



# Biltmore Acres Lantana Rural Enclave Overlay

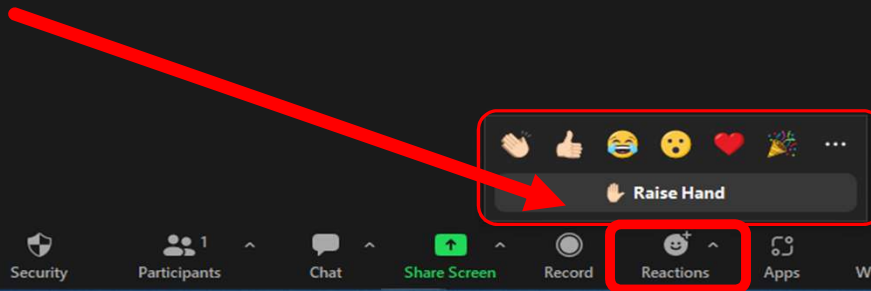
**INFORMATIONAL MEETING #2**  
**JANUARY 18, 2023 3:00PM-4:00PM**

# Agenda

1. Opening Remarks & Introductions
2. Recap – Comprehensive Plan & Related Policies
3. Biltmore Acres Lantana Rural Enclave Overlay
  - a. Proposed Boundaries
  - b. Proposed Policy Language
4. Next Steps & Timeline
5. Comments & Questions

# Raise Hand

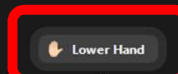
# Participant



# Lower Hand



Participant



Participant

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# Opening Remarks

1. Purpose of this meeting is to:
  - a. Relay information about the proposed Overlay
  - b. Provide opportunity for comments & questions
2. Meeting announced at the 11/17/22 virtual meeting, and posted to the Biltmore Acres Lantana Rural Enclave Overlay webpage
3. Meeting will conclude by 4:00PM
4. Questions & comments at end of staff presentation
  - a. Time will be allotted to speak and ask questions
5. Staff Introductions



# **Comprehensive Plan & Related Policies**

# 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

# Policies in the Comprehensive Plan



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



# Policies in the Comprehensive Plan

**Policy 2.2.1-p: Rural Enclaves in Urban Service Area.** The County recognizes that there are long established rural residential enclave communities and homesteads in locations within the Urban Suburban Tier that have Low Residential future land use designation. The County supports the continuation of these rural areas in order to encourage a high quality of life and lifestyle choices for County residents. In addition, within these areas the County may apply the ULDC standards for rural residential development as follows:

1. in low density areas in Urban Residential future land use categories;
2. on parcels presently used for agricultural purposes; or
3. on parcels with a Special Agricultural future land use category.



# Biltmore Acres Lantana Rural Enclave Overlay

# Proposed Rural Enclave Overlay Language

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

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

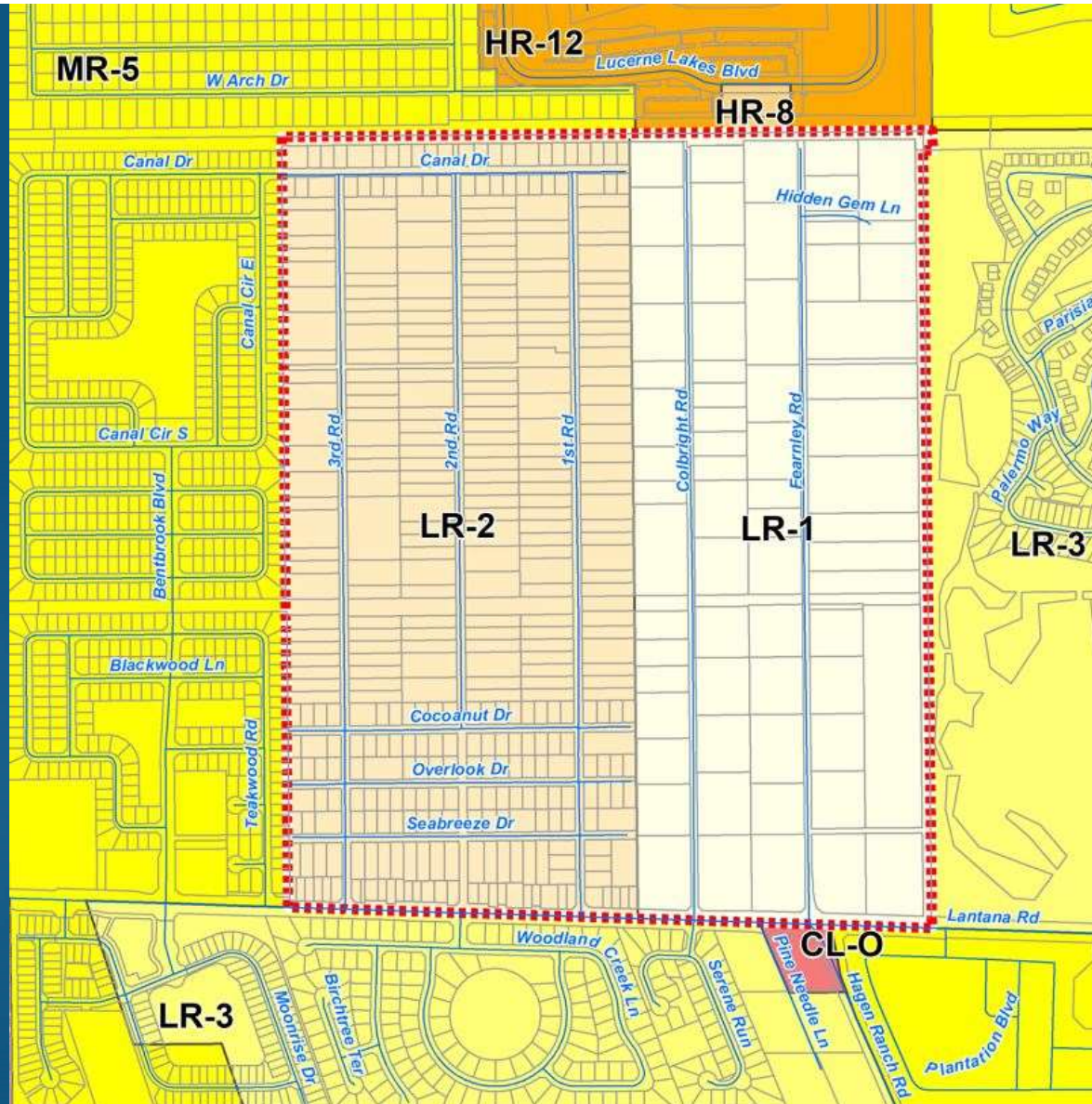
# Proposed Rural Enclave Overlay Language

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

a. Biltmore Acres and Fernley/Colbright Road

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

# Proposed Boundaries



# Proposed Rural Enclave Overlay Language

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

# Proposed Rural Enclave Overlay Language

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

# Proposed Rural Enclave Overlay Language

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



# Next Steps & Tentative Timeline

## 1. Informational Meetings

- ✓ ~~Thursday, November 17 at 3pm~~
- ✓ ~~Wednesday, January 18 at 3pm~~

## 2. Planning Commission Hearing

- Preceded by mail notice with dates of public hearings
- *March or April, 2023 at 9:00AM (Vista Center)*

## 3. Board of County Commissioners Transmittal Hearing

- *Wednesday, May 3, 2023 at 9:30AM (Downtown WPB)*

## 4. Board of County Commissioners Adoption Hearing

- *TBD (if transmitted)*

# Questions?

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Visit the Overlay Webpage:

[https://discover.pbcgov.org/pzb/planning/Projects-Programs/Biltmore Acres Rural Enclave Overlay.aspx](https://discover.pbcgov.org/pzb/planning/Projects-Programs/Biltmore%20Acres%20Rural%20Enclave%20Overlay.aspx)