zip: LAKE WORTH, FL. 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

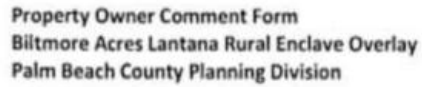
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: PLEASE ALLOW US TO RETAIN OUR RURAL  
LIFESTYLE.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
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City/State/Zip: Lake Worth, FL 33467

Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

**Return To:**  
PBC Planning Division  
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West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/15/23 Phone: 561-670-3133 Email: mgnadigan@aol.com

Owner/Business Name: MARY G. MADIGAN

Address: 5533 3<sup>rd</sup> ROAD, LAKE WORTH, FL 33467

City/State/Zip: LAKE WORTH, FL, 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I have lived here nearly 20 years and wish the  
land to remain in its current status.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED  
FEB 21 2023  
PLANNING DIVISION

Date: 2-14-23 Phone: 561-967-5907 Email: JOROPER1@AOL.COM

Owner/Business Name: Jo Anne Roper

Address: 2374 Calbright Rd

City/State/Zip: Lake Worth, Fla. 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I have lived here for 30 yrs. It is a  
nice community and want it to stay  
this way.

Jo Anne Roper

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED  
FEB 14 2023  
PLANNING DIVISION

Date: 2/10/23 Phone: 561-385-7947 Email: Josephpethia@gmail.com

Owner/Business Name: JOSAN GROWERS - JOE PETHIA

Address: 5418 FEARNEY RD.

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

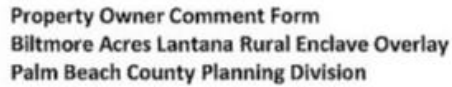
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

WE ALL MOVED OUT HERE FOR  
THE COUNTRY/RURAL LIFE.  
I HAVE LIVED HERE FOR OVER 40  
YEARS MOSTLY GROWING EXOTIC  
FRUITS. WE DON'T WANT TO  
LOSE OUR LIFESTYLE TO CONGESTION  
AND PEOPLE WHO DON'T  
APPRECIATE OUR VS.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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RECEIVED  
FEB 21 2023  
PLANNING DIVISION

City/State/Zip: LAKE WAUCH FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

[illegible]

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

**Jerry Lodge J.**

---

**From:** Gretchen Bellus <gretchencerny@yahoo.com>  
**Sent:** Monday, February 13, 2023 7:37 PM  
**To:** Jerry Lodge J.  
**Subject:** Biltmore Acres Lantana Enclave Overlay

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

I SUPPORT the Biltmore Acres Enclave Overlay!!!!!! Please support the agricultural and small business owners that live in this neighborhood. NO Multifamily units near by either. STOP THE GREED!!!!!!!!!!

Gretchen Bellus  
Grand Illusions LLC





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2.13.23 Phone: 561.969.2913 Email: jojo2658@att.net

Owner/Business Name: Brian Messier

Address: 5268 3rd Rd

City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

BORN + RAISED HERE - PLEASE let us keep a little  
bit of peace + quiet

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED

FEB 21 2023

PLANNING DIVISION

Date: 2/12/2023 Phone: (561) 963-7265 Email: Karimygirls@bellsouth.net

Owner/Business Name: Kevin & Kari Rutherford

Address: 5562 1st Road

City/State/Zip: Lake Worth, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

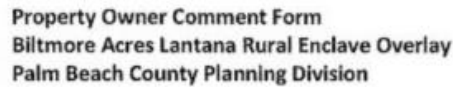
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

When we bought our home 20 years ago we  
bought it because of the low population and large  
agricultural activity. Now it has become one  
of the (only) areas that allows this. Therefore  
it is our hope that it stays this way.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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RECEIVED  
FEB 21 2023  
PLANNING DIVISION

City/State/Zip: Lake Worth, FL 33467

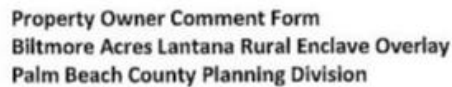
-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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RECEIVED  
FEB 21 2023  
PLANNING DIVISION

City/State/Zip: Lake Worth, FL 33467

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

**Jerry Lodge J.**

---

**From:** Kyle Irwin <kylejirwin1@gmail.com>  
**Sent:** Sunday, February 26, 2023 1:41 PM  
**To:** Jerry Lodge J.  
**Subject:** Biltmore Acres Lantana Rural Enclave Overlay

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

To whom it may concern

My name is Kyle Irwin I live at 7586 Cocoanut Dr Lake Worth FL 33467.

I Support the Biltmore Acres Lantana Rural Enclave Overlay.

When my wife and I were looking for houses, newly married, looking to grow a family in a "home" This neighborhood was at the top of our list. We did not want to be packed in a neighborhood on zero lot lines. We wanted a large yard and enough space to do whatever on our property and not bother anyone. We wanted the rural feel, it's how I grew up. If we want to have a party, play football or ride a dirtbike on our property we can do that without interfering or bothering anyone. I have friends that have chickens or goats or fruit trees and they share their eggs or their fruit with other neighbors. It's hard to explain that feeling of community to people who don't have it, and live in high density areas. We want to protect this way of life, we're sort of like suburban farmers. That's why I moved here, it's a safe, friendly community for my family. It's quiet and you can still see the stars at night. Everyone has this same feeling, and wants to protect that and our surrounding area.

If you add high density housing, traffic gets worse, pollution gets worse whether it's noise, light, or just trash on the road. We don't want to see 100 units packed on a couple acres when we go to and from our home. Or where we used to go on a bike ride or a walk and now there's a high density neighborhood with people zooming in and out of. We want to see open land or farms as it is now. You can just buy up any piece of land and pack a bunch of houses on it to make a large profit. If we wanted that we would move to New York.

The added density also puts a strain on our infrastructure whether it's schools or emergency services which are high priority to us.

Please protect our way of life, the people that want to develop don't care what we have to say, they just want the most profit. Keep the high density in the areas zoned for that already and just "build up" on the space they have. These developers know that that property is harder to find and typically cost more so they creep further and further this way. To them it's all about the dollar, but to us it's our lifestyle. If they want to develop any land, it needs to be within existing regulations, which I believe is one residence per acre.

On proposed policy 1.2.8.b attached to the letter we received, please revise it to include, not only the approval from board members for future changes, but also approval from a majority of the residents affected.

Thanks for your consideration

Kyle Irwin



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: Feb 26 Phone: 561-967-2332 Email: Kodle.knitter@gmail

Owner/Business Name: Rick + Kathy Odle

Address: 5336 2ND Rd

City/State/Zip: LAKE WORTH FL 33467

- ☐ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

NO HIGH DENSITY DEVELOPMENT  
KEEP IT ZONED AGRICULTURAL

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
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ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-11-23 Phone: 561-707-9905 Email: Bowald@STEW E9 mail.com

Owner/Business Name: STEVE BOWALDA

Address: 5726 Fearnley Rd. Lake Worth FLA. 33467

City/State/Zip: LAKE WORTH FLA. 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay. SB

☒ I do not support the Biltmore Acres Lantana Rural Enclave Overlay. void

Comments:

To many House's in A Small Area  
Every Body is on A "well" To many Houses  
will Contaminate our well  
There is NO Room ON LANTANA Road  
For 300+ Cars Do you math + "Fearnley"  
Ad Sure Can not Handle Any more Traffic  
(NO "ENTRANCE + EXIT ON Fearnley Rd  
Leave The Property "As."  
WHAT IS wrong with 1 1/2 Acres Lots

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: FEB. 20, 2023 Phone: 561-602-9147 Email: RADICALCURVES157@GMAIL.COM

Owner/Business Name: NICHOLAS DE MORATO

Address: 5546 1ST RD

City/State/Zip: LAKE WORTH, FL. 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

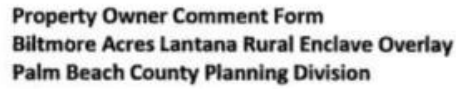
Comments:

I WANT IT TO STAY JUST AS IT IS. I HAVE  
BEEN HERE FOR MORE THEN A DECADE.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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2300 N. Jog Road  
West Palm Beach, FL 33411



City/State/Zip: LAKE WORTH, FLORIDA 33467

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**  
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West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/22/2023 Phone: 917 662-0094 Email: Chevellegich1966@yahoo.com

Owner/Business Name: Laurie Kamvasoulis

Address: 5592 1st Rd

City/State/Zip: Lake Worth FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I purchase this home due to the fact it was  
zoned agricultural. I would consider it a hardship  
if it was changed.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/27/2023 Phone: 561-389 0306 Email: KBcampos@msn.com  
Owner/Business Name: Luis Campos / Sharon Kelly Brown  
Address: 5574 3<sup>rd</sup> RD  
City/State/Zip: Lake Worth FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We have lived in Lake Worth area since 1989.  
Close family friends have lived here in Biltmore Acres  
since 1977 and we knew we wanted to live here too.  
So in 2002 when there was a house in our budget  
up for sale we bought it. We love the area for  
the rural feel but live in the city. We wanted  
to have a large property for our dogs-chickens  
and room for our vehicles, and lots of space  
for our kids and not worry about traffic.  
And of course for the nearby schools that were  
not over crowded.  
Now with all the building we are losing all  
this traffic is so bad. I am concerned of the  
crossing situation for kids walking and biking  
to school its very unsafe. over → to other side →

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
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West Palm Beach, FL 33411



also with all the building we have seen an increase in wild life in our little rural pocket. Its a regular occurrence to see coyotes, fox, racoons, possums, hawks and vultures, tortices that are getting run off their homes that are getting developed. One of the reasons I stopped keeping chickens is that predators were killing them on a regular basis. During the day and night. These animals have no where to go. Please stop all bulldozing small natural areas for developing.

The farm that occupied that space was Organic practices so its perfect for another farm or nursery. Palm beach county is loosing all its agricultural areas due to urban sprawl and over development.

Thank You

Luis Campos and Kelly Brown  
561-389-0306





Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/23/2023 Phone: 561-901-3522 Email: jgonzalez4142@gmail.com  
Owner/Business Name: Jose & Magda Gonzalez  
Address: 5212 Colbright RD  
City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:  
WE WISH TO REMAIN THE WAY IT CURRENTLY  
IS. ~~NO MORE~~ KNOW HOMES OR ANY CHANGES.  
IT WILL BE MORE TRAFFIC WHICH WE DON'T  
NEED. KEEP IT AGRICULTURE.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

**Jerry Lodge J.**

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**From:** Lucas, Erica <ELucas@trianpartners.com>  
**Sent:** Wednesday, March 1, 2023 12:29 PM  
**To:** Jerry Lodge J.  
**Subject:** Biltmore Acres Lantana Rural Enclave Overlay  
**Attachments:** Agricultural Enclave.pdf

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

To Whom it may concern

Please accept this email as support for the very much needed Biltmore Acres Lantana Agriculture Enclave Overlay. I purchased my property and have been running a 501c3 riding academy for children for going on 20 years.

We should not have to fight to keep our agricultural land to stay low density 1 unit per acre. This has become so rare, and we need to protect the land and embrace this culture.

Thanks

Erica Lucas  
Trian Partners  
548 N. County Road  
Palm Beach, FL 33480  
(561) 844-3306 office  
(561) 596-0566 cell

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Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 02/28/23 Phone: 561-596-0566 Email: fastesthorse@hotmail.com

Owner/Business Name: Erica Lucas - Coral Reef Riding Academy LLC

Address: 5589 Fearnley Road

City/State/Zip: Lake Worth, Florida 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

The question isn't whether I want the Rural Enclave, the fact is we need the Rural  
Enclave overlay. There are many people and businesses that depend that the zoning  
should not change. All the land is being swallowed up by developers. It is important  
for the treasured agricultural communities to be protected to maintain this culture.

This owner/ developer pretended to be stay agricultural. They have blind siding code  
enforcement with multiple infractions to push their agenda. They have done this at  
more than one location and they need to be stopped.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
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2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 02/24/23 Phone: 917 686 9660 Email: CUCO919@gmail.com

Owner/Business Name: ALEXANDER COURET

Address: 5604 1ST RD

City/State/Zip: LAKE WORTH FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I want my property to remain an  
agricultural community. This was the reason why  
I purchase my home here. I want to continue  
to feel like I'm living in the country.

Respectfully  
Alexander Couret

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 02/28/2023 Phone: 561-965-4901 Email: abuske18@fau.edu

Owner/Business Name: Ray + Rebecca Burke

Address: 5315 3rd Rd, Dca

City/State/Zip: Lake Worth, FL, 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

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Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/25/23 Phone: 561-236-9235 Email: JUDDLARK@AOL.COM

Owner/Business Name: MICHELLE LARKIN

Address: 6545 2ND RD

City/State/Zip: LA WORTH FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

THIS NEIGHBORHOOD (BILTMORE ACRES LANTANA) IS A WONDERFUL COMMUNITY WITH NEIGHBORS THAT GET ALONG, TAKE PRIDE IN THE PROPERTY AND DON'T BOTHER EACH OTHER, WE ARE THE TRUE MEANING OF COMMUNITY. WE DON'T NEED ANYONE (COMMISSIONERS) MAKING CHANGES IN OUR COMMUNITY WITH OUT OUR VOTE. IN YOUR NEW PROPOSAL IT STATES THAT 5 COUNTY COMMISSIONERS WILL HAVE THE SAY AS TO WHAT HAPPENS IN THIS NEIGHBORHOOD, WHEN ARTICLE VII SEC 7.1 STATES THAT 5 COUNTY COMMISSIONERS AND A MAJORITY OF REGISTERED ELECTORS RESIDING IN THE BOUNDARIES OF THE UNINCORPORATED RURAL NEIGHBORHOOD VOTE ON THE QUESTION, (THIS NEEDS TO BE ADDED TO THE NEW PROPOSAL). THIS COMMUNITY NEEDS TO BE PART OF ANY DECISION THAT HAS TO DO WITH OUR NEIGHBORHOOD.

WE BOUGHT HERE BECAUSE OF THE RURAL COMMUNITY, WE ARE THE ONLY IN THE CITY (BEST OF BOTH WORLDS) (20 YEARS AGO). I AM 66 YEARS OLD, RETIRED AND JUST WANT TO LIVE THE REST OF MY LIFE IN PEACE, DON'T WANT TO WORRY THAT 5 COMMISSIONERS ARE GOING TO TAKE THAT AWAY FROM ME WITHOUT ME HAVING ANY SAY IN THE SITUATION.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

Return To:  
PBC Planning Division  
ATTN: Jerry Lodge, Planner II  
2300 N. Jog Road  
West Palm Beach, FL 33411

Sincerely  
Michelle  
Larkin  
2/25/23

PLEASE REFER TO THE FLORIDA CONSTITUTION SECTION 1 + SECTION 2



**Sec. 5.2. Recall.**

The board of county commissioners shall be subject to recall as provided by Florida Statutes.

**ARTICLE VI. HOME RULE CHARTER  
EFFECTIVE DATE, TRANSITION,  
AMENDMENTS, REVIEW**

**Sec. 6.1. Home Rule Charter effective date.**

This Charter shall become effective on January 1, 1985.

**Sec. 6.2. Home Rule Charter transition.**

Unless expressly provided for otherwise in the Home Rule Charter, the adoption of this Home Rule Charter shall not affect any existing obligations of Palm Beach County, the validity of any of its ordinances, or the term of office of any elected county officer which terms shall continue as if this Charter had not passed.

**Sec. 6.3. Home Rule Charter amendments.**

Amendments to this Home Rule Charter may be proposed by the Board of County Commissioners by an affirmative vote of at least four (4) members. The Home Rule Charter amendment may also be initiated by seven (7) percent of the number of voters qualified to vote in the last general election, and the initiated amendment shall be presented and verified in the manner and time set forth in article V section 5.1. The Home Rule Charter amendment shall be placed on the ballot on the first Tuesday after the first Monday in November of any year or in connection with a presidential preference primary occurring at least thirty (30) days after verification. Amendments to this Home Rule Charter must be approved by a majority of the voters of Palm Beach County voting in a referendum. Approved charter amendments that transfer or limit a service, function, power or authority of a municipality shall be effective in a municipality only if the amendment is also approved by a majority of voters in that municipality voting in the referendum. If approved, the Home Rule Charter amendment shall become effective on the date specified in the amendment or if not so specified, on January 1

following the election. Each amendment to this Home Rule Charter shall be limited to a single and independent subject.

(Ord. No. 85-26, § 2, 8-26-86; Ord. No. 90-26, § 1, 9-4-90; Ord. No. 07-017, § 1, 9-11-07)

**Editor's note**—Ord. No. 86-26, adopted Aug. 26, 1986, was approved at our election held Nov. 4, 1986, to become effective Jan. 1, 1987. Ord. No. 90-26, adopted Sept. 4, 1990, was approved at an election held Nov. 6, 1990, to become effective Jan. 1, 1991.

**Sec. 6.4. Saving clause.**

If any provision of this Charter is held invalid, in whole or in part, such holding shall not affect any other provision of this Charter.

**ARTICLE VII. VOLUNTARY ANNEXATION**

**Sec. 7.1. Voluntary annexation by municipalities.**

Nothing in this Charter shall prevent a municipality from annexing an unincorporated area into its municipal boundaries, except that: Voluntary annexation in an unincorporated protection area requires approval by an affirmative vote of at least five members of the board of county commissioners. Voluntary annexation in an unincorporated rural neighborhood requires approval by an affirmative vote of at least five members of the board of county commissioners and a majority of the registered electors residing within the boundaries of the unincorporated rural neighborhood voting on the question. All voluntary annexations shall require prior notice to the county as established by ordinance. The unincorporated protection area is defined as all unincorporated lands located outside of the urban service area established in the Palm Beach County Comprehensive Plan. Areas eligible to be designated by ordinance as unincorporated rural neighborhoods must be located in the unincorporated protection area and are limited to recorded subdivisions and antiquated subdivisions as defined in the Palm Beach County Comprehensive Plan located in the exurban or rural tiers of the Palm Beach County Comprehensive Plan and other residential neighborhoods



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2-27-2023 Phone: 561-284-1057 Email: JD1984K@COMCAST.NET  
Owner/Business Name: DENISE ARMSTRONG & STEVEN KEHS  
Address: 5500 15th Rd  
City/State/Zip: LAKE WORTH, FL 33467

☒ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-

☐ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: PER MY PHONE CALL WITH  
JERRY LODGE WHO ADDRESS OUR CONCERN  
WE DO SUPPORT THIS PLAN.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: February 25, 2023 Phone: (561) 201-7835 Email: aaldmonlandscape@gmail.com

Owner/Business Name: Pierre + Laurette Valcena

Address: 5470 Colbright Road

City/State/Zip: Lake Worth, FL 33467

☐ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☒ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We don't support these changes and would rather the <sup>County</sup> put  
street lights for the better illumination at night

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

**Return To:**

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Property Owner Comment Form  
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Palm Beach County Planning Division

RECEIVED  
FEB 27 2023  
PLANNING DIVISION

Date: 2/20/2023 Phone: 561-502-2788 Email: \_\_\_\_\_  
Owner/Business Name: Juan R Jimenez  
Address: 5177 3rd Rd  
City/State/Zip: LAKE WORTH FL 33467

☐ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☒ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I would like for things to continue  
as are. I do not second any changes to  
the overlay

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at [Glodge@pbcgov.org](mailto:Glodge@pbcgov.org). Thank you.

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2300 N. Jog Road  
West Palm Beach, FL 33411



Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

Date: 2/23/23 Phone: 561-389-1567 Email: ChristineChurey@gmail.com  
Owner/Business Name: Robert + Christine Churey  
Address: 5164 3rd Rd  
City/State/Zip: Lake Worth Fl. 33467

☐ I support the Biltmore Acres Lantana Rural Enclave Overlay.  
-or-  
☒ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We have lived here since 1999 we  
love our neighbor hood. We do not want to  
change a thing here. We are a very close  
set neighborhood. Everyone looks out for everyone.  
We enjoy having our lg lots & not abutting  
in any home owners association.  
Keep our neighbor hood agr & residential

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Property Owner Comment Form  
Biltmore Acres Lantana Rural Enclave Overlay  
Palm Beach County Planning Division

RECEIVED

FEB 15 2023

PLANNING DIVISION

Date: 2/11/2023 Phone: 561-350-9532 Email: michaelboltenbaugh@gmail.com  
561-602-6880 Email: saraboltenbaugh@gmail.com

Owner/Business Name: Michael Boltenbaugh

Address: 5299 2nd Road

City/State/Zip: Lake Worth, FL 33467

☐ I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

☒ I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We specifically chose our property because  
of it's zoning. To change our current zoning  
goes against our property rights. Our zoning  
is hard to find and should not change for our  
property or the surrounding properties that make  
up Biltmore Acres.

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