



Preface

Pioneer Road Neighborhood Plan

Palm Beach County is aware of the value of Neighborhood Planning and recognizes this process as an effective means for resident participation and involvement in County Government. Neighborhood Planning is a process that offers the community an opportunity to work together with the County to delineate its vision for the future while establishing goals and specific objectives that map the way.

In April of 2013, the Pioneer Road Property Owners Association began the development of a Neighborhood Plan to address the future of our community, with the support of County Commissioner Paulette Burdick and the Palm Beach County Planning Division. This was a result of increased pressures for development in our community that we did not view as compatible with our existing lifestyle. This Plan embodies the efforts of homeowners represented by the Pioneer Road Property Owners Association to preserve the low density integrity of a unique enclave by protecting its natural beauty, low density, wildlife populations and sustainable ecosystem.

This Plan provides a conceptual plan for the future of the Pioneer Road Community. This Neighborhood Plan will be considered by planning bodies and elected officials as a reference to determine if development proposals fit within the community's original vision, goals and objectives.

The success of this Neighborhood Plan is contingent on active, ongoing community involvement to ensure that the visions, goals and objectives are attained. Once the Plan is received and filed, the Pioneer Road Property Owners Association (PRPOA) and the community at large become responsible for attending County Commission and other appropriate meetings where decisions on local initiatives will occur. As voters elect new officials, the advocates of the Neighborhood Plan would benefit from meeting with these officials to revisit the Plan's purpose and vision.

Table of Contents

Introduction	p.1
Mission Statement	
Goal and Purpose of the Plan	
Objectives of the Plan	
The Future: The Pioneer Road Neighborhood in 20 years	
Overview of the Planning Area	p.2
Area history	
Description of the area	
Character and Demographics	
Natural Environment	
Residential Land Use	
Non-residential Land Use	
Zoning	
Facilities and Services	p.6
Roadway Description	
Code Enforcement	
Water and Sewer Utilities	
Garbage and Trash Removal	
Law Enforcement	
Fire Rescue	
Schools	
Library	
Parks	
Description of the Planning Process, Community Meetings, Study Group	p.8
Recommendations	p.11
For Maintaining Community Identity	
For Land Use and Zoning	
For the Environment	
For Roads	
For Incorporation into a City or Municipality	
For Public Safety	
For Maintaining Knowledge of Proposed Changes Affecting the Neighborhood	
Implementation Strategies	p.12
Implementation Process	
Future Monitoring and Amendments to the Neighborhood Plan	
Conclusion: A Community with a Plan	p.14
Acknowledgements	p.15

Introduction

Mission Statement

The Pioneer Road Neighborhood Plan (PRNP) is a guiding document to our community - past, present and future. It has been carefully designed by resident property owners whose vision and goals for the area are inherent and critical factors in guiding, preserving and determining the destiny of this unique community. This detailed Plan informs and educates elected officials, policy makers, and others who may be involved in any and all matters of interest to our community on the goals and desires of our neighborhood's most important resource, its residents.

Goal and Purpose of the Plan

The goal in developing this Neighborhood Plan is to protect our community from incompatible development and to maintain its unique low density characteristics. It is extremely important to preserve the existing natural environment and wildlife of the Pioneer Road Neighborhood by documenting our neighborhood's needs in this Neighborhood Plan.

Objectives of the Plan

The objectives of this Neighborhood Plan are to clearly document the concerns, recommendations and needs of the Pioneer Road Neighborhood. After this Plan is referenced in the Comprehensive Plan, our expectations are that it will be considered by the Palm Beach County Board of County Commissioners (BCC) and other planning bodies to help maintain the existing natural environment of our neighborhood.

Our vision for the foreseeable future is:

- To solicit continued support from the neighborhood through communication, information technologies and education.
- To communicate clearly with local officials to inform them of our concerns, needs and recommendations for future planning in our neighborhood.
- To oppose the use of Planned Unit Developments (PUD) as vehicles for Transfer of Development Rights (TDR) and increased density.
- To maintain the natural, native environment of our neighborhood by limiting development to the current land uses, without additional density, by the preservation of our natural resources.
- To preserve our country/low density lifestyle.

The Future: The Pioneer Road Neighborhood in 20 years.

Our vision is that the Pioneer Road Neighborhood will continue to be a valuable environmental resource of the unincorporated area of Palm Beach County. Our neighborhood will be a habitat for native plants and wildlife which will be preserved for our families and future generations. The residents of the Pioneer Road Neighborhood will have a true appreciation of its community.

Overview of the Planning Area

Area History

Information concerning our neighborhood was obtained from research and from verbal accounts with neighbors and representatives from these organizations: Palm Beach Historical Society, Lake Worth Drainage District, South Florida Water Management District, Pine Jog Environmental Center and Palm Beach County Library.

Florida was relatively undeveloped prior to 1900. Frederick Bryant and his brother Harold Bryant, along with William Greenwood of Chicago, formed Palm Beach Farms Company in 1909. They purchased thousands of acres of land in what is present day south Florida. Our properties were in what is designated as 'Plat 3' of Palm Beach Farms Company's land holdings. Palm Beach Farms Company began marketing the lots to prospective buyers in the United States and Canada. Much of the land was platted out in five-acre farm tracts and sold for \$250 each. Each farm lot came with a free 25x25 foot water front lot by Lake Worth. There was a drawing held in April of 1912 for the lots. In December of that same year, most of the purchasers were unable to farm these 'western wetlands.' Many of those owners decided to remain in Lake Worth.

Subsequently, Palm Beach Farms Company changed its marketing strategies, and the lots in our area were discounted. These western lots were not developed due to the marshy, wet conditions. With the boom in real estate at the beginning of the Roaring Twenties, land was again marketed throughout the United States. The hurricanes of 1926 and 1928 devastated the area, and land in our neighborhood was left vacant for many years.

Several long-time residents remember that people utilized our neighborhood properties for hunting and horseback riding. Gravel rock roads were primarily used in our area early on. With the westward expansion in Palm Beach County, land in our neighborhood was sold, and homes were built beginning in 1969. Most of the lots were 5 acres or larger. With the implementation of the lateral canals from Lake Worth Drainage District, our neighborhood land managed to stay much drier; more homes were constructed; and many residents utilized the agricultural/residential zoning to raise livestock, poultry and horses. Plant nurseries and farms were found throughout the area. To this day, some of the roads in our neighborhood remain unpaved. The low density lifestyle and agricultural/residential zoning attracted many to purchase lots and build homes.

Description of the Area

The boundaries of the Pioneer Road Neighborhood Plan were developed because of the natural boundaries of parks, canals and highways that limit the access into our neighborhood. The area of Pioneer Road Neighborhood Plan is primarily accessible off of Pioneer Road and is within the unincorporated area of Palm Beach County. As shown in Figure 1 (Aerial Map), the boundaries of the Pioneer Road Neighborhood Plan are Jog Road on the east and the Florida Turnpike on the west. The northern boundary is the C-51 canal (Southern Boulevard). The southern boundary is the L-5 canal with a small section that runs south along Okeehetee Park. Then the border runs east along Greenacres City limits and then north, back to the L-5 canal. This section is accessible from Pioneer Road and straddles both sides of South Cleary Road.

The Pioneer Road neighborhood is a low density area with 558.92 acres of mostly residential uses. This neighborhood has 203 parcels with an average lot size of 2.75 acres. As shown in Figure 2 (Existing Land Use Map), 11 parcels are Agricultural that consist of 69.9 acres and 12.52% of the plan area. There is 1 property that is considered Institutional according to the existing land use map at 0.42%, and Vacant Land consists of 25 parcels totaling 60.67 acres with a percentage of 10.85%. The rest of the neighborhood has an existing land use of single family residential which consists of 166 parcels at 425.92 acres which is 76.21% of land use. Egress and ingress to our neighborhood is limited primarily to Pioneer Road from Jog Road.

Character and Demographics

In general, this neighborhood consists mainly of residential development. The density remains fairly low with a majority of the acreage consisting of low residential future land use designations. The large lots and natural vegetation in our neighborhood provide an enclave for numerous wildlife species. We have chosen to live in this neighborhood because of its unique character. Although we do not have all the urban amenities and services, such as water, sewer, sidewalks, street lighting, and paved roads, we are attracted by the open space, privacy, and natural beauty of the area. We allow it to serve as a reminder of a simpler time when we were not barraged with all the hustle and bustle of city lights and traffic. Services of police and fire protection, garbage/trash pick-up and road maintenance have historically been sufficient and acceptable to this community.

The community consists of 203 parcels. It is family oriented. Children in our community range in age from pre-school to high-school and are part of the reason we would like to maintain the lifestyle we enjoy today.

Many of the homes were built by the owners who pioneered this area. The majority of the homes are built in secluded surroundings and yet we are close to shopping, schools, and transportation. It is a very stable community of hard-working families and individuals. We have a broad range of ages represented, from young families to retirees. Residents are engaged in a wide variety of businesses and occupations. Many of us have lived here for 10, 15, 20 years or more. For those of us who have lived here for many years, we have been blessed to have seen our children grow up here and we hope to see our grandchildren enjoy this neighborhood.

Natural Environment

The land area within the boundaries of the Pioneer Road Neighborhood Plan comprises 558.92 acres. The large lots, low density, natural elevation and native vegetation provide a diverse habitat for wildlife, both indigenous and migratory. This area is part of a wildlife corridor comprised of Okeehetee Park (totaling 1,702 acres) to the Southwest and the Pine Jog Environmental Education Center comprised of 150 acres to the Southeast.

Residential Land Use

Pioneer Road Neighborhood Plan is located within the Urban/Suburban Tier of Palm Beach County as identified in Comprehensive Plan Map Series LU 1.1 which has assigned specific land use designations to all lands within unincorporated Palm Beach County. The future land use designation in Figure 3 (Future Land Use) shows the majority of the land in our association is designated Low Residential one unit per acre, (LR-1). The area comprised of LR-1 consists of 170 parcels with 514.06 acres and is 92% of the Neighborhood Plan area. The LR-2 (2 homes per acre) future land use consists of 20 properties at 39.6 acres which is 7% of the Neighborhood Plan area, and LR-3 (3 homes per acre) consists of a total of 5.4 acres and is less than 1% of the plan area.

Future land use designations that allow for multi-family, workforce housing and housing for the elderly are incompatible with our neighborhood plan because such developments would result in densities of more than one to three units per acre which is not consistent with the majority of the land use (92%) of the area of the Pioneer Road Neighborhood Plan.

Non-Residential Land Use

Although the Future Land Use map (Figure 3) shows all parcels within the Pioneer Road Neighborhood Plan as having residential future land use designation, the Existing Land Use map (Figure 2) shows some parcels as Non-Residential Land Use. These include 11 parcels that are currently being used as nurseries and other agricultural uses consisting of 69.9 acres and 12.52% of the plan area. There is 1 parcel that is considered Institutional according to the existing land use map that consists of 2.35 acres and 0.42% of the plan area. Vacant Land consists of 25 parcels totaling 60.67 acres with a percentage of 10.85%. There have not been any future land use designation changes in the Pioneer Road Neighborhood Plan area since the adoption of the comprehensive plan.

Zoning

As shown in Figure 4 (Zoning Map), parcels within the Pioneer Road Neighborhood Plan are composed of the following zoning districts: Agricultural Residential (AR), Residential Estate (RE) and a very small section of Residential Transitional (RT). Residential Transitional (RT) comprises 23 parcels at 34.32 acres and is 6% of the Neighborhood Plan area. Residential Estate (RE) comprises 55 parcels at 152.71 acres and is 27% of the Neighborhood Plan area. The majority of the Neighborhood Plan area is Agricultural Residential and comprises 125 parcels that cover 371.89 acres and are 67% of the Pioneer Road Neighborhood Plan.

Facilities and Services

Roadway Description

The primary road for ingress and egress into the Pioneer Road neighborhood is Pioneer Road from Jog Road as shown in Figure 1 (Aerial Map). Based on Palm Beach Metropolitan Planning Organization's 2035 Long Range Transportation Plan, there are no plans to widen either Jog Road or Southern Boulevard near the Pioneer Road location. Jog Road (at this location) is classified as an urban principal arterial according to Comprehensive Plan Map TE 3.1. The Road and Bridge Division of Palm Beach County Engineering and Public Works Department describes the main roads in our neighborhood as follows: "Palm Beach County owns and maintains Pioneer Road, Cleary Road, a portion of Possum Pass and Wilson Road." All other roads within the boundaries of Pioneer Road Property Owners Association are privately owned and include the following: Elaine Road, Hidden Lane, South Cleary Road, Wayman Circle, 66th Terrace South, a portion of Possum Pass, Brynhurst Court, 75th Avenue South, Pine Hollow Lane, Marshall Road, Cleary Pines Trail, Monmouth Road, Pioneer Lakes Circle, and Sand Run Road. The overwhelming majority of the roads are not constructed to modern county standards.

The Pioneer Road Neighborhood at times gets congested at the intersection of Jog Road and Pioneer Road due to the influx of traffic from Cholee Lake Elementary School. It should be noted that no traffic signal exists at this intersection. Given the current traffic signal just north of the intersection, at Jog and Gun Club, it is highly improbable that Pioneer Road would receive a signal in the future. Current traffic at Pioneer and Jog, made worse by the now added school traffic, will create safety concerns if density is increased.

Code Enforcement

Code enforcement is provided by Palm Beach County Code Enforcement which is part of the Palm Beach County Planning, Zoning and Building Department located at 2300 North Jog Road in West Palm Beach.

Water and Sewer Utilities

The Palm Beach County Water Utilities Department provides water and sewer utilities to surrounding areas. The residences within the boundaries of Pioneer Road Neighborhood Plan are on well and septic systems.

Garbage and Trash Removal

Household garbage and vegetative waste disposal services are sub-contracted to a private vendor through the Palm Beach County Solid Waste Authority.

Law Enforcement (Palm Beach County Sheriff's Office)

Palm Beach County Sheriff's Office, District 1 provides police services within the boundaries of Pioneer Road Neighborhood Plan. District 1 consists of 1 Captain, 1 Lieutenant, 95 Patrol Deputies, 14 Sergeants, 11 Detectives, 1 Undercover Crime Suppression Team, 9 stenographer personnel, 5 administrative support personnel, 8 community service aides, and 1 analyst.

Fire Rescue (Palm Beach County Fire Rescue)

Palm Beach County Fire Rescue (PBCFR) provides fire and emergency medical services within the boundaries of the Pioneer Road Neighborhood Plan. The jurisdictional stations are Station 34 located at 231 Benoist Farms and Station 33 at 830 Kirk Road. Station 34 houses an ALS Engine (staffed with 3 people), an ALS Rescue (staffed with 2 people), a Special Operations Unit (staffed with 2), a District Captain, a District Chief & a Battalion Chief. Station 33 houses an ALS Engine (staffed with 3 people) and an ALS Rescue (staffed with 3 people). PBCFR consists of 49 stations, 43 Engines, 5 Ladders, 2 Special Ops/Hazmat squads, 53 ALS Rescues, 2 Helicopters, 1 Airboat, 4 Airport Dragons, 23 Command vehicles and approximately 1,490 employees.

Schools

The designated Palm Beach County schools for our community are:

- Cholee Lake Elementary
- Pine Jog Elementary
- Okeehelie Middle School
- Palm Beach Central High School

There are numerous private and magnet schools from kindergarten to high school located within a five mile radius of our neighborhood.

Library

The Palm Beach County Public Library, located approximately four miles away at 3650 Summit Boulevard, serves our community.

Parks

We have several County parks within a short radius of our neighborhood. Okeehelie Park, located along the southern boundary of our neighborhood at 7715 Forest Hill Boulevard, is a regional park. It offers various activities including bike riding, baseball, soccer, heart trail, golf, rental facility for bikes and paddle boats, dog park and tennis, as well as a nature center and wildlife preserve. A second park, Lake Lytal Park, is located approximately four miles east on Gun Club Road. This park has baseball fields, basketball courts, multi-purpose courts, a water park, and heart trails along with picnic areas. Pine Jog Environmental Education Center, another natural wildlife area, is also close by.

Description of the Planning Process, Community Meetings, Study Group

April 2, 2013: Doug Clark and Raeleen Clark met with Commissioner Burdick as a result of concerns regarding proposed residential development in the neighborhood. Commissioner Burdick's recommendations were for us to meet with PBC Planning Staff as well as with Mr. George Humphries, President of the West Gun Club Property Owners Association, Inc. Her recommendation was that we should develop and establish a Neighborhood Plan with the assistance of Mr. George Humphries.

April 2, 2013: the Board of Directors met to discuss the meeting with Commissioner Burdick. A decision was made to go door-to-door and notify all neighbors about what was currently happening in our neighborhood and potential proposals that were being put forward.

April 3, 2013: representatives of PRPOA went door-to-door and talked with neighbors, passed out letters and copies of proposed site plans, and sought support for this cause and the work to be done.

April 6, 2013: the Board of Directors met with Mr. George Humphries who gave members a summary of the requirements and recommendations needed to construct a neighborhood plan. He also gave the association a copy of the West Gun Club Road Neighborhood Plan for use as a guideline and offered his help in developing the neighborhood plan.

April 17, 2013: representatives from Pioneer Road Property Owners Association met with Palm Beach County Planning Department Staff which included Mr. Patrick Rutter (Chief Planner), Mr. Isaac Hoyos (Principal Planner), and Ms. Stephanie Gregory (Planner) to discuss the requirements in developing a Neighborhood Plan. The PRPOA representatives provided copies of the proposed site plan and discussed the boundaries. The Planning Staff gave the representatives information regarding the content and procedures necessary for developing a Neighborhood Plan.

April 17, 2013: the Board of Directors of Pioneer Road Property Owners Association met to discuss the findings and to move forward on writing the Plan.

April 18, 2013: a map was made of the boundaries of our neighborhood which included parcel control numbers.

April 18, 2013: an invitation was sent to all neighbors who had shown interest in attending a meeting at Palm Beach County Library to learn more about the Neighborhood Plan.

May 2, 2013: three representatives from Pioneer Road Property Owners Association met with Mr. & Mrs. Humphries to learn more details on the writing of the Neighborhood Plan.

May 3, 2013: three representatives met to prepare for an upcoming meeting with Pioneer Lakes Estates Board Members to discuss in person the Neighborhood Plan.

May 4, 2013: a meeting was held at PBC Wellington Library with all members who had shown interest in learning more about the Neighborhood Plan. The items discussed were our need for the Neighborhood Plan, the recommendations and procedures of the Neighborhood Plan and support for the Neighborhood Plan. There were many discussions on some of the threats of the neighborhood in regards to development and increased density that would change the lifestyle within our neighborhood. The major concerns from those who attended were the potential increased density and possible development. There were many discussions on how to limit development and maintain the current lifestyle. There was input on how we should proceed in the neighborhood plan and future workshops. There was a consensus among all members to build support through the neighborhood.

May 8, 2013: a website (<http://prpoa.org>) was created so that neighbors could be informed of any upcoming meetings, workshops, announcements, etc.

May 15, 2013: a workshop meeting was held to go over the Neighborhood Plan, get feedback from members and make decisions on what we would like to see in the Neighborhood Plan. There was a sign-in sheet, and minutes were taken at the meeting. Discussions included our timeline, the growing support of the neighborhood with a 62% membership, and a review of the planning process. All present participated in the group discussion and brainstorming. Through brainstorming, we came up with the outline for the Neighborhood Plan. This was the first step in developing the Neighborhood Plan which described our concerns for maintaining low density within the neighborhood. Several people proposed doing research and discussing the findings at the next meeting.

May 16, 2013: a workshop meeting was held to inform any new members who had not previously been in attendance and to continue discussions on the writing of the Neighborhood Plan. The roads were discussed to determine what roads were county roads and which roads were privately owned. All in attendance agreed that we have a unique neighborhood with a lot of wildlife, and we want to preserve our lifestyle. All in attendance agreed that no one wants TDR's to be used. Several individual groups were assigned different parts of the Neighborhood Plan to research and develop content which could be presented at the next meeting for review.

May 17, 2013: groups met and started research in developing content for the Neighborhood Plan. All information was forwarded to one individual to proofread, edit, and structure the content so that it could be developed into a rough draft document of the Neighborhood Plan.

May 18, 2013: research continued and groups presented content for other group members to review. Again, all information was sent to one individual for proofreading, editing, and structuring.

May 22, 2013: a workshop meeting was held to go over all findings and revise any content that had been provided in prior group meetings. After sign-in to the workshop, the timeline and plans were discussed, and it was decided that the submittal to Palm Beach County Planning Department would be on 5/24/2013. The plan was read out loud and after each paragraph, revisions were made. Most changes were grammatical. History and environment were discussed, and topics were agreed upon after a couple of paragraphs had a little rewording. Directions were given to make final revisions and move forward with submitting the draft to Palm Beach County Planning Department.

May 23, 2013: revisions were made and forwarded to one individual to proofread, edit, and structure the content so that it could be developed into a rough draft document of the Neighborhood Plan. The document was emailed to all work study individuals to proofread prior to submitting to PBC Planning Staff.

May 24, 2013: Pioneer Road Neighborhood Plan was submitted by email to Palm Beach County Planning Department for review, revisions and recommendations.

June 18, 2013: Palm Beach County Planning Department returned the Pioneer Road Neighborhood Plan with recommendations for revisions.

June 19, 2013: Revisions and recommendations were worked on, and some of the changes were submitted to Palm Beach County Planning Department for its review. The notice of the meeting for the approval of the Pioneer Road Neighborhood Plan was delivered to Palm Beach County Planning Department for mailing to all property owners.

June 20, 2013: Members of the neighborhood looked over and made some grammatical change recommendations. Those changes were agreed to be made and done.

June 21, 2013: Signs were posted throughout the neighborhood with the website address and email address for all neighbors to be able to be informed of the Pioneer Road Neighborhood Plan.

June 21, 2013: Revisions and recommendations were worked on, and changes were made that were appropriate. The Pioneer Road Neighborhood Plan was posted on the website for all neighbors to have the opportunity to read and review.

June 27, 2013: A final meeting to review and vote for the Neighborhood Plan to be submitted to Palm Beach County Planning was held. There were 43 in attendance. Raeleen Clark asked if everyone had the opportunity to read and review the Neighborhood Plan prior to this meeting. A copy was passed out to a few people that had not brought a copy with them. A question was asked to clarify Non-land use. Raeleen read that section out loud and members had a discussion about it so that everyone understood the reading. A motion was made to accept the wording and it was voted 43-0 to move forward with no changes. After a discussion of Greenacres Annexation, members decided that we had discussed this enough and it was in our plan on what we want for annexation. It was moved to discuss finalizing the vote on the Neighborhood Plan. A motion was made to approve the Neighborhood Plan as it is and submit to the PBC Planning Department on Friday, June 28, 2013. All in attendance voted to approve with a 43-0 vote.

June 28, 2013: The Neighborhood Plan in its entirety (cover page, document, and maps) were submitted to Palm Beach County Planning Department.

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.

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.

Recommendation for Public Safety

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

Implementation Strategies

The Implementation Process

Upon the BCC's receipt and file of the Pioneer Road Neighborhood Plan, the following actions will be taken to implement and perpetuate the Plan:

Palm Beach County Planning, Zoning and Building will initiate an amendment to place the Pioneer Road Neighborhood Plan on the list of neighborhood plans located in the Comprehensive Plan.

The Plan will be provided to each current property owner within the community by the Property Owners Association.

The Plan will be provided to each new resident of the neighborhood by the Property Owners Association.

The Plan will be published on the Association website by the Property Owners Association <http://prpoa.org>

The Plan will be reviewed by the Property Owners Association and discussed at the annual property owners meeting.

The community will maintain vigilance to make certain that the provisions of the Plan are met. The Property Owners Association will monitor proposed development and will oppose any that violate the original goals and intent of the Plan. We will attend BCC and other appropriate meetings. We will correspond with County Commissioners and others as appropriate to identify any issues that conflict with the Plan.

The Property Owners Association will work hand-in-hand with existing governmental and private agencies as a resource to implement good stewardship practices for wildlife preservation throughout the community. Residents within our neighborhood are very aware that it is possible to live in harmony with a diverse array of wildlife and have taken a proactive position to lessen the impacts of residential development. Further, we wish to ensure that this precious environmental legacy can be passed on to future generations.

The ongoing plan for environmental preservation will be fostered by community meetings by the Property Owners Association and group interaction between residents and environmental advocates. Information regarding wildlife sightings and good conservation practices will be posted on the neighborhood webpage and through internet workshops to teach and inform residents.

Pioneer Road Property Owners Association representatives will meet with newly elected BCC members or appointed key personnel to acquaint them with this unique neighborhood and make known the goals and objectives of those who live here.

The Pioneer Road Property Owners Association and residents must stay diligent in keeping our County officials informed of our concerns, needs and recommendations. This will be accomplished through communicating with planning staff and meeting with County Commissioners.

The Pioneer Road Property Owners Association and the community will stay informed and be involved in the process of the Neighborhood Plan. The PRPOA will gain community consensus for the Neighborhood Plan. We wish to maintain a good rapport with officials as well as keep residents informed and involved.

Future Monitoring and Amendments to the Plan

The Pioneer Road Property Owners Association and the community at large will monitor events for compliance with the Neighborhood Plan. The Plan will be reviewed and discussed at the annual property owners meeting by the POA and residents. Should major changes to the Plan be proposed in the future, the community will be advised that this issue will be discussed and voted on at a special meeting or the next annual meeting. Consent of the majority of the residents attending this meeting will be required to amend or change the original Plan proposed by the PRPOA.

Conclusion

A Community with a Plan

The Pioneer Road Neighborhood is indeed a special place to live. There is no other like it in Palm Beach County. The people of this community choose to live here because we treasure the native Florida habitat and the low density lifestyle. It is critical to recognize that communities like ours can no longer be created only destroyed. Once these communities are urbanized, they are irretrievably gone. Our Neighborhood Plan is the result of efforts by many residents talking with one another and working together to formulate a community-based plan. It is our vision of the future. We are dedicated to protecting the natural low density character, just as other communities are dedicated to protecting their golf, boating, or even traditional urban character.

Acknowledgments

Thanks and appreciation is extended to the following people and organizations who assisted the community throughout the planning process:

Palm Beach County Commissioner Paulette Burdick who encouraged us to create the Pioneer Road Neighborhood Plan.

Ms. Verdenia C. Baker, Deputy County Administrator of Palm Beach County

All those who created and implemented the West Gun Club Road Neighborhood Plan which served as a guide and source of information for creating the Pioneer Road Neighborhood Plan

Palm Beach County Planning Staff

Board of County Commissioners of Palm Beach County and their staff

Palm Beach Historical Society

Ms. Kristi Martin at Pine Jog Environmental Education Center

Supporting Members who helped develop this Plan

The Pioneer Road Property Owners Association Study Group/Planning Committee consisted of neighbors within the boundaries of our community. All residents who helped in the planning process are truly appreciated for their hard work and deserve recognition for their efforts. The names, addresses and number of years they have owned/lived in our neighborhood are listed below. All addresses are in West Palm Beach, FL 33413:

E.O. "Tad" Bussey, 846 Cleary Rd.	31 years
Richard & Ronda Chamberlain, 6913 Monmouth Rd.	8 years
Doug & Raeleen Clark, 239 Hidden Lane.	17 years
Gay Durrance, 7561 Pioneer Rd.	35 years
Cliff Fort, 161 Elaine Rd.	8 years
Mike Galvin, 180 Elaine Rd.	23 years
Colleen & Terry Gelsomino, 6517 Pioneer Rd.	32 years
Doc Gillis, 224 Possum Pass	13 years
Eric Gordon, 421 Possum Pass	4 years
Steve & Virginia Hansen, 6781 Pioneer Rd.	26 years
James & Nancy Harris, 270 Sand Run Rd	10 years
Pete & Lucy Holton, 370 Sand Run Rd.	23 years
Melodie Jones & Herbert E. Moebius, 7395 Pioneer Rd.	18 years
James Kerr, 348 Possum Rd.	37 years
Larry & Renae Murray, 451 Possum Pass	13 years
Barbara Reed, 7439 Pioneer Rd.	11 years
Pamela Shore-Loeb, 7479 Pioneer Rd.	17 years
Michele Malooley & William Lo Iacono, 6887 Monmouth Rd.	9 years
Ward & Nina Mitzelfeld, 375 Wayman Circle	40 years
Allen Pinkard , 6968 Pioneer Rd	16 years
Juan Restrepo, 6815 Monmouth Rd.	2 years
Virgil Schuster, 7210 Pioneer Rd.	37 years
Timothy & Joy Steinman, 780 Cleary Rd.	14 years
Maureen Taylor, 7406 Pioneer Rd.	13 years
René Tercilla, 7080 Wilson Rd.	11 years
Ray and Andrea Titus, 7084 Pioneer Rd	22 years



Planning, Zoning
& Building
2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone (601) 233-5000



Plan Boundary



Revision Date: 5/29/2013
Contact: Dale Whitfield
Filename: N:\GIS\Map\PP\Aerial
Note: Map is not official. For presentations purposes only.

Pioneer Road Aerial Map

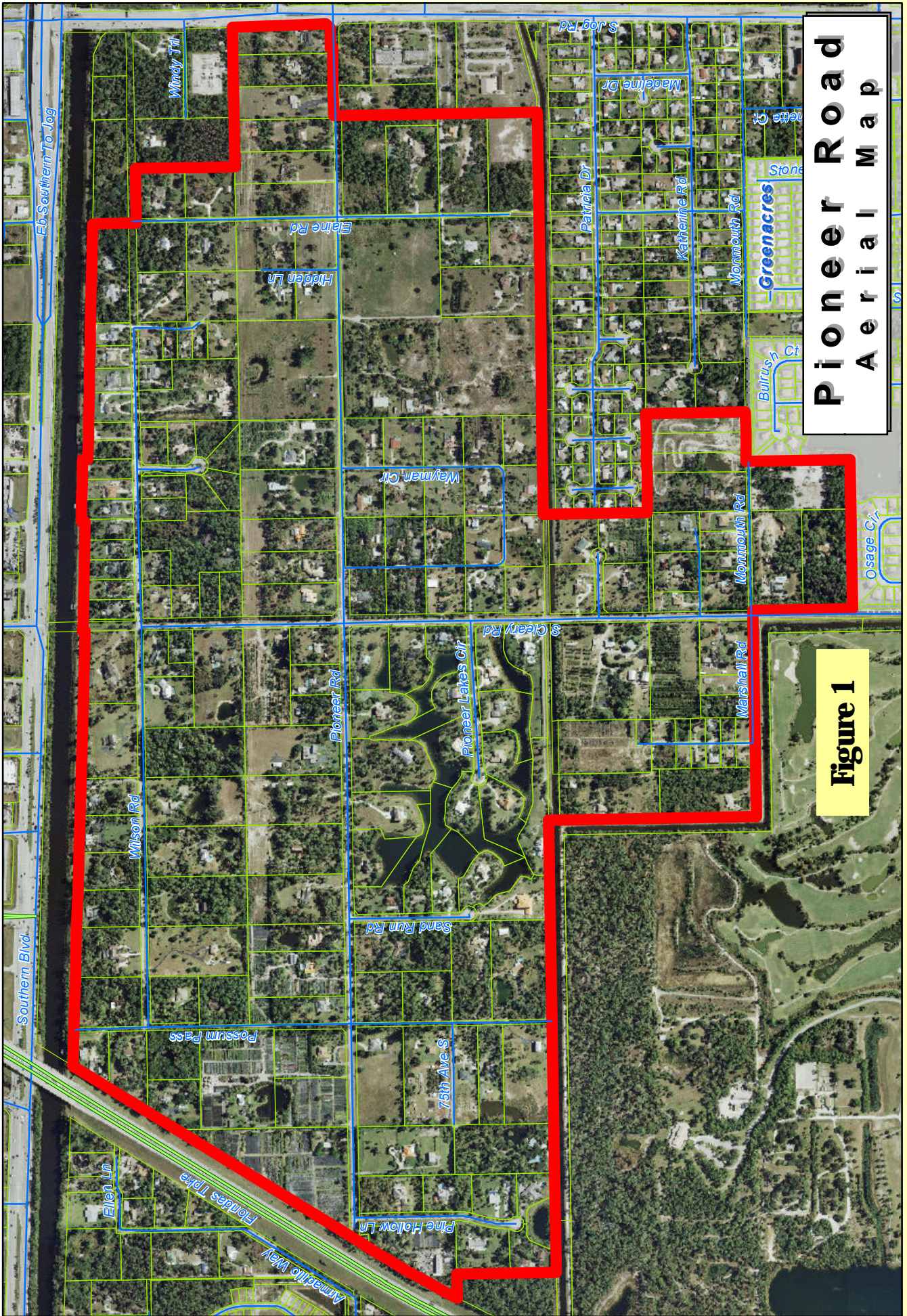
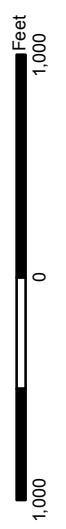


Figure 1



Planning, Zoning
& Building
2300 N. Jog Rd
West Palm Beach, FL 33411
Phone: (561) 233-5000



Plan Boundary

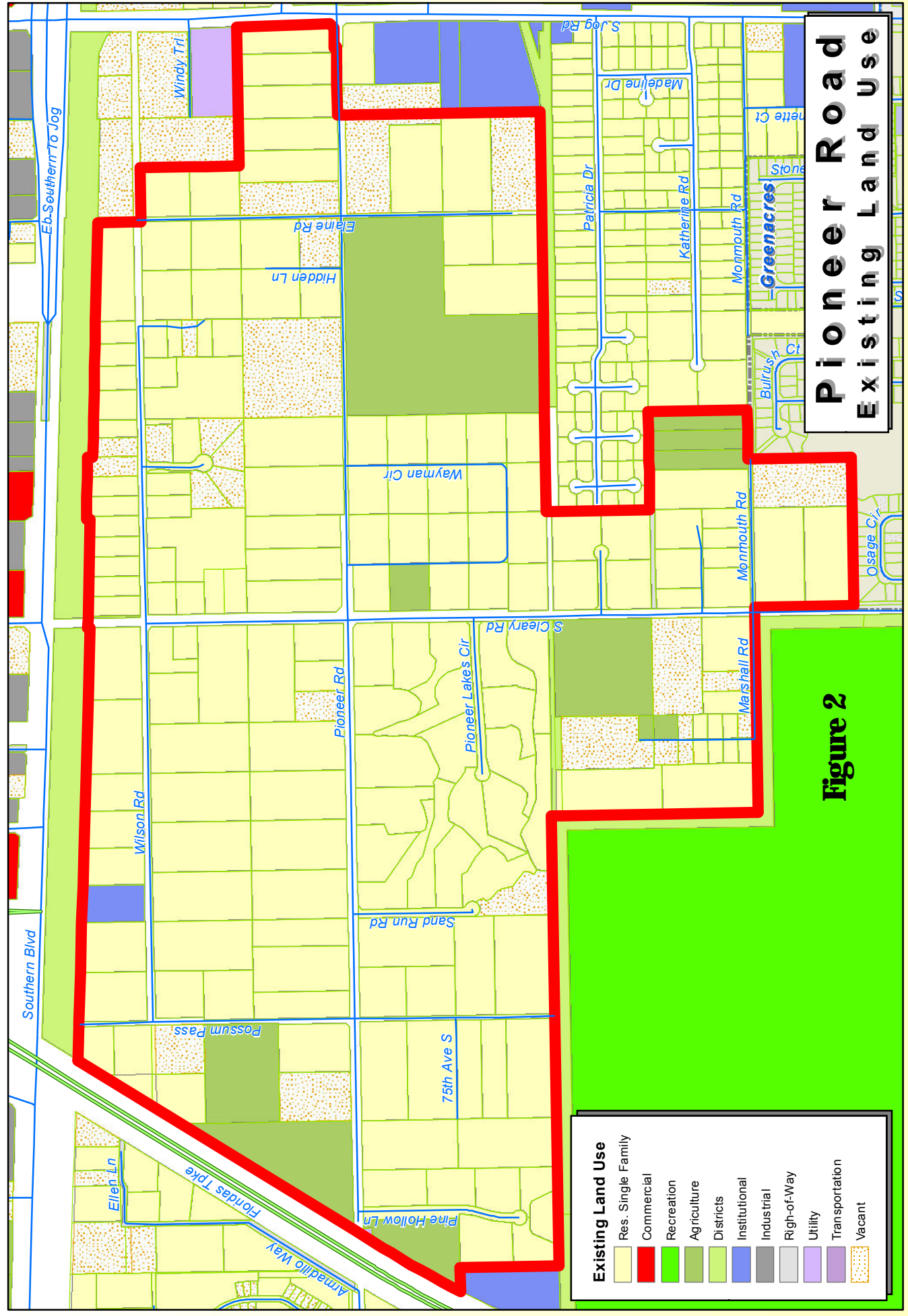


Revision Date: 8/29/2013
Contact: Dale Whitfield
Phone: 561.838.9999 ext. 210
Note: Map is not official. For presentations purposes only.

Pioneer Road Existing Land Use

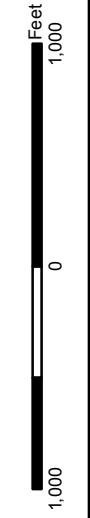
Existing Land Use	
	Res. Single Family
	Commercial
	Recreation
	Agriculture
	Districts
	Institutional
	Industrial
	Right-of-Way
	Utility
	Transportation
	Vacant

Figure 2





Planning, Zoning
& Building
2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone (561) 233-5000



Plan Boundary

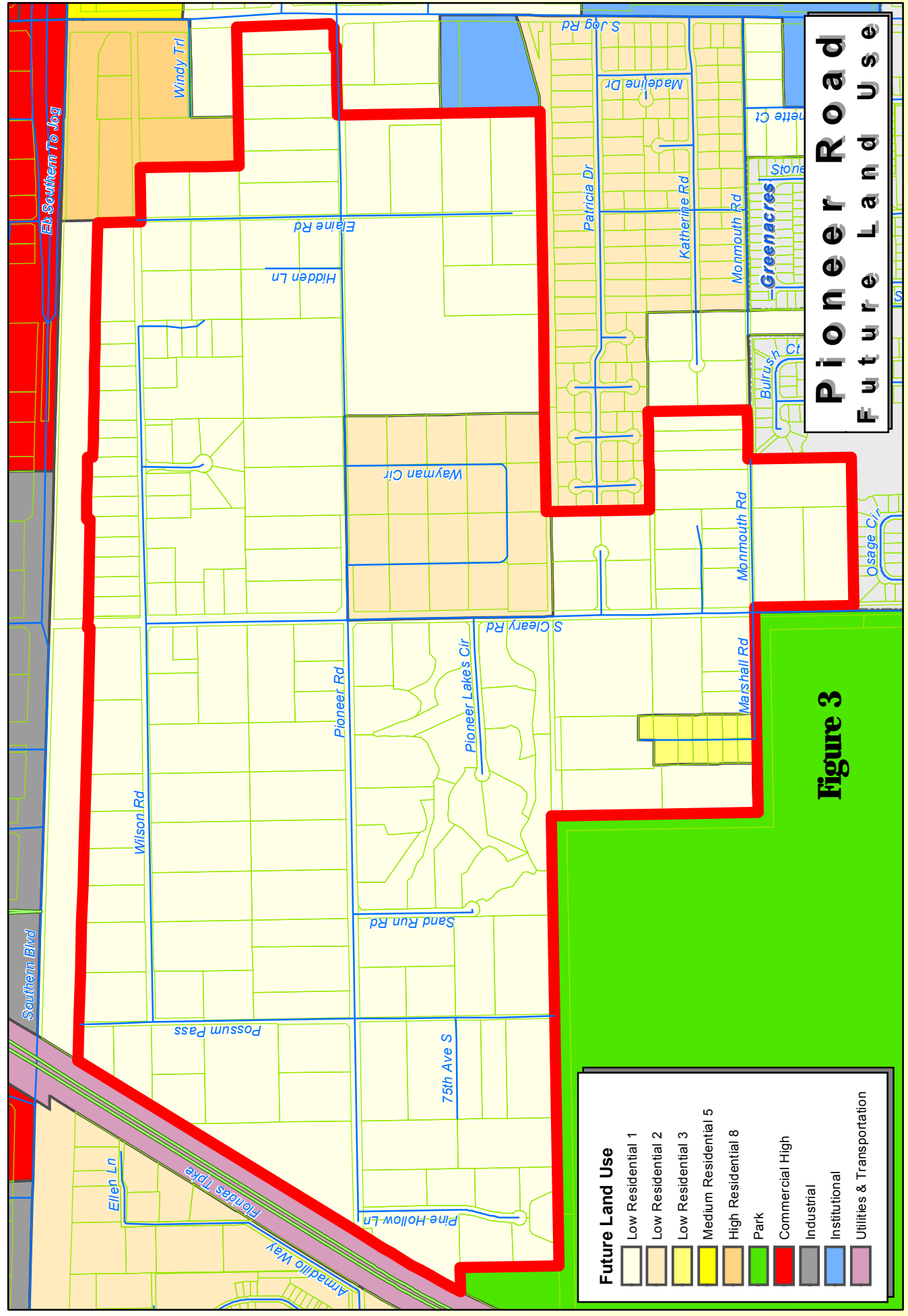


Revision Date: 5/29/2013
Contact: Dale Whitfield
Phone: 561.836.9349 ext 110
Note: Map is not official. For presentations purposes only.

Pioneer Road Future Land Use

Future Land Use	
	Low Residential 1
	Low Residential 2
	Low Residential 3
	Medium Residential 5
	High Residential 8
	Park
	Commercial High
	Industrial
	Institutional
	Utilities & Transportation


Figure 3





Planning, Zoning
& Building
2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone (561) 233-5000







 Plan Boundary

Revision Date: 5/29/2013
Contact: Dale Whitfield
Phone: 561.233.5000
Note: Map is not official. For presentations purposes only.

Pioneer Road Zoning

Figure 4

Zoning	Description
	SINGLE FAMILY RESIDENTIAL DISTRICT
	RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT
	RESIDENTIAL TRANSITIONAL DISTRICT
	RESIDENTIAL ESTATE DISTRICT
	AGRICULTURAL RESIDENTIAL DISTRICT
	GENERAL COMMERCIAL DISTRICT
	MULTIPLE USE PLANNED DEVELOPMENT DISTRICT
	LIGHT INDUSTRIAL DISTRICT
	PUBLIC OWNERSHIP DISTRICT

