

Preliminary Draft – October 12, 2022

The preliminary draft language to establish the Heritage Farms Rural Overlay in the Palm Beach County Comprehensive Plan is provided below. The draft language and proposed boundaries of the Overlay may be revised during the course of the amendment process.

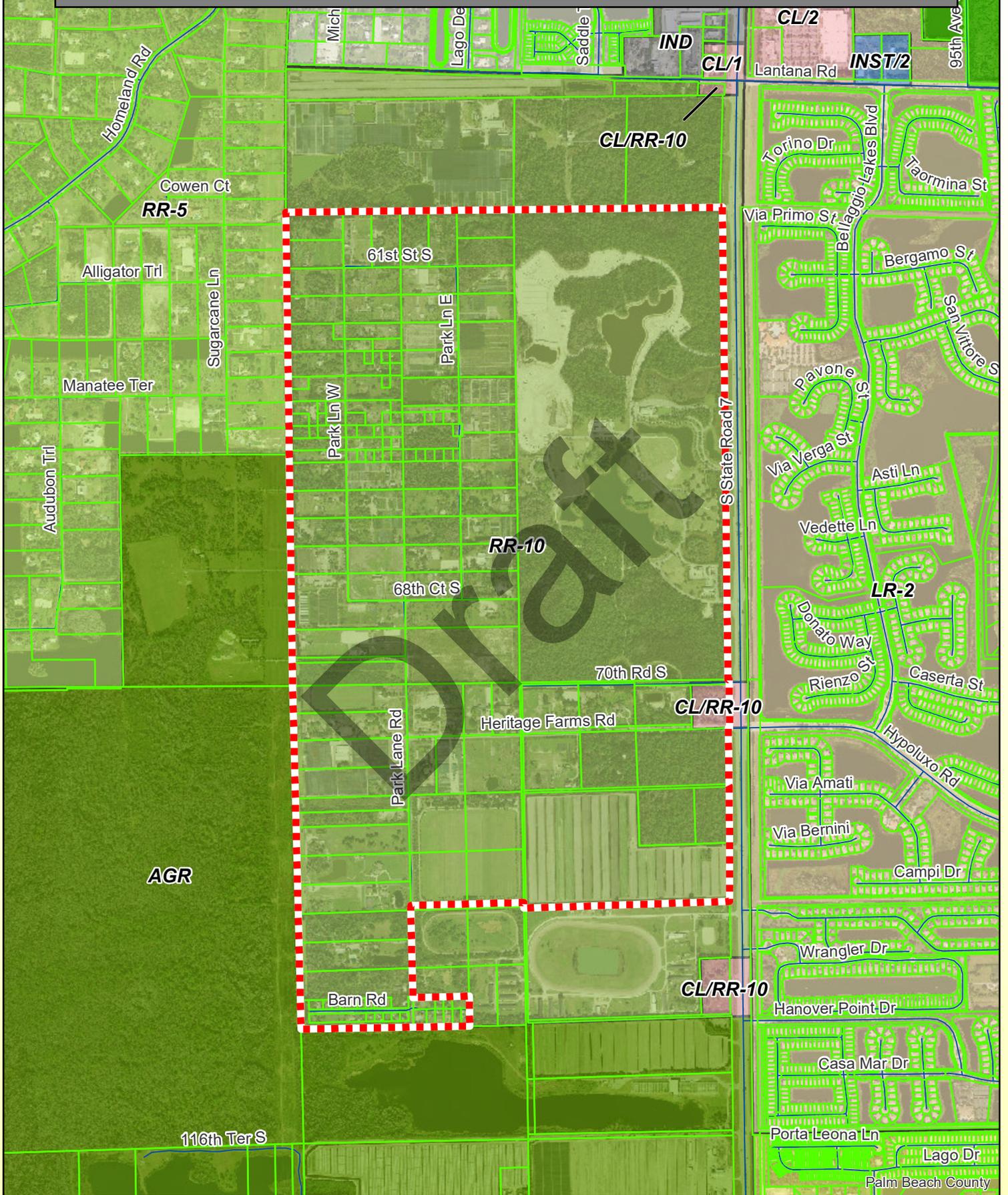
SUB-OBJECTIVE 1.4.1 Heritage Farms Rural Overlay

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

1. **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.
2. **NEW Policy 1.4.1-b: Residential Density.** The County shall encourage 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.
3. **NEW Policy 1.4.1-c: Natural Environment.** The planting and retention of native vegetation within the Heritage Farms Rural Overlay shall be encouraged.
4. **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.

Heritage Farms Rural Overlay

Boundary Map



Revision Date: 10/07/2022
Contact: PBC Planning Division
Filename: N:\Division Projects\Neighborhoods\HeritageFarms\2022NEW BOUNDARY



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