



PIONEER ROAD NEIGHBORHOOD PLAN RURAL ENCLAVE OVERLAY

KICK OFF MEETING

NOVEMBER 17, 2020, 4 P.M.

AGENDA

1. Opening Remarks
2. Comprehensive Plan & Zoning
3. Pioneer Road Neighborhood Plan
4. Related Policies in the Comprehensive Plan
5. The Proposed Pioneer Road Neighborhood Plan Overlay
6. Steps & Timeline
7. Questions, Answers, & Ideas

OPENING REMARKS

1. Purpose of this meeting is to gather community input
 - a. Proposed Overlay for the Pioneer Road Neighborhood Plan area
 - b. Initiated by the Board of Commissioners as amendment to Comp. Plan
2. Meeting invitations sent to property owners & associations
3. Meeting will be recorded & will conclude at 5 p.m.
4. Questions & answers at end of presentation
 - a. Three minutes per person until everyone has a chance to speak
 - b. Please hover mouse over name, click **'Raise hand'** icon to speak
5. Staff Introductions



COMPREHENSIVE PLAN & ZONING

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, policies, and rules specific areas



PIONEER ROAD NEIGHBORHOOD PLAN

PIONEER ROAD NEIGHBORHOOD PLANNING AREA

1. Neighborhood Plan

- a. Prepared by residents, led by Property Owners Association
- b. Received & filed in July 24, 2013
- c. Recommendations of neighborhood plans are considered during the land use amendment and rezoning processes

2. Boundaries

3. Recommendations Overview

4. Land Area & Maps

- a. Future Land Use and Zoning
- b. Lot sizes

PIONEER ROAD NEIGHBORHOOD PLAN BOUNDARY



PIONEER ROAD NEIGHBORHOOD RECOMMENDATIONS

Recommendation for Maintaining Community Identity

Low density: The residents of the Pioneer Road Neighborhood moved here because of the low density, natural environment with native plants and wildlife. Due to this low density lifestyle, these residents settled and started families, and many have resided here for more than 20 years.

Recommendations for Land Use and Zoning

Pioneer Road Neighborhood wishes to maintain the current future land use designation and zoning districts as shown in Figure 4. The community desires to maintain its existing low density lifestyle by keeping its current land use and zoning designations. The neighborhood does not want the use of Transfer of Development Rights (TDRs) or the development of Planned Unit Developments (PUDs) within the plan boundaries.

PIONEER ROAD NEIGHBORHOOD RECOMMENDATIONS

Recommendations for the Environment

The community desires to maintain native plants that are crucial to a diverse eco system, such as pine trees and sable palms. The removal of these will be discouraged and is subject to Palm Beach County regulations.

Recommendation for Roads

Our vision is that there will be no change in the current road system within the Pioneer Road Neighborhood Plan boundaries.

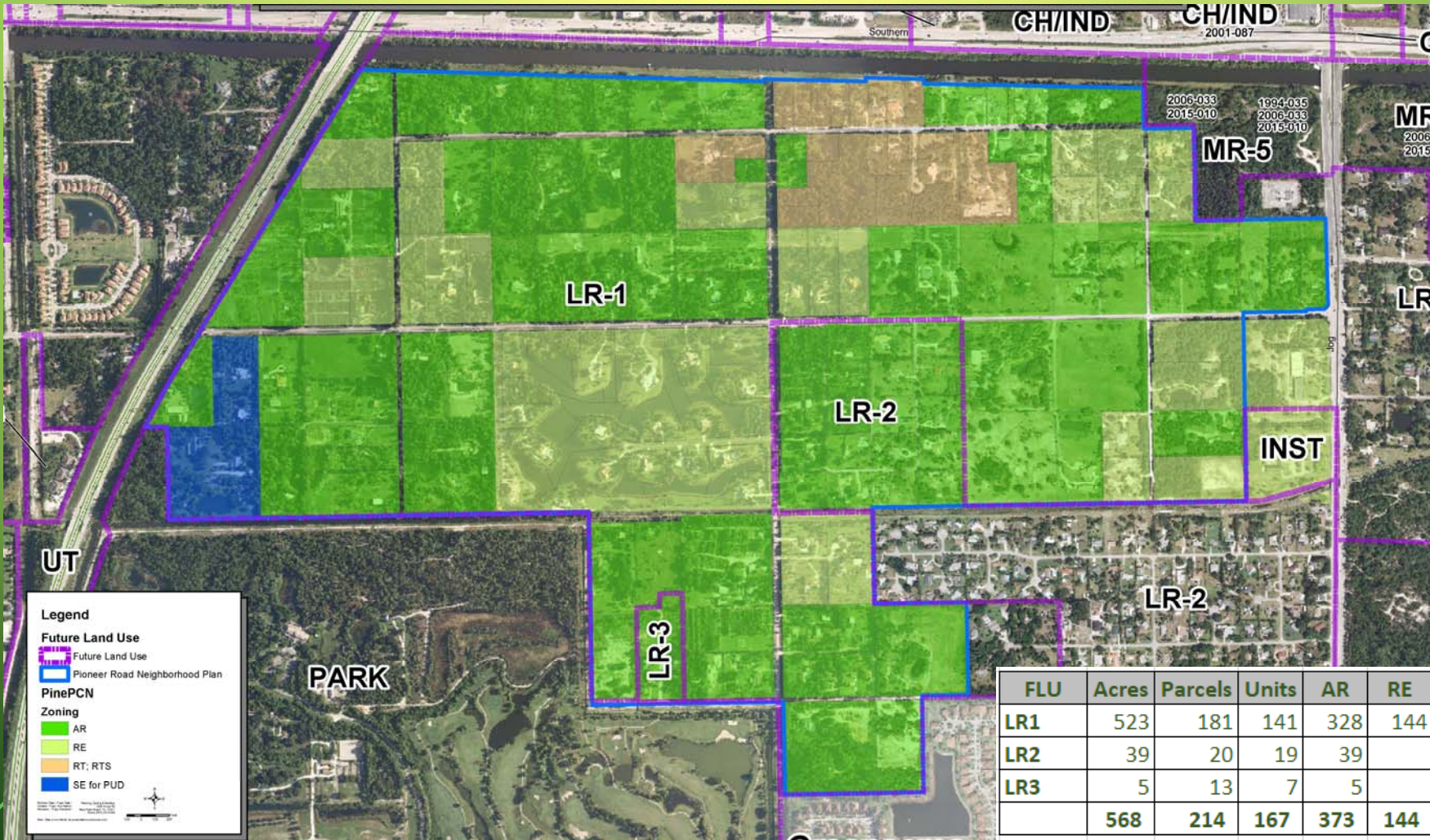
Recommendation for Incorporation into a City or Municipality The Pioneer Road Neighborhood residents recommend that the community remain an unincorporated area within Palm Beach County.

PIONEER ROAD NEIGHBORHOOD RECOMMENDATIONS

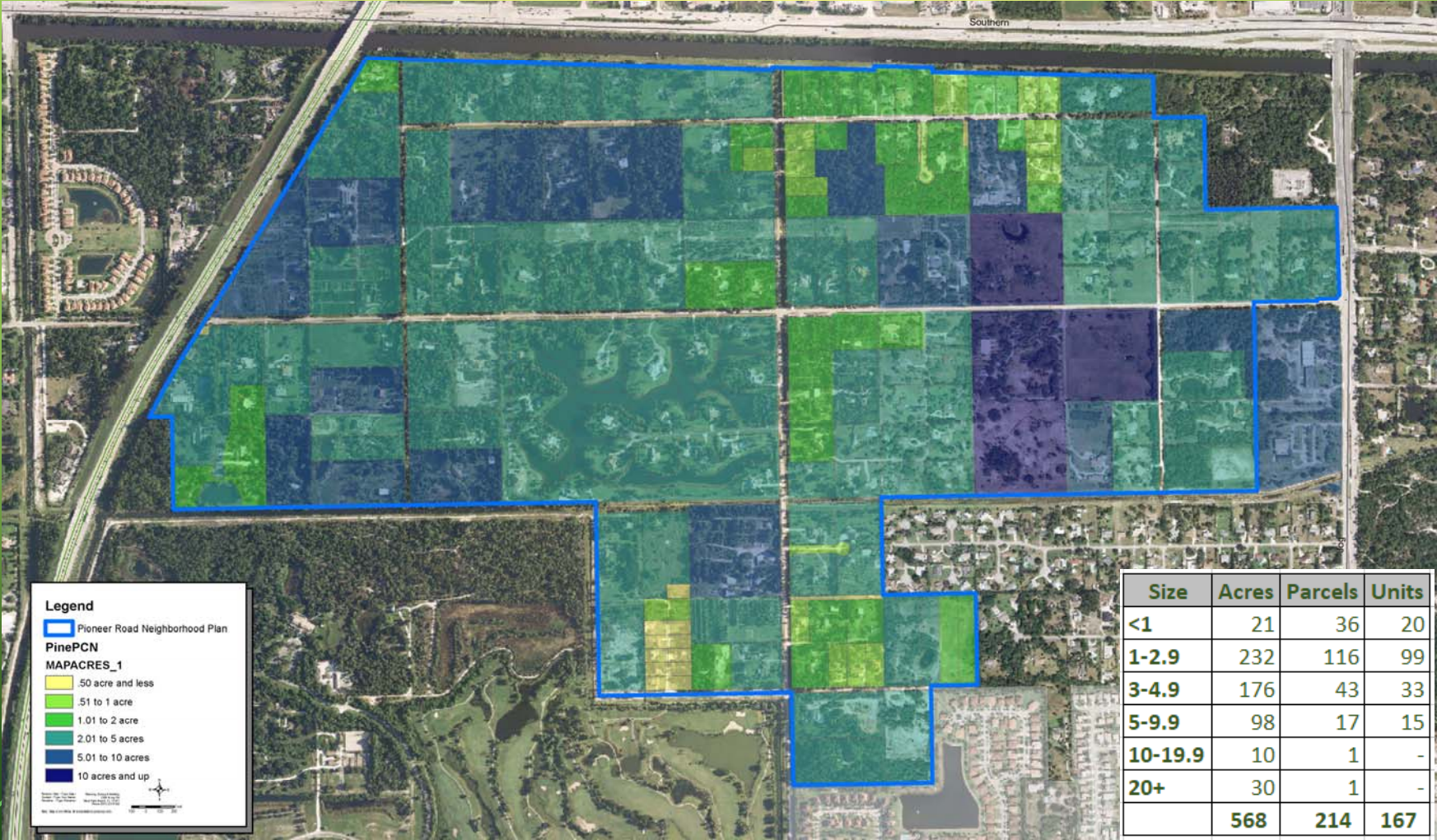
Recommendation for Public Safety

We wish to remain served by the existing Public Safety as we have now.

FUTURE LAND USE & ZONING



LOT SIZES





RELATED POLICIES IN THE COMPREHENSIVE PLAN

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a. Residential Policies revised by Ord. 2018-031

b. Associated ULDC changes

1. Agricultural Residential Zoning

2. Agricultural uses

RELATED POLICIES IN COMPREHENSIVE PLAN

Policy 2.2.1-w: The County shall adopt specific overlays in the Comprehensive Plan and/or Unified Land Development Code to protect the character of individual rural enclaves identified through the neighborhood planning process.

RELATED POLICIES IN 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.

The background is a vertical gradient from light yellow-green at the top to dark green at the bottom. In the corners, there are stylized circuit board traces in a light green color, consisting of lines and small circles.

PROPOSED OVERLAY

THE PROPOSED PRNP RURAL ENCLAVE OVERLAY

1. Where will it reside?

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

2. What can it do?

- a. Establish policy guidance on land use decision making

3. What are the proposed boundaries?

- a. Currently, the same boundaries as Neighborhood Plan
- b. The BCC may choose to change boundaries based upon public input as part of the public hearing process



STEPS & TIMELINE

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1. Kick off Community Input Meeting – Nov. 17, 2020
2. First Draft
 - a. Department review with County staff & County Attorney
3. Follow up Community Input meeting(s) present draft
4. Public Hearings
 - a. Preceded by notification & published staff report
5. Planning Commission
6. Board of County Commissioners Transmittal
7. Board of County Commissioners Adoption



QUESTIONS, ANSWERS, & IDEAS



RELATED POLICIES IN COMPREHENSIVE PLAN

Policy 4.1-c: The County shall consider the objectives and recommendations of all Community Plans, Neighborhood Plans, Joint Planning Areas Agreements, Interlocal Service Boundary Agreements, and Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval. Community Plans, Neighborhood Plans and Special Studies, including those adopted, accepted, or received by the Board of County Commissioners, are incorporated into the Future Land Use Support Document as reference guides to identify community needs and unique neighborhood characteristics within the associated document.