



Heritage Farms Rural Overlay

INFORMATIONAL MEETING 2

OCTOBER 5, 2022 4PM-5PM

MEETING WILL BEGIN AT 4:05PM

Agenda

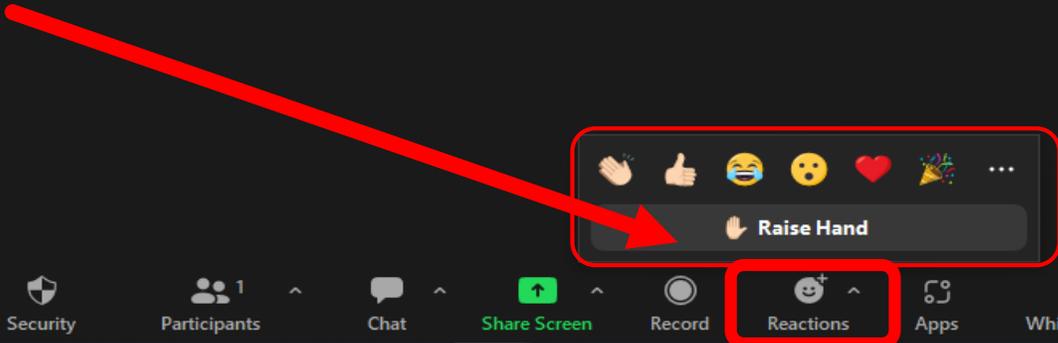
1. Opening Remarks & Introductions
2. Example Overlays
3. Timeline & Next Informational Meeting
4. Comments & Questions
5. Wrap-Up

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
3. Meeting will conclude at 5 p.m.
4. Questions & answers at end of staff presentation
 - a. Time will be allotted to speak and ask questions
 - b. When the time comes, please click **'Raise hand'** icon to speak
5. Staff Introductions

Raise Hand

Participant

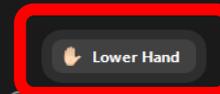


Lower Hand

5



Participant



Participant



Start Video



Participants 1



Share Screen



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
3. Meeting will conclude at 5 p.m.
4. Questions & answers at end of staff presentation
 - a. Time will be allotted to speak and ask questions
 - b. When the time comes, please click 'Raise hand' icon to speak
5. Staff Introductions

Example Overlays

Example Overlays

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

Example Overlays

Heritage Farms Rural Overlay

- What is the objective?
- What are the boundaries?
- What is most important to this area?

Timeline & Next Informational Meeting

Steps & Timeline

1. Informational Meetings
 - ✓ Wednesday, September 21 at 4pm
 - ✓ Wednesday, October 5 at 4pm (today)
 - **In-Person Meeting next week (Oct. 11 or 12)**
2. Planning Commission Hearing
 - Preceded by mail notice with dates of public hearings
 - *Friday, November 4, 2022 at 9:00AM (Vista Center)*
3. Board of County Commissioners Transmittal Hearing
 - *Wednesday, November 16, 2022 at 9:30AM (Downtown WPB)*
4. Board of County Commissioners Adoption Hearing (*if transmitted*)
 - Date To Be Determined (February 2023)

In-Person Meeting

12

Date & Time:

- ~~Tuesday, October 11 from 3:30pm to 4:30pm;~~
- OR,
- Wednesday, October 12 from 4:30pm to 5:30pm

Where:

- Palm Beach County Vista Center
- 2300 N. Jog Road, West Palm Beach, FL 33411
- Room 1E-58
 - 1st Floor near main entrance; there will be a sign

Comments & Questions

Example Overlays

Heritage Farms Rural Overlay

- What is the objective?
- What are the boundaries?
- What is most important to this area?



Thank You for Attending

END

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

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

Related Policies in the Comprehensive Plan

Future Land Use Element, Objective 1.4 - Rural Tier

Existing Rural Tier Policies:

- Recognize rural residential, equestrian, and agricultural uses in the Rural Tier
- Set minimum lot sizes
- Not a receiving area for Transfer of Development Rights (TDRs) to increase density
- Directs the ULDC to provide for rural zoning regulations, which shall at minimum:
 - Allow for residential and agricultural uses
 - Maintain specific regulations for nonresidential and nonagricultural development,
 - Promote rural character through design and location criteria