

# **Biltmore Acres Lantana Rural Enclave Overlay**

**INFORMATIONAL MEETING  
NOVEMBER 17, 2022 3PM-4PM**

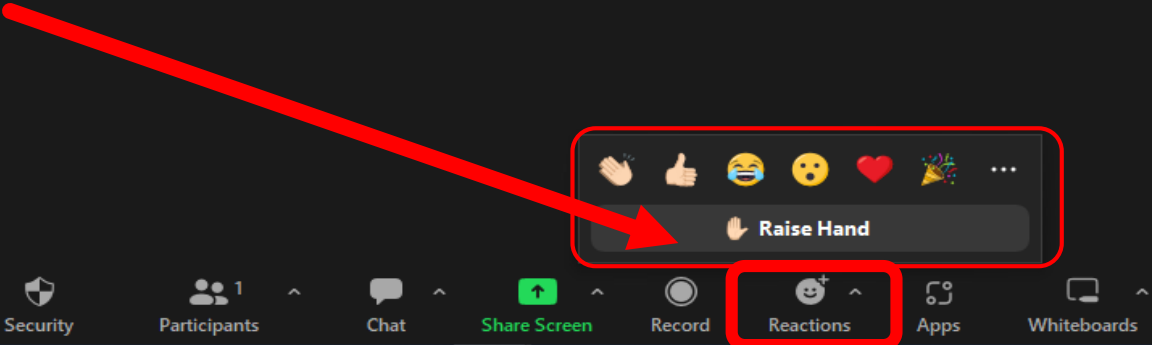
***MEETING WILL BEGIN AT 3:05PM***

# Agenda

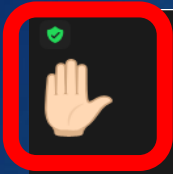
1. Introductions & Opening Remarks
2. Comprehensive Plan & Zoning
3. Related Policies in the Comprehensive Plan
4. Site Characteristics and Proposed Boundaries
5. The Proposed Overlay
6. Example of an Existing Overlays
7. Steps & Timeline
8. Comments & Questions

# Raise Hand

# Participant



# Lower Hand



Participant

Participant



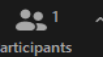
Unmute



Start Video



Security



Participants



Chat



Share Screen



Record



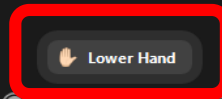
Reactions



Apps



Whiteboards



# Opening Remarks

1. Purpose of this meeting is to:
  - a. Relay information about the proposed Overlay
  - b. Provide opportunity for comments & questions
2. Meeting invitations sent to property owners on October 24, 2022
3. Meeting will conclude at 4 p.m.
4. Questions & answers at end of staff presentation
  - a. When the time comes, please click 'Raise hand' icon to speak
5. Staff Introductions

# Comprehensive Plan & Zoning

# Comprehensive Plan Structure

## Goals

- ▶ Long-term end toward which effort is directed

## Objectives

- ▶ Specific & measurable end that is achievable, and marks progress toward a goal

## Policies

- ▶ Guide action on current and future decision making to achieve identified Goals & Objectives

# Comprehensive Plan & Zoning

## 1. Comprehensive Plan & Future Land Use

- a. Comprehensive Plan establishes Goals, Objectives, and Policies
- b. Accompanied by a Map Series
- c. Future Land Use Atlas identifies use & density/intensity for each parcel

## 2. Unified Land Development Code (ULDC) & Zoning

- a. ULDC establishes specific uses & property development regulations
- b. Accompanied by Zoning map which identifies zoning for each parcel

## 3. Overlays in Comprehensive Plan & ULDC

- a. Overlays establish objectives and policies for specific areas



# **Related Policies in the Comprehensive Plan**

# Policies in the Comprehensive Plan

**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.

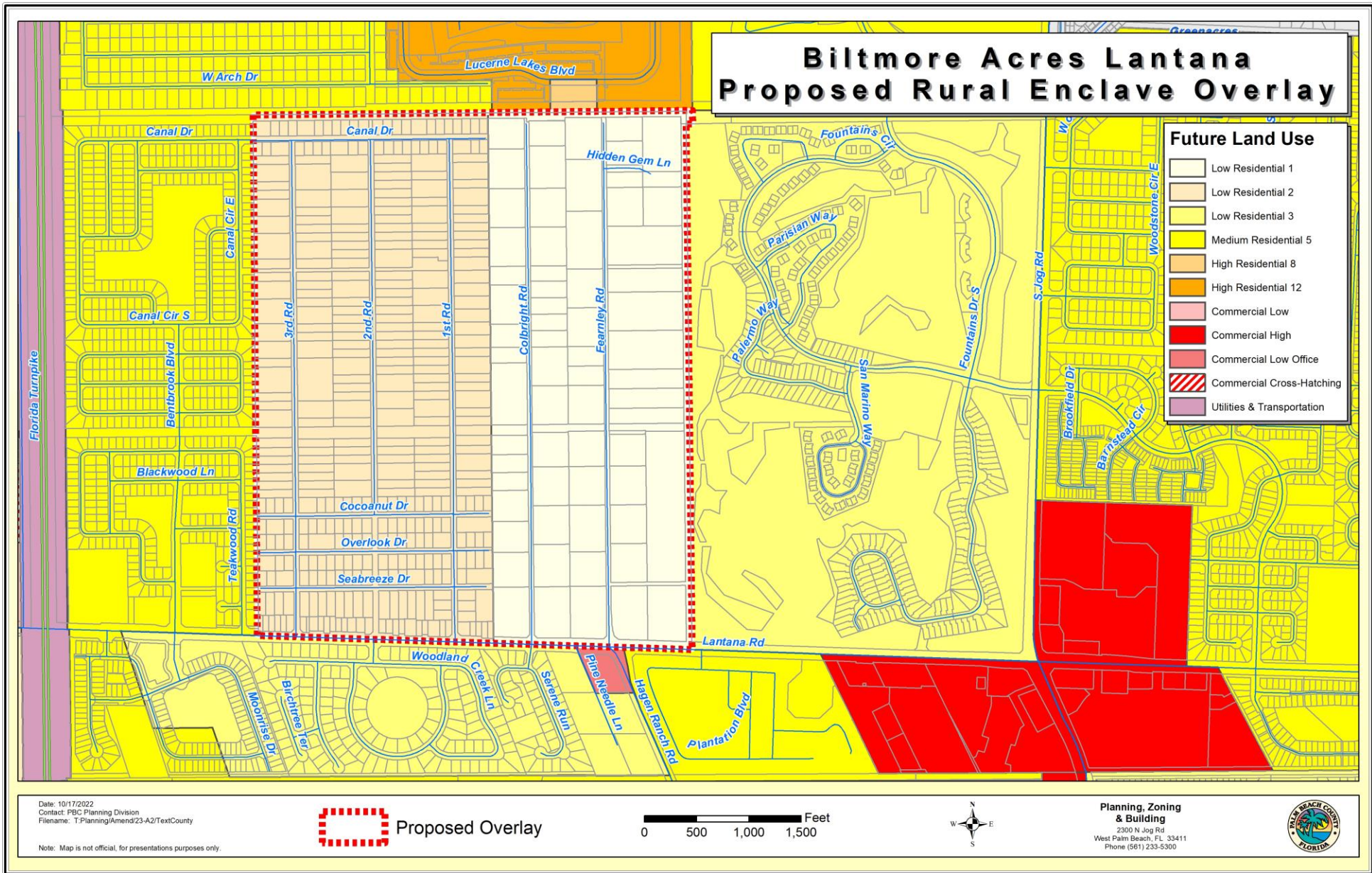
# Policies in the Comprehensive Plan

**Policy 2.2.1-p: Rural Enclaves in 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.

# Site Data and Proposed Boundaries

# Future Land Use

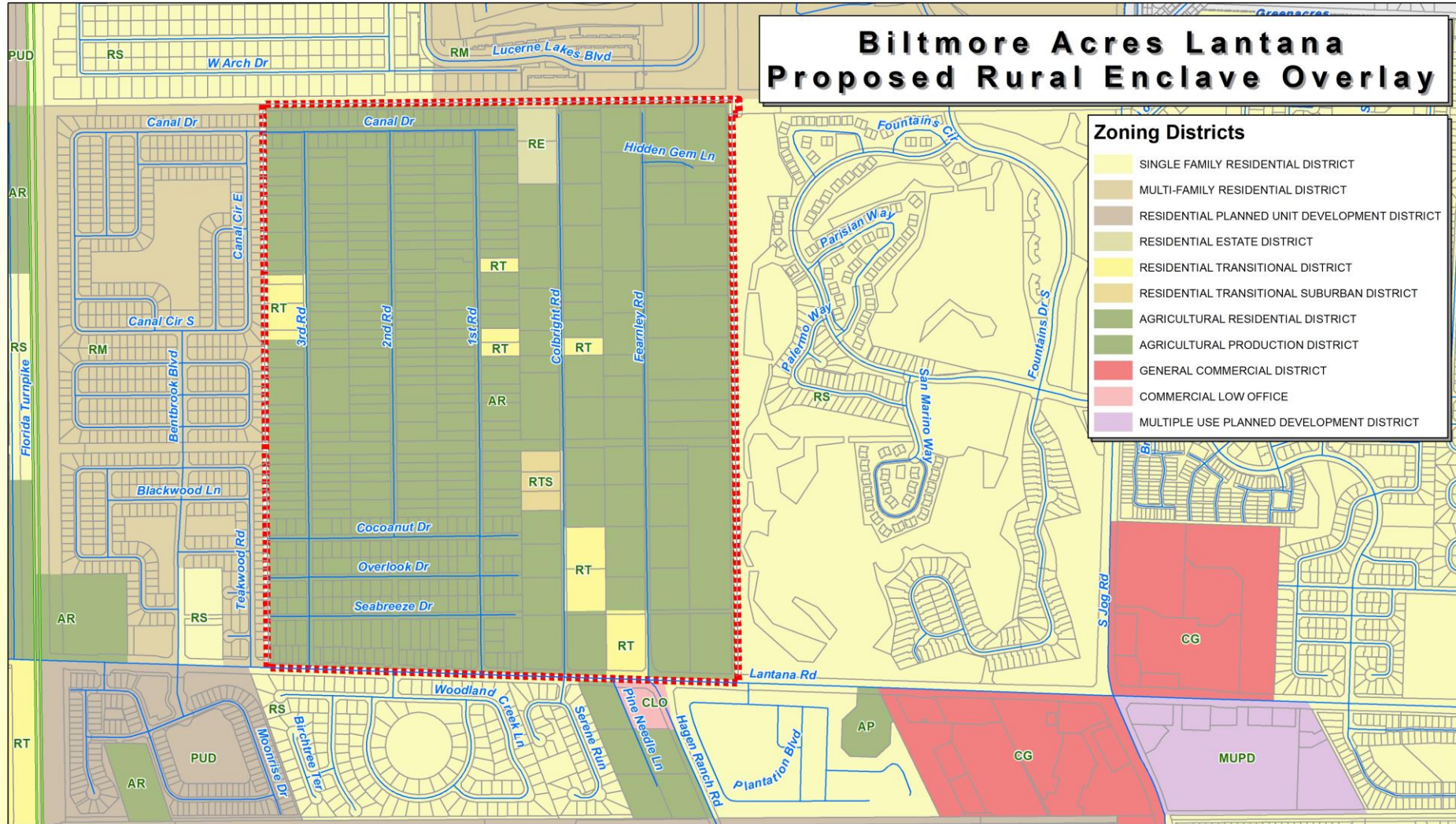


# Zoning Districts

## Biltmore Acres Lantana Proposed Rural Enclave Overlay

### Zoning Districts

-  SINGLE FAMILY RESIDENTIAL DISTRICT
-  MULTI-FAMILY RESIDENTIAL DISTRICT
-  RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT
-  RESIDENTIAL ESTATE DISTRICT
-  RESIDENTIAL TRANSITIONAL DISTRICT
-  RESIDENTIAL TRANSITIONAL SUBURBAN DISTRICT
-  AGRICULTURAL RESIDENTIAL DISTRICT
-  AGRICULTURAL PRODUCTION DISTRICT
-  GENERAL COMMERCIAL DISTRICT
-  COMMERCIAL LOW OFFICE
-  MULTIPLE USE PLANNED DEVELOPMENT DISTRICT



Date: 10/17/2022  
 Contact: PBC Planning Division  
 Filename: T:Planning/Amend/23-A2/TextCounty

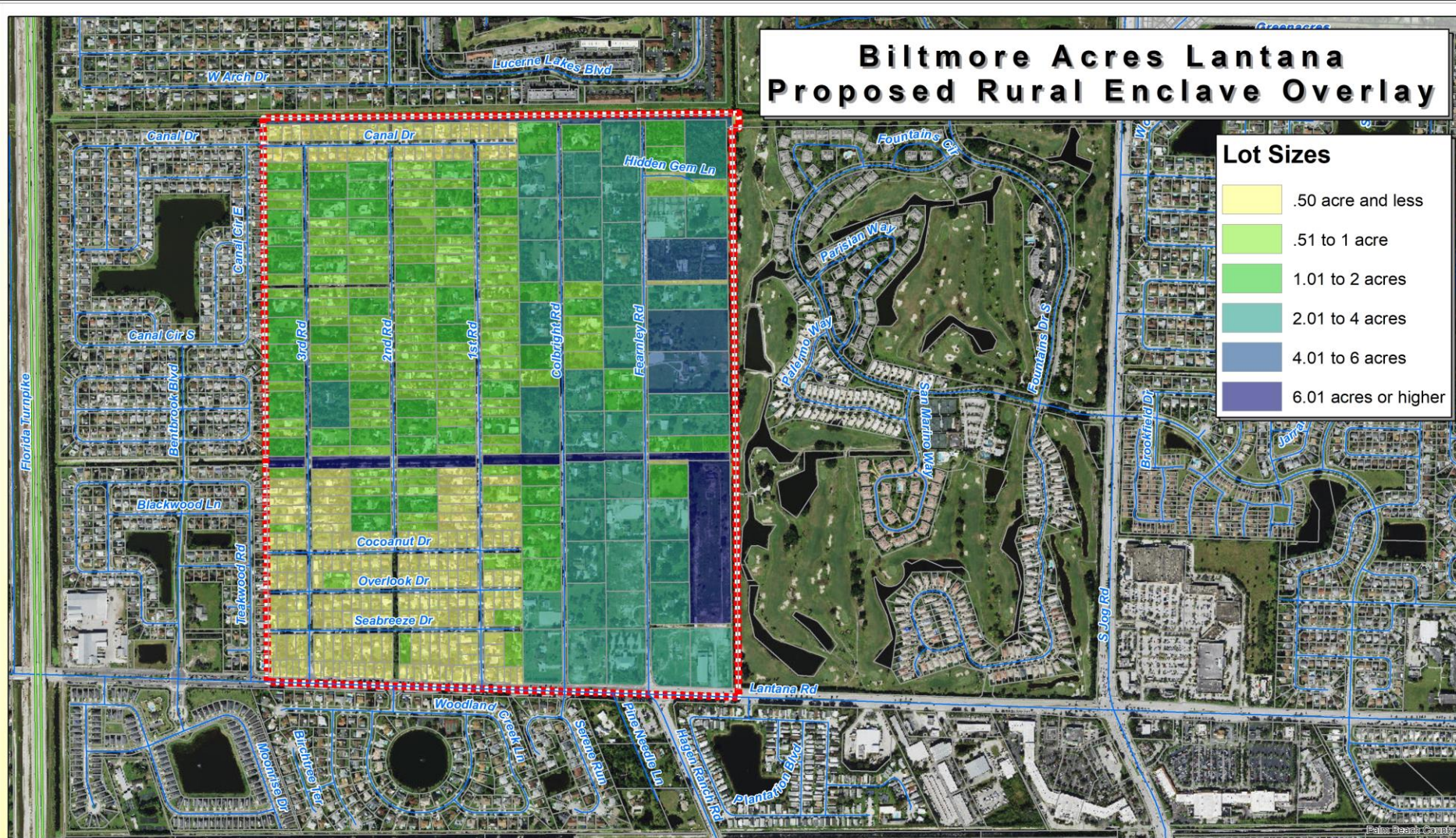
Note: Map is not official, for presentations purposes only.



**Planning, Zoning  
 & Building**  
 2300 N Jog Rd  
 West Palm Beach, FL 33411  
 Phone (561) 233-5300



# Lot Sizes



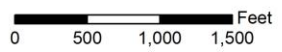
## Biltmore Acres Lantana Proposed Rural Enclave Overlay

**Lot Sizes**

<span style="display:inline-block; width:15px; height:15px; background-color:#ffff00;"></span>	.50 acre and less
<span style="display:inline-block; width:15px; height:15px; background-color:#90ee90;"></span>	.51 to 1 acre
<span style="display:inline-block; width:15px; height:15px; background-color:#32cd32;"></span>	1.01 to 2 acres
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span>	2.01 to 4 acres
<span style="display:inline-block; width:15px; height:15px; background-color:#5c6bc0;"></span>	4.01 to 6 acres
<span style="display:inline-block; width:15px; height:15px; background-color:#483d8b;"></span>	6.01 acres or higher

Date: 10/17/2022  
 Contact: P&Z Planning Division  
 Filename: T:Planning/Amend/23-A2/Text/County  
 Note: Map is not official, for presentations purposes only.

Proposed Overlay



**Planning, Zoning & Building**  
 2300 N Jog Rd  
 West Palm Beach, FL 33411  
 Phone (561) 233-5300



# The Proposed Overlay



# Proposed Biltmore Acres Rural Enclave Overlay

## 1. Where will it reside?

- a. If Adopted, will be in the Palm Beach County Comprehensive Plan Objective and Policies, and depicted on the Special Planning Area Map

## 2. What can it do?

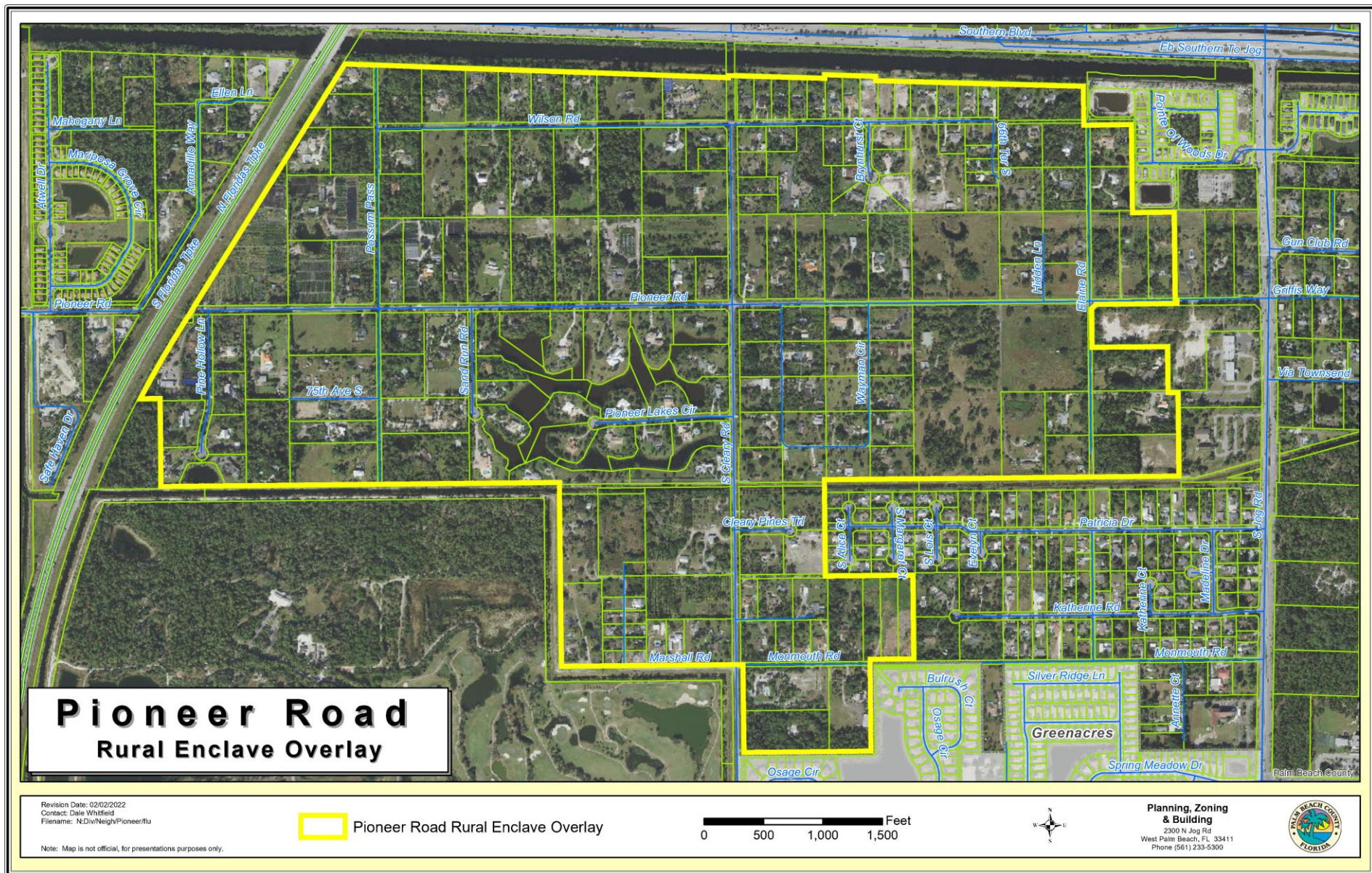
- a. Establish policy guidance on future land use decision making within the Overlay boundaries

## 3. What are the proposed boundaries?

- a. The Board of County Commissioners has full discretion to change boundaries as part of the public hearing process

# Example Overlays in the Comprehensive Plan

# Pioneer Road Rural Enclave Overlay



# Pioneer Road Rural Enclave Overlay

## **SUB-OBJECTIVE 1.2.7 Pioneer Road Rural Enclave Overlay**

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

**Policy 1.2.7-a: Boundaries.** The boundaries of the Pioneer Road Rural Enclave Overlay are generally located south of Southern Boulevard, west of Jog Road, north of Okeeheelee Park, and east of the Florida's Turnpike. The specific boundaries of the Pioneer Road Rural Enclave Overlay are depicted on the Special Planning Areas Map, LU 3.1.

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

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

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

# Steps & Timeline

# Steps & Timeline

1. Next Informational Meeting
  - Wednesday, January 18, 2023 3PM-4PM
  - Check website for more information
2. Planning Commission Public Hearing
  - Date - TBD
3. Board of County Commissioners Transmittal Hearing
  - Date - TBD
4. Board of County Commissioners Adoption Hearing (*if transmitted*)
  - Date - TBD

**All Public Hearings are preceded by mail notice**

# Questions?

Jerry Lodge, Planner II  
561-233-5315  
[glodge@pbcgov.org](mailto:glodge@pbcgov.org)

2300 N. Jog Rd  
West Palm Beach, FL 33411

Visit the Overlay Webpage:

[https://discover.pbcgov.org/pzb/planning/Projects-Programs/Biltmore\\_Acres\\_Rural\\_Enclave\\_Overlay.aspx](https://discover.pbcgov.org/pzb/planning/Projects-Programs/Biltmore_Acres_Rural_Enclave_Overlay.aspx)