

Pioneer Road Rural Enclave Overlay

INFORMATIONAL MEETING
AUGUST 12, 2021, 4 P.M.

Agenda

1. Opening Remarks
2. Recap of November 17, 2020 Kick-Off Meeting
3. Pioneer Road Neighborhood Planning Area
4. Policies in the Comprehensive Plan
5. Draft Policies - Pioneer Road Rural Enclave Overlay
6. Steps & Timeline
7. Questions & Answers

Opening Remarks

1. Purpose of this meeting is to:
 - a. Review Neighborhood Plan & recommendations
 - b. Opportunity for questions, answers & comments
2. Meeting invitations sent to property owners, associations, & interested parties
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 click '**Raise hand**' icon to speak
 - c. A note for Phone participants
5. Planning Staff Introductions

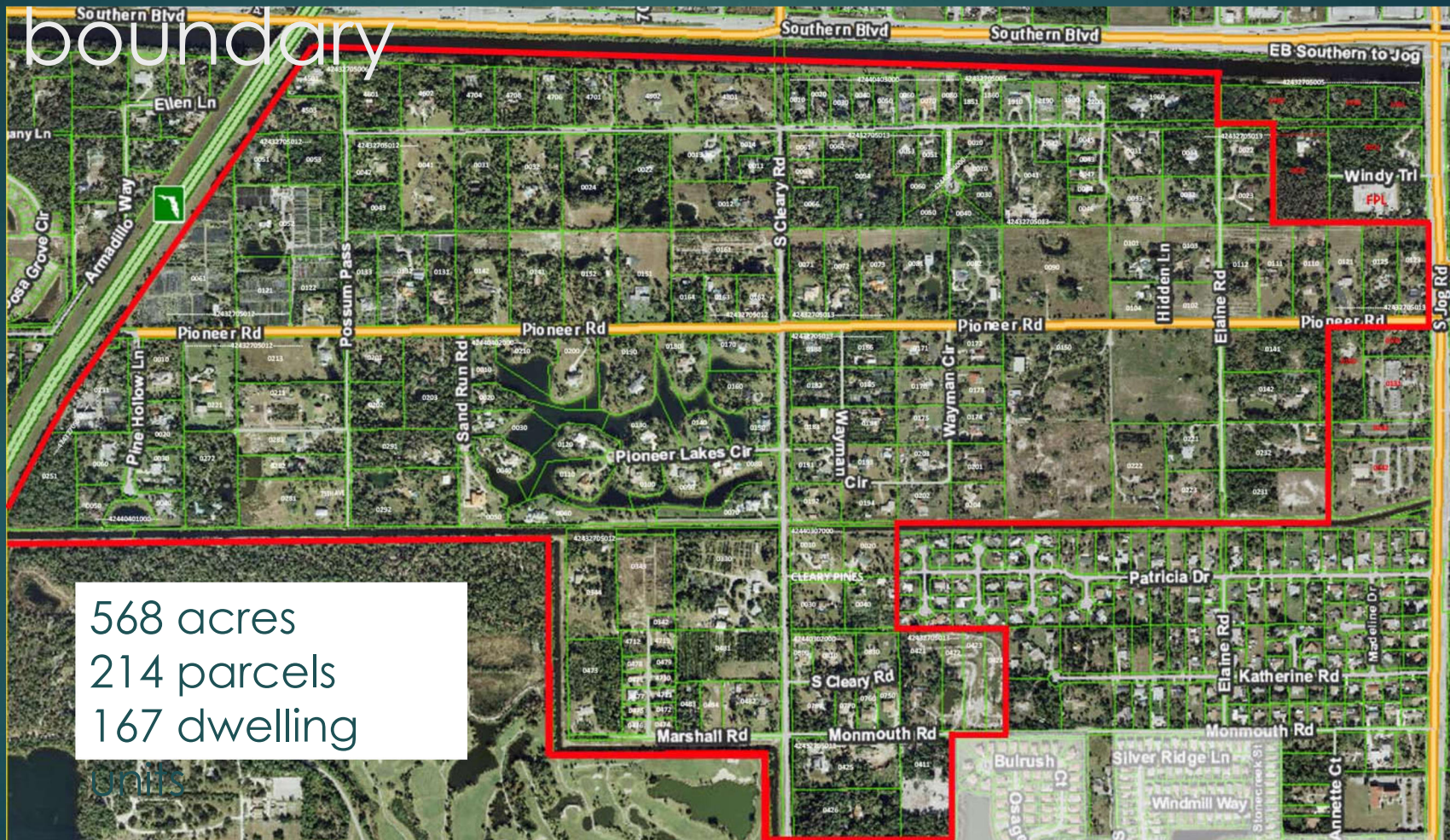
Recap of the November 17, 2020 Kick-Off Meeting

At the kick-off meeting, we discussed:

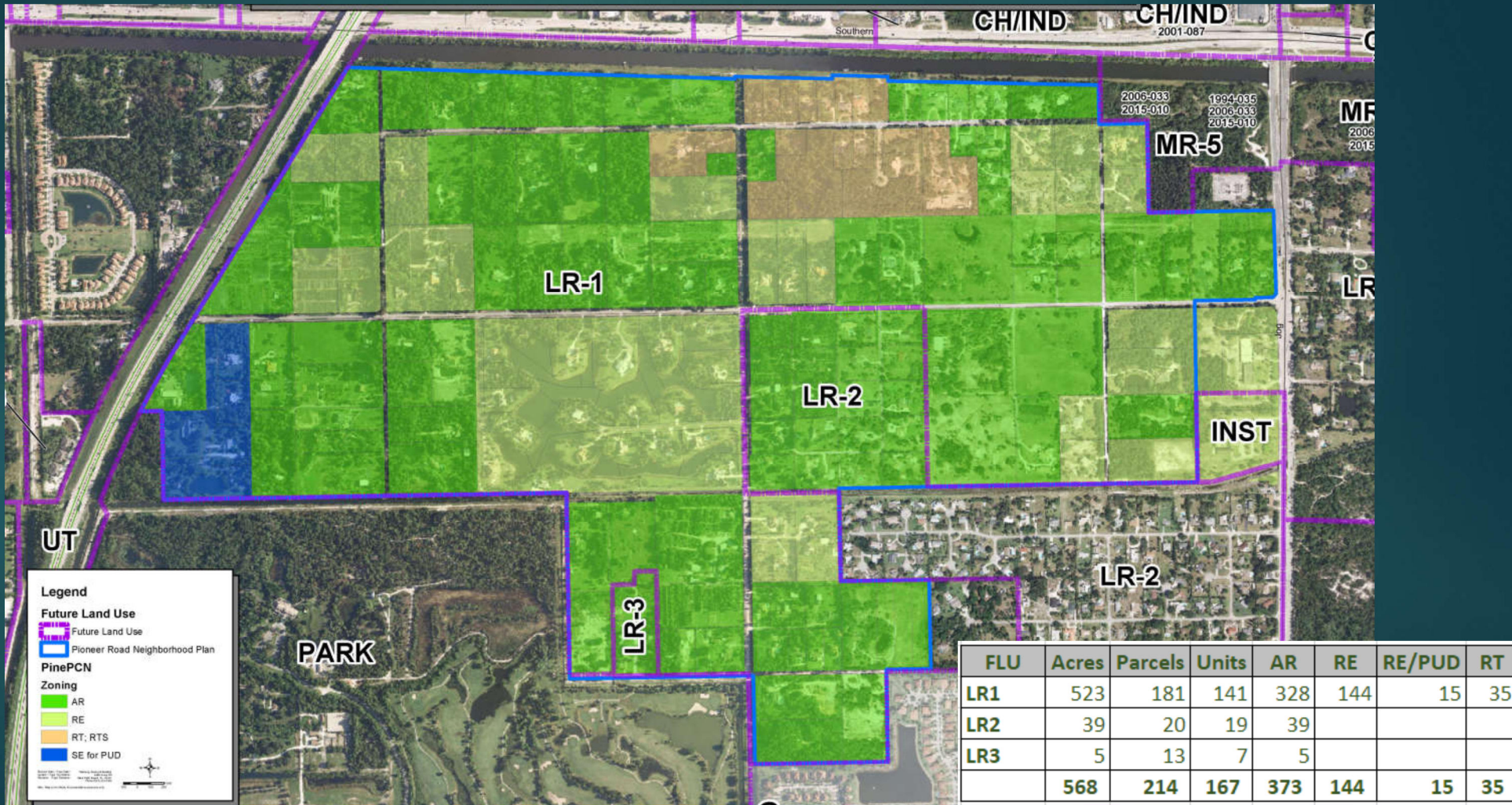
1. Comprehensive Plan & Zoning
2. Pioneer Road Neighborhood Plan
3. Related Policies in the Comprehensive Plan
4. Next Steps & Timeline
5. Question & Answer

The Pioneer Road Neighborhood Planning Area

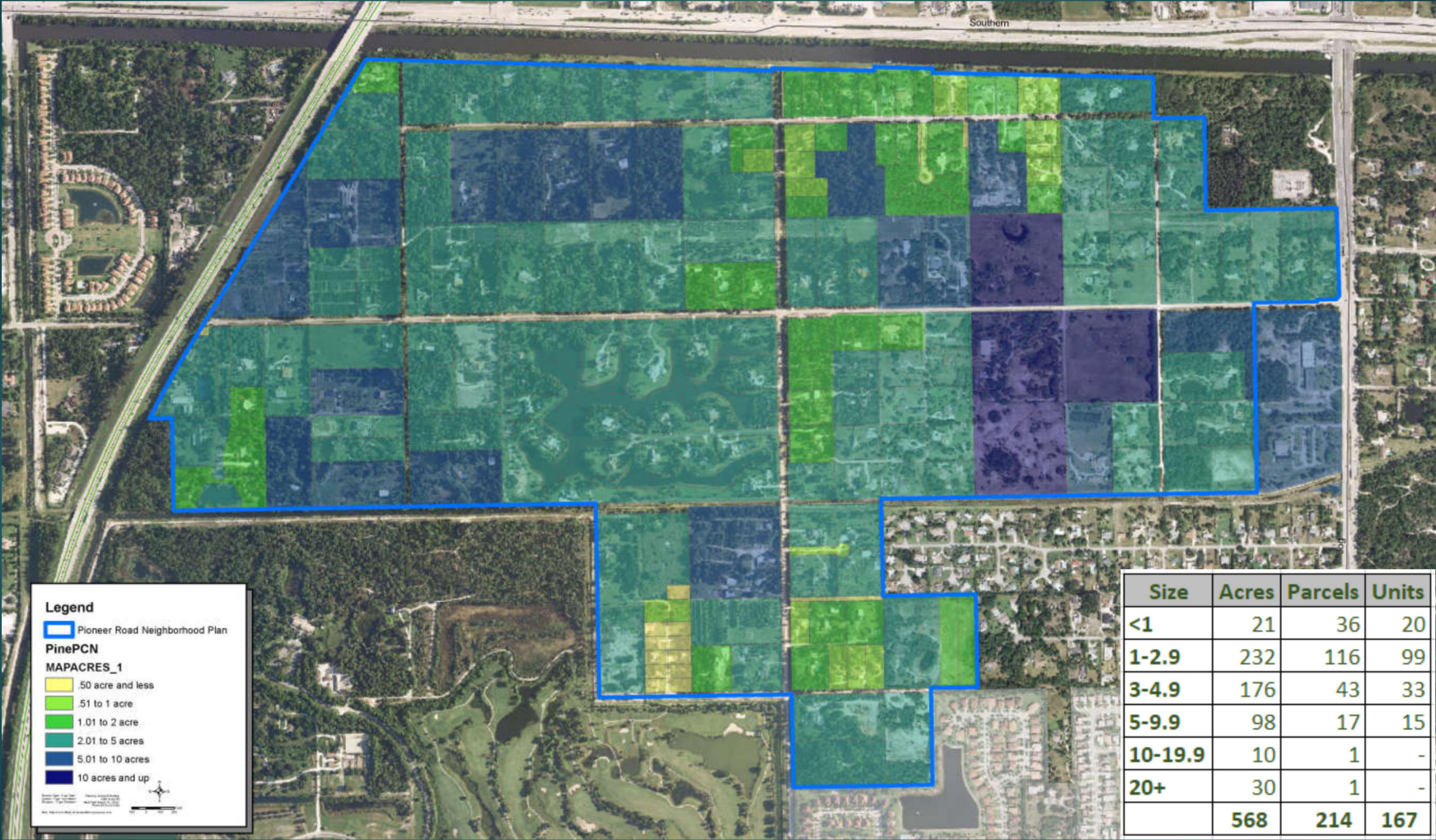
Pioneer Road Neighborhood Plan



Future Land Use & Zoning



Lot Sizes



Policies in the Comprehensive Plan

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 2.2.1-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.

Neighborhood Plan Recommendations & Draft Overlay Policies

Recommendations & Draft Policies

Recommendation for Public Safety

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

Beyond the scope of the Comprehensive Plan

Recommendations & Draft Policies

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.

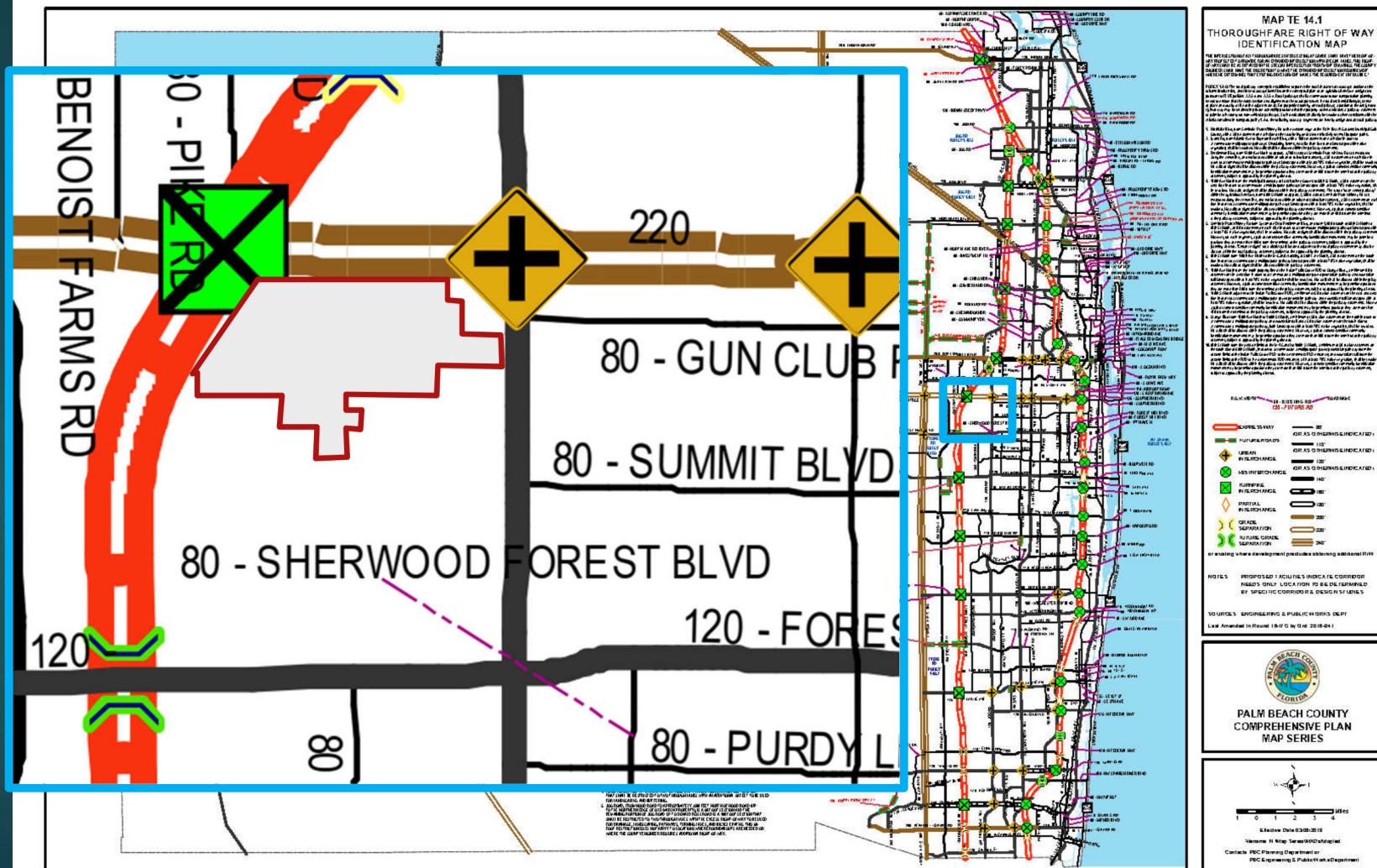
Beyond the scope of the Comprehensive Plan

Recommendations & Draft Policies

Recommendation for Roads

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

Thoroughfare Identification Map



Recommendations & Draft Policies

Recommendation for Roads

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

Beyond the scope of the Comprehensive Plan

- a. Roadways within the PRNP are not identified on the Thoroughfare Identification Map (TIM)

Note on roadways within the Neighborhood Plan:

- a. ULDC regulations still apply
- b. ULDC Articles 11 & 12 provide various avenues for potential development, including variances & waivers, most subject to Public Hearing.

Recommendations & Draft Policies

Recommendations for the Environment

The community desires to maintain native plants that are crucial to a diverse eco system, such as pine trees and sabal palms.

Under Consideration:

Encourage preservation of native vegetation

Encourage agriculture

Pioneer Road Recommendations

Recommendations for Land Use and Zoning

- ▶ Keeping current land use and zoning designations
- ▶ Does not want the use of Transfer of Development Rights (TDRs) or Planned Unit Developments (PUDs)

Under Consideration:

Petitions requiring Board of County Commissioner (BCC) approval may be subject to enhanced review & approval

Pioneer Road 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.

Under Consideration:

Petitions requiring Board of County Commissioner (BCC) approval may be subject to enhanced review & approval

Steps & Timeline

Steps & Timeline

1. Community Meetings
 - ▶ Thursday, August 12 at 4pm
 - ▶ Thursday, September 9 at 4pm
2. Planning Commission Hearing
 - ▶ Friday, October 1, 2021
3. Board of County Commissioners Transmittal Hearing
 - ▶ Wednesday, November 3, 2021
4. Board of County Commissioners Adoption Hearing (if transmitted)
 - ▶ January 2022 (date to be determined)

Questions, Answers, & Comments



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.

Pioneer Road 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