

ORDINANCE NO. 2023 - 031

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ELEMENT (TO ESTABLISH THE **BILTMORE ACRES LANTANA RURAL ENCLAVE OVERLAY**) AND THE MAP SERIES (TO ADD THE BOUNDARIES OF THE BILTMORE ACRES LANTANA RURAL ENCLAVE OVERLAY TO SPECIAL PLANNING AREAS MAP, LU 3.1); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3184(2)(a), Florida Statutes, provides that comprehensive plan amendments shall follow the expedited state review process except as set forth in Section 163.3184(2)(b) and (c), Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the proposed amendments meet the requirements of Section 163.3184(3)(a), Florida Statutes, to be processed through the expedited state review process, and are being processed through the expedited state review process; and

WHEREAS, the Palm Beach County Local Planning Agency conducted its public hearing on March 10, 2023, to review the proposed amendment to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendment to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on May 3, 2023, to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendment to the state land planning agency and review agencies pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received a letter from the state land planning agency dated June 15, 2023, for Round 23-06 ESR (County Round 23-B) stating that the agency had identified no comments related to important state resources and facilities within the Agency's

1 authorized scope of review that will be adversely impacted by the amendment contained in
2 this ordinance if adopted; and

3 **WHEREAS**, on August 30, 2023, the Palm Beach County Board of County
4 Commissioners held a public hearing to consider adoption of the amendment; and

5 **WHEREAS**, the Palm Beach County Board of County Commissioners has determined
6 that the amendment complies with the requirements of the Community Planning Act.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
8 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

9 **Part I. Amendments to the 1989 Comprehensive Plan**

10 Amendments to the 1989 Comprehensive Plan are hereby adopted and attached to
11 this Ordinance in Exhibit 1:

12 **A. Future Land Use Element**, to revise policies and provisions related to establishing
13 the Biltmore Acres Lantana Rural Enclave Overlay and

14 **B. Map Series, Special Planning Areas Map LU 3.1**, to update and replace the Special
15 Planning Areas Map LU 3.1;

16 **Part II. Repeal of Laws in Conflict**

17 All local laws and ordinances applying to the unincorporated area of Palm Beach
18 County in conflict with any provision of this ordinance are hereby repealed to the extent of
19 such conflict.

20 **Part III. Severability**

21 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
22 any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not
23 affect the remainder of this Ordinance.

24 **Part IV. Inclusion in the 1989 Comprehensive Plan**

25 The provision of this Ordinance shall become and be made a part of the 1989 Palm
26 Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or
27 re-lettered to accomplish such, and the word "ordinance" may be changed to "section,"
28 "article," or any other appropriate word.

29 **Part V. Effective Date**

30 The effective date of this plan amendment, if the amendment is not timely challenged,
31 shall be 31 days after the state land planning agency notifies the County that the plan
32 amendment package is complete. If timely challenged, this amendment shall become
33 effective on the date the state land planning agency or the Administration Commission enters
34 a final order determining this adopted amendment to be in compliance. No development
35 orders, development permits, or land uses dependent on this amendment may be issued or

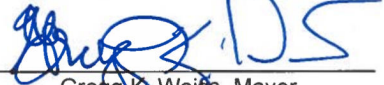
1 commence before it has become effective. If a final order of noncompliance is issued by the
2 Administration Commission, this amendment may nevertheless be made effective by adoption
3 of a resolution affirming its effective status, a copy of which resolution shall be sent to the
4 state land planning agency.

5 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach
6 County, on the 30th day of August, 2023.

7 ATTEST
8 JOSEPH ABRUZZO, CLERK
9 & COMPTROLLER

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

10
11 By  _____
12 Deputy Clerk

By  _____
Gregg K. Weiss, Mayor

14 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

15
16 By  _____
17 County Attorney

18
19 Filed with the Department of State on the 1st day of September, 2023.

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21

Exhibit 1

A. Future Land Use Element, Biltmore Acres Lantana Rural Enclave Overlay

REVISIONS: To revise the Future Land Use Element to establish the Biltmore Acres Lantana Rural Enclave Overlay. The added text is underlined.

1. 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.

2. 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 Fearnley/Colbright Road

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

3. 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 future land use amendments, residential rezoning, Transfer of Development Rights Program, and Workforce Housing Program bonus shall require approval by at least five members of the BCC.

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

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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 5, 2023

Tracey Powell
Deputy Clerk of the Circuit Court and Comptroller
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Dear Tracey Powell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2023-031, which was filed in this office on September 1, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 23-B

FINAL REPORT, AUGUST 30, 2023

I. General Data

Project Name: Biltmore Acres Lantana Rural Enclave Overlay

Element: Future Land Use Element and Map Series

Project Manager: Jerry Lodge, Planner II

Staff Recommendation: Staff recommends **approval** based on the findings and conclusions presented in this report.

II. Item Summary

Summary: The item before the Board is a County Initiated amendment to revise the Comprehensive Plan to establish an Overlay for the Biltmore Acres and Lantana Road area. Specifically, the amendment proposes to:

- Add a new Sub-Objective and policies to establish the Biltmore Acres Lantana Rural Enclave Overlay; and
- Add the boundaries of the new Overlay to the Special Planning Areas Map (LU 3.1) Map Series.

Staff Assessment: The Board of County Commissioners initiated this proposed amendment on September 22, 2022, with the intent of establishing this area as a Rural Enclave Overlay, to support the preservation of the current character of the area. The proposed amendment adds policies that encourage the continuation of existing agricultural uses, the retention of native vegetation, and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval (by requiring an affirmative vote of at least 5 members of the Board) for any proposed residential density increases within the boundaries.

Beginning in October of 2022, Planning Division staff coordinated with property owners and interested parties utilizing several methods to communicate information and solicit community feedback. Community outreach methods performed by staff included creating a public information webpage, hosting virtual informational meetings, and postal mailings to 425 property owners in order to provide notice and request feedback. These outreach efforts are detailed in Part VII, Section B, *Community Participation*. At the time of publishing this report, staff has received 281 property owner responses, resulting in a 66% response rate. Of the correspondence received, 274 of the 281 responding property owners (98%) support the Overlay, whereas 7 of the 281 respondents (2%) are opposed. Four property owners who submitted comment forms indicating opposition have also submitted comments stating a desire to retain the existing state of the area, including low density residential and agricultural uses, which are policies proposed in the Overlay. Based on the responses received to date, a majority of responding property owners are in favor of the proposed Overlay. Correspondence received throughout the public hearing process will be added to Exhibit 2. As such, staff recommends **approval** of the amendment.

III. Hearing History

Local Planning Agency: Approval (as recommended by staff), motion by Lori Vinikoor, seconded by John Carr, passed in a 13 to 0 vote at the March 10, 2023 public hearing. A substitute motion was made by Barbara Roth, seconded by Jay Nisberg, failed in a 5 to 8 vote (with Penny Pompei, John Carr, Rick Stopek, Sarah Pardue, Lori Vinikoor, Angella Vann, David Serle and Sam Caliendo dissenting) for approval with modifications to proposed policy 2.2.1-b to delete the word “encourages” and replace it with “allows only”. Commission discussion included support of the proposed overlay and desire for strengthening the language to protect the rural lifestyle of the area. Sixteen members of the public spoke in support of the amendment citing a desire to retain the low density and agricultural character of the area, traffic concerns, and current development applications. A representative of two property owners along Fearnley Road requested revisions to the proposed policies, which is included in the correspondence exhibit.

Subsequent to the Planning Commission Hearing, staff updated the response data and map in this report to reflect additional correspondence received (see Exhibit 2). Changes since the Planning Commission report are shown in underline and ~~strikethrough~~.

Board of County Commissioners Transmittal Public Hearing: Transmit, motion by Commissioner Barnett, seconded by Commissioner Woodward, passed in a 7 to 0 vote at the May 3, 2023 public hearing. The Board discussed potential alternatives over the proposed boundaries of the Overlay and acknowledged the increasing amount of requests for these types of Overlays. Twelve members of the public spoke in support, including representatives of property owners in the Overlay, the Audubon Everglades, and the Sierra Club Loxahatchee Group. Those in support cited development pressure in the area, the need to protect agricultural and equestrian businesses, wildlife, and the low density character of the community. Three members of the public spoke in opposition, including the applicant for the Lantana Road Residential amendment, citing the need for workforce housing and opposing additional development restrictions.

State Review Agency Comments: The State Land Planning Agency reviewed this amendment under Round 23-06 ESR and issued a letter dated June 15, 2023 stating that the Agency had no comment on the proposed amendment. In addition, State Review Agencies provided no comment regarding this amendment.

Subsequent to the BCC Transmittal Hearing: Staff updated the response data and map in this report to reflect additional correspondence received (see Exhibit 2). A history of the response data throughout the public hearing process was added as Exhibit 3.

Board of County Commissioners Adoption Public Hearing: Adopt, motion by Commissioner Barnett, seconded by Commissioner Marino, passed in a 6 to 0 vote (with Vice Mayor Sachs absent) at the August 30, 2023 public hearing. There was minimal Board discussion. Eight members of the spoke in support, citing the low density character of the area, traffic concerns with any potential development in the future and the need to protect the wildlife of the area. One member of the public provided for the record the applicable Comprehensive Plan policies supporting the creation of the proposed rural enclave overlay (see Exhibit 2). **Ord. 2023-031**.

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IV. Intent

The County Initiated amendment proposes to revise the Comprehensive Plan to establish an Overlay for an area within the Urban/Suburban Tier. Specifically, the amendment proposes to:

- Add a new Sub-Objective and policies to establish the Biltmore Acres Lantana Rural Enclave Overlay; and
- Add the boundaries of the Overlay to the Special Planning Areas Map (LU 3.1) Map Series of the Comprehensive Plan.

The Board of County Commissioners initiated this proposed amendment on September 22, 2022 with the intent of establishing this area as a Rural Enclave Overlay, which will support the continuation and preservation of the character of the area. The proposed amendment will establish policies that encourage the continuation of existing agricultural uses, the retention of native vegetation and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval for proposed residential density increases within the boundaries. Specific text changes are shown in strike out and underline in Exhibit 1-A, and the map series changes are shown in Exhibit 1-B.

V. Background/History

A. Urban/Suburban Tier Background

In 1999, the County adopted the Growth Management Tier System to recognize its diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The proposed overlay is located in the Urban/Suburban Tier, which is expected to accommodate the bulk of the County's population and its needs for services, employment and recreational opportunities.

The purpose of the Tier is described in the Future Land Use Element of the Comprehensive Plan as Objective 1.2 below:

Objective 1.2 Urban/Suburban Tier – Urban Service Area: Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.

The Tier is largely approaching build out of its vacant land. Development in the Tier has shifted from low-density planned developments on large tracts of unbuilt land, to smaller infill projects with higher densities. The Tier System promotes the concept of lifestyle diversity, but did not establish policies to direct growth within the Urban/Suburban Tier to specific locations or to protect the rural residential areas within the Urban/Suburban Tier.

B. Rural Enclave Overlay Background

In 2018, the idea for creating rural enclave overlays was initially proposed by representatives of the Pioneer Road Property Owners Association (PRPOA) at the July 23rd Board of County Commissioners Transmittal Public Hearing for a County initiated text amendment regarding residential future land use designations. The request originated from concerns regarding future land use amendments seeking density increases within the Pioneer Road area, which is located generally south of Southern Boulevard and west of Jog Road, with properties consisting of low residential densities.

Subsequently, the Board adopted Ordinance 2018-031 to recognize that rural enclaves within the Urban/Suburban Tier provide a valuable contribution to the housing diversity and lifestyle choices in the County. The criteria for an area to be identified as a “rural enclave” included having a Low Residential future land use designation, on large lots with an average of one home per acre or greater, and with an Agricultural Residential (AR), Residential Estate (RE) or Residential Transitional (RT) Zoning District. Three general areas of the County (Pioneer Road, Lantana Road/State Road 7 and Hypoluxo Road) were identified as meeting the criteria for Rural Enclaves.

The adopted 2018 Ordinance included the addition of a new Future Land Use Element Policy 2.2.1-p to recognize these areas within the Urban Service Area and support their preservation:

FLUE Policy 2.2.1-p: *Rural Enclaves in the 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.*

In addition, the County utilizes overlays within the Comprehensive Plan and Unified Land Development Code in order to establish specific policies and/or regulations for specific geographic areas. As part of the adopting Ordinance, this new policy 2.2.1-w to allow for overlays to protect these areas.

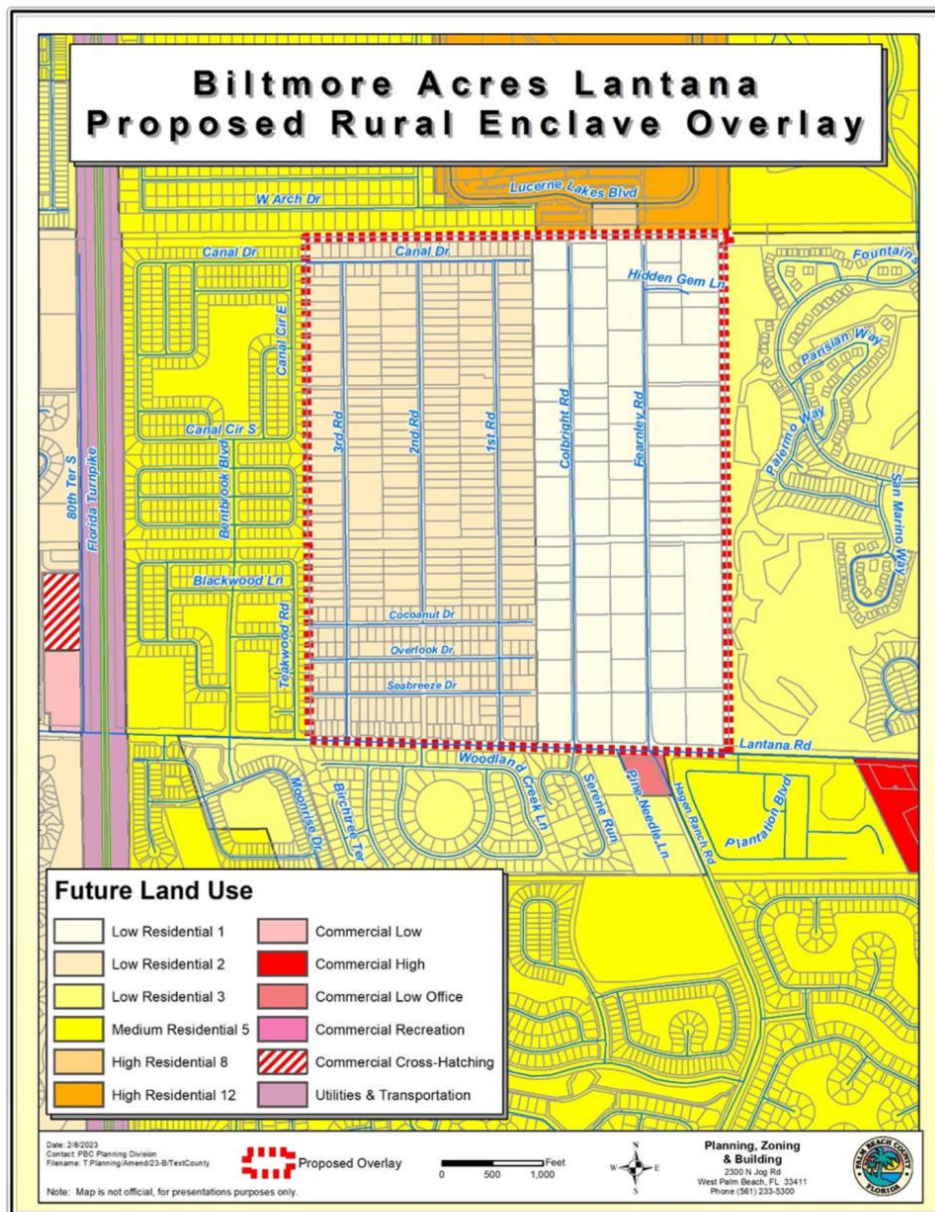
FLUE Policy 2.2.1-w: *“The County shall adopt specific overlays in the Comprehensive Plan and/or Unified Land Development Code to protect the character of individual rural enclaves identified through the neighborhood planning process.”*

In February 2022, the Board of County Commissioners adopted the first Rural Enclave Overlay for the Pioneer Road area via Ordinance 2022-005.

B. Proposed Biltmore Acres Lantana Rural Enclave Overlay

The Board of County Commissioners initiated this Overlay on September 22, 2022. The proposed boundaries, shown in red in Figure 1 below, include Lantana Road to the south, The Fountains Country Club and Golf Course to the east, Lake Worth Drainage District L-14 Canal to the north and a residential neighborhood known as Countrywood to the west. The proposed Overlay consists of 452 parcels on a total of 330.92 acres, equating to an average lot size of 0.73 acres. Upon adoption of the 1989 Comprehensive Plan all properties within the proposed Overlay were assigned a Low Residential, 1 unit per acre (LR-1) future land use designation. Subsequently in 2002, the western half of the proposed Overlay was subject to a County corrective amendment (Ord. 2002-062) which changed the future land use on 196.28 acres from LR-1 to Low Residential, 2 units per acre (LR-2) in order to reflect the development pattern at the time.

Figure 1 – Proposed Overlay Boundaries and Future Land Use Designations



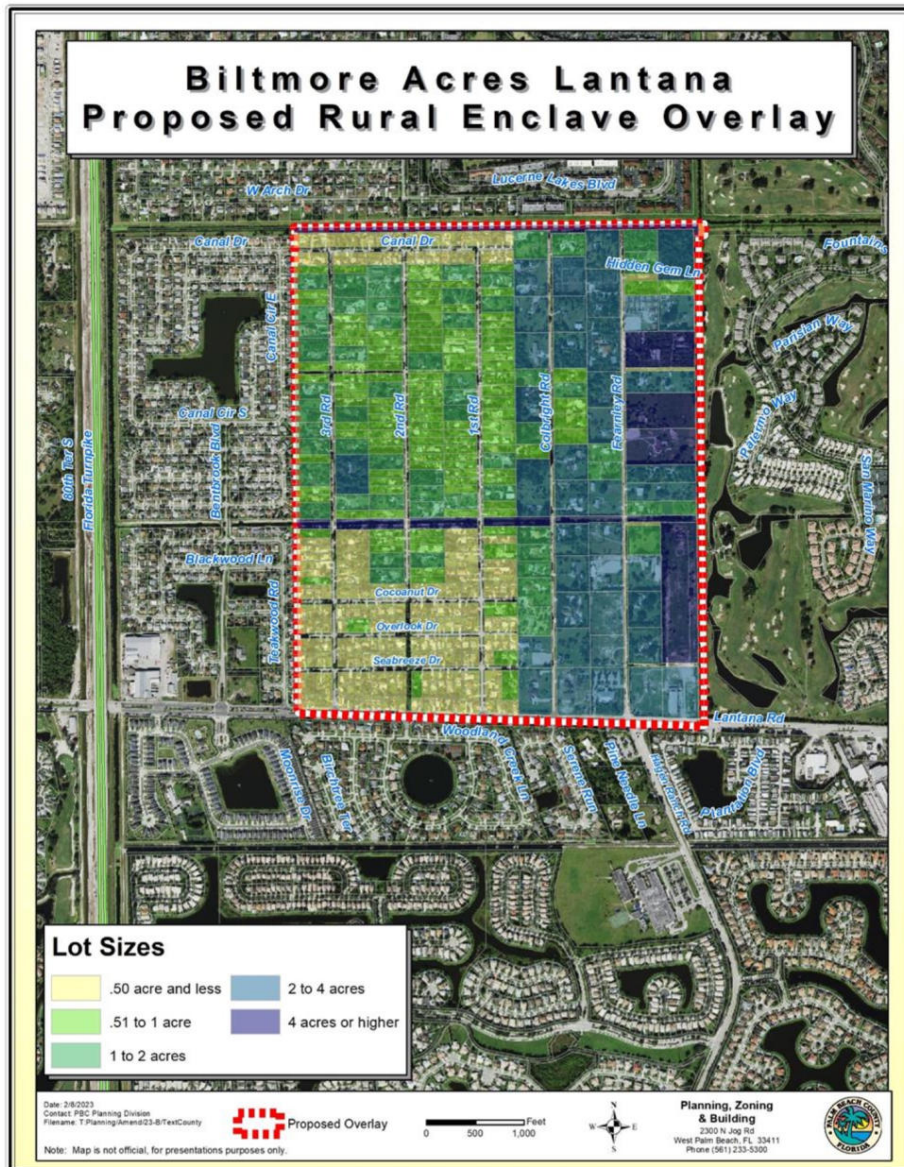
As shown in *Table 1* and *Figure 2* below, lot sizes vary throughout the proposed Overlay with the smallest lot being less than a tenth of an acre in size and the largest property is just under 10 acres in size. Although the average lot size is 0.74 acre, properties 1 acre or greater account for 59% of the total land area and properties 2 acres or greater represent 38% of the total land area.

Table 1 - Lot Analysis

Parcel Size (acres)	Parcels	%	Total Acres	%
Less than 0.5	228	50%	63.32	19%
0.5 to 1	122	27%	71.25	22%
1 to 2	57	13%	68.08	21%
2 to 4	40	9%	104.11	31%
Greater than 4	4	1%	24.16	7%
Totals	452	100%	330.92	100%

Source: PBC Planning Division, 2021 Existing Land Use, PBC Property Appraiser's Office

Figure 2 – Lot Sizes within Proposed Overlay



Most of the existing land uses within the proposed Overlay are residential or agricultural, with a handful of properties being utilized for civic or utility purposes, and the remaining lots are undeveloped. Approximately 75% of the acreage within the Overlay consists of residential uses on an average lot size of 0.61 acres and 20% of the Overlay acreage consists of agricultural uses (primarily nurseries and equestrian) with an average lot size of 2.5 acres. The remaining 5% of properties contain civic (places of worship) and utility uses, as well as undeveloped land.

Table 2 - Existing Land Use

Existing Use	Parcels	%	Acres	%
Ag/Equestrian	26	6%	65.05	20%
Residential	406	89%	247.29	75%
Undeveloped	17	4%	12.86	4%
Other (Civic/Utility)	3	1%	5.72	1%
Totals	452	100%	330.92	100%

Source: PBC Planning Division, 2021 Existing Land Use, PBC Property Appraiser's Office

Residential Densities in the Proposed Overlay. Residential densities within the proposed Overlay vary between the eastern and western halves. The eastern half has a LR-1 future land use designation and contains 44 residential lots situated on 83.87 acres, equating to an average residential lot size of 1.91 acres. The western half has a LR-2 future land use designation and contains 362 residential lots situated on 163.42 acres, equating to an average residential lot size of 0.45 acres.

Future Land Use Amendments. Since the adoption of the 1989 Comprehensive Plan, the Board considered several future land use amendments within the proposed boundaries.

- **Biltmore Acres (02-81 RES 1).** The western half of the previously described rural enclave was subject to a County corrective future land use amendment in 2002, from LR-1 to LR-2, in order to reflect the existing density of the subdivision. This change was for 391 parcels, totaling 196.28 acres.
- **Vo Professional Office (SCA 2019-014).** In 2018, a proposed future land use amendment for a 3.11 acre site at the northeast corner of Lantana Road and Colbright Road was submitted requesting a change from LR-1 to Commercial Low-Office (CL-O/1). Staff recommended denial as the request for medical office was out of character with the surrounding area and introduced higher intensity uses. The Planning Commission voted to recommend denial 13 to 2. Ultimately, the Board of County Commissioners (BCC) denied the amendment by a 5 to 2 vote at the December 19, 2021 public hearing.
- **Lantana Road Residential (LGA 2023-005).** In May 2022, a FLUA amendment for a 18.02 acre site at the northeast corner of Lantana Road and Fearnley Road. The proposed future land use amendment is requesting to change the future land use designation from Low Residential, 1 unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). The applicant is requesting additional density through the transfer of development rights program (36 units) and a 90% Workforce Housing bonus density (32 units) for a total of 104 units (5.77 units per acre). The applicant withdrew this amendment on June 14, 2023.

VI. Data and Analysis

This section provides data and analysis, including an examination of consistency with the Comprehensive Plan.

A. Proposed Biltmore Acres Lantana Rural Enclave Overlay

The amendment creates a new Overlay within the Comprehensive Plan and establishes a new sub-objective, policies, and boundaries for the Biltmore Acres Lantana Rural Enclave Overlay. The text amendment is depicted in strike out and underline changes to the Comprehensive Plan shown in Exhibit 1-A, and a revised Special Planning Areas Map is shown in Exhibit 1-B.

1. Rural Enclave Overlay Sub-Objective and Policies

The proposed policies for this amendment are derived from successful implementation of the Pioneer Road Rural Enclave Overlay policies and will create a framework for additional Rural Enclave Overlays that the Board may desire to initiate in the future. This method ensures efficient use of the Comprehensive Plan and removes the need to add redundant policy language. Rural Enclave Overlays adopted subsequent to this amendment would require an update to the Map Series, Special Planning Areas Map (LU 3.1) in addition to adding the name of the Overlay under proposed Policy 1.2.8-a. Each of the items of this amendment are described below.

- **New Sub-Objective 1.2.8: Rural Enclave Overlay** The new sub-objective establishes that the purpose of the Rural Enclave Overlay is to establish policies in the Comprehensive Plan which recognize the low density character of specific communities in the Urban/Suburban Tier and promotes the continuation of agricultural uses and retention of native vegetation.
- **New Policy 1.2.8-a: Boundaries.** The proposed boundaries include Lantana Road to the south, The Fountains Country Club and Golf Course to the east, Lake Worth Drainage District L-14 Canal to the north and a residential neighborhood known as Countrywood to the west, as previously shown in Figure 1. The final boundaries of the overlay are subject to change based upon Board direction through the public hearing process. Additionally, the policy allows additional Rural Enclave Overlays to be added in the future, should the Board adopt them.
- **New Policy 1.2.8-b: Residential Density.** This proposed policy will require that any method of obtaining an increase in density that is subject to final action by the Board of County Commissioners, must be approved by at least five members. The maps and data presented in the Background section demonstrate the low-density residential and agricultural land uses and larger lot sizes within the boundaries of the proposed Overlay. Property owners requesting a density increase greater than a site's existing future land use designation have various options available to pursue, including a land use amendment, rezoning, purchasing Transfer of Development Rights (TDRs) and/or Workforce Housing Program (WHP) density bonus. This policy will act as an additional layer to protect the character of the rural enclave, and serve as a means of garnering greater consensus on decisions affecting density.

The Comprehensive Plan currently contains several other instances in which an affirmative vote of 5 or more members of the BCC must be secured, including but not limited to: allowing additional amendment intake dates outside of scheduled rounds; conversion of lands to

residential within the Bioscience Research Protection Overlay (BRPO); changes to Lake Worth Drainage District (LWDD) owned preservation provisions in the Agricultural Reserve Tier; and, a similar policy adopted with the Pioneer Road Rural Enclave Overlay.

- **New Policy 1.2.8-c: Agricultural.** This policy will encourage the continuation of agricultural uses within the boundaries of the overlay which supports the existing character of the proposed Overlay as a low-density residential area with active nurseries, equestrian uses and large lot residential dwellings. Since adoption of the 1989 Comprehensive Plan, the County has recognized that there are Rural Residential areas with agricultural uses within the Urban Suburban Tier that provide a valuable contribution to the housing diversity and lifestyle choices in the County. Recent policy changes to the Plan regarding agricultural uses as they specifically relate to the Urban/Suburban Tier support this notion and encourage existing and new agricultural uses.
- **New Policy 1.2.8-d: Natural Environment.** This policy will encourage the preservation of native vegetation. The preservation of natural vegetation contributes to biodiversity and supports a variety of native wildlife, in addition to maintaining the high quality of life residents are currently enjoying. Removal of native vegetation is regulated by the Unified Land Development Code (ULDC) and subject to review and approval by the County's Department of Environmental Resources Management (ERM), except where preempted by state law.
- **Revise Special Planning Areas Map LU 3.1.** The amendment also proposes to revise Special Planning Area Map (LU 3.1) in order to identify the boundaries of the Overlay.

B. Consistency with the Comprehensive Plan – General

This proposed amendment will further several provisions in the Future Land Use Element (FLUE) of the Comprehensive Plan, including the items listed below. There are no inconsistencies with the policies in the Comprehensive Plan.

1. ***FLUE, C. County Directions.*** *The Future Land Use Element was created and has been updated based on input from the public and other agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. All contributed to the generation of the long-term planning directions, which provide the basis for the Goals, Objectives and Policies of the Future Land Use Element. These directions reflect the kind of community the residents of Palm Beach County desire.*
 1. ***Livable Communities.*** *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*
 2. ***Growth Management.*** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of*

development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.

4. **Land Use Compatibility.** *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*
5. **Neighborhood Integrity.** *Respect the integrity of neighborhoods, including their geographic boundaries and social fabric.*
15. **Agricultural and Equestrian Industries.** *Support and enhance agriculture and equestrian-based industries.*

Staff Analysis: The proposed Biltmore Acres Lantana Rural Enclave Overlay would further each of the above listed County Directions in recognizing the low density residential, agricultural, and equestrian character of the area. As established by existing Comprehensive Plan objectives and policies, rural enclave neighborhoods provide a unique alternative for County residents, adding to the diverse lifestyle and housing choices supported and encouraged by the County. The Overlay will reinforce the direction of urban growth trends away from this long-established rural residential enclave area towards more appropriate urban corridors within the Urban/Suburban Tier, thereby respecting the character, density, and geographical boundaries of the rural area. The Overlay will also encourage the continuation of agricultural and equestrian-based uses allowed within this area of the County, as well as the preservation of the natural environment.

2. **FLUE Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*
 1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
 2. *Providing for affordable housing and employment opportunities;*
 3. *Providing for open space and recreational opportunities;*
 4. *Protecting historic, and cultural resources;*
 5. *Preserving and enhancing natural resources and environmental systems; and,*
 6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Assessment: The proposed amendment will further this policy by encouraging low residential densities that are compatible with the existing character of the neighborhood, and by encouraging the continuation of existing agricultural uses and the preservation of existing native vegetation. By encouraging low density residential within the overlay area, the amendment could direct development that is compatible with the existing development pattern.

3. **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.*

Staff Analysis: The proposed amendment with establish an Overlay for the Biltmore Acres and Lantana Road area through the addition of several policies in the Future Land Use Element and amending the Special Planning Areas Map in the Comprehensive Plan Map Series. The policies proposed for the Overlay are specific to rural residential enclaves in the Urban/Suburban Tier with the intent to preserve the unique, low density and agricultural character of the area and is therefore consistent with this policy.

4. **FLUE Policy 2.2.1-p: *Rural Enclaves in the 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.*

Staff Analysis: This policy recognizes that rural residential enclave communities, such as the Biltmore Acres and Lantana Road area, continue to exist today within the Urban/Suburban Tier. These areas are typically characterized by low-density residential development, large lot sizes, and oftentimes support various agricultural uses and home based agri-businesses. These areas add to the diversity of lifestyle choices encouraged by the Comprehensive Plan. The proposed Overlay establishes formal recognition of the identified rural enclave.

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

Staff Analysis: The proposed Rural Enclave Overlay is the result of Board direction and the adoption of policy language directing the County to establish such overlays. The amendment establishes policies that encourage the continuation of existing agricultural uses, the retention of native vegetation and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval for proposed residential density increases within the boundaries. The proposed amendment fulfills this policy and is therefore consistent.

C. Unified Land Development Code Implications

This proposed amendment will not require subsequent revisions to the Unified Land Development Code (ULDC).

VII. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that “*Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....*”

- A. Intergovernmental Plan Amendment Review Committee (IPARC):** Notification was sent to the County’s Intergovernmental Plan Amendment Review Committee (IPARC), a clearinghouse for plan amendments, on February 8, 2023. At the time of the printing of this report, no objections to the amendment had been received through the IPARC process.
- B. Community Participation and Notification:** The Planning Division has encouraged public participation throughout the creation of the text, particularly with property owners located within the Proposed Boundaries of the Overlay. Correspondence received is added to Exhibit 2 throughout the amendment process. The following summarizes community participation:
- **Overlay Webpage:** In October 2022, the Planning Division created a webpage in order to share information about the proposed Overlay, such as meeting dates, maps, and the proposed Comprehensive Plan policies. Meeting agendas and a copy of the PowerPoint presentations from each of the community meetings were also made available on the webpage.
 - **Postal Mailing 1.** Letters were mailed notifying all 425 property owners of the proposed Overlay on October 24, 2022. Details of the letter included when the proposed Overlay was initiated, the intent of the BCC upon initiation, the first informational meeting date and location and the address of the website, which contains additional information as noted above. Information about the webpage and its direct web address have been included in all mailing letters.
 - **Informational Meeting 1:** On November 17, 2022, the Planning Division hosted the first of two informational meetings with property owners and interested parties. The purpose of this virtual meeting was to inform property owners about the newly-initiated overlay for the Biltmore Acres/Lantana Road area, provide an overview of the Comprehensive Plan and Overlays. The meeting concluded with staff providing information regarding the steps and timeline of the proposed overlay in addition to an opportunity for comments and questions from attendees. The date, time and location of the meeting were posted on the website and included in the letter sent via postal mail to owners of real property within the proposed overlay boundaries on October 24, 2022.
 - **Informational Meeting 2:** On January 18, 2023, the Planning Division held a second virtual informational meeting. Staff presented the draft policies of the proposed Overlay, provided a preliminary timeline and an opportunity for comments and questions. Following this meeting a representative of property owners within the

proposed Overlay submitted recommendations regarding policy language which is found in Exhibit 2. The time, date and place of the Planning Commission Public Hearing and BCC Transmittal Public Hearing was confirmed during this meeting and posted to the Overlay webpage. The meeting date and location of the second informational meeting was posted on the website.

- **Postal Mailing 2.** In addition to the above communications, public hearing notice by letter was mailed to all 425 property owners within the boundaries of the proposed Overlay on February 7, 2023. The notice contained information pertaining to the scheduled public hearings, as well as the preliminary policy language to establish the Overlay and a comment response form for property owners to provide their comments and indicate support or opposition to the Overlay.

C. Community Feedback: Staff is actively collecting comments from area property owners and interested parties. As previously mentioned, a preliminary copy of the proposed policies were sent to property owners along with a comment for and information regarding upcoming public hearing dates and locations. Tabular data regarding property owners support or opposition of the proposed overlay will be updated as comment forms and additional correspondence is received. In addition to the comment forms and emails received, a petition has been submitted with 123 signatures in support of the Overlay. Many of these signatures contain multiple people at the same address. As a result, all data has been consolidated. Staff has also received 11 additional letters of support from interested parties outside of the boundaries of the proposed Overlay. These letters can be found in Exhibit 2. However, these responses were not used in calculations relating to response rate and overall support or opposition within the community, which is meant to capture the opinions of affected property owners within the proposed boundaries. As of July 23, 2023, the following feedback has been received by the Planning Division:

Table 3 – Responses Received by Property Owner and Acreage

	Property Owner	Percentage	Acres	Percentage
Support	274	98%	226.24	88%
Oppose	7	2%	31.86	12%
Total	281	100%	258.10	100%

Table 4 – Responses Received as a Percentage of Total Owners and Acreage

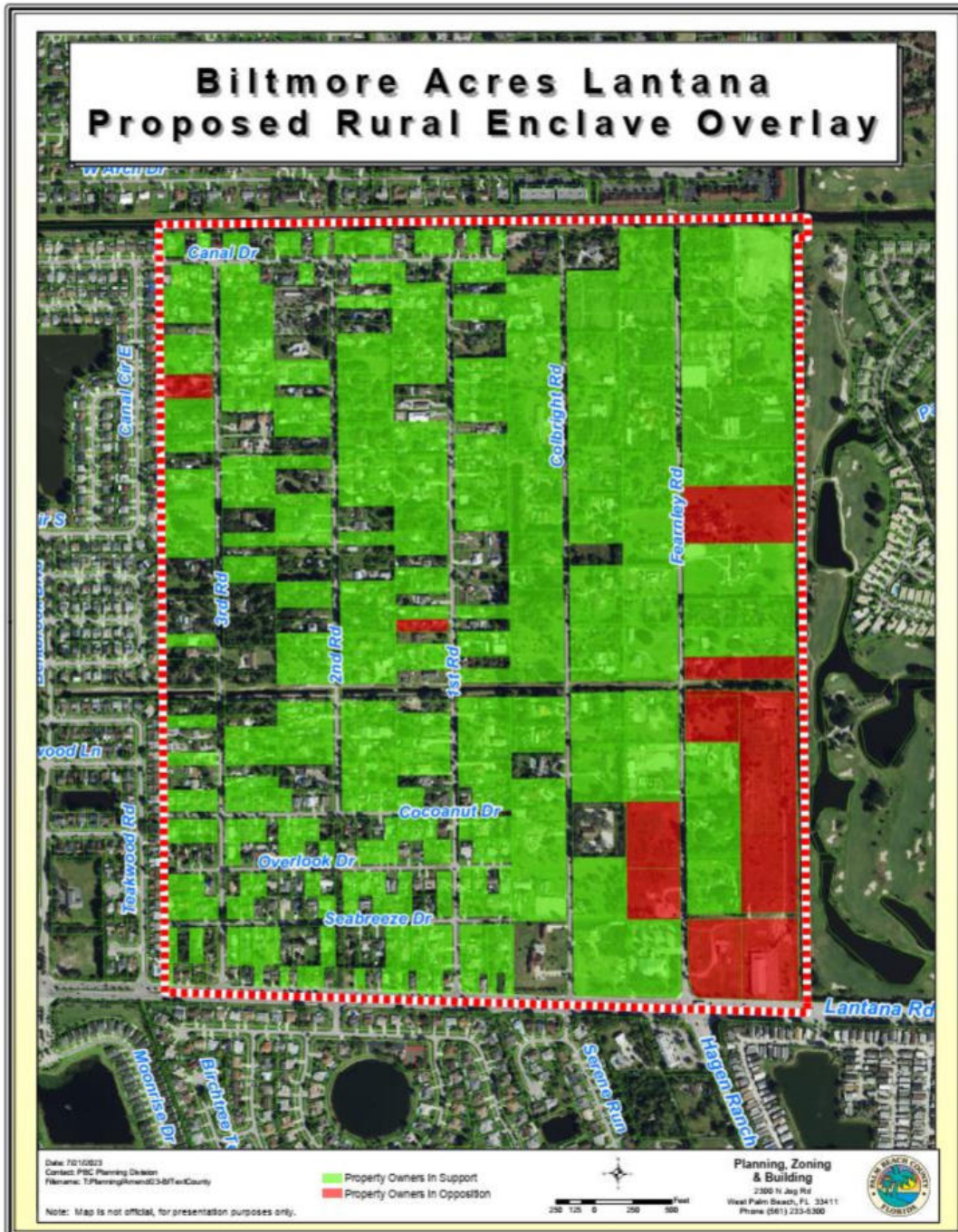
	Property Owner	Percentage	Acres	Percentage
Support	274	65%	226.24	68%
Oppose	7	1%	31.86	10%
No Response	144	34%	72.90	22%
Total	425	100%	331	100%

As shown in the above tables, responding property owners are heavily in favor of the proposed Overlay with 274 of the 281 (98%) in support and 7 of the 281 (2%) in opposition. This represents a response rate of 66%. The 274 property owners in support represent 65% of all property owners and their combined 226 acres equates to 68% of the total acreage of the Overlay. Those in opposition represent less than 2% of the property owners and 10% of the acreage within the Overlay. As of this writing, 34% of property owners,

representing 22% of the acreage within the Overlay, have not submitted comments to staff.

Responding property owners who support the Overlay have stated that they wish to protect and maintain the low density residential and agricultural uses in the area and the rural residential lifestyle. The four property owners who have submitted comment forms indicating opposition have also submitted comments stating a desire to retain the low density residential and agricultural uses, as proposed by the Overlay.

Figure 3 – Property Owners in Support or Opposition



VIII. Assessment and Recommendation

The Board of County Commissioners initiated this proposed amendment on September 22, 2022, with the intent of establishing this area as a Rural Enclave Overlay, to support the preservation of the current character of the area. The proposed amendment adds policies that encourage the continuation of existing agricultural uses, the retention of native vegetation, and encourage low residential densities within the Overlay by requiring an enhanced level of Board approval (by requiring an affirmative vote of at least 5 members of the Board) for any proposed residential density increases within the boundaries.

Beginning in October of 2022, Planning Division staff coordinated with property owners and interested parties utilizing several methods to communicate information and solicit community feedback. Community outreach methods performed by staff included creating a public information webpage, hosting virtual informational meetings, and postal mailings to 425 property owners in order to provide notice and request feedback. These outreach efforts are detailed in Part VII, Section B, *Community Participation*. At the time of publishing this report, staff has received 281 property owner responses, resulting in a 66% response rate. Of the correspondence received, 274 of the 281 responding property owners (98%) support the Overlay, whereas 7 of the 281 respondents (2%) are opposed. Four property owners who submitted comment forms indicating opposition have also submitted comments stating a desire to retain the existing state of the area, including low density residential and agricultural uses, which are policies proposed in the Overlay. Based on the responses received to date, a majority of responding property owners are in favor of the proposed Overlay. Correspondence received throughout the public hearing process will be added to Exhibit 2.

As such, staff recommends **approval** of the amendment.

Attachments

Exhibit 1A – Proposed text changes in strike out and underline format	E – 1
Exhibit 1B – Map Series, Special Planning Area Map LU 3.1 to be updated	E – 2
Exhibit 2 – Correspondence	E – 4
Exhibit 3 – Community Response Data History	E-177

Exhibit 1

A. Future Land Use Element, Biltmore Acres Lantana Rural Enclave Overlay

REVISIONS: To revise the Future Land Use Element to establish the Biltmore Acres Lantana Rural Enclave Overlay. The added text is underlined, and the deleted text ~~struck out~~.

1. **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.

2. **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 Fearnley/Colbright Road

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

3. **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 future land use amendments, residential rezoning, Transfer of Development Rights Program, and Workforce Housing Program bonus shall require approval by at least five members of the BCC.

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

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

B. Map Series, Special Planning Areas Map LU 3.1, Biltmore Acres Lantana Rural Enclave Overlay

REVISIONS: To update and replace the Special Planning Areas Map LU 3.1. Map to be deleted.

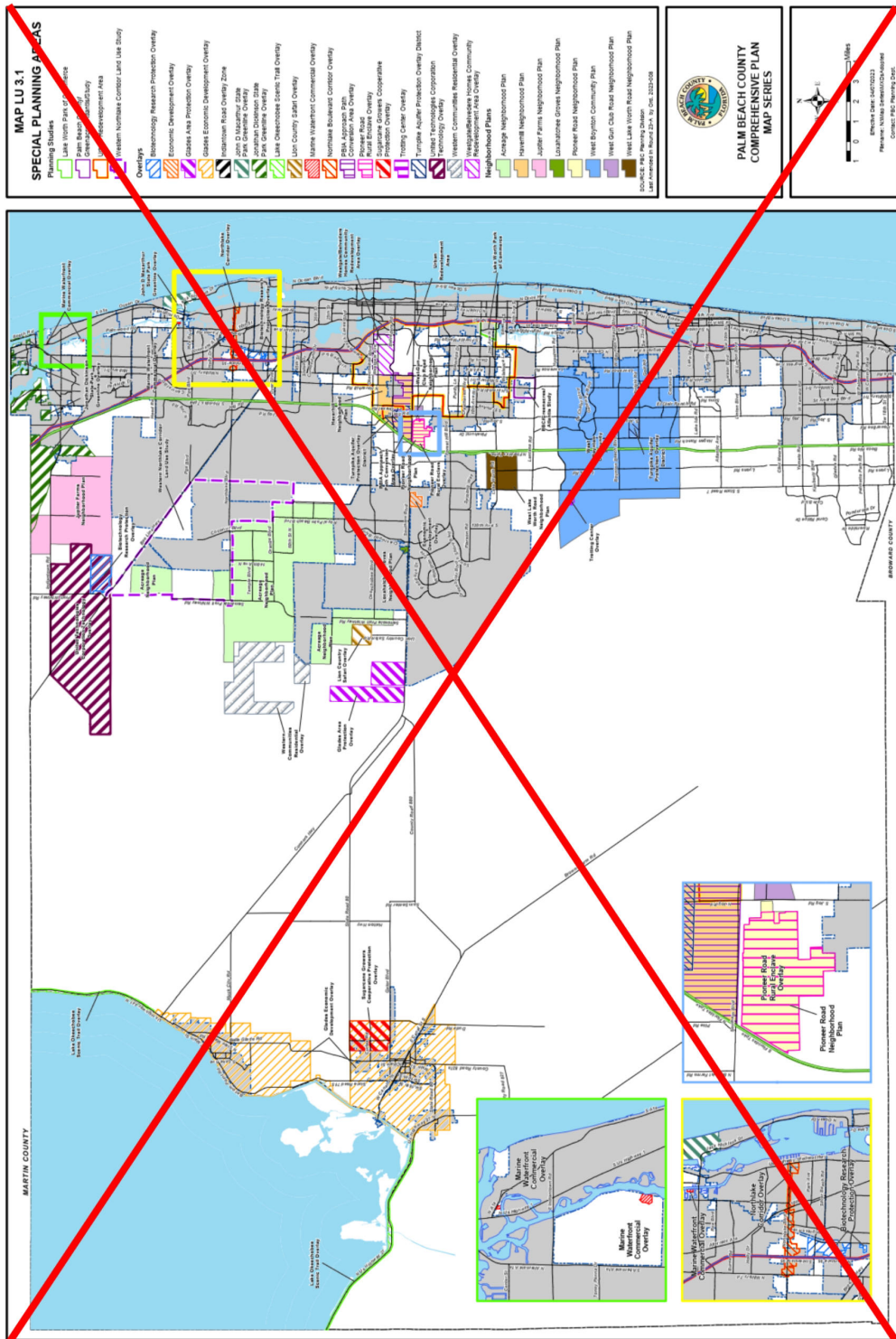


Exhibit 2 Correspondence

Jerry Lodge J.

From: C REIVE <pinxrn@bellsouth.net>
Sent: Wednesday, January 18, 2023 3:39 PM
To: Jerry Lodge J.
Subject: Fearnley Rd and Biltmore Acres overlay petition
Attachments: Fearnley Rural overlay petition.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi Jerry- attached please find the signature pages that I have at this time (approximately 142)- all of Fearnley and Colbright Rd signed). Thank you for the presentation today.
Carol

Copy

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incrogruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1st, 2nd, 3rd Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

f

Name	Signature	Address	Phone/email
Blair Kintz	[Signature]	5178 Fearnley Rd	561 888 3402
DENNIS PLETICHA	[Signature]	6756 KALES Way	561-373-4996
LYNDA Wilson	[Signature]	5200 Fearnley Rd	561-373-4996
Richard Wilson	[Signature]	5200 Fearnley Rd	561-373-4996
Edgar Torres	[Signature]	5074 Fearnley Rd	561-358-1489
Iman Mohamed	[Signature]	5313 Colbright Rd	561 319 6696
Debbie Daguar	[Signature]	5338 Colbright Rd	561 358 1608
Michelle LeConte	[Signature]	5106 Dalewood Ln	Lake Worth FL 33467
Joseph Pethia	[Signature]	5418 Fearnley Rd	561-385-7947
MARY PETHIA	[Signature]	Lake Worth	561 702 6675
Marissa LeConte	[Signature]	5106 Dalewood N	Lake Worth FL 33467
Alicia Pignata	[Signature]	5268 Fearnley Rd	FL 33467 561 5268
VICTOR PIGNATA	[Signature]	5268 Fearnley Rd	FL 33467 561 969 9782
Daniel Bock	[Signature]	5210 Fearnley Rd	Lake Worth FL 33467
Rick Steiner	[Signature]	5186 Fearnley Rd	LW 33467 561 313 4937
Isidore Silber	[Signature]	5479 Fearnley Rd	LW FL 33467
Benny Deke	[Signature]	5417 Fearnley Road	Lake Worth, FL 33467
John Deke	[Signature]	2374 Colbright Rd	Lake Worth, FL 33467
William Lucas	[Signature]	5589 Fearnley Rd	Lake Worth FL 33467
John Lucas	[Signature]	5589 Fearnley Rd	Lake Worth FL 33467
Sonia Guadagnini	[Signature]	6222 Fearnley Rd	Lake Worth FL 33467
Joe Bum	[Signature]	7397 Overlook Dr	Lake Worth FL 33467
Erly Brite	[Signature]	7397 Overlook Dr	Lake Worth FL 33467
Ryan Britton	[Signature]	5546 2nd Road	L.W. FL 33467

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Name	Signature	Address	Phone/email
Vincent Foulon	[Signature]	5567 2nd Road, Lake Worth	
* Kyle Irwin	[Signature]	7586 Coconut Dr	(561) 281-0914
Arabella Irwin	[Signature]	7586 Coconut Dr	Lake Worth

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5416
L

Name	Signature	Address	Phone/email
LEO COBB	<i>Leo Cobb</i>	5037 FEARNLEY RD	(561) 965-9837
MARIBRIEZ	<i>Maribriez</i>		
Justin Rodas	<i>Justin Rodas</i>	5355 Fearnley Rd	561-596-6208
Christine Green	<i>Christine Green</i>	7209 Shady Grove Ln	954-263-6629
James Ward	<i>James Ward</i>	925 South B Street, Lake Worth Beach	(561) 572-1163
Rosa Gomez	<i>Rosa Gomez</i>	925 S B St LWB	561-572-1493
Debbie Martin	<i>Debbie Martin</i>	5407 Fearnley Rd	561-451-7074
Taylor Mauney	<i>Taylor Mauney</i>	954-562-4091	
ERIKA LOPEZ	<i>Erika Lopez</i>	883 W RAMBLING DR, WELLINGTON FL	561-495-6977
Warro, Dan L	<i>Warro, Dan L</i>	6709 Brookhurst Circle Lake Worth	561-376
Ann Pachankis	<i>Ann Pachankis</i>	17244 36 th St N	
LENORE ARTIS	<i>Lenore Artis</i>	839 Summit Bl WPB, FL 33405	561-534-0000
JAMES EASON	<i>James Eason</i>	5729 Fearnley Rd LW	
Elizabeth Doll	<i>Elizabeth Doll</i>	5179 Fearnley Rd	
Stevanie Leuke	<i>Stevanie Leuke</i>	5106 Dalewood Lane, Lake Worth, FL	33462 561-401
JANET HERNANDEZ	<i>Janet Hernandez</i>	5074 Fearnley Rd Lake Worth, FL	33467
Nicholas Torres	<i>Nicholas Torres</i>	5074 Fearnley Rd Lake Worth, FL	33467
John Murphy	<i>John Murphy</i>	5280 Colbright Rd Lake Worth FL	33467
Catalina Gonzalez	<i>Catalina Gonzalez</i>	5212 Colbright Rd	561-773-7796
Kari Kuchersford	<i>Kari Kuchersford</i>	5562 1st Road LW FL	33467 (561) 722-5646
Kevin Ruckert	<i>Kevin Ruckert</i>	5562 1st Road LW FL	33467 561-722-5646
Joe Carter	<i>Joe Carter</i>	5620 3rd Rd Lake Worth	33467
Danny Izarray	<i>Danny Izarray</i>	7526 Coconut Dr Lake Worth	561-317-6527
Gayle Shivers	<i>Gayle Shivers</i>	5322 1st Rd. L.W.	561-422-4550
Michelle Corwin	<i>Michelle Corwin</i>	5530 Fearnley Rd Lake Worth FL	33467

Leather Shores Garcia 5322 1st Rd.	ccunhlyoksa
Serena Shores 5322 1st Rd	
Angel Garcia 5322 1st Rd.	ccunhlyoksa@Aol.com
Bob Shores 5322 1st Rd.	mingles55@AOL.COM

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Name	Signature	Address	Phone/email
ALEGRA SPAULDING	<i>Alegria M. Spaulding</i>	7672 FOREST GREEN LA BOYNTON	561 715-5054
LILY LEE	<i>Lily Lee</i>	5281 TEXAS COX RD LW 33167	pulgariendo820@gmail.com
GRANT WANTS HOUSE	<i>Richard Elliott</i>	5675 1 ST RD	MADE FOR YOU FABRICATION @SMALL (561) 714-7430
Richard Elliott	<i>Richard Elliott</i>	5266 2 ND	561-499-9007
Alyssa Urban	<i>Alyssa Urban</i>	7331 OVENOOK DR.	Jul-225-0178 tanpenningat
John D'Aguiar	<i>John D'Aguiar</i>	5338 Colbright Rd	561-396-0255 Johnnyredd
John G D'Aguiar	<i>John G D'Aguiar</i>	5338 Colbright Rd	561 358 0335 newlookcabinets.com
Diane Hogan	<i>Diane Hogan</i>	5265-1st Rd LW	D.hogan 3275@gmail.com
Diane Hogan	<i>Diane Hogan</i>	5265-1st Rd LW	D. Hogan 3275@gmail.com
Linda Stuart	<i>Linda Stuart</i>	5260-2nd Rd LW	staalkets@att.net
Joel Stunt	<i>Joel Stunt</i>	5260 2nd Rd. New	Lipdoge@gmail.com
Alex Petrell	<i>Alex Petrell</i>	7612 Seabreeze Dr.	561-39-6927
Jamatha Pickrell	<i>Jamatha Pickrell</i>	7612 Seabreeze dr.	561-324-8668
Alex Hansen	<i>Alex Hansen</i>	6069 Walnut Hill dr	561-223-0489
Diane & Charles Rinehart	<i>Diane & Charles Rinehart</i>	5420 1st Rd	561-964-1235
Alma S. Gutierrez	<i>Alma S. Gutierrez</i>	7424 Canal DR	561 719 3076 Alma Gutierrez
Alma S. Gonzalez	<i>Alma S. Gonzalez</i>	7424 Canal Dr.	561 808 9933 AJR STONE
Adrian Perez	<i>Adrian Perez</i>	7424 Canal Dr.	561 701 4696 Adrian Perez
Stacey Tibbs	<i>Stacey Tibbs</i>	1500 Woodland Creek Ln, LW	33461 561.603.4423
LINDSAY McBlay	<i>Lindsay McBlay</i>	5310 3rd RD	561 307 4544
James Bradley	<i>James Bradley</i>	5714 1 ST RD	561-242-3323
Mary Bradley	<i>Mary Bradley</i>	5714 1 ST RD	561-242-3321
Stephen Swann	<i>Stephen Swann</i>	7457 Overlook dr	561-502-286
Erica Byrd	<i>Erica Byrd</i>	7457 Overlook dr	561-350-179
Cristy Kenworthy	<i>Cristy Kenworthy</i>	5517 2nd rd	561 433 9170

John Gonsman	5165 1 st Rd	561-308-2094
Tina Gonsman	5167 1 st Rd	561-704-1140
Adela Almaran	5396 2nd Rd.	561.727.7722
Ruben Almaran	5396 2nd Rd.	561.719.1327

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Name	Signature	Address	Phone/email
Alkki Young		5178 Fearnley	R5Y61709@colco
PAM KALK		3407 Fearnley	mmainc@bellsouth.net
Joseph David Hall		Fearnley Rd	5407 Fearnley RD
Ashley Martin		5407 Fearnley Rd	601.777.9703
Dorinda Horton		5311 Fearnley Rd	

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Name	Signature	Address	Phone/email
Annette Boggs	Annette Boggs	5141 Fearnley Rd	
Dike Boggs	Dike Boggs	Spaise	Lakeworth Fl 33467
Robert Guerrero		5214 2st rd.	954655-1611
Lesly Guerrero		"	Nextlevelcooling@gmail.com
L Gonzalez	L Gonzalez	7486 Overlook Ln	
W Sanchez	W Sanchez	7486 Overlook Ln	
LISA Ortiz		7470 Canal Dr.	
Shannon Jurnas	Shannon Jurnas	7642 Seabreeze Dr.	7025444348
Andy Seeger	Andy Seeger	7642 Seabreeze Dr	561-255-4253
Jessica Burge	Jessica Burge	5213 2nd Rd	Lake Worth Fl 33467 561-452-2100
David Burge	David Burge	5213 2nd Rd	Lake Worth Fl 33467 561-452-1800
AUSTIN TRIGG	Austin Trigg	5213 2nd Rd	Lake Worth Fl 33467 561-506-2277
Charles E Stout		5387 Colbright Rd	561-358-1057
Candace Thomas		5387 Colbright Rd	561-523-5459
Peggy Lee		5355 1st Rd	561-348-7251
Jesenia Cardona		5270 Colbright Rd	954 278 4918
Lisa D'Andrade			
Lyndan D'Andrade			

anyone who lives in palm beach farms Carol on Fearnley
 Kelly stel-707-3309
 stel-389-0306

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Name	Signature	Address	Phone/email
Jose GONZALEZ	[Signature]	5212 Colbright RD	561-901-3522
Maggie Gonzalez	[Signature]	5212 COLBRIGHT RD	561-901-3522
Maria Susking	[Signature]	5160 Colbright Road	954-275-7602
Wyatt Shindling	[Signature]	5160 Colbright Road	561-231-3037
Carolina Shindling	[Signature]	5160 Colbright Rd	561-310-0905
CARRIE Buxton	[Signature]	5515 Colbright RD	561-635-8645
ROY HALL	[Signature]	5515 Colbright RD	561-355-967
WILLIAM Buxton	[Signature]	5515 Colbright RD	561-588-1402
Andre Souza	[Signature]	5516 Colbright Rd	941-441-8419
Andre Souza	[Signature]	5516 Colbright Rd	941-223-3333
Linda Phipps	[Signature]	5357 Colbright Rd	561-289-3478
Bob Chipp	[Signature]	" " "	561-289-3478
Isabelo Requena	[Signature]	5426 Colbright Rd	561-308-6713
Thomas Miller	[Signature]	5417 Fearnley Road	561-352-8850
Thomas Miller	[Signature]	5417 Fearnley Road	561-350-1216

matt.shindling@gmail.com

Jerry Lodge J.

From: richard grosso <richardgrosso1979@gmail.com>
Sent: Friday, January 20, 2023 3:36 PM
To: Jerry Lodge J.
Cc: C REIVE; Jeff Gagnon; Stephanie Gregory; Jerome Ottey; richard grosso
Subject: Re: Follow up from 1-18-23 Overlay Info Meeting
Attachments: Comment Letter Re Biltmore Acres Lantana Rural Enclave Overlay.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I really appreciate you following up Mr. Lodge. Thank you. Having reviewed the proposed code changes and the draft overlay language, we continue to believe that meaningful protection of this neighborhood will require more specific comprehensive plan language.

Please consider the attached proposal for revisions to the current draft of the overlay language.

We really appreciate your consideration.

RG

Richard Grosso, Esq.
Richard Grosso, P.A.
6919 W. Broward Blvd.
Plantation, FL 33317
Mailbox 142

richardgrosso1979@gmail.com
954-801-5662

richardgrossopa.com [richardgrossopa.com]

Richard Grosso, Esq.

Richard Grosso, P.A.

6919 W. Broward Blvd.

Plantation, FL 33317

Mailbox 142

richardgrosso1979@gmail.com

954-801-5662

richardgrossopa.com

January 20, 2023

via email to: GLodge@pbcgov.org

Jerry Lodge Jr., Planner II
Palm Beach County Planning Division
GLodge@pbcgov.org

Re: Biltmore Acres Lantana Rural Enclave Overlay

Dear Mr. Lodge,

I write on behalf of Carol Reive & Chris White, two homeowners and longtime residents in the community the proposed Biltmore Acres Lantana Rural Enclave Overlay is intended to protect. I appreciated the informational meeting earlier this week and the opportunity to review the proposed Comprehensive Plan language available at [https://discover.pbcgov.org/pzb/planning/PDF/Amendments/1-18-23 Informational Meeting.pdf](https://discover.pbcgov.org/pzb/planning/PDF/Amendments/1-18-23%20Informational%20Meeting.pdf)

I have reviewed that draft language and feel strongly that the language needs to be much more specific in order to have its intended effect. Among other considerations, my 30 years of land use law experience have made clear that the words "encourage" in a comprehensive plan have no impact. Section 163.3177 (1), Fla. Stat. mandates that a comprehensive plan "establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations."

With these considerations in mind, I have attached a set of proposed changes to the draft language, which I hope the Count will consider amending into the draft prior to final adoption.

We really appreciate your work on this project.

Sincerely



Richard Grosso

Cc: Carol Reive
Chris White

SUGGESTED IMPROVEMENTS TO DRAFT OVERLAY LANGUAGE

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 and maintain the unique, low density character of communities within the Tier that assist in providing a diversity of lifestyles and promotes the continuation of agriculture.

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.

NEW Policy 1.2.8-b: Residential Density.

The County allows only ~~encourages~~ low residential densities within the Rural Enclave Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in or allow a higher- residential density greater than is currently allowed, including but not limited to tier changes, future land use amendments, and residential rezoning, or any change to the text of the Comprehensive Plan or Unified Land Development Code, shall require approval by at least five members of the BCC, or, in the event the BCC membership exceeds 7 members, a majority plus 1 of the membership of the BCC then in office.

NEW Policy 1.2.8-c: Agriculture and Rural Character.

The continuation of agricultural uses and rural character ~~is encouraged~~ within the Rural Enclave Overlay is the purpose of this Overlay, and, to that end, any application seeking an increase in allowable intensity or density of use must affirmatively demonstrate that:

- i. There is inadequate land available in the County's urban or suburban tiers to meet a demonstrated demand for the use proposed by the applicant.
- ii. Binding conditions governing any such use will require densities and structure types comparable to the existing uses within the Overlay, and lighting and landscaping requirements and limitations that protect the character of surrounding uses.;
- iii. The proposed uses will not inhibit the continued agricultural use or rural character of surrounding and neighboring uses
- iv. The proposed uses will not encourage or support the additional increased in density or intensity on other properties within or adjacent to the Overlay.

NEW Policy 1.2.8-d: Natural Environment.

The retention of native vegetation within the Rural Enclave Overlay is ~~encouraged~~ required, except for the minimum clearing of vegetation required to allow the construction of allowable uses. All landscaping of exterior and common areas, and within individual lots, shall be limited to native groundcover, shrub, and tree species.

Jerry Lodge J.

From: richard grosso <richardgrosso1979@gmail.com>
Sent: Tuesday, February 28, 2023 9:34 AM
To: DavidSerle@remax.net; john@jrccg.com; penny@pompei.com; jaynisberg@gmail.com; sarahcpardue@gmail.com; nbrahs@gmail.com; rothcosys@comcast.net; Sam@designbybentley.com; sbsiegel@teamsiegel.com; vinikoor@bellsouth.net; restopekdc@gmail.com; safefarm@aol.com; ankur76@msn.com; ajones-vann@wpb.org
Cc: Kevin Fischer; Jerry Lodge J.; Stephanie Gregory; C REIVE; Chris White; richard grosso
Subject: Biltmore Acres Lantana Rural Enclave Overlay
Attachments: Letter to Planning Commission Re Biltmore Acres Lantana Rural Enclave Overlay 2.28.23.pdf

This Message Is From an External Sender

This message came from outside your organization.

Dear Chair Stopek and members of the Planning Commission,

I write on behalf of Carol Reive & Chris White, homeowners and longtime residents within the community that is the subject of the proposed Biltmore Acres Lantana Rural Enclave Overlay. We greatly appreciate and support this effort to protect this unique neighborhood. The attached recommendations for modifications to the proposed language would in our view result in the most meaningful comprehensive plan language that would most effectively ensure that the intent of the Overlay is fulfilled.

I look forward to addressing the Commission in person next Friday.

We thank you for your consideration.

Sincerely,

RG

Richard Grosso, Esq.
Richard Grosso, P.A.
6919 W. Broward Blvd.
Plantation, FL 33317
Mailbox 142

richardgrosso1979@gmail.com
954-801-5662

richardgrosso.com [richardgrosso.com]

Richard Grosso, Esq.
Richard Grosso, P.A.
6919 W. Broward Blvd.
Plantation, FL 33317
Mailbox 142
richardgrosso1979@gmail.com
954-801-5662
richardgrosso.com

February 28, 2023

via email to:

Chairman Rick Stopek, and Members,
Palm Beach County Planning Commission

Re: Biltmore Acres Lantana Rural Enclave Overlay

Dear Chair Stopek and members of the Planning Commission,

I write on behalf of Carol Reive & Chris White, homeowners and longtime residents in the community the proposed Biltmore Acres Lantana Rural Enclave Overlay is intended to protect. **We ask the Commission, at its upcoming March 10 meeting, to support the proposed Comprehensive Plan amendment language presented by staff, with the incorporation of our suggested wording in the attached document.** We had previously submitted our proposed changes to County planning staff, who did not feel they were in a position to recommend any changes themselves. We appreciate their courtesies and consideration, but feel strongly that the suggested wording is necessary to ensure that the Overlay will have a meaningful impact. The draft language should be much more specific to have its intended effect. Among other considerations, the words "encourage" in a comprehensive plan have no impact. Section 163.3177 (1), Fla. Stat. mandates that a comprehensive plan "establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations."

I intend to be present March 10 to explain our proposed changes in person and answer any questions you may have. We thank you very much for your consideration of our proposal.

Sincerely,



Richard Grosso

Cc: Carol Reive and Chris White
Kevin Fischer, Palm Beach County
Jerry Lodge Jr. Palm Beach County
Stephanie Gregory, Palm Beach County

SUGGESTED IMPROVEMENTS TO PROPOSED OVERLAY LANGUAGE

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 and maintain the unique, low density character of communities within the Tier that assist in providing a diversity of lifestyles and promotes the continuation of agriculture.

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

NEW Policy 1.2.8-b: Residential Density.

The County ~~allows only encourages~~ low residential densities within the Rural Enclave Overlay. Applications requiring approval by the Board of County Commissioners (BCC) that result in or allow a higher- residential density greater than is currently allowed, including but not limited to tier changes, future land use amendments, and residential rezoning, or any change to the text of the Comprehensive Plan or Unified land Development Code, shall require approval by at least five members of the BCC, or, in the event the BCC membership exceeds 7 members, a majority plus 1 of the membership of the BCC then in office.

NEW Policy 1.2.8-c: Agriculture and Rural Character.

The continuation of agricultural uses and rural character is encouraged within the Rural Enclave Overlay is the purpose of this Overlay, and, to that end, any application seeking an increase in allowable intensity or density of use must affirmatively demonstrate that:

- i. There is inadequate land available in the County's urban or suburban tiers to meet a demonstrated demand for the use proposed by the applicant.
- ii. Binding conditions governing any such use will require densities and structure types comparable to the existing uses within the Overlay, and lighting and landscaping requirements and limitations that protect the character of surrounding uses.;
- iii. The proposed uses will not inhibit the continued agricultural use or rural character of surrounding and neighboring uses
- iv. The proposed uses will not encourage or support the additional increased in density or intensity on other properties within or adjacent to the Overlay.

NEW Policy 1.2.8-d: Natural Environment.

The retention of native vegetation within the Rural Enclave Overlay is ~~encouraged~~ required, except for the minimum clearing of vegetation required to allow the construction of allowable uses. All landscaping of exterior and common areas, and within individual lots, shall be limited to native groundcover, shrub, and tree species.



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2/24/23 Phone: 561.901.7937 Email: Hart7682@pbco.com

Owner/Business Name: Joseph + Regina Hart

Address: 7682 Coconut Drive

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: Please keep our neighborhood (Biltmore Acres)
a rural enclave, quietly - we love our urban
suburban lifestyle here for almost 30 years.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbco.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: Joe Hart <hart7682@yahoo.com>
Sent: Saturday, February 25, 2023 8:50 AM
To: Jerry Lodge J.
Subject: Biltmore Acres Rural Enclave Overlay
Attachments: Biltmore Acres Rural Enclave Overlay 7682 Coconut Dr.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Mr. Lodge, attached is our response to the Biltmore Acres Rural Enclave Overlay proposal. We are residents of this beautiful neighborhood for almost 30 years and would like to keep this neighborhood as it is. There are too many changes in Palm Beach County due to expansive growth and many, many developments with zero lot lines or the ability to make your residence a home because of HOA restrictions. Please do not change our neighborhood.

Thank you

Mr. & Mrs. Joseph Hart
7682 Coconut Drive,
Lake Worth, FLO 33467



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2-17-2023 Phone: 561-358-9557 Email: akram.boughannam@gmail.com

Owner/Business Name: Akram & Nada Bou-Ghannam

Address: 5720 Fearnley Rd.

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
- or-
- I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: Thank you.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2/22/23 Phone: 5615232545 Email: _____
Owner/Business Name: Marie Resch
Address: 7615 COCOANUT DR
City/State/Zip: Lakeworth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form with your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2/23/23 Phone: 561-676-1628 Email: lifecofcen@gmail.com

Owner/Business Name: Daniel Perez

Address: 7673 Seabreeze Drive

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We value the low density residential community that we live in. We also value the agricultural-residential zoning of our property and subsequent ability to use our property for agricultural purposes.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2/22/23 Phone: 5617148077 Email: Tkcshep@yahoo.com
Owner/Business Name: Tarista + Ken Sheppard
Address: 7555 Coconut Dr
City/State/Zip: Lake Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/21/23 Phone: 561 389 7597 Email: nessa1178@gmail.com
 Owner/Business Name: Vanessa Giambardo
 Address: 7556 Coconut Drive
 City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Many people who live in this small residential agricultural neighborhood expect to continue the rural lifestyle and retain its rural character. I purchased my home in this area to enjoy its beauty and agricultural uses free from compacted residential communities, commercial and industrial development. In addition to above, I am against adding more residential communities and commercial development as this will tremendously increase the vehicular volume that comes with higher residential density and the impact this has on the environment. We want to protect the rural character outside of urban growth boundaries.
Please allow our small residential agricultural community to remain free of a more intense residential and economic development. Thank you.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2-17-23 Phone: 561-502-2864 Email: Came rat.55@gmail.com

Owner/Business Name: Stephen Swann

Address: 7457 Overlook Drive

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/21/2023 Phone: (561)319-4841 Email: LadyProverb@gmail.com

Owner/Business Name: Christopher and Lindsey Merk

Address: 5587 3rd Road

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I, Lindsey Merk, grew up here. I loved it so much that when I grew up, got married and had children I moved back here. It's important to me that the way of life I grew up loving stays the same for my children and many generations to come. Traffic, crime and building has already increased over the years. I fear that if our zoning changes that more housing will only increase more to make this area unbearable to live. Myself, my husband and many others in this neighborhood are passionate about our rural way of life which includes our farm animals, plants, trucks, low traffic, low crime, open spaces and NO high density building. Thank you. PLEASE ALLOW OUR OVERLAY so that we can preserve our way of life and stop more crime and traffic!

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/21/2023 Phone: 561-267-4629 Email: Carol.a.culler@gmail.com

Owner/Business Name: Carol Culler

Address: 7600 Overlook Dr.

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2/19/2023 Phone: 561-635-8045 Email: carrie@buxtonequine.com

Owner/Business Name: CARRIE BUXTON

Address: 8515 COLBRIGHT RD, LAKE WORTH, FL 33467

City/State/Zip: _____

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2-13-23 Phone: 561-315-1076 Email: Shereep74@gmail.com

Owner/Business Name: Sheree Carter

Address: 7555 Canal Drive

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I would like the neighborhood that I
just bought a house in to remain as it is.
This is why we bought a house here.

Thank-you

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/7/23 Phone: 561-707-3309 Email: pinxon@bellsouth.net

Owner/Business Name: Carol Reive

Address: 5714 Feunley Road

City/State/Zip: Lake Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
 Thank you for your work on our rural overlay. The Biltmore Acres / Feunley / Delbright neighborhood is over 50 years old and has always been a rural area. It serves as a neighborhood greenspace where local people bring their children to ride horses, buy fruits + plants, cycle & appreciate our community. In my 20 years here we have had multiple attempts at highly dense incompatible development to "wedge" into our neighborhood. Residents moved & stayed here as they can run their ag businesses, park their personal work truck, raise their children in a close knit community without a cost prohibitive HOA interfering. We live here as we want a rural lifestyle. We represent one of the last rural enclaves in unincorporated Palm Beach County as identified in the planning staff's report for the Pioneer Road overlay. We are in support of this overlay & deserved of its protection.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2/17/23 Phone: 561 374 2861 Email: bidgetkeltner@gmail.com

Owner/Business Name: Bidget Keltner

Address: 7375 Canal DR, Lake Worth, FL 33467

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Multiple horizontal lines for writing comments.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2-18-23 Phone: 5612483321 Email: therednecks@bellsouth.net

Owner/Business Name: James and Mary Bradley

Address: 5714 1st Road

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I (Mary) was 8yr old when I moved w/ my family into Biltmore Acres. My mother continues to live in our childhood home. My brother and I chose to buy in Biltmore Acres and raise our families; as well. The Rural overlay has benefits mentally, socially, and economically. When the pandemic hit it caused a disruption in the food supply; causing hardship for families and individuals. Home gardening and raising chickens for eggs provided better mental and economical. It also provided an important role in nutritional security. The social benefits included fostering interactions, collaboration building connections, and a sense of community; within Biltmore Acres. Economically, it reduced grocery expense, increased income, and property values. These are a few benefits why ~~we~~ I support the continuation of the Rural overlay, and leave it as it has been for the last 52 years.

Mary Bradley

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



**Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division**

Date: 2/16/23 Phone: 561 4391077 Email: jean.bransch@gmail.com

Owner/Business Name: JEAN BRASCH

Address: 7397 CANAL DR.

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
50 year resident of Biltmore Acres
Want to continue our rural lifestyle as is.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2-20-23 Phone: 561 968 1525 Email: GSwann 55336 bcllsc

Owner/Business Name: Glenda Swann

Address: 7470 Overlook Dr.

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

My husband and I moved to Biltmore Acres; in 1980
We raised 3 children 2 of whom since raised
their children; in Biltmore Acres as well.

I am aware of 5 other families that my
children grew up with who as well has
moved back into Biltmore Acres to raise
their families.

Research has shown rural neighborhood have become more
appealing to the millenials; versus the Country Club
living. Therefore, changing the status of the
Overlay. will effect not only those of us who chose
to move here 43 years ago for the rural environment
but the future generations; as well.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/16/2023 Phone: 561-633-1923 Email: BOFNC59@a Gmail.com

Owner/Business Name: Sheila Kay Hayes

Address: 7315 Overlook Drive

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
We want the Rural Enclave Overlay. I have been
a home owner here and live here for over 30 years.
I speak for most of the home owners here that we want to
protect the low density residential / agricultural status permanently

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: Dave Gwynn <davidgwynn7455@comcast.net>
Sent: Thursday, February 16, 2023 4:33 PM
To: Jerry Lodge J.
Subject: Biltmore Acres Lantana Rural Enclave Overlay
Attachments: Lantana Rural Enclave Overlay.jpg

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

David and Kathy Gwynn
7455 Canal Drive
Lake Worth, FL 33467

Dear, Mr. Lodge,

please find attached our completed Property Owner Comment Form for Biltmore Acres Lantana Rural Enclave Overlay form.
We support the overlay.

However, we have been advised about the Lantana Road Residential Development on the old nursery property on Lantana and Fearnley Road. It is our understanding that it proposes building 104 - 2 story townhouses on the property . We are against this proposal and encourage you to vote against it. My wife and I have lived here for 29 years and raised our two sons here. We want to preserve our rural life style and keep traffic down on Lantana Rd.

We thank you for your support on this matter.



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/16/23 Phone: (561)385-0768 Email: DAVIDGWYNN7455@COMCAST.NET

Owner/Business Name: DAVID AND KATHY GWYNN

Address: 7455 CANAL DRIVE

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
WE HAVE BEEN ADVISED BY OUR NEIGHBORS
THAT THERE IS A PROPOSAL GOING BEFORE THE
PLANNING COMMISSION TO DEVELOP ON THE OLD
NURSERY PROPERTY ON LANTANA AND FARNLEY RD
104 - 2 STORY TOWN HOUSES. WE ARE AGAINST
THIS PROPOSAL.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: Darrell Corey <coreyfamily2@gmail.com >
Sent: Tuesday, February 14, 2023 11:28 AM
To: Jerry Lodge J.
Subject: Biltmore acres

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good morning,
See the below form. We do Not want a change in our neighborhood.

We want it to STAY the same.
Thank you,
Tracy Corey

Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2-14-23 Phone: 561 664 1414 Email: Coreyfamily4@comcast.net
Owner/Business Name: Durrell & Tracy Corey
Address: 559 1st RD
City/State/Zip: Lake Worth FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: Please Keep the Same as it is.
We have been here 19 yrs and DO
NOT want it changed.
" Keep the Same "

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at jlodge@pbcc.org. Thank you.

Return To:
PISC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

Sent from my iPhone



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2-14-23 Phone: 561 662 6414 Email: Coreyfamily 4@comcast.net

Owner/Business Name: Darrell & Tracy Corey

Address: 5559 1st RD

City/State/Zip: Lake Worth FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please keep the same as it is.

We have been here 19 yrs and DO

NOT want it changed.

"Keep the Same"

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 21 2023
PLANNING DIVISION

Date: 2/16/2023 Phone: 561-685-7939 Email: chriswhite2@bellsouth.net

Owner/Business Name: Christina Bartlow White

Address: 5374 Fearnley Rd

City/State/Zip: Lake Worth Florida 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 21 2023
PLANNING DIVISION

Date: 02/16/2023 Phone: 786-547-2525 Email: Jimbo.cayes@gmail.com

Owner/Business Name: Anose Macielin / Bruno Massena

Address: 7650 Overlook Dr Lake Worth FL 33467

City/State/Zip: Lake Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
- or-
- I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Love the neighborhood as a rural enclave

Like to hear the chicken in the morning

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 02/15/03 Phone: 561.404.2491 Email: paula@Freeuniversalquotes.com
 Owner/Business Name: Paula M. Rosa & Rafael M. Medeiros
 Address: 5403 3rd Rd,
 City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
PLEASE let's keep this neighborhood the way it has always been!! This is the number one reason why we still purchased a home here in the first place. Most of the people here are families who grow up in the neighborhood, their kids purchased another property and are raising their child's the same way. I have looked in here for a few years before I bought my house, and it was all for the same reason's people are here, sense of community, not easily found any where else. respect, to know each other as family members, safe, are just a little of what we have here. Since then we have started our own family and intend to stay here for many generations as most here have. We are called "old m beach farms", since the beginning we thought to grow our own fruits and veggies, and have chickens for the eggs. you think "farms", that it would allow you these things! But only to be reported by another neighborhood person at a different division, turn find out I was not allowed to have my domestic chickens. What a blow to our dreams, our daughter who grew up with them as well. Please let's keep our neighborhood the way it has always been intended to be!! A rural agricultural residential with LR one and L R 2 zoning.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 13 2023
PLANNING DIVISION

Date: 2/14/23 Phone: 5614521833 Email: JessicaBurge4@gmail.com

Owner/Business Name: Jessica Burge & David Burge

Address: 5213 2nd Rd

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 FEB 21 2023
 PLANNING DIVISION

Date: 2/15/2023 Phone: 561-7641235 Email: Dinehart 1 @ Bell South.net
 Owner/Business Name: Charles & Diane Dinehart
 Address: 5420 1st Road
 City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
We have lived on 1st Road since
1980. This is a wonderful neighborhood
and we would like it to stay
the way it is.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

RECEIVED

FEB 15 2023

PLANNING DIVISION



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2-13-23 Phone: 561-965-7279 Email: doncindytoo@gmail.com

Owner/Business Name: _____

Address: 7545 CANAL DR.

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
- or-
- I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: WE ALREADY HAVE TOO MANY HOMES + TOO MUCH TRAFFIC

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
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West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 FEB 15 2023
 PLANNING DIVISION

Date: _____ Phone: 561 329 5226 Email: duprii@att.net

Owner/Business Name: _____

Address: _____

City/State/Zip: HN 71 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: ** Please do not disclose Personal info for obvious reasons*
Love the area & would not change things except for a few things.

- *Multiple vehicles 8-12 in on driveway seems like 2 boarding rooming houses in the area*
- *Mobile homes behind homes & driveways hooked up to sewer, water electric. Concerned about waste & contamination Not sure that we are zoned for that*

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
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 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 21 2023
PLANNING DIVISION

Date: 02-14-23 Phone: 561-965-7237 Email: LEDLOB@PALMBEACHCOUNTYFLA.GOV

Owner/Business Name: MARJORIE ZIMMERMAN

Address: 5037 FEARHLEY ROAD

City/State/Zip: LAKE WORTH, FL. 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: PLEASE ALLOW US TO RETAIN OUR RURAL
LIFE STYLE.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 2-11-23 Phone: 954-531-5132 Email: monicawweaver@yafnc.com

Owner/Business Name: Kurtz + Monice Weaver

Address: 7384 Overlook Dr.

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/16/23 Phone: 561-670-3133 Email: mgnadigan@aol.com

Owner/Business Name: MARY G. MADIGAN

Address: 5533 3rd ROAD, LAKE WORTH, FL 33467

City/State/Zip: LAKE WORTH, FL, 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I have lived here nearly 20 years and wish the
land to remain in its current status.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 21 2023
PLANNING DIVISION

Date: 2-14-23 Phone: 561-967-5907 Email: JOROPER1@AOL.COM

Owner/Business Name: J. Anne Roper

Address: 2374 Calbright Rd

City/State/Zip: Lake Worth, Fla. 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
- or-
- I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
I have lived here for 30 yrs. It is a nice community and want it to stay this way.

J. Anne Roper

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
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West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 FEB 14 2023
 PLANNING DIVISION

Date: 2/10/23 Phone: 561-385-7947 Email: Josephpethia@gmail.com

Owner/Business Name: JOSAN CROWERS - JOE PETHIA

Address: 5418 FEARNLEY RD.

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

WE ALL MOVED OUT HERE FOR
THE COUNTRY/RURAL LIFE.
I HAVE LIVED HERE FOR OVER 40
YEARS MOSTLY GROWING EXOTIC
FRUITS. WE DON'T WANT TO
LOSE OUR LIFESTYLE TO CONGESTION
AND PEOPLE WHO DON'T
APPRECIATE OUR VS.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 FEB 21 2023
 PLANNING DIVISION

Date: 2-13-23 Phone: 561-308-9594 Email: B2John316@yahoo.com

Owner/Business Name: John + TINA GOUSMAN

Address: 5167 1st RA

City/State/Zip: LAKE WORTH FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: Gretchen Bellus <gretchencerny@yahoo.com >
Sent: Monday, February 13, 2023 7:37 PM
To: Jerry Lodge J.
Subject: Biltmore Acres Lantana Enclave Overlay

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I SUPPORT the Biltmore Acres Enclave Overlay!!!!!! Please support the agricultural and small business owners that live in this neighborhood. NO Multifamily units near by either. STOP THE GREED!!!!!!!!!!

Gretchen Bellus
Grand Illusions LLC



**Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division**

Date: 2.13.23 Phone: 561.969.2913 Email: jojo2658@att.net

Owner/Business Name: Brian Messier

Address: 5268 3rd Rd

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

BORN + RAISED HERE - PLEASE LET US KEEP A LITTLE
BIT OF PEACE + QUIET

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 FEB 21 2023
 PLANNING DIVISION

Date: 2/12/2023 Phone: (561) 963-7265 Email: Karimygirls@bellsouth.net

Owner/Business Name: Kevin & Kari Rutherford

Address: 5562 1st Road

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

When we bought our home 20 years ago we
bought it because of the low population and large
agricultural activity. Now it has become one
of the (only) areas that allows this. Therefore
it is our hope that it stays this way.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 21 2023
PLANNING DIVISION

Date: Feb 14 2023 Phone: 561-718-8152 Email: tonyeboynntoncleymwall.com

Owner/Business Name: Antonio Charlez

Address: 5243 1st Rd.

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
FEB 21 2023
PLANNING DIVISION

Date: 2/10/2023 Phone: 561-714-9800 Email: urias86@gmail.com

Owner/Business Name: Raymond Urias

Address: 5443 3rd Road

City/State/Zip: Lake worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

Jerry Lodge J.

From: Kyle Irwin <kylejirwin1@gmail.com >
Sent: Sunday, February 26, 2023 1:41 PM
To: Jerry Lodge J.
Subject: Biltmore Acres Lantana Rural Enclave Overlay

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To whom it may concern

My name is Kyle Irwin I live at 7586 Cocoanut Dr Lake Worth FL 33467.

I Support the Biltmore Acres Lantana Rural Enclave Overlay.

When my wife and I were looking for houses, newly married, looking to grow a family in a "home" This neighborhood was at the top of our list. We did not want to be packed in a neighborhood on zero lot lines. We wanted a large yard and enough space to do whatever on our property and not bother anyone. We wanted the rural feel, it's how I grew up. If we want to have a party, play football or ride a dirtbike on our property we can do that without interfering or bothering anyone. I have friends that have chickens or goats or fruit trees and they share their eggs or their fruit with other neighbors. It's hard to explain that feeling of community to people who don't have it, and live in high density areas. We want to protect this way of life, we're sort of like suburban farmers. That's why I moved here, it's a safe, friendly community for my family. It's quiet and you can still see the stars at night. Everyone has this same feeling, and want to protect that and our surrounding area.

If you add high density housing, traffic gets worse, pollution gets worse whether it's noise, light, or just trash on the road. We don't want to see 100 units packed on a couple acres when we go to and from our home. Or where we used to go on a bike ride or a walk and now there's a high density neighborhood with people zooming in and out of. We want to see open land or farms as it is now. You can just buy up any piece of land and pack a bunch of houses on it to make a large profit. If we wanted that we would move to New York.

The added density also puts a strain on our infrastructure whether its schools or emergency services which are high priority to us.

Please protect our way of life, the people that want to develop don't care what we have to say, they just want the most profit. Keep the high density in the areas zoned for that already and just "build up" on the space they have. These developers know that that property is harder to find and typically cost more so they creep further and further this way. To them it's all about the dollar, but to us it's our lifestyle. If They want to develop any land, it needs to be within existing regulations, which I believe is one residence per acre.

On proposed policy 1.2.8.b attached to the letter we received, please revise it to include, not only the approval from board members for future changes, but also approval from a majority of the residents affected.

Thanks for your consideration

Kyle Irwin



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: Feb 26 Phone: 561-967-2332 Email: Kodle.knitter@gmail.com

Owner/Business Name: Rick + Kathy Odle

Address: 5336 2ND Rd

City/State/Zip: LAKE WORTH FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

NO HIGH DENSITY DEVELOPMENT
KEEP IT ZONED AGRICULTURAL

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2-11-23 Phone: 561-707-9905 Email: Bowald@STERO Co. mail.com

Owner/Business Name: STEVE BOWALD

Address: 5726 Fearnley Rd. Lake Worth FLA. 33467

City/State/Zip: LAKE WORTH FLA. 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay. SB
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay. VOID

Comments: To many House's in A Small Area
Every Body is on A "wall" To many Houses
will Contaminatc our wellc
There is NO Room on LANTANA Road
for 300+ Cars Do you math + "Fearnley"??
Ad Sure Can not Handle any more Traffic
(NO "ENTRANCE + EXIT ON Fearnley Rd
Love The Property "Ag."
WHAT IS wrong with 1 1/2 Acres Lot's
SB [Signature]

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: FEB. 20, 2023 Phone: 561-602-9147 Email: RADICALCURVES157@GMAIL.COM

Owner/Business Name: NICHOLAS DE MORATO

Address: 5546 1ST RD

City/State/Zip: LAKE WORTH, FL. 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
I WANT IT TO STAY JUST AS IT IS. I HAVE
BEEN HERE FOR MORE THEN A DECADE.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



**Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division**

Date: 02/15/2023 Phone: _____ Email: _____

Owner/Business Name: MARGARET DAMIADO

Address: 5083 1st Road

City/State/Zip: LAKE WORTH, FLORIDA 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/22/2023 Phone: 917 662-0094 Email: Chevellegich1966@yahoo.com

Owner/Business Name: Laurie Kamvasoulis

Address: 5592 1st Rd

City/State/Zip: Lake Worth FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I purchase this home due to the fact it was
zoned agricultural. I would consider it a hardship
if it was changed.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/27/2023 Phone: 561-389 0306 Email: KBcampos@msn.com
 Owner/Business Name: Luis Campos / Sharon Kelly Brown
 Address: 5574 3rd RD
 City/State/Zip: Lake Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
We have lived in Lake Worth area since 1989.
Close family friends have lived here in Biltmore Acres
since 1971 and we knew we wanted to live here too.
So in 2002 when there was a house in our budget
up for sale we bought it. We love the area for
the rural feel but live in the city. We wanted
to have a large property for our dogs-chickens
and room for our vehicles, and lots of space
for our kids and not worry about traffic.
And of course for the nearby schools that were
not over crowded.

Now with all the building we are losing all
this traffic is so bad. I am concerned of the
crossing situation for kids walking and biking
to school its very unsafe. over → to other side →

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
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 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

also with all the building we have seen an increase in wild life in our little rural pocket. Its a regular occurrence to see coyotes, fox, racoons, possums, hawks and vultures, tortices that are getting run off their homes that are getting developed. One of the reasons I stopped keeping chickens is that predators were killing them on a regular basis. During the day and night, these animals have no where to go. Please stop all bulldozing small natural areas for developing.

The farm that occupied that space was Organic practices so its perfect for another farm or nursery. Palm beach county is loosing all its agricultural areas due to urban sprawl and over development.

Thank You

Luis Campos and Kelly Brown

561-389-0306



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/23/2023 Phone: 561-901-3522 Email: jpgonzalez4142@gmail.com
 Owner/Business Name: Jose & Magda Gonzalez
 Address: 5212 Colbright RD
 City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
We wish to remain the way it currently
is. ~~NO~~ ~~more~~ know homes or any changes.
it will be more Traffic which we don't
need. Keep it Agriculture.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: Lucas, Erica <ELucas@trianpartners.com>
Sent: Wednesday, March 1, 2023 12:29 PM
To: Jerry Lodge J.
Subject: Biltmore Acres Lantana Rural Enclave Overlay
Attachments: Agricultural Enclave.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom it may concern

Please accept this email as support for the very much needed Biltmore Acres Lantana Agriculture Enclave Overlay. I purchased my property and have been running a 501c3 riding academy for children for going on 20 years.

We should not have to fight to keep our agricultural land to stay low density 1 unit per acre. This has become so rare, and we need to protect the land and embrace this culture.

Thanks

Erica Lucas
Trian Partners
548 N. County Road
Palm Beach, FL 33480
(561) 844-3306 office
(561) 596-0566 cell

Confidentiality Note:

This email, together with any attachment(s), is furnished by Trian Fund Management, L.P. and/or its affiliates for the exclusive use of the recipient(s) to whom it is addressed, and may contain information that is confidential, privileged and/or proprietary in nature. Any unauthorized copying, disclosure or distribution of any of the content of this email (including attachments) is strictly forbidden. If you are not the intended recipient of this email, or have received this email in error, please notify the sender immediately and erase all copies of the message and any attachment(s) from your system.



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 02/28/23 Phone: 561-596-0566 Email: fastesthorse@hotmail.com

Owner/Business Name: Erica Lucas - Coral Reef Riding Academy LLC

Address: 5589 Fearnley Road

City/State/Zip: Lake Worth, Florida 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

The question isn't whether I want the Rural Enclave, the fact is we need the Rural Enclave overlay. There are many people and businesses that depend that the zoning should not change. All the land is being swallowed up by developers. It is important for the treasured agricultural communities to be protected to maintain this culture.

This owner/ developer pretended to be stay agricultural. They have blind siding code enforcement with multiple infractions to push their agenda. They have done this at more than one location and they need to be stopped.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 02/24/23 Phone: 917 686 9660 Email: CUCO919@gmail.com

Owner/Business Name: ALEXANDER COURET

Address: 5604 1ST RD

City/State/Zip: LAKE WORTH FL. 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I want my property to remain an agricultural community. This was the reason why I purchase my home here. I want to continue to feel like I'm living in the country.

Respectfully
Alexander Couret

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 02/28/2023 Phone: 561-965-4901 Email: abuske18@fau.edu

Owner/Business Name: Ray + Rebecca Burke

Address: 5315 3rd Rd, Dca

City/State/Zip: Lake Worth, FL, 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/25/23 Phone: 561-236-9235 Email: JUDDUARK@AOL.COM

Owner/Business Name: MICHELLE LARKIN

Address: 6545 2ND RD

City/State/Zip: LK WORTH FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

THIS NEIGHBORHOOD (BILTMORE ACRES LANTANA) IS A WONDERFUL COMMUNITY WITH NEIGHBORS THAT GET ALONG, TAKE PRIDE IN THE PROPERTY AND DON'T BOTHER EACH OTHER, WE ARE THE TRULY MEANING OF COMMUNITY. WE DON'T NEED ANYONE (COMMISSIONERS) MAKING CHANGES IN OUR COMMUNITY WITH OUT OUR VOTE. IN YOUR NEW PROPOSAL IT STATES THAT 5 COUNTY COMMISSIONERS WILL HAVE THE SAY AS TO WHAT HAPPENS IN THIS NEIGHBORHOOD, WHEN ARTICLE VII SEC 7.1 STATES THAT 5 COUNTY COMMISSIONERS AND A MAJORITY OF REGISTERED ELECTORS RESIDING IN THE BOUNDARIES OF THE UNINCORPORATED RURAL NEIGHBORHOOD VOTE ON THE QUESTION (THIS NEEDS TO BE ADDED TO THE NEW PROPOSAL). THIS COMMUNITY NEEDS TO BE PART OF ANY DECISION THAT HAS TO DO WITH OUR NEIGHBORHOOD. WE BOUGHT HERE BECAUSE OF THE RURAL COMMUNITY, WE ARE THE COUNTRY IN THE CITY (BEST OF BOTH WORLDS) (20 YEARS AGO). I AM 66 YEARS OLD, RETIRED AND JUST WANT TO LIVE THE REST OF MY LIFE IN PEACE, DON'T WANT TO WORRY THAT 5 COMMISSIONERS ARE GOING TO TAKE THAT AWAY FROM ME WITHOUT ME HAVING ANY SAY IN THE SITUATION.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Jlodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Sincerely
 Michelle
 Larkin
 2/25/23

PLEASE REFER TO THE FLORIDA CONSTITUTION SECTION 1 + SECTION 2

Sec. 5.2. Recall.

The board of county commissioners shall be subject to recall as provided by Florida Statutes.

**ARTICLE VI. HOME RULE CHARTER
EFFECTIVE DATE, TRANSITION,
AMENDMENTS, REVIEW**

Sec. 6.1. Home Rule Charter effective date.

This Charter shall become effective on January 1, 1985.

Sec. 6.2. Home Rule Charter transition.

Unless expressly provided for otherwise in the Home Rule Charter, the adoption of this Home Rule Charter shall not affect any existing obligations of Palm Beach County, the validity of any of its ordinances, or the term of office of any elected county officer which terms shall continue as if this Charter had not passed.

Sec. 6.3. Home Rule Charter amendments.

Amendments to this Home Rule Charter may be proposed by the Board of County Commissioners by an affirmative vote of at least four (4) members. The Home Rule Charter amendment may also be initiated by seven (7) percent of the number of voters qualified to vote in the last general election, and the initiated amendment shall be presented and verified in the manner and time set forth in article V section 5.1. The Home Rule Charter amendment shall be placed on the ballot on the first Tuesday after the first Monday in November of any year or in connection with a presidential preference primary occurring at least thirty (30) days after verification. Amendments to this Home Rule Charter must be approved by a majority of the voters of Palm Beach County voting in a referendum. Approved charter amendments that transfer or limit a service, function, power or authority of a municipality shall be effective in a municipality only if the amendment is also approved by a majority of voters in that municipality voting in the referendum. If approved, the Home Rule Charter amendment shall become effective on the date specified in the amendment or if not so specified, on January 1

following the election. Each amendment to this Home Rule Charter shall be limited to a single and independent subject.

(Ord. No. 85-26, § 2, 8-26-86; Ord. No. 90-26, § 1, 9-4-90; Ord. No. 07-017, § 1, 9-11-07)

Editor's note—Ord. No. 86-26, adopted Aug. 26, 1986, was approved at our election held Nov. 4, 1986, to become effective Jan. 1, 1987. Ord. No. 90-26, adopted Sept. 4, 1990, was approved at an election held Nov. 6, 1990, to become effective Jan. 1, 1991.

Sec. 6.4. Saving clause.

If any provision of this Charter is held invalid, in whole or in part, such holding shall not affect any other provision of this Charter.

ARTICLE VII. VOLUNTARY ANNEXATION

Sec. 7.1. Voluntary annexation by municipalities.

Nothing in this Charter shall prevent a municipality from annexing an unincorporated area into its municipal boundaries, except that: Voluntary annexation in an unincorporated protection area requires approval by an affirmative vote of at least five members of the board of county commissioners. Voluntary annexation in an unincorporated rural neighborhood requires approval by an affirmative vote of at least five members of the board of county commissioners and a majority of the registered electors residing within the boundaries of the unincorporated rural neighborhood voting on the question. All voluntary annexations shall require prior notice to the county as established by ordinance. The unincorporated protection area is defined as all unincorporated lands located outside of the urban service area established in the Palm Beach County Comprehensive Plan. Areas eligible to be designated by ordinance as unincorporated rural neighborhoods must be located in the unincorporated protection area and are limited to recorded subdivisions and antiquated subdivisions as defined in the Palm Beach County Comprehensive Plan located in the exurban or rural tiers of the Palm Beach County Comprehensive Plan and other residential neighborhoods



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2-27-2023 Phone: 561-284-2057 Email: JD1984K@COMCAST.NET

Owner/Business Name: DENISE ARMBRUSTER & STEVEN KEHS

Address: 5500 1st Rd

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-OR-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: PER MY PHONE CALL WITH
JERRY LODGE WHO ADDRESS OUR CONCERN
WE DO SUPPORT THIS PLAN.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: February 25, 2023 Phone: (561) 201-7835 Email: aaldmonlandscape@gmail.com

Owner/Business Name: Pierre + Laurette Valcona

Address: 5470 Colbright Road

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We don't support these changes and would rather the ^{County} put
street lights for the better illumination at night

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 FEB 27 2023
 PLANNING DIVISION

Date: 2/20/2023 Phone: 561-502-2788 Email: _____

Owner/Business Name: Juan R Jimenez

Address: 5177 3rd Rd

City/State/Zip: LAKE WORTH FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I would like for things to continue
as are. I do not second any changes to
the overlay

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/23/23 Phone: 561-389-1567 Email: ChristineChurey@gmail.com
 Owner/Business Name: Robert + Christine Churey
 Address: 5164 3rd Rd
 City/State/Zip: Lake Worth Fl. 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: We have lived here since 1999 we
love our neighborhood. We do not want to
change a thing here. We are a very close
knit neighborhood everyone looks out for everyone.
We enjoy having our lg lots & not abiding
in any home owners association.
Keep our neighbor hood agr & residential

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
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 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED

FEB 15 2023

PLANNING DIVISION

Date: 2/11/2023 Phone: 561-350-9532 561-602-6880 Email: michaelbolenbaugh@gmail.com
saraboltenbaugh@gmail.com

Owner/Business Name: Michael Bolenbaugh

Address: 5299 2nd Road

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We specifically chose our property because of it's zoning. To change our current zoning goes against our property rights. Our zoning is hard to find and should not change for our property or the surrounding properties that make up Biltmore ~~Estates~~ Acres.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

Correspondence Received after PLC Report Publication



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
MAR - 7 2023
PLANNING DIVISION

Date: 3-1-23 Phone: 561-662-0911 Email: DOUG@PROTOPLUSINC.COM

Owner/Business Name: DOUGLAS M BALL

Address: 5198 3RD ROAD

City/State/Zip: LAKE WORTH, FL. 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

THIS IS A UNIQUE NEIGHBORHOOD
I DO NOT WANT IT TO CHANGE.
I PURCHASED MY HOME 23 YEARS AGO BECAUSE
OF HOW IT IS HERE. THE TRAFFIC IS ALREADY
TERRIBLE, ADDING MORE HOMES WILL MAKE THIS AREA
EVEN MORE DANGEROUS FOR MY KIDS
PLEASE DO NOT RUIN WHAT I LOVE
THANK YOU

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3-4-23 Phone: 561-373-4996 Email: l.wilson@pbcgov.com

Owner/Business Name: BAT Farm LLC

Address: 5018 Feareley Road

City/State/Zip: LAKE WORTH FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
This land is used for growing
fruit trees. Please keep our land
agriculture.

Rynda Wilson

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Jlodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 MAR - 7 2023
 PLANNING DIVISION

Date: March 3 2023 Phone: 561 359 4532 Email: Reubinb0716@gmail.com

Owner/Business Name: Reubin Bishop

Address: 5546 3rd Road

City/State/Zip: Lake Worth FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I am in favor of keeping the low
density Residential / Agricultural
zoning.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Jlodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Scanned with CamScanner



**Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division**

RECEIVED
MAY - 9 2023
PLANNING DIVISION

Date: 2/28/2023 Phone: 561-350-9532 Email: michaelbolenbaugh@gmail.com

Owner/Business Name: _____

Address: 5299 2nd Rd

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
Please update our status. Thank you for clarifying.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/5/2023 Phone: 561-308-5250 Email: RebeccaJedee@gmail.com

Owner/Business Name: Rebecca Dalossio

Address: 5688 Colbeight Rd

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
 I support the overlay because as an original ~~owner~~ since 1958 when Fearley Real estate was the realtor for this area it has been an agricultural neighborhood. My parents and siblings grew up in this neighborhood. As children we were able to ride horses, own cows and chickens. My neighbors continue to have such freedom. I would like to have the continued freedom for my grandchildren

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
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RECEIVED
MAR - 7 2023
PLANNING DIVISION



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3/31/23 Phone: 561-685-8311 Email: mtteacher@hotmail.com

Owner/Business Name: _____

Address: 7343 Canal Dr.

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

Scanned with CamScanner



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
MAR - 7 2023
PLANNING DIVISION

Date: 2/14/2023 Phone: 561-202-5569 Email: charlezdenise@gmail.com

Owner/Business Name: Pedro + Denise Charlez

Address: 5237 1st Road

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We support to remain a rural Neighborhood
that can get the agricultural
exemption.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 02/24/23 Phone: 917 6869660 Email: CUCO919@gmail.com

Owner/Business Name: ALEXANDER COURET

Address: 5604 1ST RD

City/State/Zip: LAKE WORTH FL. 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I want my property to remain an agricultural community. This was the reason why I purchase my home here. I want to continue to feel like I'm living in the country.

Respectfully
Alexander Couret

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
 MAR - 8 - 2023
 PLANNING DIVISION

Date: 3/6/23 Phone: 561-758-4197 Email: _____

Owner Business Name: LATTANINA & DONALD CLINE

Address: 7442 Coconut Dr.

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

*We have lived here since 1978
 have noticed good changes & enjoy
 the neighbors.
 Please do not change anything.
 Thank you.*

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/22/23 Phone: 954-278-4918 Email: lisadandrade4@gmail.com

Owner/Business Name: Lyndon DAndrade

Address: 5270 Colbright Rd

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Our neighbors are all here including my family for the same reason. Simplicity, freedom to grow, agriculture, our animals, a way of living without all the noise + complications of the never changing fast life that is expanding around us. Our children have a chance to flourish + develop skills or memories to last a lifetime.

Allowing new developments to be built in our neighborhood and change zones to accommodate yet another church on one block is causing an extreme amount of congestion with traffic. We have two churches now on Colbright and one on Fearnley. A new community on Lantana and Fearnley we will never be able to make a left turn onto Lantana and wait just as long to make a right heading West.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3-6-23 Phone: 561-367-0197 Email: britni.foulon@pcgmail.com

Owner/Business Name: Ryan Britni Foulon

Address: 5546 2nd Road

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3-6-23 Phone: 561-386-5599 Email: allbrotherstree@gmail.c

Owner/Business Name: Vincent Foulon

Address: 5567 2nd Road

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
- or-
- I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
 MAR - 8 - 2023
 PLANNING DIVISION

Date: 03-05-23 Phone: 561-281-6809 Email: charlietann@aol.com

Owner/Business Name: Gerd and Inge Tannrcüther

Address: 5313 3rd Road

City/State/Zip: Lake Worth Florida 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: i like the way our Area is
please no changes

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3-9-23 Phone: 561-641-8479 Email: gonzalezsg@aol.com

Owner/Business Name: Moises Gonzalez

Address: 5936 2nd Road

City/State/Zip: Lake Worth Fl 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Voluntary annexation in an unincorporated
rural neighborhood requires approval
by an affirmative vote of at least five
members of the board of County Commissioners
and a majority of the registered electors residing
within the boundaries of the unincorporated rural
neighborhood voting on the question

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/3/23 Phone: 561-601 1103 Email: jhfkoigmail.com

Owner/Business Name: Janet Hernandez

Address: 5074 Fearnley Road

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I support the Biltmore rural enclave
overlay because I have learned over the 30
years I raised a family of three kids
we were able to enjoy the wild life
and were able to participate in
it by raising children who are deer
and participants in local horse and
farm events. Their friends were able to
enjoy and learn from our lifestyle.
This was a wonderful experience
without the rural enclave. This way
of life will be lost and it will
be a tragedy.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/8/2023 Phone: (407) 123 3645 Email: Jesse.Shade@gmail.com
heidi.ann.shade@gmail.com
 Owner/Business Name: Jesse + Heidi Shade
 Address: 5155 Colbright Rd. ~~5155~~
 City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: My husband and I moved here because we loved how this neighborhood was like country living. Now in the 7 years we've lived here developers are trying to come in and change that. This is not fair to us. We want to keep our neighborhood the way it is. There is already so much traffic + accidents on Lantana that I can not even imagine more. Please keep our neighborhood the way it is. If you have any questions please feel free to reach out to either of us.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

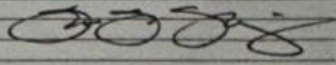
Date: 3-7-23 Phone: 561-8456888 Email: jjakymiw@gmail.com

Owner/Business Name: Ton Jakymiw

Address: 5533 3rd Road

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
 Or
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: VOTING YES TO THE OVERLAY


Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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also with all the building we have seen an increase in wild life in our little rural pocket. Its a regular occurrence to see coyotes, fox, racoons, possums, hawks and vultures, tortices that are getting run off their homes that are getting developed. One of the reasons I stopped keeping chickens is that predators were killing them on a regular basis. During the day and night. These animals have no where to go. Please stop all bulldozing small natural areas for developing.

The farm that occupied that space was Organic practices so its perfect for another farm or nursery. Palm beach county is loosing all its agricultural areas due to urban sprawl and over development.

Thank You

Luis Campos and Kelly Brown
561-389-0306



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 MAR - 8 2023
 PLANNING DIVISION

Date: 2/27/2023 Phone: 561-389 0306 Email: KBcampos@msn.com
 Owner/Business Name: Luis Campos / Sharon Kelly Brown
 Address: 5574 3rd RD
 City/State/Zip: Lake Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We have lived in Lake Worth area since 1989. Close family friends have lived here in Biltmore Acres since 1971 and we knew we wanted to live here too. So in 2002 when there was a house in our budget up for sale we bought it. We love the area for the rural feel but live in the city. We wanted to have a large property for our dogs - chickens and room for our vehicles and lots of space for our kids and not worry about traffic. And of course for the nearby schools that were not over crowded.

Now with all the building we are losing all this traffic is so bad. I am concerned of the crossing situation for kids walking and biking to school its very unsafe. over → to other side →

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at jlodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3-3-2023 Phone: 561-389-0300 Email: KCampos@msu.com
 Owner/Business Name: Luis Campos Mercado / Kelly Brown
 Address: 5574 3~~rd~~ RD Lake Worth FL 33467
 City/State/Zip: _____

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

This was sent in an envelope with no
address post marked Miami.
We support the rural enclave Overlay
and we do not want another development
that would harm our "rural way" of life.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 7/4/2023 Phone: 561-966-8200 Email: _____

Owner/Business Name: LILY LEE / LILY LEE NURSERY

Address: 5281 FEARNLEY RD

City/State/Zip: LAKE WORTH / FL / 33467-5650

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
FEARNLEY RD IS A ONE WAY RD, WHICH MEANS
COMING OR GOING YOU ENTER + EXIT ON THE SAME
ROAD. HOW CAN A SHORT RD LIKE THIS SUPPORT
INGRESS + EGRESS FOR A STRUCTURE BLDG THAT INTENDS
TO HOUSE AN APARTMENT COMPLEX OF 97 UNITS TIMES
TWO, WHICH EQUALS TO 194 UNITS ON A SIMPLE RD.
AND IF EACH UNIT HAS TWO CARS IT WOULD MEAN
LIKE A STOMPING GROUND. PLUS LANTANA RD AND
HAGEN ROAD AT TIMES HAVE ENOUGH TRAFFIC AS IT
IS WITHOUT ADDITIONAL STRUCTURES OR TRAFFIC ADDED
TO IT.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3/5/2023 Phone: 561-632-3949 Email: tobi.manke@gmail.com

Owner/Business Name: Michael and Tobi Manke

Address: 5045 3rd Road

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: As a homeowner, I want to
keep my land use as it is.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: Mary Monroe <mmonroe14@gmail.com>
Sent: Friday, March 3, 2023 10:32 AM
To: Jerry Lodge J.
Subject: Keep Biltmore acres the same.

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3/3/23 Phone: 5613010690 Email: mmonroe14@gmail.com
Owner/Business Name: N/A
Address: 5376 3rd Rd
City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
If this means to protect our community's agricultural status, I agree. We all moved here in 1979 to enjoy country living.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at jlodge@pbccol.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: March 3, 23 Phone: 561-9655096 Email: parkerfish@aol.com

Owner/Business Name: John D + Deborah Parker

Address: 7355 Carol Dr.

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We bought our property in 1984 because
it was rural. Big money should not have the right
to change that. I expect our County Commissioners
to fight for our rights to keep living in a rural
area.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 2300 N. Jog Road
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Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/7/2023 Phone: 561-602-8899 Email: lori.pezzulo@fpl.com

Owner/Business Name: LORI Pezzulo

Address: 5532 2nd Rd Lake Worth

City/State/Zip: Lake worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I support overlay. I do not
want any zoning changes
I like the agricultural residential low
density

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 2300 N. Jog Road
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Whoever is sending out the letter attached is spreading mis-information and many are confused. I have not met 1 person who wants to change zoning from low density agriculture. I am afraid it will ~~not~~ not pass due to shady practices!

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ATTENTION NEIGHBORS OF BILTMORE ACRES LANTANA

VOTE NO! TO THE RURAL ENCLAVE OVERLAY

STOP THE GOVERNMENT FROM RESTRICT OUR LAND USE

HEARING SCHEDULE FOR MARCH 10TH, 2023.

WE WILL ALL BE SUBJECT TO A VOTE TO RESTRICT THE FUTURE LAND USE OF OUR PROPERTY. WE NEED TO ACT NOW BEFORE IT'S TOO LATE. WE HAVE TO TAKE A STAND AGAINST MORE REGULATIONS FOR OUR PRIVATE PROPERTY, AND PREVENT OUR LAND VALUE TO DROP!

On September 22, 2022, the Board of County Commissioners (BCC) initiated an amendment to the Comprehensive Plan to establish an Overlay for the Biltmore Acres Lantana Road area. An overlay zone is applied over zoning districts, to **add stricter standards and criteria for properties** in addition to those of the underlying zoning district. Currently we have a Low Residential Use in our area, which means we have a low density policy in place. We also have an option to change that low density in the future. What the new language proposes is to declare an overlay zone in our area, and transfer the decision making of our future land use and the option of density increase to the Board of County Commissioner. **We are giving the government more control and the final decision on what will happen with the future of our district.**

HERE IS THE TRUTH OF THE PROPOSED OVERLAY. The Biltmore Acres Lantana Rural Enclave Overlay consists of approximately 331 acres of land, with an average lot size of 0.73 acres. This means that 80% of the properties are less than 1 acre. **They want to force us to keep agricultural land use, when this size of land, in any other city, would be a residential land use.** Any future development or increase of density will never happen. We will scare away any developer interest in our properties, **OUR LAND VALUE WILL NEVER INCREASE. Price will automatically go down 20% to 30% due to the restriction.**

We encourage all of our neighbors to be present at the upcoming meeting on March 10th 2023, 9:00 am, at the Planning, Zoning and Building Department, 1st floor hearing room 1W-47, 2300 N Jog Rd, West Palm Beach, FL. Please bring your **COMMENT SHEET VOTING NO**. You can also **email the sheet to glodge@pbcgov.org**. We are attaching a copy of the format comment sheet.



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 03-04-2023 Phone: 561-969-6988 Email: _____

Owner/Business Name: PLANT EXPLORERS LLC

Address: 5210 FEARNOLEY RD

City/State/Zip: LAKE WORTH FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

WE HAVE TRAVELED ALL OVER THE WORLD
COLLECTING RARE FRUIT TREES FOR THIS FABULOUS
WONDERFUL NURSERY. PLEASE KEEP THIS AREA AGRICULTURAL
WITH NO HIGH DENSITY HOUSING!

Dr. Jose Kurita
Richard Wilson

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3-4-23 Phone: _____ Email: _____

Owner/Business Name: PLANT GRAFTERS

Address: 5141 FEBNLEY Rd

City/State/Zip: LAKE WORTH FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We would like to keep our Area
AGRICULTURE/FARM, TRAFFIC IS OUT
of hand!! More housing IN this area
WOULD Affect our way of Living!!

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
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2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/8/23 Phone: 561-386-0704 Email: rl@dolk@comcast.net

Owner/Business Name: Richard Dolk

Address: 5528 2nd Rd #

City/State/Zip: Lake Worth FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

My support for Biltmore Acres
is to keep our area low residential
density.
We want any voluntary annexation
to be affirmed by at least 5 members
of board of county commissioners and
a majority of registered voters
residing within this boundary.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: March 9, 2023 Phone: 561-385-7349 Email: eyedabeck@aol.com

Owner/Business Name: Rebecca Hill-Moore

Address: 5431 First Rd

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: March 8, 2009 Phone: 561-436-0780 Email: bobbi@cwiaassoc.com

Owner/Business Name: Kerry & Bobbi Sussman

Address: 7316 Orulode Drive

City/State/Zip: Lake Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

YES! We want no changes.
 Please keep our area the way it is —
 Already not happy with the
 Chabad or Lantana - music so
 loud last night we could hear it
 in our house!!!!

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comments Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 03/06/13 Phone: _____ Email: FANTASIASTUDIO@BellSOUTHNET
 Owner/Business Name: HUGO and SONIA TERROSA
 Address: 6227 FEARNLEY ROAD
 City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: _____

We moved to Fearnley Road many years ago. My children grew up here, and we have considered this home for many years. We have witnessed many changes to the street and to our neighborhood. Some are good, some not so good. We witness the destruction of the vegetation across from us, reducing that part of the street from a wild-life refuge into a deserted land.

Our street went from being a street where we could not hear the noise from Turnpike to now being a polluted one with traffic noise.

We understand that the world is in constant motion and change is inevitable; we are only asking to consider what impact this will have on a small dead-end street with a huge housing complex.

Traffic is already a problem coming in and out of our street. Our neighborhood is composed of working people; we are not wealthy landowners, and all of us work hard to maintain our property and families.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodes@pbccor.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/5/23 Phone: 561-601-2762 Email: nicholastorres23@gmail.com

Owner/Business Name: Nicholas Torres

Address: 5074 Fearnley Rd.

City/State/Zip: Lake Worth, FL, 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I have lived here all twenty-four years
of my life this road has always been zoned for
Agriculture and we would like to keep it that way.
Fearnley Road is special and should be protected.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 03/4/23 Phone: 561-358-1481 Email: eddie23torres@gmail.com

Owner/Business Name: Edgar Torres

Address: 5074 Fearnley Rd

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I support the rural enclave Overlay to
preserve our special way of life. I have lived here
for all 23 years of my life. I grew up around
horses and chickens everyday. Which is some thing many do not
get to experience. Anyone who comes down our streets
can't believe this beautiful neighborhood still exists.
They love all the animals. This is a special area that
must be preserved for many more generations. This has
always been an agricultural neighborhood. and intend
to keep it that way for ever.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 2/24/2023 Phone: 561.574.8722 Email: Jenny.Trask@gmail.com

Owner/Business Name: Jenny Trask, Bob Trask

Address: 5116 Feamley Rd

City/State/Zip: Lakewood FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

High density housing often said to affect the character of the subdivision, previously quiet streets are overshadowed by more traffic to and on a dead end street (Feamley Rd)
 ● Crowded street traffic, and parking will become an issue, which has increased traffic flow on Lantana rd in recent years.
 ● Destruction of open space and parkland has increased in recent years along Lantana Rd. with each new development.
 ● 100 New homes does not seem to help concerns that the site would be developed to create and keep open space and decrease street traffic with the current plan to Feamley Rd/Lantana Rd development.
Consideration of maintaining the character of the current less traveled dead end street.
Respectfully submitted.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
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 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/4/23 Phone: 561-685-7939 Email: Chriswhite2@bellsouth.net

Owner/Business Name: Chris White

Address: 5374 Fearnley Rd

City/State/Zip: Lake Worth Fl 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I have lived here for 30+ yrs + this neighborhood
has always been low density agricultural
the zoning should stay the same + the
rural overlay needs to be in place to protect
our way of life.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/5/23 Phone: 561 969 9782 Email: VICTORIA.VIGNATA@BELLSOUTH.NET
 Owner/Business Name: VICTORIA ALICIA VIGNATA
 Address: 5268 KRAANLEY RD
 City/State/Zip: LAKE WORTH - FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

WE AS ONE THE LONGEST AND OLDEST RESIDENTS OF THE PROPOSED ENCLAVE OVERLAY WE HAVE HAD MANY CHALLENGES TO OUR AREA BY DEVELOPERS WHICH LIMITED WE STOPPED FROM HAPPENING. THAT IS WHY WE ARE ASKING TO KEEP THIS AREA AS NEVER BEFORE HA A DEVELOPER BUY PROPERTIES WITHOUT OUR DILIGENCE. THIS DEVELOPER WITHOUT ANY REGARD FOR EXISTING PROPERTY OWNERS OR WAY OF LIFE IS TRYING TO FORCE TOWNHOUSES ETC IN OUR AREA. THAT IS TOTALLY UNACCEPTABLE!!

THEY HAVE BEEN BAD NEIGHBORS SINCE PURCHASING THE PROP. THE HOUSE JUST SOUTH OF OURS IS NOW AN AIRBNB. THAT HAS HA MANY PARTIES & LOUD MUSIC GOING INTO THE WEA HOURS OF THE NIT. THERE CATTLE HAVE ISORN EN OUT OF BOTH PROPERTIES AND CAUSED DAMAGE TO WALK AND NEIGHBORS PROPERTY. INVITING PROPERTIES TO DRUNKS AND WA I EXPECT THE COUNTY COMMISSION TO DO THE RIGHT THING IE

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at jlodge@pbcgov.org. Thank you.

AND APPROVE THE ENCLAVE WITHOUT ANY AMENDMENT.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

THANK YOU

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Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 03-04-2023 Phone: 561-969-6988 Email: _____

Owner/Business Name: RICHARD & LYNDIA WILSON

Address: COLORBRIGHT

City/State/Zip: LAKE WORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

THIS LAND IS BEING USED TO RAISE FRUIT TREES
THAT IS BENEFITING THE ENTIRE UNINCORPORATED
LAKE WORTH COMMUNITY! THESE TREES ARE OFFSETTING
THE IMPACTS OF GLOBAL WARMING AND NEEDS TO BE
KEPT THAT WAY FOR FUTURE GENERATIONS.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

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 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3-4-23 Phone: 561-373-4996 Email: 1Wilson994@aol.com

Owner/Business Name: LYNDA WILSON / EXCALIBUR FRUIT TREE, LLC

Address: 5200 FEARNLEY RD.

City/State/Zip: LAKE WORTH FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

This land is farm land. There are a lot of animals, owls, fox, Bobcats etc. We are a nursery selling edible fruit trees. There is already a lot of traffic on Fearnley Rd. Please keep our beautiful property quiet.

Thanks Lynda Wilson

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Richard Wilson – President of Excalibur Fruit Trees LLC
5200 Fearnley Road
Lake Worth, FL 33467
March 2, 2023

Jerry Lodge
ATTN: PBC Planning Division
2300 N. Jog Road
West Palm Beach, FL 33411

Dear Jerry Lodge:

My name is Richard Wilson.

I own property on Colbright and Fearnley Rd. (approximately 17+ acres with 3 large houses). The pressure to sell to developers has been relentless.

The past county commission tried to force me to sell my land to one of their "friends" for apartments.

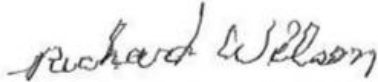
I sued the county and won. Part of the settlement was compensation for my out of pocket expenses and zoning all my properties as farms.

The amenities for this area are maxed out. The county has been operating under a "Fill In Plan" (i.e., if it's an empty lot, fill it up with housing) for years.

I absolutely agree with the plan to keep this gem of a property low density. Fearnley Road has nurseries, horse farms with riding schools & horse boarding, and landscapers among others.

My farm, Excalibur Fruit Trees LLC, has world wide sales and operates on 17+ acres with 6 green houses and I have one tenant that works for a local veterinarian.

Thanks for your time,



Richard Wilson – President of Excalibur Fruit Trees LLC



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3-7-2023 Phone: (561)436-9004 Email: rogercasebolt@bellsouth.net

Owner/Business Name: Roger & RoxAnn Casebolt

Property: 7386 Seabreeze Dr., Lake Worth, FL 33467
Home Address: 2805 West Old Murphy Rd.

City/State/Zip: Franklin, NC 28734

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/9/23 Phone: 954204919 Email: CHARLES D SWISHER @ GMAIL .COM
 Owner/Business Name: CHARLES SWISHER / JELY ESTADORA
 Address: 5279 3RD RD
 City/State/Zip: LAKE WORTH FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: KEEP IT AS IT IS "AGRICULTURAL"
DO NOT CHANGE TO RESIDENTIAL

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at GJLodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Scanned with CamScanner



Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3/4/23 Phone: _____ Email: mijen79@comcast.net

Owner/Business Name: _____

Address: _____

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
- or-
- I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

RECEIVED
MAR 1 2023
PLANNING DIVISION

Comments: I love the area being rural.
 It is quite and private. Way to
 much building, traffic is a nightmare
 Keep density down!

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

Scanned with CamScanner



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 MAR 14 2023

Date: 3/8/2023 Phone: 561-260-3092 Email: bob2katz@gmail.com
 Owner/Business Name: Bob Katz
 Address: 5493 2nd Rd
 City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:
I do NOT want to transfer
The decision making of our future
land use and the option of density
increase to the Board of County
Commissioner. I have seen first hand
how well they have protected Agricultural
reserves by replacing them with
gated communities ever looking
quality of life for power and money
I vote No to this travesty!

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

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Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

RECEIVED
 MAR 20 2023
 PLANNING DIVISION

Date: 3/7/2023 Phone: _____ Email: bmolta3@yahoo.com

Owner/Business Name: Blanca Molta

Address: 5520 1st Rd

City/State/Zip: Jove Worth FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments: I vote yes to the ^{rural} ~~refer~~ enclave overlay

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

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Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

RECEIVED
MAR 27 2023
PLANNING DIVISION

Date: 3/16/2023 Phone: 561-706-2274 Email: _____

Owner/Business Name: ADAM COX

Address: 5200 1st Rd

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

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Property Owner Comment Form
Biltmore Acres Lantana Rural Enclave Overlay
Palm Beach County Planning Division

Date: 3/14/23 Phone: 561 439 1027 Email: _____

Owner/Business Name: JEAN BRANCH

Address: 7397 Canal Dr.

City/State/Zip: Lake Worth, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
-or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

It needs to remain "agricultural" as it has been for over 50 years.

Comment:
I would hope our rural life style will remain intact as it has been for the 50 years I've resided here. Present house address is listed above built in 1981 & previous home we lived in was next door @ 7397 Canal Dr. We built both houses ourselves, raised our children & hosted grand children & now great grandchildren here.

The last copy I sent I may have answered incorrectly as it was mis-leading as others have pointed out.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
PBC Planning Division
ATTN: Jerry Lodge, Planner II
2300 N. Jog Road
West Palm Beach, FL 33411

I may have checked the wrong box on my last entry. It's all somewhat confusing.

Please remain the same as it was with no changes

Scanned with CamScanner

Jean Branch



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 3/15/23 Phone: 9546507281 Email: BonzyGuida@gmail.com

Owner/Business Name: Oronzo Guida Jr

Address: 5573 3RD Road Lake Worth 33467

City/State/Zip: Lake Worth, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

We would like to keep the
land use the same as current and
remain a low-density population.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

Jerry Lodge J.

From: George Jones <jonesplastering@gmail.com >
Sent: Thursday, March 30, 2023 2:42 PM
To: Jerry Lodge J.

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Whom it may concern,

I am the owner of 5625 Colbright Rd, Lake Worth, FL 33467 and I am in favor of the rural enclave overlay of Biltmore Acres

George and Lisa Jones
561-662-8576

Jerry Lodge J.

From: Michael Wisniewski <MWisniewski@pbcwater.com>
Sent: Wednesday, April 5, 2023 2:16 PM
To: Jerry Lodge J.
Subject: Re: Biltmore acres. Lantana.

Hey Jerry,

I'd like to see this area remain single family homes and preserve any rural comfort it has left.

I support it.

Thanks.

Michael Wisniewski
Lift Station Maintenance Supervisor
Zone 3 Lift Stations SROC
PBC Water Utilities
Phone: [\(561\) 574-1608](tel:5615741608)
Email: MWisniewski@pbcwater.com

On Mar 30, 2023, at 12:14 PM, Jerry Lodge J. <GLodge@pbcgov.org> wrote:

Hello, apologies for the delay in response. The proposed policies is the sum of what is being proposed. If the Overlay is adopted it will not affect the current future land use or zoning designations or currently allowed and existing uses. The major difference will be requiring 5 votes from the BCC (rather than the standard majority) to increase the residential density on property within the Overlay.

Hope that helps. May I mark your property as support or opposition for our records and report?
Also, BCC transmittal date is May 3rd. It is downtown in government building.
Adoption date will be set if transmitted.

Jerry Lodge Jr., Planner II
Palm Beach County Planning Division
2300 N Jog Rd • West Palm Beach, FL 33411
Direct 561-233-5315 • Main 561-233-5300
<http://discover.pbcgov.org/ptb/planning/>

From: Michael Wisniewski <MWisniewski@pbcwater.com>
Sent: Monday, March 20, 2023 10:56 AM
To: Jerry Lodge J. <GLodge@pbcgov.org>
Subject: Biltmore acres. Lantana.

Good morning.

My family and I reside within this proposed overlay. 7471 coconut drive. We've lived here for about 5 years.

If this is finalized will our zoning remain the same? Currently agricultural residential.

I see the 3 new policies. They all seem great as we enjoy living in an agricultural area. Is there anything i'm overlooking that would be negative to this lifestyle?

Thank you.

Michael Wisniewski
Lift Station Maintenance Supervisor
Zone 3 Lift Stations SROC
PBC Water Utilities
Phone: [\(561\) 574-1608](tel:5615741608)
Email: Mwisniewski@pbcwater.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Correspondence provided at the May 3, 2023 BCC Transmittal Hearing

Item: 5.A.1

Jerry Lodge J.

From: C REIVE <pinxrn@bellsouth.net>
Sent: Wednesday, April 26, 2023 9:22 PM
To: Jerry Lodge J.
Subject: Fw: Biltmore Acres

This Message Is From an External Sender

This message came from outside your organization.

----- Forwarded Message -----

From: Hangin' with the Johnston's <manduh7271029520@gmail.com>
To: "pinxrn@bellsouth.net" <pinxrn@bellsouth.net>
Sent: Wednesday, April 26, 2023, 09:17:33 PM EDT
Subject: Fwd: Biltmore Acres

----- Forwarded message -----

From: Chantal Gellermann <cgellerm@gmail.com>
Date: Wed, Apr 26, 2023 at 9:14 PM
Subject: Biltmore Acres
To: <manduh7271029520@gmail.com>

My name is Chantal Gellermann and my husband Norber Gellermann. We love at 7511 Overlook Dr. Lake Worth 33467. We are in favor of the overlay enclave at Biltmore Acres and want to keep our neighborhood and the area surrounding it as it has been for the last 30+ years that we have lived here.

Too much of the surrounding farm lands have been turned over to developers lately.

Thank you

Chantal and Norbert Gellermann

Jerry Lodge J.

From: C REIVE <pinxrn@bellsouth.net>
Sent: Tuesday, April 25, 2023 9:46 PM
To: Jerry Lodge J.
Subject: Fw: Baltimore Acres Enclave Overlay

This Message Is From an External Sender

This message came from outside your organization.

Hi Jerry: I email below from a property owner in favor of Biltmore overlay
tks Carol

----- Forwarded Message -----

From: Hangin' with the Johnston's <manduh7271029520@gmail.com>
To: "pinxrn@bellsouth.net" <pinxrn@bellsouth.net>
Sent: Tuesday, April 25, 2023, 09:26:10 PM EDT
Subject: Fwd: Baltimore Acres Enclave Overlay

----- Forwarded message -----

From: **Kyle Truong** <kyletruong2007@yahoo.com>
Date: Tue, Apr 25, 2023, 6:54 PM
Subject: Re: Baltimore Acres Enclave Overlay
To: Hangin' with the Johnston's <manduh7271029520@gmail.com>

Hello.

I am In favor of the Biltmore Acres Enclave Overlay, to keep the neighborhood the same"

I reside at 7444 seabreeze drive., Lake Worth FL 33467

Please reach out to me at 815-252-1080 if you have any question or concern.

Thank you

Stephanie Gregory

From: Peter <peter.p@formationcapital.org>
Sent: Thursday, April 27, 2023 5:16 PM
To: Jerry Lodge J.; Stephanie Gregory
Subject: Overlay
Attachments: merge_21_pdf

This Message Is From an External Sender

This message came from outside your organization.

Mr Lodge

We oppose any overlay from the following property owners. Please see attached

5530 Fearnley Rd, Lake Worth, FL 33467

5334 Fearnley Rd, Lake Worth, FL 33467

5488 Fearnley Rd, Lake Worth, FL 33467

5729 Fearnley Rd, Lake Worth, FL 33467

And 18 Acres on 7001 Lantana road, Lake Worth FL parcel.

Thanks

Peter



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 04/23/23 Phone: 9546548940 Email: Serrano1ssab@gmail.com

Owner/Business Name: LANTANA LAND TRUST - Laura Serrano

Address: 5530 Fearnby RD,

City/State/Zip: LAFR WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I am writing to Express my concern about the proposed Biltmore Overlay. While I appreciate the desire to maintain a Farm feel in our community, I strongly believe that the proposed overlay will excessively restrict the density in our parcels. Limiting the overlay to a R4 density will significantly impact our ability to make full use of our kind space. I urge you to reconsider your position and find a solution that balances between preserving our community's character and protecting our property rights.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 04/27/23 Phone: 786-781-1045 Email: barnes.courtney@GMAIL
 301

Owner/Business Name: WESTHILL MANAGEMENT LLC

Address: 5488 FEARNLEY RD,

City/State/Zip: LAKEWORTH, FL 33467

- I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-
 I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

I am writing to express opposition to the
PROPOSED BILTMORE OVERLAY. WHILE I SUPPORT
EFFORTS TO KEEP THIS COMMUNITY LIFESTYLE,
I FEEL THAT THE R1 DENSITY RESTRICTION WILL
EXCESSIVELY LIMIT OUR USE OF OUR LAND. THIS WILL
NEGATIVELY IMPACT OUR PROPERTY RIGHTS AND
ABILITY TO UTILIZE OUR SPACE.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 04/27/2023 Phone: 561-860-2503 Email: _____

Owner/Business Name: PETER PATEL - LANTANA LAND TRUST

Address: 7001 LANTANA RD,

City/State/Zip: LAKE WORTH 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.

-or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

AS A PARCEL OWNER OF THE PROPOSED OVERLAY
I AM A SUPPORTER OF THE CHARACTER YOU
WANT TO MAINTAIN IN THE NEIGHBORHOOD, BUT
NOT AT THE EXPENSE OF OUR PROPERTY RIGHTS.
PLEASE FIND A MIDDLE TO MAINTAIN OUR LIFE
STYLE BUT THAT WE CAN BRING VALUE TO OUR
LAND.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:

PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411



Property Owner Comment Form
 Biltmore Acres Lantana Rural Enclave Overlay
 Palm Beach County Planning Division

Date: 04/23/23 Phone: 954-928-6623 Email: _____

Owner/Business Name: Kelly PATEL - LANA VENTURES

Address: 5334 Fearnley RD,

City/State/Zip: LAKE WORTH, FL 33467

I support the Biltmore Acres Lantana Rural Enclave Overlay.
 -or-

I do not support the Biltmore Acres Lantana Rural Enclave Overlay.

Comments:

we urge the commission to balance between
preserving our community's character and
supporting a density R3, that will maximize
our land use.

Please return this form to the mailing address below. Alternatively, you may scan and email this form or your comments directly to Jerry Lodge, Planner II, at Glodge@pbcgov.org. Thank you.

Return To:
 PBC Planning Division
 ATTN: Jerry Lodge, Planner II
 2300 N. Jog Road
 West Palm Beach, FL 33411

(A)

4/23/23

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incrogruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1st, 2nd, 3rd Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
Courtney Holmes		5364 1 st Rd. Lake Worth, FL.	33467 561-662-6113 cholme1019@gmail.com
Appel Garcia		5358 1st Rd	
David Joyner		5096 1st Rd Lake Worth FL	33467
Don Kellner		7389 Canal Dr. Lake Worth FL.	33467
Peter Sanchez		5177 1st Rd Lake Worth FL	33467
MARSHA LUNCEFORD		5188 1 st Rd. Lw Lane	969-3488
ADAM COX		5200 1 st Rd., Lw, FL.	33467
Luis Gonzalez		5260 1 st Rd LA-WOR FL.	33467
Stephen Swann		7457 Overlook Dr. LAKE WORTH, FL	
Glenda swann		7470 Overlook Drive LAKE WORTH, FL	561-248-3911
Stephanie Spurgel		5604 2 nd Rd Lake Worth, FL	33467 561-451-6903
Tylee Conklin		5117 3 rd Rd Lake Worth FL	33467 561-480-1477
Brandi Hagan		7581 Canal Drive Lake Worth FL	33467 561-678-2715
Zachary Trompet		7581 Canal Drive Lake Worth, FL	33467 561-714-6119
Richard Sanford		7515 Canal Drive Lake Worth	33467 561-248-1320
Marie Capi		7343 Canal Dr Lake Worth	33467 561-1320
Tim Warner		5244 1st rd. lake worth	695-5311
Brian Warner		1516 SEABREEZE DR Lw	Jay.warner@hotmail.com
Rick Smitz		5035 Colbright Rd	
Edith Mombemier		7319 Lantana rd	
James W. Mombemier		7401 LANTANA RD. L.W. FL.	33467
Rick Warner		7409 LANTANA rd	
* Amy Spley		7447 Lantana Rd. Lake Worth, FL	33467

(Red)

A

(2) NEW

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incrogruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1st, 2nd, 3rd Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
GRANT WANTHOUSE		5675 1 st RD	(561) 714-4730
Richard Thomas		5407 2 nd RD	(561) 273-3885
Steve Kanner		5592 2 nd Rd	914557-2027
Alexandria Courst		2004 1 st Rd	9544643067
Francisco Rodriguez		7443 Sea Breeze Dr.	954-654-4507
Leah Nerges		7350 Coconut Dr	(561) 707-8587
Williams Egges		7365 Coconut Dr	(561) 502-7841
Bryan Nichols		7317 Coconut Dr	561-577-3474
Shanalee Monk		5587 1 st Rd	Lakeland FL 561-318-9259
Alben Corbin		7384 Outlook Dr	LW FL 33467 561-969-9436
Nichole Wheeler		5357 2 nd Road	561-720-8364
Laura Merendino		5313 2 nd Rd	561-3016175
Karen Wheeler		5325 2 nd Rd	561-372-8965
TRINH CHIN		5170 5175 2 nd Rd	
Glenda Barbaree		5198 2 nd Rd	
Kathy Wiseman		5066 2 nd Rd	33465
Adela Almazan		5416 2 nd Rd	(561) 603-1920
KATHY Dale		5396 2 nd Rd	(561) 727-7828
Cashua Murdock		5336 2 nd Rd	561-967-2332
Linda Stewart		5298 2 nd Rd	
Amanda Johnston		5260 2 nd	
		5936 1 st	561-719-6365

Name	Signature	Address
Dale Brown	[Signature]	5155 Colbright RD
Christopher Merk	[Signature]	5587 3rd Road
Lindsay Merk	[Signature]	5587 3rd Road
Jessica Wilson	[Signature]	5527 2nd Road
David Gurnea	[Signature]	7455 Canal Dr.
Holly Gurnea	[Signature]	7455 Canal Drive - Lw. 33467
Johnnie Gurnea	[Signature]	7455 Canal Dr. Lw. 33467
Ann Patrick	[Signature]	7545 Canal Dr.
Pat Dwyer	[Signature]	5528 2nd
Pat Dwyer	[Signature]	5528 2nd
Kelly BIRDAN	[Signature]	5527 2nd
Luis Camp	[Signature]	5527 2nd
Donnell Marshall	[Signature]	7636 Coconut Dr.
Donnell Marshall	[Signature]	7636 Coconut Dr.
Carol Williams	[Signature]	2501 S.W. 20th St. (Golf Course)
Carol Williams	[Signature]	2501 S.W. 20th St. (Golf Course)
Nickie Williams	[Signature]	1050 Colburn Rd. W. 33467
Cheri Williams	[Signature]	5528 2nd Rd. Lake Worth
Megan Williams	[Signature]	3744 S.W. 1st St. 33417
Natalie Martin	[Signature]	2133 Quaker Lakes Dr. Bounton Blvd
Sherry Sadler	[Signature]	7455 Canal Dr. W. 33467
Debbie King	[Signature]	4566 S.W. 1st St. W. 33467
Kristin Beckman	[Signature]	452 Indigowood Dr. Rochester, NY 14622
Jack Sauer	[Signature]	7545 Canal Dr. Lake Worth 33467
STANLEY PILEAK	[Signature]	5670 3rd Rd. Lake Worth 33467
Lorena Gonzalez	[Signature]	7546 Coconut Dr. Lake Worth, FL 33467
Joe DeCandia	[Signature]	7556 Coconut Dr. Lake Worth, FL 33467
BARRY WARE	[Signature]	7555 Coconut Dr. Lake Worth, FL 33467
Tim Warner	[Signature]	5746 1st Rd. Lake Worth 33467
Tim Warner	[Signature]	5746 1st Rd. Lake Worth 33467
Holly Gilligan	[Signature]	5537 1st Rd. Lake Worth, FL 33467
SCOTT McCARTHY	[Signature]	5537 1st Rd. Lake Worth, FL 33467
Sam Lasky	[Signature]	6519 2nd Rd. Lake Worth, FL 33467
Willy Rueda	[Signature]	5399 2nd Rd. Lake Worth, FL 33467
Jackie Murch	[Signature]	5778 2nd Rd. Lake Worth, FL 33467
Melanie Anderson	[Signature]	740 Kankoa Dr. Lake Worth, FL 33467
Tim Anderson	[Signature]	740 Kankoa Dr. Lake Worth, FL 33467
Sara Beckman	[Signature]	5249 2nd Rd. Lake Worth, FL 33467
Michael Beckman	[Signature]	5249 2nd Rd. Lake Worth, FL 33467
Cynthia Beitz	[Signature]	5527 2nd Rd. Lake Worth, FL 33467
Alfred Williams	[Signature]	5155 Colbright RD
Heidi Ashade	[Signature]	5155 Colbright RD
Jack Straub	[Signature]	5155 Colbright RD

name	address	phone
Wayne Weers	7630 Coconut Drive	
Lisa Stille	7630 Coconut Drive	
Jordan Stille	7487 Coconut Dr	
Nathy Wiseman	7487 Coconut Dr	
GRANT WAREHOUSE	5416 2 nd Road	
	5675 1 st rd	10
Name		
Brittany Matthews	7614 Canal Drive Lake Wales FL 339	
Wayne Massey	7614 Canal Dr Lake W	
Randall Massey	7614 Canal Dr Lake W	
Phyllis Massey	7614 Canal Dr Lake W	
Nichole Wheeler	5337 2 nd Rd, 33467	
Karen Wheeler	5335 2 nd Rd, 33467	
Laura Merendino	5313 2 nd Rd, 33467	
JUAN GONZALEZ	Juan Gonzale 5279 2 nd Ln 33467	
Dasan Maly	5335 2 nd Rd, 33467	
Thomas T Balfe	5456 2nd Rd, 33467	
Chantel Gelbermann	9511 Overlook Dr, 33467	
Paul Beesley	7511 Overlook Dr 33467	
Julie Beesley	5194 3 rd Road 33467	
Wanda Corbitt	5144 3 rd Rd 33467	
	5361 2nd Rd 33467	
911 v. 011 opsims		7

Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incongruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1st, 2nd, 3rd Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
RAY HILLING	<i>[Signature]</i>	5101 3rd Rd	561 586-7003
Abigail Rogers	<i>[Signature]</i>	5076 3rd Rd	561-05-6702
D. J. Bessley	<i>[Signature]</i>	5114 3rd Rd	561-231-1025
Frances Seagrave	<i>[Signature]</i>	5243 3rd	561-231-1025
Charles Dover	<i>[Signature]</i>	5243 3rd	561-231-1026
Walt Horakubach	<i>[Signature]</i>	5204 3rd Rd	561-8766633
Diane E. Plympton	<i>[Signature]</i>	5190 3rd Rd	561-433-3033
Christine + Robert Chumy	<i>[Signature]</i>	5164 3rd Rd	L. W. 11
Paul Mitchell	<i>[Signature]</i>	5243 3rd Rd	407-810-0520/5316
Heather Garcia	<i>[Signature]</i>	5302 1st Road	561-711-1111
Brian Mason	<i>[Signature]</i>	5268 3rd Rd	561-711-1111
W. J. [unclear]	<i>[Signature]</i>	5286 3rd Rd	561-711-1111
Dr. [unclear]	<i>[Signature]</i>	5298 3rd Rd	561-711-1111
Anthony Amore	<i>[Signature]</i>	5208 3rd Rd Lake Worth FL	33467561779423
Patrick [unclear]	<i>[Signature]</i>	5298 3rd Lake Worth FL	33467561779423
Quinn [unclear]	<i>[Signature]</i>	5208 3rd Rd Lake Worth FL	33467(561)715 9200

(B)

4/23/23

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Name	Signature	Address	Phone/email
CHRISTINA COVA	<i>[Signature]</i>	7527 Lantana Rd	561-215-2406
DAVID CUBA	<i>[Signature]</i>	7539 LANTANA ROAD	561-329-3968
SHAWN SMITH	<i>[Signature]</i>	7561 LANTANA ROAD	561-577-5458
Sheyla Mandy	<i>[Signature]</i>	7591 Lantana Rd	561-888-2253
Lennal Kolchuk	<i>[Signature]</i>	7600 Seabreeze Dr	561-713-5111
Sylvia Lopez	<i>[Signature]</i>	6767 Seabreeze	561-598-2075
Monico De	<i>[Signature]</i>	7363 Lantana Rd, Lake Worth FL	33467
Jacob Hilling	<i>[Signature]</i>	5531 1 st Rd	561-891-1452
John Moore	<i>[Signature]</i>	5531 1 st Rd	561-735-1577
Marco Molano	<i>[Signature]</i>	5380 1 st Rd	561-432-5151
Michael King	<i>[Signature]</i>	5300 1 st Rd	954-647-5365
Kalian Gayadot	<i>[Signature]</i>	5282 1 st	561-319-5077
James Weller	<i>[Signature]</i>	5160 1 st	561-307-1440
Mercedes French	<i>[Signature]</i>	5125 1 st Rd	561-723-6594
Michael Berk	<i>[Signature]</i>	5105 1 st	FLA
Sarah Diwilio	<i>[Signature]</i>	5065 1 st Rd, LW FL	33467 561-358-8240
CARLA CASE SWEENEY	<i>[Signature]</i>	5133 3rd Rd LW	33467 561-523-3044
Alvin Holton	<i>[Signature]</i>	5221 3 rd Rd LW	33467 561-308-1041
Shannon Davis	<i>[Signature]</i>	561-768-3969	3 rd Rd
Thomas J Birk	<i>[Signature]</i>	Thomas J Birk	561-932-6498
Melissa D'Amico	<i>[Signature]</i>	5936 2 nd Rd	561-641-8979
Danielle Heelan	<i>[Signature]</i>	7530 Canal Dr	561-346-0740

(red)

X

*

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4/28/23

Library
Box

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Name	Signature	Address	Phone/email
Sara Bolenbaugh	<i>Sara Bolenbaugh</i>	5299 2 nd Rd, LW	
MICHAEL BOLENSBAUGH	<i>Michael Bolenbaugh</i>	5299 2 nd Rd	
Debra Sheets	<i>Debra Sheets</i>	5590 2 nd Rd	
Taylor Sheets	<i>Taylor Sheets</i>	5590 2 nd Rd.	
Patricia Larkin	Patricia Larkin	7411 Coconut Blvd	
Theresa Versimis	<i>Theresa Versimis</i>	7411 Coconut Blvd.	
Cremia Benitez	<i>Cremia Benitez</i>	5527 2 nd Rd LW	33467
MITCHELL LARKIN	<i>Mitchell Larkin</i>	5545 2 nd Rd	LW 33467
Wayne K Massey	<i>Wayne K Massey</i>	7614 Canal Dr	33467
Melinda Mc Linn	<i>Melinda Mc Linn</i>	3337 Lantana Rd	561-315-5530
Jeff Wolff	<i>Jeff Wolff</i>	5139 1 st Rd LW	
Hebecca McGinnis	<i>Hebecca McGinnis</i>	7456 Canal Dr.	440-315-2025
Mark McGinnis	<i>Mark McGinnis</i>	7456 Canal Dr	440-320-7000
Gina Benedict	<i>Gina Benedict</i>	5458 1 st Rd	954-632-3959
FRANK BENEDICT	<i>Frank Benedict</i>	5458 1 st rd	954-444-0008
Elizabeth Dobles	<i>Elizabeth Dobles</i>	7324 Canal Dr.	561-317-0517
CRYSTAL MOLLOY	<i>Crystal Molloy</i>	5467 1 st Road, Lk Worth, FL	33467 561-728-9694
ELBERT HONDIKUIT	<i>Elbert Hondikuit</i>	5467 1 st Rd, Lk Worth, FL	33467 561-714-3498
Jacob Laferina	<i>Jacob Laferina</i>	5391 1 st RD, Lk Worth, FL	33467 561-319-6520

Replaced 4/23/23, 4/21/23 & 4/28

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Replaced 4/27
Version



Please sign if you are supportive of proposing an amendment to establish our agricultural rural neighborhood as a rural enclave overlay on the county zoning maps to limit future dense development that is incongruent with our neighborhood. Currently development with incompatible densities are attempting to encroach on our historically agricultural neighborhood. This will negatively impact the Fearnley road/ Colbright and 1st, 2nd, 3rd Road area by devaluation of our homes, increasing traffic, noise, crime, and disrupt our rural way of life.

Name	Signature	Address	Phone/email
Joseph Hart	<i>Joseph Hart</i>	7682 Coconut Dr.	Hart7682@bellsouth.net
Robert Hart	<i>Robert Hart</i>	7682 Coconut Dr.	
William More	<i>William More</i>	7665 Coconut Dr.	BillMore45@aol.com
Doana M	<i>Doana M</i>	7663 Coconut Dr.	Hanacewa@comcast.net
Posalinda Mendez	<i>Posalinda Mendez</i>	7651 Coconut Dr.	Posalinda@comcast.net
Donna VanBlarcom	<i>Donna VanBlarcom</i>	7637 Coconut Dr.	DonnaVanBlarcom@comcast.net
Robert VanBlarcom	<i>Robert VanBlarcom</i>	7637 Coconut Dr.	Rob@vanblarcom.com
Mitch Armstrong	<i>Mitch Armstrong</i>	7654 Coconut Dr. (LW)	Capit. MITCH ARMSTRONG @ Yahoo
Claudio Puzos	<i>Claudio Puzos</i>	7691 Coconut Dr.	561-9070020
<i>Byron</i>	<i>Byron</i>	7570 Seabreeze Dr	
Alberto Quera	<i>Alberto Quera</i>	7557 Overlook Dr	
Margaret Holly	<i>Margaret Holly</i>	7541 Overlook Dr	561-317-8150
Carole Culler	<i>Carole Culler</i>	7600 Overlook Dr	561-267-4629
Josm Gm	<i>Josm Gm</i>	Roxene Giffain	7586 Overlook Dr (LW)
Kyle St. Martin	<i>Kyle St. Martin</i>	7683 Canal Dr	
Richard Barber	<i>Richard Barber</i>	7351 Canal Drive	561-997-4561
Brendan Parker	<i>Brendan Parker</i>	7334 Canal Drive	
Martin Flores	<i>Martin Flores</i>	5525 1 st Rd	
Caitlin Corey	<i>Caitlin Corey</i>	5574 1 st Rd	
Ray C	<i>Ray C</i>	5536 1 st Rd	

new as of 4/2-

A

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Name	Signature	Address	Phone/email
Carlos H. Ramirez		5106 3 rd Rd	crums201.ct@gmail.com 561-441-4270
Jeffrey Linamenta		7337 SEABREEZE	561-38-1519
Scott C. Cannon		7112 59A BERRY DR	
Serge Morissaint		7424 Seabreeze Dr.	754-235 2020
Fred McTheny		7485 Seabreeze Dr	561-7419
Linhia Figueroa		7457 Seabreeze Dr	
Diana Neeving		7599 Seabreeze Dr	5616094067
April Beechey		7430 ARROW DR	561-309 2464 april.beechey@gmail.com
DONALD CLINE		7442 COCONUT DR. LAKE WORTH, FL	33467
Gabriele Aernema		7451 COCONUT DR. LAKE WORTH, FL	33467
Ram Mustandora		7430 COCONUT DRIVE, LAKE WORTH, FL	33467
Robert S. ...		7400 OCEANVIEW DR LW	33467
Virginia S. ...		7442 Canal Dr	954 829 2684
Robert ...		7443 Canal Dr	561-727-0990
...		7487 Canal	561 699 3190
Judy A. Casazza		7471 Canal DR LW	33467
PIERRE Valcena		5470 Colbright Rd LW	33467
Lamar J. Antinoble		5602 3 rd	Pool supplies Plus @ Gwd.
Bob ...		5493 2 nd Rd	561-260-3092
Jan ...		7601 Canal Dr	561-967-1621
Charles E. YOUNG JR.		7525 SEABREEZE DR.	

4/28/23 New

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Name	Signature	Address	Phone/email
David Brayley		7437 Overlook Dr.	Deric/6329@gmail.com
Sealy McCloud		7443 Overlook Drive	Keith Fl 561-5231792
Mark Joseph		7438 Overlook Dr.	561-823-5684
Anna Cappola		7500 Overlook Dr.	
Scott & Sherree Carter		7555 Canal Dr	

Joe Bray 561 584 2439 7347 OVERLOOK DR
 Eamonn Liccardello 786 339 3715 7331 COCONUT DR
 Brooke Russell 561 460 5337 7408 COCONUT DR
 Wyatt Luhn 561 516 1318 5282 2nd rd DR

① new

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Name	Signature	Address	Phone/email
Ronald Priel	<i>[Signature]</i>	7361 Seabreeze Dr Lake Worth FL 33467	561-951-7768 TKL196@aol.com
Susan Travers	<i>[Signature]</i>	5778 1 st Road Lake Worth FL 33467	561-351-7227 SUSANTRAVERS@earthlink.net
Samantha Laskey	<i>[Signature]</i>	5519 and 1st Rd FL 33467	561 426 6013 slaskey115@yahoo.com
Jarista Sharp	<i>[Signature]</i>	7555 Coconut Dr	561 714 8077 TKeshape@yahoo
Maria Resch	<i>[Signature]</i>	7615 Coconut Dr	561 234 8934 yimatt@aol.com
Joseph Kalber	<i>[Signature]</i>	7636 Coconut Dr	561-797-7075
Imola Hancz	<i>[Signature]</i>	5630 3RD RD	561 542 7094 hancz_da@yahoo.com
Lisa Sillley	<i>[Signature]</i>	4977 Coconut Dr	8663-305-2025
Jordan Sillley	<i>[Signature]</i>	7457 Coconut Dr	561 251 8806
Kathleen Cochrane	<i>[Signature]</i>	7440 OVERLOOK DR	561 309 7125 KCochrane@yahoo
Marie Gilligan	<i>[Signature]</i>	5537 1 st Road	305 281-0127 mariegilligan@yahoo.com
Scott McConrill	<i>[Signature]</i>	5537 1st Rd	(561) 814-4557 mconrill55@comcast.net
Cindy Hilling	<i>[Signature]</i>	5101 3 rd Road	(561) 719 6489
Patricia Simech	<i>[Signature]</i>	7316 Birkbeck Dr	561-936-0750
Roger Casebolt	<i>[Signature]</i>	7386 Seabreeze	561-436-9004 Roger Casebolt
Roxann Casebolt	<i>[Signature]</i>	7386 Seabreeze	561-317-6065 Roxann Casebolt
Heidi Shade	<i>[Signature]</i>	5155 Colbright RD	(407) 712-3645 Heidi Shade
John D'Aguiar	<i>[Signature]</i>	5338 Colbright RD	(561) 896-0255
* Mark Hohnmann	<i>[Signature]</i>	5549 Colbright Rd	561-906-2830
ANTHONY LI	<i>[Signature]</i>	5954 1ST ROAD	mark.hohnmann@yahoo.com
Tommy James	<i>[Signature]</i>	5953 1 st Rd	
Alan Marshall	<i>[Signature]</i>	7326 SE ABREDOE DR	561-722-5085
Michael Widdges	<i>[Signature]</i>	7373 Seabreeze Dr	561-236-5928
Ashley Quintana	<i>[Signature]</i>	5282 2nd RD	561 306 5773
James Quintana	<i>[Signature]</i>	5443 1 st RD	561 309 4618

Correspondence received after the May 3rd BCC Transmittal Hearing

Jerry Lodge J.

From: Mo DaGOAT <moniquethompson561@gmail.com>
Sent: Wednesday, May 3, 2023 8:32 AM
To: Jerry Lodge J.
Subject: Oppose overlay
Categories: complete

This Message Is From an External Sender

This message came from outside your organization.

Hello my address is 5729 Fearnley Rd. Lake worth Fl 33463 and I would like to oppose the overlay. Thank you in advance for your help. I can be reached at 561-281-3190

Jerry Lodge J.

From: JOANNE ROPER <joroper1@aol.com>
Sent: Tuesday, August 29, 2023 8:38 AM
To: Jerry Lodge J.
Subject: Biltmore AcresRural Enclave Overlay

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

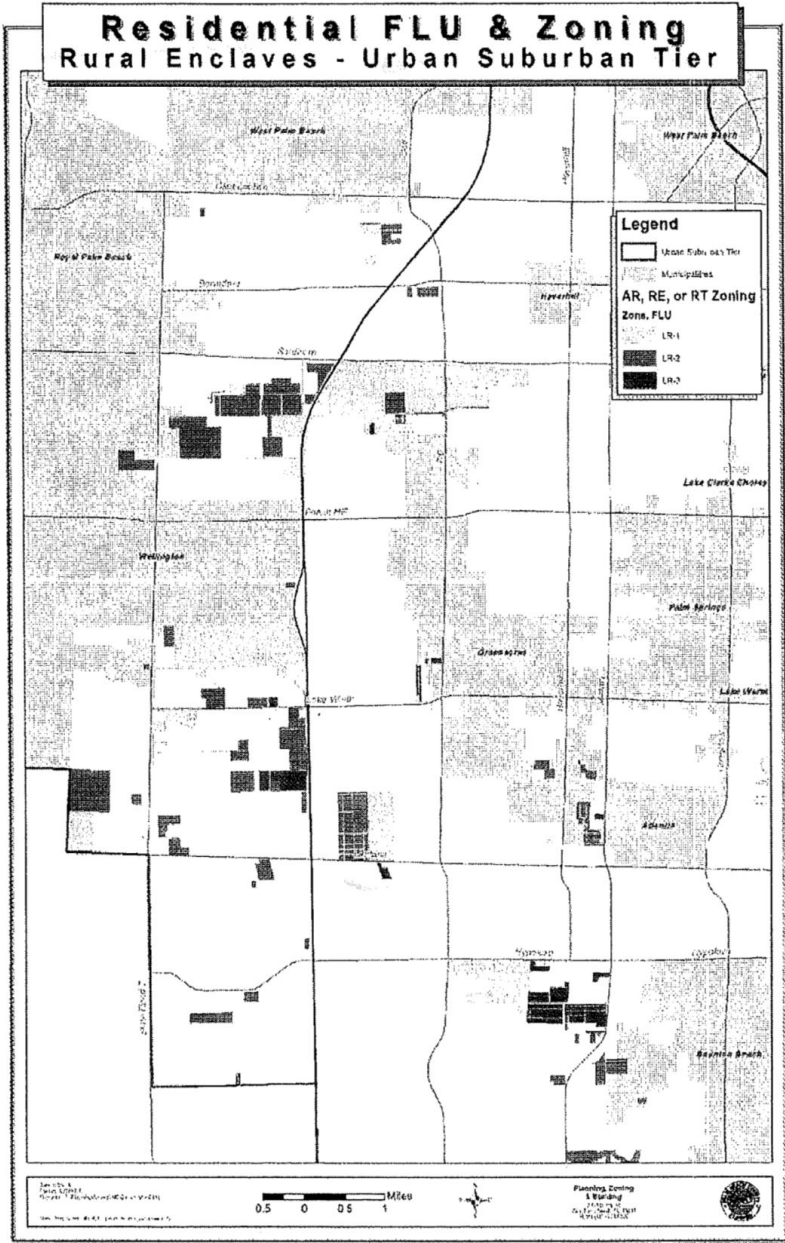
I cast my vote "NO" for added development to our community. I have lived here for 30 years, enjoyed the quiet rural area of horses and families. Any changes will ruin what this 50 year old area was built on.

Please help us preserve this area.

Joanne Roper
2374 Colbright Rd.
Lake Worth, Florida 33467

Sent from my iPad

The map on the following page highlights the bulk of the 'rural enclaves' in the Urban Suburban Tier east. These areas have a Low Residential future land use designation, have large lots with an average of one home per acre or greater, and have an Agricultural Residential (AR), Residential Estate (RE) or Residential Transitional (RT) Zoning District. A full map of all of the AR properties in the Urban Suburban Tier is provided in the Exhibits.



Staff Assessment: The proposed Overlay will further all four County Directions shown above by promoting the protection of this established rural residential neighborhood as previously identified through the neighborhood planning process. Rural neighborhoods within the Urban Service Area provide a unique way of life for residents in an otherwise nearly fully developed Tier, adding to the diverse lifestyle and housing choices supported and encouraged by the County. The Overlay will reinforce the direction of growth towards activity nodes and centers and along major thoroughfares, thereby respecting the character, densities, and geographical boundaries of the rural neighborhood.

2. **FLUE Policy 1.2-a:** *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Assessment: The proposed amendment will further this policy by encouraging low residential densities that are compatible with the rural character of the neighborhood, and by promoting the cultivation of urban agricultural uses and preservation of existing native vegetation. By encouraging low density residential within the overlay area, the amendment could direct high-density development away from the interior of the overlay and towards activity nodes and corridors, which are more appropriate and suitable for higher densities and intensities.

3. **FLUE Policy 2.2.1-p: Rural Enclaves in the 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.*

Staff Analysis: This policy recognizes that rural residential enclave communities, such as the Pioneer Road area, continue to exist today within the Urban/Suburban Tier. These areas are typically characterized by low-density residential development, large lot sizes, and oftentimes support various agricultural uses and home based agri-businesses. These areas add to the diversity of lifestyle choices encouraged by the Comprehensive Plan and cannot be reclaimed once dissolved. The proposed Overlay establishes formal recognition of the identified rural enclave.

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

Staff Analysis: The proposed Rural Enclave Overlay for the Pioneer Road Neighborhood Planning Area stems from prior Board direction and the adoption of policy language directing the County to pursue establishing such overlays. The policies proposed are intended to preserve the character of the area by discouraging density increases, encouraging preservation of the natural environment, and encouraging agricultural uses. The proposed amendment fulfills this policy and is therefore consistent.

C. Unified Land Development Code Implications

This proposed amendment will not require subsequent revisions to the Unified Land Development Code (ULDC).

VII. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

- A. Intergovernmental Plan Amendment Review Committee (IPARC):** Notification was sent to the County’s Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments, on Tuesday, September 14, 2021. At the time of the printing this report, no objections to the amendment had been received through the IPARC process.
- B. Community Participation:** The Planning Division has encouraged public participation throughout the creation of the overlay, particularly with property owners and residents within the Pioneer Road Neighborhood Plan Area. Correspondence received is added to Exhibit 2 throughout the amendment process. The following summarizes community participation:
- **Overlay Webpage:** In August 2020, the Planning Division created a webpage in an effort to convey information about the Overlay, such as meeting dates, maps, and Comprehensive Plan policy. Meeting agendas, PowerPoint presentations, and recordings of virtual community meetings that followed were also made available on the webpage. The webpage also provided a method for interested parties to register to receive meeting invitations and updates to the webpage by email. Email notification of the creation of the webpage was sent to registered property owners and known interested parties on August 28, 2020. Information about the webpage and its direct web address have been included in all future mailing letters.
 - **Kick-Off Meeting:** On November 17, 2020, the Planning Division hosted a virtual Kick-Off Meeting with property owners and interested parties. The purpose of the

Exhibit 3

Community Response Data History

1. Response Data provided in the Planning Commission Report (published March 2, 2023)

Table 3 – Responses Received by Property Owner and Acreage

	Property Owner	Percentage	Acres	Percentage
Support	97	96%	113	97%
Oppose	4	4%	4	3%
Total	101	100%	117	100%

Table 4 – Responses Received as a Percentage of Total Owners and Acreage

	Property Owner	Percentage	Acres	Percentage
Support	97	23%	114	35%
Oppose	4	1%	4	1%
No Response	324	76%	213	64%
Total	425	100%	331	100%

2. Response Data provided in the BCC Transmittal Report (published April 7, 2023)

Table 3 – Responses Received by Property Owner and Acreage

	Property Owner	Percentage	Acres	Percentage
Support	127	94%	148	94%
Oppose	8	6%	6	6%
Total	135	100%	154	100%

Table 4 – Responses Received as a Percentage of Total Owners and Acreage

	Property Owner	Percentage	Acres	Percentage
Support	127	30%	148	45%
Oppose	8	2%	6	2%
No Response	290	68%	177	53%
Total	425	100%	331	100%