



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 23-A2

BCC TRANSMITTAL PUBLIC HEARING, FEBRUARY 1, 2023

I. General Data

Project Name: Heritage Farms Rural Overlay
Element: Future Land Use Element and Map Series
Project Manager: Travis Goodson, Senior Planner
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 Heritage Farms area. Specifically, the amendment proposes to:

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

Staff Assessment: This proposed amendment was initiated by the Board of County Commissioners on August 25, 2022 at the request of property owners within the Heritage Farms area. This proposed amendment will establish an Overlay in order to support the continuation and preservation of the character of the area. The proposed Overlay boundaries encompass much of the area commonly referred to as Heritage Farms. The proposed amendment establishes policy guidance intended to encourage rural residential densities within the Overlay by requiring approval of at least five members of the Board for proposed density increases, promotes the use and preservation of native vegetation, and encourages the continuation of agricultural and equestrian-based uses. The Overlay will not change the ability of parcels to develop under the currently adopted rural land use designations.

Planning Division staff coordinated with property owners and interested parties, beginning in September of 2022, utilizing several methods to communicate information and encourage community feedback, including a webpage, informational meetings, and postal and electronic mailings. At the time of writing this report, staff has calculated a 44% property owner response rate. Of the correspondence received, 27 of the 42 responding property owners (64%) support the Overlay, whereas 15 of the 42 respondents (36%) oppose. When responses are analyzed by total acreage owned by each responding property owner, the outcome is nearly reversed with owners' of 154.61 acres (40%) in support of the Overlay, and owners of 227.60 acres (60%) opposed. In summary, the data informs that a majority of responding property owners are in favor of the proposed Overlay and those who are in opposition own a combined greater amount of land within the proposed boundaries.

III. Hearing History

Local Planning Agency: *To be provided in final agenda.*

Board of County Commissioners Transmittal Public Hearing:

State Review Agency Comments:

Board of County Commissioners Adoption Public Hearing:

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IV. Intent

The County Initiated amendment proposes to revise the Comprehensive Plan to establish an Overlay for an area within the Rural Tier known as Heritage Farms. Specifically, the amendment proposes to:

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

The proposed amendment was initiated by the Board of County Commissioners on August 25, 2022, at the request of area residents concerned with higher density residential development proposed in the southern portion of their community. The Heritage Farms area is within the Rural Tier/Rural Service Area, and has a predominately Rural Residential, 1 unit per 10 acres (RR-10) future land use designation. The amendment will establish an Overlay in order to support the continuation and preservation of the rural residential and agricultural character of the area. The amendment establishes policy guidance intended to encourage low density development within the Overlay by requiring by requiring approval of at least five members of the Board for proposed density increases, and to promote the preservation of native vegetation and encourage continuation and expansion of agricultural uses allowed within this area of the Rural Tier. The Overlay will not change the ability of parcels to develop under the currently adopted rural land use designations. Specific text changes are shown in strike out and underline in Exhibit 1-A, and the map series changes are depicted in Exhibit 1-B.

V. Background/History

A. Rural Tier Background

In 1999, the County adopted the Managed Growth Tier system to recognize the County's diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The proposed overlay is located within the Rural Tier, an area established to support generally five and ten acre residential lots, as well as agricultural operations and equestrian uses. The unincorporated portions of the Rural Tier consist of 44,670 acres. Heritage Farms along with the Homeland subdivision are within an isolated pocket of the Rural Tier. The Central Western Communities and Jupiter Farms consist of the remaining portions of the Rural Tier in the County.

The purpose of the Tier is described in the Comprehensive Plan as Objective 1.4 below:

OBJECTIVE 1.4, Rural Tier. *Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).*

The Comprehensive Plan recognizes that this Tier is “*beginning to experience development pressure for urban densities and non-residential intensities.*” Therefore, policies were established to limit the maximum residential development potential to 1 unit per 5 acres and additional strategies were included to “*protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.*” The alternative styles of development are outlined in Future Land Use Element Policy 1.4-d, which requires a minimum of 5 acre lots unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development. These two rural residential planned unit development options allow for an alternative to a subdivision plan “*to accommodate low-density residential development in conjunction with the protection and maintenance of rural, equestrian, agricultural communities.*” The traditional planned unit development, a development pattern which is primarily located only in the Urban/Suburban Tier, is currently only allowed in the Rural Tier with the Western Communities Residential (WCR) future land use designation.

B. Heritage Farms Background

The subject site is located within Heritage Farms, an unrecorded subdivision comprising 172 parcels on just over 1,300 acres. The overall Heritage Farms area is bordered to the north and east by the Urban/Suburban Tier and to the south and west by the Agricultural Reserve Tier. Heritage Farms was subdivided over a period of years beginning around 1958. Prior to the adoption of the 1989 Comprehensive Plan, parcels could develop at a density of up to one unit per 2.5 acres. The adoption of the 1989 Plan assigned parcels within Heritage Farms to Rural Residential, 1 unit per 10 acres (RR-10). Almost half of the lots are less than 5 acres in size, although these lots only account for 8% of the land area. There are 64 built dwelling units in the area under the RR-10 designation. The largest parcel is the South Florida National Cemetery, totaling 313.12 acres.

Heritage Farms Lot Analysis

Parcel Size	Parcels	%	Acres	%	Built Units
Less than 5 ac.	85	49%	103.35	8%	27
5 to 9.9 acres	57	33%	316.43	24%	21
10 to 24 acres	22	13%	241.53	19%	16
25 to 80 acres	7	4%	330.28	25%	0
313.12 acres	1	1%	313.29	24%	0
Totals	172	100%	1,304.88	100%	64

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

The majority of the land in the neighborhood is agricultural, residential or undeveloped residential. Agricultural uses include such uses as nurseries, cropland, and equestrian uses. Two communication tower sites are located at the northern end of the area, known as the hiatus area. As previously mentioned, the South Florida National Cemetery accounts for a significant portion of the acreage. Additionally, there are three commercially designated parcels located on State Road 7.

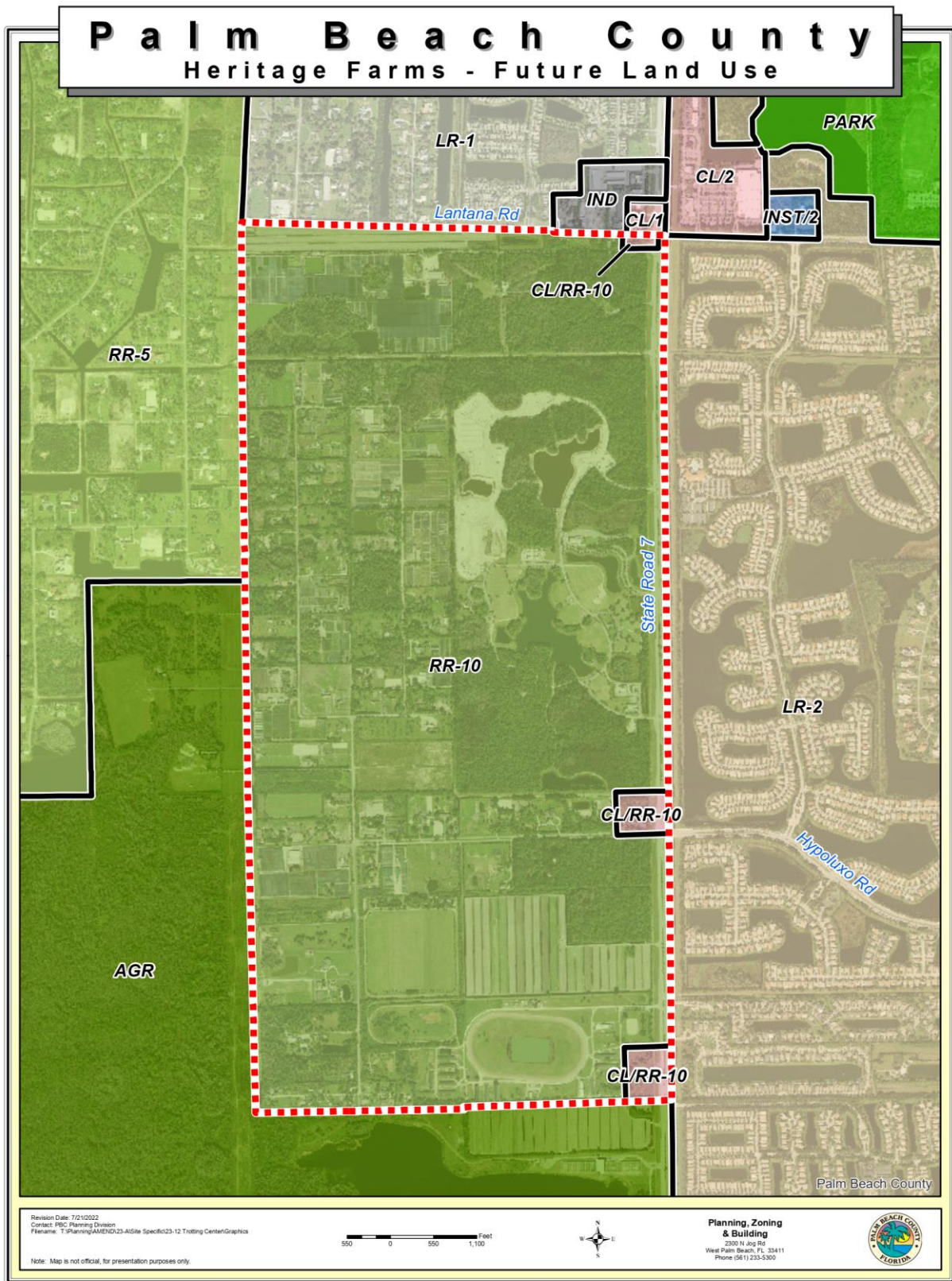
Heritage Farms Existing Land Uses

Existing Use	Parcels	Acres	Built Units
Ag/Equestrian	76	651.96	13
Recreation Camp	1	10.33	8
Residential	44	135.13	43
Vacant/Undeveloped	43	102.55	0
Utility (Towers)	4	75.43	0
National Cemetery	2	318.61	0
Other	2	10.87	0
Totals	172	1,304.88	64

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

Residential Land Uses in Heritage Farms. All of the residentially designated parcels within the Heritage Farms area have a Rural Residential, 1 unit per 10 acres future land use designation. (see next two pages for future land use designation and lot sizes maps). Since the adoption of the 1989 Comprehensive Plan, there has been one land use amendment adopted and subsequently repealed for increased density within Heritage Farms.

- Lantana/SR 7 Residential (LGA 2006-010).** In 2006, a 26.33 acre parcel was the subject of a tier change request from the Rural to Urban/Suburban Tier and a change in the future land use designation from RR-10 to Low Residential, 1 unit per acre (LR-1). The Board adopted the amendment via Ordinance 2006-029. Staff recommended denial stating that the “tier change may encourage adjacent properties in the area to seek similar requests and thereby promoting a piecemeal development pattern.” Following adoption by the Board, the Department of Community Affairs (DCA) found the amendment to be “not in compliance” and filed a petition with the Division of Administrative Hearings (DOAH) to challenge the amendment. Four additional parties, including 1,000 Friends of Florida, filed a petition to intervene and joined the challenge (DOAH Case No: 06-004544GM). Subsequently, a settlement agreement was entered into by the County and DCA which acknowledges the County’s submission of additional documentation and analysis in support of the challenged amendment, and would also require the adoption of a Remedial Plan Amendment, which would amend the current Tier Boundary for the Urban/Suburban Tier, to include the Lantana Farm Associates, Inc. property as well as the two parcels to the east at the intersection of Lantana Road and State Road 7. The intent was to avoid piecemeal tier re-designations. DCA agreed to the proposed settlement agreement and finding of the Comprehensive Plan amendment to be “in compliance.” The required Remedial Plan amendment to rescind Ord 2006-029 and change the three parcels south of Lantana Rd (including the subject site of LGA 2021-013) from the Rural to the Urban/Suburban Tier was adopted by the BCC on January 15, 2008 via Ordinance 2008-002. This ordinance also included a FLUA change for only the Lantana Farm Assoc. site from RR-10 to LR-1. Due to the settlement agreement, the DOAH hearing then continued with the parties realigned, Palm Beach County and DCA becoming joint respondents against petitioners Rosa Durando and 1,000 Friends of Florida. Following the hearing, the presiding administrative law judge entered a recommended order that DCA find the amendment not in compliance and the Secretary of DCA and the Administration Commission concurred. As directed by the Final Order, the Board adopted Ord 2009-003, which rescinded Ord 2008-002 and 2006-029 leaving all three sites to remain in the Rural Tier with a RR-10 future land use designation.



Palm Beach County
Heritage Farms - Lot Sizes

Lantana Rd

State Road 7

Hypoluxo Rd

Palm Beach County

Legend:

- Less than 5 ac
- 5 ac to 9.9 ac
- 10 ac to 23.9 ac
- 24 ac to 82 ac
- 83 to 239 ac

Scale: 0 50 100 Feet

Planning, Zoning
8. Building
200 N. W. 1st St.
West Palm Beach, FL 33401
Phone: (561) 231-6866

Palm Beach County

In 2001, the Board considered a County Initiated amendment for the entirety of the Rustic Ranches and Homeland subdivisions as well as 11 acres in Heritage Farms. These 11 acres consisted of several parcels located west of Park Lane Road along Barn Road. County staff proposed Rural Residential, 1 unit per 5 acres (RR-5) for these parcels to reflect the existing land use pattern. However, at the transmittal hearing of the amendment, the Board voted to transmit only the RR-5 FLU for Rustic Ranches and Homeland. Two members of the public spoke in opposition to the amendment in reference to the Heritage Farms subdivision.

More recently, there are two requests for increased density within the Heritage Farms area:

- **Trotting Center (LGA 2023-012).** In May of 2022, a FLUA amendment for the southeastern area of Heritage Farms known as the Trotting Center was submitted. When this application was submitted in May 2022, the request included a tier change from the Rural to the Urban/Suburban Tier. Following discussions with residents of Heritage Farms, the applicant agreed to pursue a text amendment to create an overlay. This would allow the site to remain in the Rural Tier and a tier change would no longer be necessary to achieve the desired development goals. On September 22, 2022, the Board of County Commissioners (BCC) initiated the applicant's private text amendment and the request is concurrent with the FLUA application. The proposed future land use amendment is a request for a change from the Rural Residential, 1 unit per 10 acres (RR-10) future land use designation to Low Residential, 2 units per acre (LR-2). This increases the maximum residential development potential from 11 units to up to 211 units (conditioned to 166 units). The concurrent zoning application requests a total of 166 single family units. The text amendment request also includes the revisions to the Map Series of the Comprehensive Plan to depict the Trotting Center Overlay as a Limited Urban Service Area on Maps LU 1.1 and 2.1 as well as to identify the boundaries of the overlay on the Special Planning Areas Map LU 3.1. The amendment was transmitted by the Board at the November 28, 2022 public hearing.
- **7501 S SR7 LLC and Cypress Polo Properties.** These parcels are located north of the Trotting Center site. In November 2022, the property owners submitted a privately initiated text amendment to create the Heritage Farms Transitional Overlay similar to the Trotting Center Overlay as described above. Should the Board initiate this text amendment, the applicant will submit a request to change the FLU from Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) in order to develop up to 194 units on 96.91 acres. This text initiation application is anticipated to be heard by the Planning Commission in January 2023 and BCC in February 2023.

Commercial Uses in Heritage Farms. As previously mentioned, a majority of parcels within the Heritage Farms area have an RR-10 future land use designation, with the exception of three parcels with Commercial Low FLU designations, two of which were the subject of FLUA amendments adopted by the Board of County Commissioners:

- **Galleria MUPD.** This site is located at the southeastern corner of the Rural Tier, adjacent to the Trotting Center. The 5.27 acre parcel was designated as Commercial Low on the Future Land Use Atlas at adoption of the 1989 Comprehensive Plan. A zoning application was approved in October of 2008 for a rezoning (PDD 2008-0449) to Multiple Use Planned Development (MUPD) in order to develop 23,908 square feet of retail and professional office uses. To date, the site remains vacant.
- **State Road 7 Funeral Home (LGA 2006-014).** In 2006, the Board adopted an amendment to change the future land use designation on a 5.58 acre parcel on the northwest corner of State Road 7 and Heritage Farms Road from RR-10 to Commercial

Low with an underlying RR-10 (CL/RR-10) in order to convert the existing Farm Credit Union building to a funeral home, known as Palm Beach National Chapel. Staff recommended denial of the amendment due to concerns with midblock commercial at this location. The Department of Community Affairs found the amendment not in compliance. Subsequently the County and DCA entered into a stipulated settlement agreement and the County then adopted a remedial amendment in November of 2007 via Ordinance 2007-039. This site is conditioned in the adopting ordinance to be limited to permitted office uses or burial services and that any permanent structures on the site shall not exceed the footprint of the building existing on the site on the effective date of the amendment.

- **Lantana SR 7 (LGA 2021-013).** This site was the subject of a land use amendment four times (1996, 2000, 2018 and 2021). Each time the applicant requested Commercial Low, and staff recommended denial all four times. In 2021, the Board adopted an amendment to change the future land use designation of a 1.03 acre site located at the northwestern corner of the Rural Tier from RR-10 to Commercial Low with an underlying RR-10 (CL/RR-10) allowing for a maximum potential of 4,487 square feet of commercial uses. The site is currently vacant.

Proposed 2009 Rural Protection Overlay. During the August 2008 BCC Adoption Public Hearing, a resident of the Heritage Farms area approached the Board of County Commissioners with a request that this area be recognized as a valuable area for agricultural production and buffer for the environmentally sensitive lands to the south west. At the time, the area was experiencing potential development pressures. The amendment was intended to support the County's Urban Suburban Tier/Urban Service Area Boundary as a clear line separating rural and urban land uses, and to support and protect agriculture. During public outreach regarding the Overlay, a significant number of residents expressed opposition citing concerns over the limitations that may be imposed on property owners' ability to request alternative future development of their property. Due to the large opposition, staff recommended that the amendment be withdrawn with the suggestion that the residents and property owners could return to the Board with a future amendment once consensus is achieved. The Planning Commission concurred unanimously with staff's recommendation to withdraw and on July 15, 2009 the Board of County Commissioners voted to withdraw the amendment.

Proposed 2022 Neighborhood Plan and Heritage Farms Rural Overlay. On May 4, 2022, the Board of County Commissioners initiated a neighborhood plan for the Heritage Farms community after a request from residents. Established in 1990, the Palm Beach County neighborhood planning program provides a mechanism for residents of an area to identify issues and express a consensus decision regarding the direction of their community for consideration by the Board of County Commissioners. While the neighborhood planning process is resident-driven, Planning Staff met and communicated with some residents from the neighborhood to provide information on the steps and processes necessary to formulate a plan. To date, a completed neighborhood plan has not been submitted; however, a draft has been received. On August 25, 2022, the Board initiated an overlay for Heritage Farms after requests by residents concerned with a higher density residential development proposed on the southern portion of their community known as the Trotting Center. The subject overlay for Heritage Farms was originally being processed in the same round as the Trotting Center amendment in order to allow the Board to consider the two related amendments at the same public hearing. At the October 27, 2022 BCC Zoning Hearing, the Board gave staff direction to postpone the Heritage Farms Rural Overlay until the February 1, 2023 public hearing in order to allow additional time for property owners and interested parties to provide feedback.

C. West Boynton Area Community Plan

The southern half of Heritage Farms is located within the West Boynton Area Community Plan (WBACP), which is governed by the Coalition of Boynton West Residential Association (COBWRA). The WBACP was formally recognized by the County in 1995, and was formulated to promote the “future development goals and vision” of the community. The Plan states the Agricultural Reserve and the southern part of Heritage Farms are in sub area 2 of the WBACP. According to the WBACP, all recommendations apply to sub area 1, east of the Turnpike, unless specifically noted. The WBACP describes Heritage Farms as having similar soil, water supply, and climate as the Agricultural Reserve. Although Recommendation 3 in the Plan states “Accept an agricultural future for the Agricultural Reserve”, and to “accept the direction given by the BCC establishing as a primary goal an agricultural future for the Agricultural Reserve area...”, staff could not identify any recommendations regarding Heritage Farms in the Plan.

VI. Data and Analysis

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

A. Proposed Heritage Farms Rural Overlay

The amendment creates a new Overlay within the Comprehensive Plan and establishes a new sub-objective, policies, and boundaries for the Heritage Farms Rural 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.

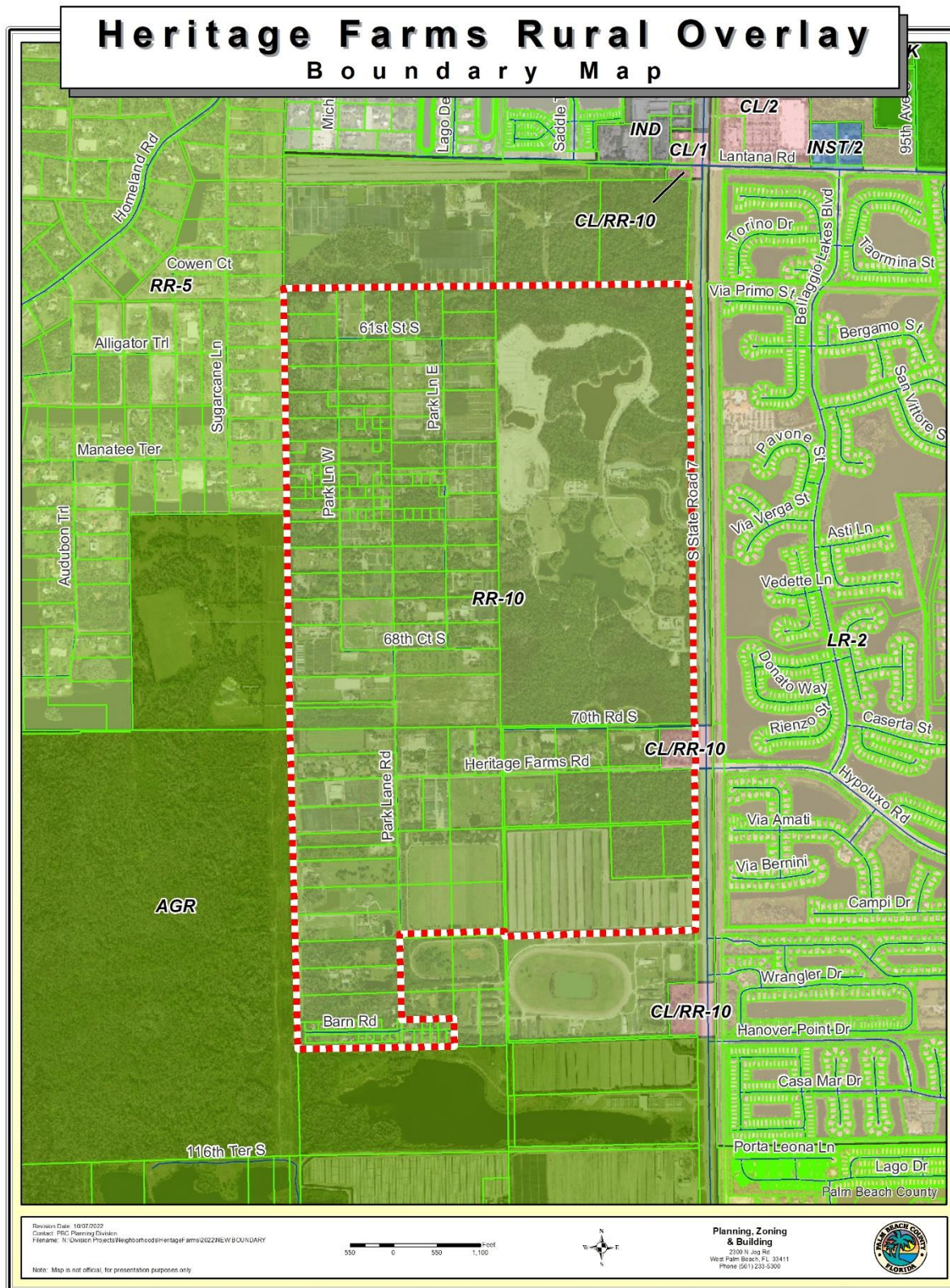
1. Heritage Farms Rural Overlay Sub-Objective and Policies

In the absence of a Neighborhood Plan or formalized community group, Staff relied on existing policies in the Comprehensive Plan relative to the Rural Tier and feedback received through the community outreach process to form the basis for the sub-objective and implementing policies of the overlay. Each of the items of the amendment is described below.

- **New Sub-Objective 1.4.1: Heritage Farms Rural Overlay.** The new sub-objective establishes that the purpose of the Heritage Farms Rural Overlay is to provide a framework to preserve the low-density rural character of the area by implementing a greater consensus for decisions affecting increasing residential densities, encouraging protection of the natural environment, and promoting the continuation and expansion agricultural uses.
- **New Policy 1.4.1-a: Boundaries.** The proposed boundaries of the Overlay encompass a majority of the area collectively referred to as Heritage Farms. This includes all of the parcels within the unrecorded plat and the South Florida National Cemetery, but excludes a sub-area known as the Hiatus; the parcels associated with the Trotting Center amendment; and, the 5.27 acre commercial parcel to the southeast of the Trotting Center. These exclusions are further detailed below. The map on the next page identifies the boundaries of the Overlay as proposed by staff. However, there has been significant public opposition of inclusion into the overlay by many of the property owners. Letters of support and opposition are provided in

Exhibit 2. The final boundaries of the overlay are subject to change based upon Board direction through the public hearing process.

- **Hiatus Parcels:** The hiatus is a collection of six contiguous parcels located at the far northern end of the Heritage Farms area, just south of the western extension of Lantana Road. These parcels currently support agricultural uses including an 81-acre nursery, two communication towers, and the previously mentioned commercial parcel known as Lantana SR7. These parcels do not have access through Heritage Farms, and are physically separated from the rest of Heritage Farms by an approximately 60-ft. dirt roadway that affords access to the canals within the Homeland Subdivision to the east. The hiatus parcels were also excluded by residents through a draft neighborhood plan.
- **Trotting Center:** As previously detailed, the Trotting Center text and FLUA amendment currently in process is comprised of approximately 105 acres and is generally located on the southeastern end of Heritage Farms. The FLUA application was submitted in May 2022, and the Board initiated their companion text amendment on September 22, 2022. Considering the application for a FLUA amendment was submitted prior to the initiation of the subject Heritage Farms Rural Overlay, and the Board's transmittal of the amendment to consider allowing higher density residential development on the site, staff has not included the lands associated with the Trotting Center within the boundaries of the Heritage Farms Rural Overlay.
- **Galleria MUPD:** The 5.27-acre commercially designated parcel is located on the southeastern most corner of the Rural Tier fronting State Road 7. The site is located directly south of the proposed Trotting Center application. Should the Trotting Center be excluded from the boundaries as presented by staff, the Galleria MUPD parcel would be isolated from the rest of the overlay, separated from the rural residential character intended within the Overlay by the higher density development on the Trotting Center property.



- **New Policy 1.4.1-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 Heritage Farms. Property owners requesting a density increase greater than a site's existing future land use designation have various options available to pursue, including a land use amendment, tier change, and/or a rezoning. This policy will act as an additional layer of review to preserve the character of the rural residential and agricultural area, and serve as a means of garnering greater consensus on decisions affecting density increases in the area.

The Comprehensive Plan currently contains several other instances in which a 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 1.4.1-c: Natural Environment.** This policy will encourage the planting and preservation of native vegetation. The preservation of natural vegetation contributes to biodiversity and supports a variety of wildlife, in addition to maintaining the high quality of life residents are currently enjoying. This policy further supports the identity of Heritage Farms as a low-density residential and agricultural area within the Rural Tier where undeveloped land and native vegetation are commonly found. Removal of native vegetation is regulated by the ULDC and subject to review and approval by the County's Department of Environmental Resources Management (ERM), except where preempted by state law.
- **New Policy 1.4.1-d: Agriculture and Equestrian.** This policy will encourage the incorporation and continuation of agricultural and equestrian uses within the boundaries of the overlay. The existing Rural Tier policies already recognize the importance of preserving the rural and agricultural character of the Tier in order to further the goals of the Comprehensive plan and County Directions. The cultivation of agriculture and equestrian-related uses contribute to and support the rural identity of the Heritage Farms area.
- **Revise Special Planning Areas Map.** The amendment also proposes to revise Special Planning Area Map (LU 3.1) in order to identify the boundaries of the Overlay.

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 Heritage Farms Rural Overlay would further each of the above listed County Directions in recognizing the rural residential, agricultural and equestrian character of the area. As established by existing Comprehensive Plan objectives and policies, rural 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 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 and expansion of agricultural and equestrian-based uses allowed within this area of the County, as well as the preservation of the natural environment vital to the characteristics and identity of Heritage Farms.

C. Consistency with Rural Tier Requirements

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that *“Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers.....”*

OBJECTIVE 1.4 Rural Tier

1. **General:** *The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO). These areas support large agricultural operations as well as single-family homes with small family-owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.*

Objective: *Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).*

Staff Analysis: The proposed Rural Overlay will further the objectives of the Rural Tier by encouraging continuation of rural residential densities that are compatible and inherent with the rural character of the area, and by promoting the continuation and expansion of agricultural and equestrian-based uses which rely on larger tracts of land and less populated areas in order to thrive. The subject Rural Overlay is a formal recognition of the increased pressure this rural area is experiencing.

2. **Policy 1.4-a:** *The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:*
 1. *Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;*
 2. *Providing facilities and services consistent with the character of the area;*
 3. *Preserving and enhancing natural resources; and,*
 4. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community.*

Staff Analysis: The proposed Rural Overlay for the Heritage Farms area will directly implement this policy by supporting and encouraging the continuation and expansion of agricultural and equestrian uses within this rural area, and requiring greater Board consensus for density increases beyond currently allowable rural residential levels, thereby reinforcing the Urban Suburban Tier as the suitable and appropriate location for urban densities and intensities.

D. 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

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

- A. Intergovernmental Plan Amendment Review Committee (IPARC):** Notification was sent to the County’s Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments, on October 7, 2022 and December 29, 2022. 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 within the Heritage Farms area. Correspondence received is added to Exhibit 2 throughout the amendment process. The following summarizes community participation:
- **Overlay Webpage:** In September 2022, the Planning Division created a webpage in an effort to convey information about the Overlay, such as meeting dates, maps, and Comprehensive Plan policy. Meeting agendas and PowerPoint presentations of the three community meetings that followed were also made available on the webpage.
 - **Postal Mailing 1.** Letters were mailed notifying property owners and known interested parties of the creation of the webpage on September 9, 2022. Information about the webpage and its direct web address have been included in all mailing letters. A letter was also sent to COBWRA on the same date.
 - **Informational Meeting 1:** On September 21, 2022, the Planning Division hosted the first of three 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 Heritage Farms area, and to relay information regarding the steps and timeline of the overlay and provide an opportunity for comments and questions. Meeting notices containing the dates of two virtual informational meetings were sent via postal mail to owners of real property within the Heritage Farms area, less the Hiatus parcels, on September 9, 2022.
 - **Informational Meeting 2:** On October 5, 2022, the Planning Division held a second virtual informational meeting. Staff presented examples of other Overlays within the Comprehensive Plan, provided a preliminary timeline, and an opportunity for comments and questions. A third informational meeting was also announced and decided at this meeting based on requests from many of the attendees. This meeting

was previously noticed via postal mail on September 9, 2022. The time, date and place of the third meeting was confirmed during this meeting, and posted to the Overlay webpage the following day.

- **Informational Meeting 3:** On October 12, 2022, the Planning Division held a third and final informational meeting in person. The meeting was held in a conference room at Palm Beach County Vista Center. The draft language was provided at this meeting to solicit feedback.
- **Postal Mailing 2.** In addition to the above communications, public hearing notice by letter was mailed to the owners of properties within the boundaries of the proposed Overlay on October 14, 2022. 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. The notice and preliminary language was also mailed to the Coalition of Boynton West Residential Association (COBWRA) on the same date.

C. Community Feedback: Staff is actively collecting comments from area property owners and interested parties. While some property owners have communicated their position through more than one method, or more than one member of a given household has submitted feedback, staff has provided each property owner with one vote each. At the time of publication, staff has received 27 letters of support and 15 letters in opposition for a total of 42 property owners. Property owners in support of the Overlay have stated that they wish to protect and maintain agriculture in the area and the rural residential densities and lifestyle. However, other property owners have expressed concern over limitations that the Overlay may impose on their ability to develop or sell their properties in the future, and have provided letters in opposition to the Overlay. Since many of the property owners own more than one parcel, the following summary of support and opposition is presented by both property owner and by the amount of acreage owned.

Heritage Farms – Support/Opposition Received by Property Owner

	Property Owner	Percentage (%)
Support	27	64%
Oppose	15	36%
<i>Total</i>	42	100%

Heritage Farms – Support/Opposition Received by Acreage Owned

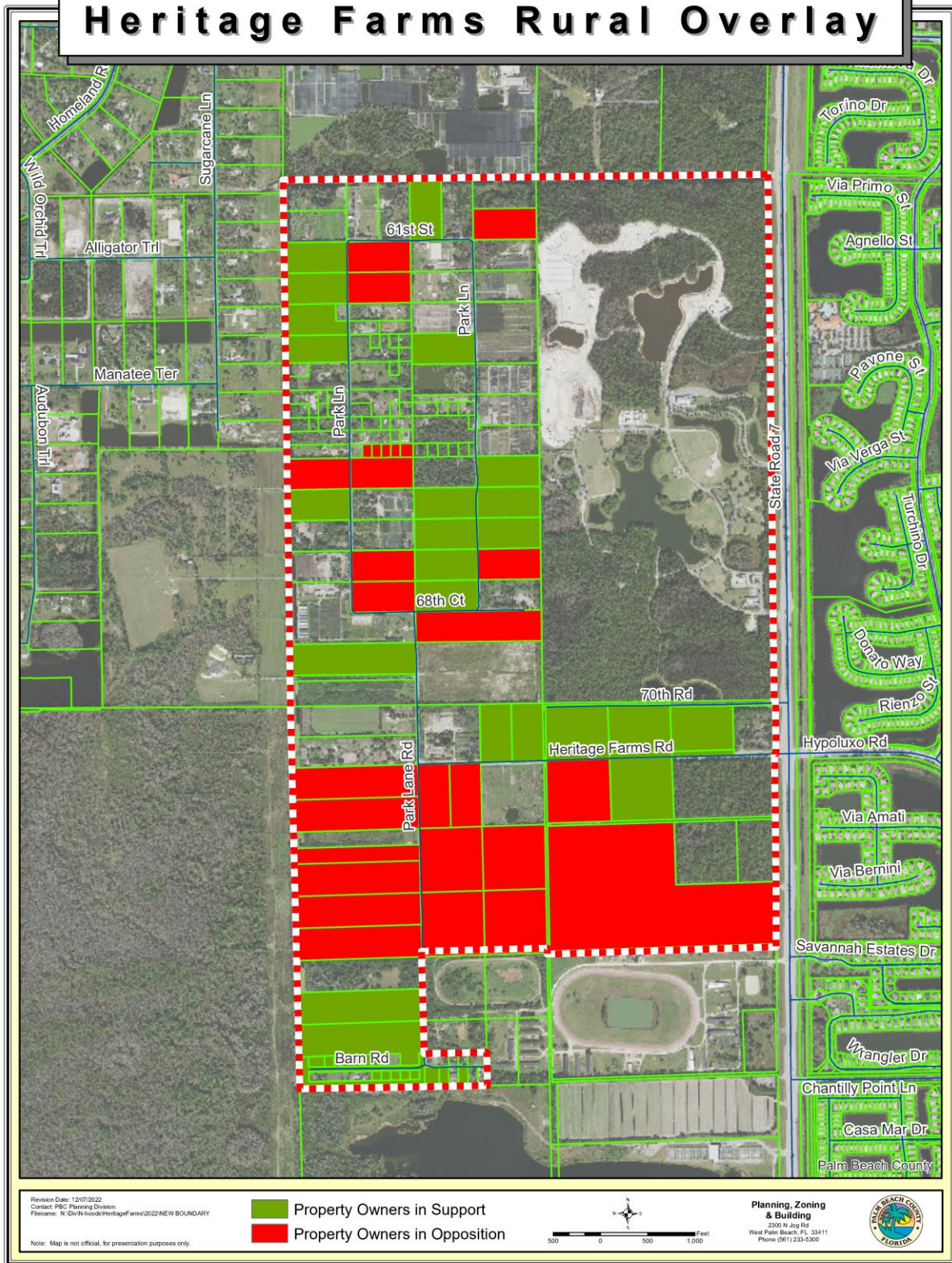
	Acreage	Percentage (%)
Support	154.61	40%
Oppose	227.60	60%
<i>Total</i>	382.21	100%

Heritage Farms – Support/Opposition Status by Property Owner & Acreage within Proposed Boundaries

	Property Owner	Percentage (%)	Acreage	Percentage (%)
Support	27	28%	154.61	15%
Oppose	15	16%	227.60	23%
No Response	53	56%	622.77	62%
<i>Total</i>	95	100%	1,004.98	100%

As shown in the above tables, of the correspondence received to date, 27 of the 42 responding property owners (64%) are in support of the Overlay, whereas 15 of the 42 respondents (36%) are in opposition. When analyzed by total acreage owned by each responding property owner, the outcome is nearly reversed with 154.61 acres (40%) in support of the Overlay, and 227.60 acres (60%) in opposition. The response rate, when factoring in data regarding property owners who have not responded to requests for feedback, is 44%. The data informs that a majority of the responding property owners are in favor of the proposed Overlay, and those who are in opposition own a combined greater amount of land within the Overlay's proposed boundaries. The map on the following page visually depicts the support or opposition status for each parcel within the proposed boundaries of the Overlay as have been received by staff. Parcels with no shaded color have not provided a response to staff.

Heritage Farms Rural Overlay



VIII. Assessment and Recommendation

This proposed amendment was initiated by the Board of County Commissioners on August 25, 2022 at the request of property owners within Heritage Farms area. This proposed amendment will establish an Overlay in order to support the continuation and preservation of the character of the area. The proposed Overlay boundaries encompass much of the area commonly referred to as Heritage Farms. The proposed amendment establishes policy guidance intended to encourage rural residential densities within the Overlay by requiring approval of at least five members of the Board for proposed density increases, promotes the use and preservation of native vegetation, and encourages the continuation of agricultural and equestrian-based uses. The Overlay will not change the ability of parcels to develop under the currently adopted rural land use designations.

Planning Division staff coordinated with property owners and interested parties, beginning in September of 2022, utilizing several methods to communicate information and encourage community feedback, including a webpage, informational meetings, and postal and electronic mailings. At the time of writing this report, staff has calculated a 44% property owner response rate. Of the correspondence received, 27 of the 42 responding property owners (64%) support the Overlay, whereas 15 of the 42 respondents (36%) oppose. When responses are analyzed by total acreage owned by each responding property owner, the outcome is nearly reversed with owners' of 154.61 acres (40%) in support of the Overlay, and owners of 227.60 acres (60%) opposed. In summary, the data informs that a majority of responding property owners are in favor of the proposed Overlay and those who are in opposition own a combined greater amount of land within the proposed boundaries.

Considering the information contained within this report, staff recommends **approval** of the amendment.

Attachments

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

A. Future Land Use Element, Heritage Farms Rural Overlay

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

1. **NEW Sub-Objective 1.4.1: Heritage Farms Rural Overlay**

The purpose of the overlay is to recognize Heritage Farms as a long-standing rural residential, agricultural, and equestrian community within Palm Beach County, and to preserve its rural character by discouraging the encroachment of incompatible urban densities, while allowing for the continuation and expansion of agricultural and equestrian uses.

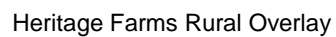
2. **NEW Policy 1.4.1-a: Boundaries.** The boundaries of the Heritage Farms Rural Overlay are generally located south of Lantana Road, west of State Road 7, north of the Agricultural Reserve Tier, and east of the Homeland Subdivision. The specific boundaries of the Heritage Farms Rural Overlay are depicted on the Special Planning Areas Map, LU 3.1.

3. **NEW Policy 1.4.1-b: Residential Density.** The County encourages rural residential densities within the Heritage Farms Rural Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in a density greater than Rural Residential, 1 unit per 5 acres (RR-5), including but not limited to tier changes, future land use amendments, and residential rezonings, shall require approval by at least five members of the BCC.

4. **NEW Policy 1.4.1-c: Natural Environment.** The planting and retention of native vegetation within the Heritage Farms Rural Overlay shall be encouraged.

5. **NEW Policy 1.4.1-d: Agriculture and Equestrian.** The continuation and expansion of agricultural and equestrian uses as allowed by the ULDC shall be encouraged within the Heritage Farms Rural Overlay.

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



[illegible]

Exhibit 2 Correspondence

Correspondence in Support

Travis Goodson

From: David Kinports <d.kinports@att.net>
Sent: Tuesday, October 11, 2022 4:28 PM
To: allcommissioners@pbcgov.org
Cc: Kelley Burke A.; Kficher@pbcgov.org; Travis Goodson; Ramsay Bulkeley
Subject: Heritage Farms Overlay

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Commissioners and Staff,

I am a resident of Heritage Farms and support the Heritage Farms Overlay! Please protect our rural neighborhood and way of life!

Thank you!

David Kinports
10759 61 Street South
Lake Worth, FL. 33449

561-729-9793

From: [Lynda Zur](#)
Sent: Monday, October 10, 2022 8:59 AM
To: [BCC-All Commissioners](#); Kficher@pbcgov.org; [Travis Goodson](#); [Ramsay Bulkeley](#); [Kelley Burke A.](#)
Subject: Heritage Farms Overlay

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning Commissioners and Staff,

I am a resident of Heritage Farms and I support the Heritage Farms Overlay! Please protect our rural neighborhood and way of life! Thank you!

Regards,

Lynda Zur 305-790-2607
6943 Park Lane Road, Lake Worth, FL 33349

Travis Goodson

From: Melissa Moyroud <lxdesigns13@gmail.com>
Sent: Saturday, October 22, 2022 10:14 PM
To: Travis Goodson
Subject: Heritage Farms Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

Good evening Travis, I would like this email submitted for the record.

I have been a resident and a business owner in Heritage Farms for sixteen years. I have come to love the quiet and wildness that Heritage Farms brings. I have sat with my family and watched bald eagles fly over head, I have watched other families swim in our back ponds, and Bobcats chase rabbits. I have watched hummingbirds at my kitchen window and fireflies illuminate the edge of the forested wetland. I have raised my two children here, and have celebrated weddings, baby showers, holidays, and even mourned the loss of neighbors and friends, here, in Heritage Farms. I have also worked here in our native plant nursery for 16 years, and shared this love of trees and plants with our neighbors and friends.

Heritage Farms is more than a special place; it is absolutely unique and cherished by those that love living and working here. Heritage Farms is also an appropriate rural buffer to The Loxahatchee Wildlife Refuge; another precious gem in Palm Beach County.

I am so very grateful that the county has taken an interest in Heritage Farms to help protect our rural community and country lifestyle by governing an overlay that will declare who we are, and protect our community in its rural state.

It saddens me that there is another element in Heritage Farms, and even those that do not have property in Heritage Farms, that want to exploit this community by cashing in with businesses that are not legal or desires to sell at high density development that is not currently allowed in Heritage Farms. Some of these same people who are opposing this overlay have newly arrived in Heritage Farms after cashing in on property that they had sold in the Ag reserve for commercial uses (they would intend to do likewise here). I suppose there is no limit to the greed that drives some of these people? Certainly, land and property has value sold in its current zoning and use, and that isn't being taken away?

Please count my vote in support of The Heritage Farms Overlay.

Melissa McGaughey-Moyroud
7713 Park Lane Road
Lake Worth, Fl. 33449
954-592-2980

From: [Susan Roach](#)
Sent: Wednesday, October 12, 2022 2:50 PM
To: [BCC-All Commissioners](#); [Kelley Burke A.](#); Kficher@pbcgov.org; [Ramsay Bulkeley](#); [Travis Goodson](#)
Subject: Heritage Farms overlay

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good afternoon Commisioners and Staff,

Unfortunately my husband and I will be unable to attend today's planning meeting at the Vista Center, however I am writing to let you know that we are residents of Heritage Farms and we support the Heritage Farms Overlay. Please protect our rural neighborhood and our rural way of life.

Thank you,

Susan and Adam Roach
6329 W Park Ln, Lake Worth, FL 33449
561-706-5104



☐ I do not support the Heritage Farms Rural 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 are approximately 20 lines visible. The paper appears slightly aged or off-white.

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411

Scanned with CamScanner



Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division

Date: 10/17/22 Phone: 561 758 2844 Email: acostas/leather@gmail
Owner/Business Name: Stephanie Zetterlund
Address: 10770 Barn Road
City/State/Zip: Lake Worth FL 33449

☒ I support the Heritage Farms Rural Overlay.

-or-

☐ I do not support the Heritage Farms Rural Overlay.

Comments:

Russell and I, Stephanie, moved to Heritage Farms
in 2000 for the peaceful country life it offered. And we have
enjoyed it for the past 22 years. We support the efforts
being made to preserve the rural character this community
has. It is unique and should be preserved.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division

Date: 20 October 2022 Phone: 561.967.2630 Email: MOYROUD@PRODIGY.NET
Owner/Business Name: RICHARD MOYROUD / MESOZOIC LANDSCAPES, INC.
Address: 7667 PARK LANE ROAD
City/State/Zip: LAKE WORTH FL 33449

☒ I support the Heritage Farms Rural Overlay.

-or-

☐ I do not support the Heritage Farms Rural Overlay.

Comments:

The Palm Beach County Comprehensive Plan was
a carefully crafted document designed to manage
growth responsibly in our County.

In view of the recent reversion of the Comp Plan,
the next logical step is an OVERLAY to help
secure the existing zoning in HERITAGE FARMS.

I have owned and operated a NATIVE PLANT NURSERY for
41 years and cannot move to any other location.
This land is best suited to bona fide agriculture,
nursery, equestrian, and rural residential uses.
The Heritage Farms Rural Overlay is overdue and must be approved.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411

57



Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division

Date: Oct 31, 2022 Phone: 651-260-2474 Email: mdurando2004@yahoo.com
Owner/Business Name: Mary Durando / Rosa Durando
Address: 10308 Heritage Farms Rd
City/State/Zip: Lake Worth, FL 33449

☒ I support the Heritage Farms Rural Overlay.

-or-

☐ I do not support the Heritage Farms Rural Overlay.

Comments:

This is critical to maintaining the equestrian/agricultural
lifestyle in this area that is so desirable. There are many other
places that have turned suburban - this is encroaching on the
very few remaining areas that are rural. Once it has
disappeared, it can't be recovered.

Mary Durando

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411

The Heritage Farms Overlay – meeting and petition.

10 October 2022

Palm Beach County has now proposed an "Overlay" to help protect our community from future high-density development. The details will eventually be added to the County's Comprehensive Plan. In essence, landowners will maintain all existing lot sizes and activities per current zoning for Heritage Farms; stables, pastures, farms, nurseries, and homes; nothing will be taken away. For more information, visit:

<https://discover.pbcgov.org/pzb/planning/Projects-Programs/heritagefarmsruralOverlay.aspx>

A public meeting will be held this week:

Wednesday, October 12, 2022 at 4:30pm to 5:30pm
In-Person Informational Meeting

Palm Beach County Vista Center
2300 N. Jog Road, West Palm Beach, FL 33411
1-Floor Conference Room VC-1E-58

Neighborhood support is important for the adoption of this overlay, which will help us preserve the rural character and lifestyle we have chosen.

If you agree with this sentiment, please sign below and return it in person at the meeting or by email to:

Travis Goodson at Palm Beach County Planning Division: tgoodson@pbcgov.org

Name:

Address:

Signature:

Joe Orlando
Joe Orlando

10308 Heritage Farms Rd Lake Worth, FL 33449

Date:

Joe Orlando

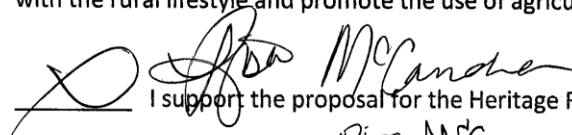
10/13/22

The following letter is a sample of support form letters submitted to staff. The balance of the support petitions are omitted for brevity, and names and addresses of those who submitted a support form are provided on the following page.

This is a short summary of the proposed Heritage Farms Overlay. NOTHING has been put into formal writing at this point. We are merely trying to propose this amendment to protect our Heritage Farms Community from over development in the future. As you may have heard, the Trotting Center has applied for 166 homes to be developed and is seeking approval from BCC. Close on their heels in the Pulte Development Group who has a contract on the property adjacent to the Trotting Center. We are currently protected by the Rural Tier, however, you can see that that is not enough. The Heritage Farms Overlay will add another layer of protection for **further density development**. This Overlay will not take anything away from your current rights and usages but will add more protection to keep our areas density as stated in the Rural Tier. If this Overlay is not added now before more developers apply for Text Amendment change, Heritage Farms will not longer be the area that we all came out here to live in.....it is a very unique and beautiful area and there are no more places like it in Southern Palm Beach County. We are not trying to take your rights away.....only trying to protect the residents and businesses out here. The next meeting will be held October 12 with Zoning Staff at the Vista Center (time and address to follow in email). We would welcome all to come to the meeting.

HERITAGE FARMS OVERLAY

Objective: The purpose of the Heritage Farms Overlay is to establish policies that provide a framework to preserve the low-density rural character within Heritage Farms by allowing ~~transitional~~ residential densities that are compatible with the rural lifestyle and promote the use of agriculture.

 I support the proposal for the Heritage Farms Overlay
Name & Address Rick McCarroll
6569 Park Lane East
Wellington FL 33446

Daniel Nogueira
10920 Barn Road
Lake Worth, FL 33449

Margo Murphy
10889 Barn Road
Lake Worth, FL 33449

Susan Oleander
10824 Barn Road
Lake Worth, FL 33449

Irma Roblero
Francisco Jimenez
6329 Park Lane East
Lake Worth, FL 33449

Jim & Sussan Pawley
10865 Barn Road
Lake Worth, FL 33449

Christopher Cavallo
10672 Barn Road
Lake Worth, FL 3349

Willie White
6723 Park Lane East
Lake Worth, FL 33449

Cassandra Cummins
Raymond Fletcher
Aaron Fletcher
10943 Barn Road
Lake Worth, FL 33449

Bruce & Dorothy Lawson
10843 Barn Road
Lake Worth, FL 33449

Melissa McGaughy
7713 Park Lane Road
Lake Worth, FL 33449

Jane Thompson
6315 Park Lane Road W
Lake Worth, FL 33449

Lynda Zur
6943 Park Lane Road
Lake Worth, FL 33449

Amy Crompton
6793 Park Lane East
Lake Worth, FL 33449

Michael & Theresa Hebert
10790 Barn Road
Lake Worth, FL 33449

Eugenia Cespedes
10842 Barn Road
Lake Worth, FL 33449

Millie O'Roark
Elliott O'Roark
Michael O'Roark
10710 Barn Road
Lake Worth, FL 33449

Richard Moyroud
7667 Park Lane Road
Lake Worth, FL 33449

Sumner Chase
10179 Heritage Farms Road
Lake Worth, FL 33449

Jack & Vera Christensen
10730 Barn Road
Lake Worth, FL 33449

Alicia Grace
6723 Park Lane East
Lake Worth, FL 33449

Brad & Risa McCarraher
6569 Park Lane East
Lake Worth, FL 33449

Ray & Melodye Abell
6652 Park Lane East
Lake Worth, FL 33449

Larry & Penny Wade
William Webb
10965 Barn Road
Lake Worth, FL 33449

Correspondence in Opposition

Mr. Travis Goodson
Palm Beach County Planning and Zoning

October 20, 2022

RE: Heritage Farms Rural Overlay

Dear Mr. Goodson,

My family has been farming in Palm Beach County for 50 years. We purchased our property at 7501 South State Road 7, Lake Worth in 1984. This was well before most anyone currently living in Heritage Farms moved into Heritage Farms and well before the establishment of the County's Managed Growth Tier System placing my family's property in the Rural Tier. The purchase of our property was also 38 years before the Trotting Center was sold to Lynx at Lake Worth, LLC earlier this year for the sole purpose of increasing density for development. To allow a property that was purchased on speculation five (5) months ago to be excluded from further density restrictions (County initiated Heritage Farms Rural Overlay) yet not allow an adjacent, near mirror image property that has been owned and operated for 38 years by a bona fide agriculture business with 50 years of history in Palm Beach County the same opportunities is nothing short of inequitable and unjust.

I am respectfully requesting exclusion of our property from the County initiated Heritage Farms Rural Overlay. My family owns approximately fifty-seven (57) acres that fronts State Road 7 (SR-7) and abuts the Trotting Center to the north. The assemblage of our property and Cypress Polo's forty (40) acres adjacent our west (Pulte/DiVosta Project), is nearly an exact mirror image of the Trotting Center Project with the Pulte/DiVosta Project being slightly smaller in size. My family's property has 660 linear feet of SR-7 road frontage, a main North-South artery within the county. There are 2 commercially zoned properties within Heritage Farms. One is within 680 feet to the south of our property and the other 1350 feet to the north of our property both which front SR-7. Directly to the east is Low Residential 2 (LR-2) density and 2700 feet to the south, east of SR-7, is a development with Low Residential 3 (LR-3) density. Further analysis indicates that the 26.25 miles of SR-7 between Broward County and Okeechobee Rd, excluding the Agriculture Reserve, yields only 3 parcels with SR-7 road frontage that are restricted from being substantially developed. Of these 3 parcels the Trotting Center Project and the Pulte/DiVosta Project (assemblage of our property and Cypress Polo) are the only projects that do not, and would not, affect the entrance and any roads within Heritage Farms. In addition, my family's property is the only parcel within all of Heritage Farms that does not boarder any roads within Heritage Farms making our parcel the only parcel that truly has no impact on Heritage Farms infrastructure. For these reasons, we believe our property to be unique and inconsistent with the "Rural Character" of the Rural Tier and respectfully request our property be excluded from the County initiated Heritage Farms Rural Overlay. Thank you for your consideration.

Respectfully submitted,



Roland T. Yee

From: [Carolyn Mckay](#)
Sent: Tuesday, October 25, 2022 6:09 PM
To: Travis Goodson
Cc: [Brian Seymour](#)
Subject: Heritage Farm Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Re: Overlay Opposition
Cypress Polo Club LLC
7302 Park Lane Rd
Lake Worth, Fl. 33449

Dear Staff,

I am writing on behalf of my husband, Martin Estrada and myself. We reside at 7302 Park Lane Road. We purchased this 40-acre parcel in 2007 and currently own and operate Cypress Polo Club, LLC. At this time, we find ourselves in an extremely unfair position. There are several individuals who have been negotiating and making deals regarding a proposed Heritage Farms Overlay and the proposed Zuckerman Overlay. However, none of these people came to us to talk to us about it. People seemed to making deals about the future of our property without even discussing with us.

Zuckerman Homes sent in their Trotting Center Overlay without any communication with us. Our property and the Yee property about the Trotting Center on their northern border and are a mirror image properties. We and the Yee's are the two most affected property owners and were excluded from any dialogue until we had to hire a lawyer to help us with this. Now, as we began to understand what this means for our property's future, we learned that a staff-initiated overlay had been planned for Heritage Farms and includes our property, again without anyone reaching out directly to us to ask us what we think. There were only a couple of overall meetings that included several people, one by zoom and it was impossible to keep up with that. There was definitely no agreements among all of the neighbors. In our one meeting with staff directly we were told the overlays were moving forward, it didn't matter what we thought. This decision to move forward without anyone talking to us until the last minute and then just telling us things were going to happen anyway is unfair. We are always happy to talk with our neighbors and with the staff about how we can all work together. But, until very recently nobody cared to do that with us. We should have that chance now that

people are finally starting to pay some attention to us now that we have found out what was going on around us.

We have 40 acres and have been excluded from every decision being made about our property. We have been left out of Zuckerman's overlay (ultimately, being a mirror of their property, we should be included in the Zuckerman Overlay and we are submitting an identical text amendment prior to November 4) and are being forced into a Heritage Farms Overlay that we do not want to be included in. We are not even in the heart of Heritage Farms. We are on the outskirts south of Heritage Farms Road and without any frontage on Heritage Farms Road. But, none of that is considered at all. Nobody seems to care. Everyone is more concerned about just getting something done, not actually considering everyone's voice or what it means for us. We are one of two properties most affected by what happens with the planned overlays and the Zuckerman Development and we have been left out of all communication until very recently. The pace that the Heritage Farm overlay has sped forward has left us no time to consider what is actually happening but it looks very much like it will negatively impact the value of our property.

So, we are asking that the Heritage Farms Overlay be delayed so we can all work together and we can fully evaluate it and understand it. Or if you decide to rush through it, we want to be left out of the Heritage Farms Overlay.

Sincerely

Carolyn McKay



Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division

Date: 10/18/22 Phone: 561-305-1811 Email: Landyn@lythos.com
Owner/Business Name: Henry M. Tanzer
Address: 7309 Park Lane Rd.
City/State/Zip: Lake Worth FL 33449

☐ I support the Heritage Farms Rural Overlay.

-or-

☒ I do not support the Heritage Farms Rural Overlay.

Comments:

My partners and I presently own five acres of land in Heritage Farms. In 2005, we purchased this land to operate our landscape business. As you probably know, in 2021 we ceased operating our business in Heritage Farms. Despite the fact that we no longer operate on the premises, we are landowners, and we believe that we are entitled to have a say in what happens in Heritage Farms. Our property is currently for sale, and we are extremely concerned that this "proposal" will hurt our ability to sell this land.

On October 5th, we participated in the Zoom conference, where the proposed Heritage Farms overlay was discussed. This did not sound much different from the overlay which was proposed in 2009. As you know, the majority of Heritage Farms residents were against this in 2009, and it was resolutely rejected. It is beyond peradventure that an overlay such as this is being entertained once again.

Please do not permit a few vocal residents to force their own agenda. It would be wonderful if Palm Beach County could put an end to the pervasive noise and nastiness that emanates from a select few. Can't we all just get along?

Henry Tanzer
7309 Park Lane Rd.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411



**Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division**

Date: Oct. 19, 2022 Phone: 561-801-0516 Email: Jessica.Cloyd@gmail.com

Owner/Business Name: Kevin & Jessica Duane

Address: 6784 Park Lane Rd. W

City/State/Zip: Lake Worth, FL 33449

☐ I support the Heritage Farms Rural Overlay.

-or-

☒ I do not support the Heritage Farms Rural Overlay.

Comments:

We do not want any further regulation or restrictions to be placed on our property(ies).

In addition, currently, we do not want any further development occurring. (Trotting Center).

Finally, in the future, we want no restriction on who we can sell to.

With family members, we own a total of 171 Acres in Heritage Farms.

00-41 45 12 00 000-7270 (10) 00-41-45-12-00-000-3140 (10)

00-41-45-02-02-001-0000 (125) 00-41-45-12-00-000-3470 (5)

00-41-45-12-00-000-7110 (1) 00-41-45-12-00-000-7280 (10)

00-41-45-01-00-00-7150 (10)

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411

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October 11, 2022

Travis Goodson
Palm Beach County Planning & Zoning

Re: Heritage Farms Overlay

Good Morning, Travis!

Our names are Kevin & Jessica Duane. We reside at 6784 Park Lane W. in Heritage Farms. Our residential property is 10 acres. My family owns an additional 161 acres in Heritage Farms.

I have lived here for thirty (30) years, born and raised. My mother has lived here thirty-seven (37) years. We enjoy residing here with very little restriction or regulation. Individuals should maintain the right to do with their property as they wish within boundaries, laws, etc. previously established by Palm Beach County. Currently, we do not plan on selling our properties but when, and if, we do decide to sell we would like to obtain the best value for our properties and additional restrictions and regulation will severely limit who we can sell to and at what price. I have been told by many here in our community that their views coincide with ours.

Kevin and I are totally opposed to the proposed overlay to Heritage Farms as well as the proposed development of the Delray Trotting Center property for residential development.

Sincerely,

Jessica & Kevin Duane
6784 Park Lane W.

EAST GLADE HOLDINGS, LLC
6854 PARK LANE ROAD EAST
LAKE WORTH, FL 33449

October 11, 2022

To the Honorable Palm Beach County Commissioners

Re: Heritage Farm Overlay

I am a landowner at 6854 Park Lane Rd. I have owned the property for over 25 years.

This week I was told about the Proposed Overlay by other neighbors and landowners. I cannot tell you how disappointed I am in the County Leadership. How you conduct business affects our property values and our rights. There has been no effort by the county to notify me that the commission is considering any changes to our land and its value. I still do not understand the full impact this will have on the value of our land, as there is no clarification that I can find.

I do not understand the anti-agriculture slant of the commission. As a farmer the land is our legacy we leave to our family. I am strongly apposed to any change that would lower the value of our farmland.

This is too important to rush, and we need time to evaluate the impact on our families and neighbors.

Why is this overlay trying to be pushed so fast with out proper notification to the landowners?

Please keep my property out of the overlay until someone can show me the consequences of this impactful decision!

Yours Truly,



Jeff Reamer
President
East Glade Holdings LLC.
305-986-2520



Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division

Date: Oct. 19, 2022 Phone: 561-248-1298 Email: johnl@jlanpcpa.net
Owner/Business Name: John & Michelle Lancianese
Address: 7405 Park Lane Rd.
City/State/Zip: Lake Worth, FL 33449

☐ I support the Heritage Farms Rural Overlay.

-or-

☒ I do not support the Heritage Farms Rural Overlay.

Comments:

We do not want any further regulation or restrictions to be placed on our property(ies).

In addition, currently, we do not want any further development occurring. (Trotting Center).

Finally, in the future, we want no restriction on who we can sell to.

With family members, we own a total of 171 Acres in Heritage Farms.

00-41-45-12-00-000-7270 (10) 00-41-45-12-00-000-3140 (10)

00-41-45-02-02-001-0000 (125) 00-41-45-12-00-000-3470 (5)

00-41-45-12-00-000-7110 (1) 00-41-45-12-00-000-7280 (10)

00-41-45-01-00-00-7150 (10)

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411

October 10, 2022

Travis Goodson
Palm Beach County Planning & Zoning

Re: Heritage Farms Overlay

Good Afternoon, Travis!

Our names are John & Michelle Lancianese. We are residents at 7405 Park Lane Rd. in Heritage Farms. Our residential property is 20 acres and we own two additional pieces (5 & 2 acres) in this area, as well. Collectively, with other family members and business interests, we own a total of 171 acres of heritage farms.

We were in attendance in the zoom presentation of October 5 listening in on various comments given by other Heritage Farms residents with both business and personal interests and views. I have lived here for twenty-one (21) years and Michelle has lived here thirty-seven (37) years. We enjoy residing here with very little restriction or regulation. Individuals should maintain the right to do with their property as they wish within boundaries, laws, etc. previously established by Palm Beach County. Currently, we do not plan on selling our properties but when, and if, we do decide to sell we would like to obtain the best value for our properties and additional restrictions and regulation will severely limit who we can sell to and at what price. As you heard previously, there are many nurseries in our community and they have voiced similar views accordingly.

Michelle and I are totally opposed to the proposed overlay to Heritage Farms as well as the proposed development of the Delray Trotting Center property for residential development.

We look forward to meeting you, and your team, on Wednesday!

Sincerely,

John & Michelle Lancianese
7405 Park Lane Rd.

October 11, 1022

Travis Goodson
Palm Beach County Planning & Zoning

Re: Heritage Farms Overlay

Good afternoon, Travis,

We are Keely & Dell Haverland of Vagabond Investments and the owners of 10670 Heritage Farms Road, in Heritage Farms. Our nursery property is 5.25 acres.

Dell and I are totally opposed to the proposed overlay to Heritage Farms. Further restrictions will devalue our property and violate our private property rights.

Thank you for your time.

Sincerely,

Keely & Dell Haverland
10670 Heritage Farms Road

October 10, 2022

Travis Goodson
Palm Beach County Planning and Zoning

Re: Heritage Farms Overlay

Good Afternoon, Travis!

I am a property owner. My name is **Kevin Bergman at 6561 park lane west, lake worth, FL 33449**. The terms in the 150 pages of a Rural Overlay plan mentions page 8 number 7. Low Income Housing, etc. This is not what I would be willing to accept as terms for this Rural Overlay. Heritage Farms is a Private Road and should remain that way for land preservation for Trees and Nurseries. We welcome Horses, Chickens, Goats, Pigs, Cows, Dogs, Cats, Peacocks, Deer, Rabbits, Donkeys, Alligators, Fish. We have Families with children being raised in here and that's the way of the life we chose to live, please don't restrict us from doing what we love and making heritage farms a private beautiful neighborhood. In Reference to the Heritage Farms Rural Overlay, I would be voting NO!

Kevin Bergman
6561 Park Lane West

October 10, 2022

TO: Travis Goodson, Palm Beach County Planning & Zoning

RE: Heritage Farms Overlay

Dear Travis,

Thank you for gathering comments from the community re the Heritage Farms Rural Overlay.

I own a 5 acre foliage nursery in Heritage Farms (LoveLife Growers located at 6700 Park Lane East) and I attended the Zoom calls.

The Majority (50%) of AR in Heritage FARMS is Agriculture. Contrary to comments in the zoom call that residents should have a "bigger say", per the data below from the Property Appraiser's Office, Agriculture is the majority, and as such, Agriculture's voice must be proportionally included in the decision to have or not to have an overlay.

Heritage Farms Ownership Breakdown:

Use	# owners	# Acres	%	Example
Agriculture (majority)	31	308	50%	Nurseries, etc
Business	5	68	11%	Child Care, Riding Centers, etc
Owner Resident	21	128	21%	Estates, Equestrian, etc
Investment / Unused	16	116	19%	Vacant Land, Unused, etc
Total	73	620	100%	

Source: Palm Beach County Appraiser's Office

Excludes USA/Veterans, Trotting Center and Non AR properties on Barne Road

I oppose the overlay (like many of the other nurseries). I did my diligence on AR zoning before purchasing my property and I take comfort in the fact that the language is shared across the county. The idea of creating language to selectively affect 73 owners in a county with a population of over 1.5 million seems unjustified. I have to tend to my operations and to my family and I prefer not to spend my time and energy tracking developments in the new language and what it may mean for my operation.

If the county is determined to have an overlay, in response to your question at the last zoom meeting, this is what I would like to see in it:

The Rural Overlay must include protections to allow Agriculture to Freely Grow and Distribute Agricultural Products:

- 1) Explicitly state that Ag in Heritage Farms has the full protections of the State's Right to Farm Act
- 2) Explicitly state that commercial traffic (ie all vans, trucks, tractors, trailers, etc) may freely access producers in Heritage Farms.

The Rural Overlay could help promote Local Agricultural Production

In the spirit of encouraging agriculture, it would be nice to see that local producers are allowed, by right, to put up **Farm Stands** in or next to the access ways of the new residential developments in the Trotting Center, by the 441 and along the roads in Heritage Farms.

It would also be nice if obtaining a permit for a Retail Nursery that could service the new residents at the Trotting center be obtainable at the staff level without requiring a special review.

I really appreciate you taking the time to consider my comments.



Darren Arithoppah

Owner
LoveLife Growers
6700 Park Lane E
Lake Worth, FL 33449

October 17, 2022

TO: Travis Goodson, Palm Beach County Planning & Zoning

RE: Heritage Farms Overlay - Additional Comments about Proposed Boundary

Dear Travis,

Please include these additional comments after attending the in-person meeting and seeing the draft overlay.

Barne Road is not rural, not equestrian and not agriculture. It is a suburban area that should be excluded from the proposed overlay.

I understood from the meeting and the draft language that the county and some of the residents would like Heritage Farms to maintain low density, equestrian and agricultural uses. The point that was really stressed during the in-person meeting was that of maintaining low density. If that is the main intent of the overlay, then Barne road should not be included within the boundaries.

Exclude Barne Rd. from boundary because:

- It is a **high-density area**
- There are **no agricultural uses**
- There are **no equestrian uses**
- It is **not rural**
- It's on the border and **not nested** so can easily be carved out
- It is a **suburban area** whose needs are not aligned with that low density, agriculture and equestrian uses
- Including a suburban area in a rural overlay will cause conflicts as suburban and rural needs are very different.

I really appreciate you taking the time to consider my additional comments.



Darren Arithoppah

Owner
LoveLife Growers
6700 Park Lane E
Lake Worth, FL 33449



Property Owner Comment Form
Heritage Farms Rural Overlay
Palm Beach County Planning Division

Date: Oct. 19, 2022 Phone: 561-662-7646 Email: mlan@bstop.org

Owner/Business Name: MARGARET LULFS

Address: 7457 Park Lane Rd.

City/State/Zip: Lake Worth, FL 33449

☐ I support the Heritage Farms Rural Overlay.

-or-

☒ I do not support the Heritage Farms Rural Overlay.

Comments:

We do not want any further regulation or restrictions to be placed on our property(ies).

In addition, currently, we do not want any further development occurring. (Trotting Center).

Finally, in the future, we want no restriction on who we can sell to.

With family members, we own a total of 171 Acres in Heritage Farms.

00-41 45 12 00 000-7270 (10) 00-41-45-12-00-000-3140 (10)

00-41-45-02-02-001-0000 (125) 00-41-45-12-00-000-3470 (5)

00-41-45-12-00-000-7110 (1) 00-41-45-12-00-000-7280 (10)

00-41-45-01-00-00-7150 (10)

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Travis Goodson, Senior Planner, at TGoodson@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Travis Goodson, Senior Planner
2300 N. Jog Road
West Palm Beach, FL 33411

From: [Martin Trejo](#)
Sent: Tuesday, October 11, 2022 11:52 AM
To: [Travis Goodson](#)
Subject: Heritage Farms Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning, Travis,

My name is Martin Trejo and I own five acres at 10716 Heritage Farms Rd. We run a plant nursery called Tropical Flora Nursery.

I'm writing to provide feedback with regards to the proposed overlay. I was in attendance at the last hearing and gave some thoughts there.

My main concern here is that an overlay is being proposed to address an issue that not everyone agrees upon. It is my perception that this is mainly a product of some of the residents' discomfort with development and movement in that area. To me, this is not a good enough reason to introduce an overlay.

I believe that the provisions set by the zone designation are adequate and fair for everyone in the area. My concern is that they are only looking at the residential aspect (wanting to live quietly) and are not taking into account the businesses that operate in the area.

One of the examples I'd like to use is the comment that was made about illegal businesses operating in the area. I agree that landscape companies should not be based out of that area given that they are commercial entities and not agricultural. However, that does not mean that they cannot operate around that area given that businesses like mine depend on landscape companies to get our product out.

In short, I opposed the overlay and believe that the current provisions established by the zoning are adequate and fair for everyone (businesses and residents).

Thank you,
Martin Trejo

October 11, 2022

Travis Goodson
Palm Beach County Planning & Zoning

Re: Heritage Farms Overlay

Good Morning Mr. Goodson

My name is Lirio Otero and I reside at 6214 Parklane West and 6126 Park Lane East with my family. My father-in-law, Angel Otero owns those 10 acres here in Heritage Farms. We are a wholesale nursery and been in business for 30 years.

We enjoy living here and operating our nursery in this area. My father in law stated that he has no plans on selling his properties, but if he ever had to in the future, he wouldn't want additional restrictions and regulations to limit him to who he can sell his properties to. We already have 2 restrictions on the properties

And in final closing, Angel Otero is opposed to the proposed Overlay to Heritage Farms.

Thank you for your time and listening to everyone involved.

Sincerely,

Lirio Otero
Otero Nurseries Inc

From: [Wenda Thompson](#)
Sent: Sunday, October 09, 2022 4:38 PM
To: [Travis Goodson](#)
Subject: Disapproval of an Overlay for Heritage Farms

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Travis,

Welcome back. I hope you enjoyed your long weekend.

As I promised, I am writing to you with many of the things I have expressed over the phone and at the last public meeting regarding the proposed overlay for Heritage Farms. I am wholly and entirely opposed to it. I do not want or need any overlay added to the existing regulation that I already have. To be clear in the most strenuous terms possible, I prefer no overlay in any shape or form be added to the Heritage Farms area. I do not want any additional hurdles to jump when I want to do something different with my land or sell it. The regulation can stay the way it has been since 1989 when it was written.

I welcome the eventual development of Heritage Farms. I think it is far better to reuse existing areas that have been touched by humans than to continue to expand into virgin areas. It only makes sense that Heritage Farms is someday converted to houses, and when that happens, I want nothing in the way slowing it down. It is unlikely that my property will ever be bought by anyone offering more than a developer, so I want that option wide open to me.

I want the request that is out there now for homes to be added to the trotting center to be approved because I believe once the first one goes, the rest will follow.

I have every intention of staying here for years. I just bought a nursery that is effectively new. It has 15 years of expected life left in it before I have to refit, refurbish, and rebuild. I have no interest in moving unless someone pays me a very high price. Any overlay that is put in place will make it that much harder for anyone to get to such a price, which is why I am so vehemently against it. I do not want the value of my land impeded by an extra layer of anything more than it already has.

In case I have not been clear, I do not want an overlay at all, but if we have to have one so someone can say we did something, I want the overlay to be forward looking, inviting, and pro-business. I also do not want anything that is remotely a restriction. Anything it contains must me broadening, opening, and expansive and not narrowing, closing, or limiting. Here are some concepts that I might support if they are worded properly:

- Incentives that would attract more developers to come to the area and increase the change so that we can have better services and roads
- Encouragement for investment in businesses

- Easing of the approval process for change requests, such as needing only 3 commissioners to approve things rather than the full process if it is ag related
- Attract and ease the entrance of nursery, nursery related or nursery compatible businesses to the area
- Encourage more agriculture residents and fewer residents only
- Welcome the eventual development of all of Heritage Farms in order to save greenspace elsewhere
- Protection for the businesses from residents regarding, noise, traffic, and all other claims against normal operations
- Solidify that nurseries will always be welcome
- Provide economic development aid for new businesses
- Ease approval for obtaining government contracts for our businesses
- Better roads
- Better access from 441

Thank you, Travis, for doing your job. It is not an easy one as far as I can tell especially since I am going to reiterate, I prefer no overlay at all.

Cheers,

Wenda

--

Wenda A. Thompson
 Owner & CEO
 A&W Annuals
 7153 Park Lane Road
 Lake Worth, FL 33449
wenda@aandwannuals.com
 415-264-5383

The following letter is a sample of opposition form letters submitted to staff. The balance of the opposition petitions are omitted for brevity, and names and addresses of those who submitted an opposition form are provided on the following page.

HERITAGE FARM OVERLAY

I, Bet H. Dings, own reside at 7309 Park Lane Rd.
and am in OPPOSITION of the county proposed Heritage Farm Overlay.

Signature:  Date: 10/10/22

BET Holdings
7309 Park Lane Road
Lake Worth, FL 33449

Herman Noguera
No Address Provided

Carolyn McKay
7302 Park Lane Road
Lake Worth, FL 33449

Sal Saldona
6560 Park Lane West
Lake Worth, FL 33449

Mohsen Daneshmayeh
10400 Heritage Farms Road
Lake Worth, FL 33449

Martin Trejo
10716 Heritage Farms Road
Lake Worth, FL 33449

Angel Otero
6214 Park Lane West
Lake Worth, FL 33449

Javier Sandoval
6329 Park Lane East
Lake Worth, FL 33449

Keely Haverland
10670 Heritage Farms Road
Lake Worth, FL 33449

Darren Arithoppah
6700 Park Lane Road
Lake Worth, FL 33449

Roland Yee
7501 S State Road 7
Lake Worth, FL 33449

Wenda Thompson
7153 Park Lane Road
Lake Worth, FL 33449