

9:30 am

Agenda Item #:

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

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**Meeting Date:** March 24, 2015

**Department:** Planning, Zoning, and Building

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I. EXECUTIVE BRIEF

**Title:** Agricultural Reserve Tier

**Summary:** This workshop is to present the results of the Roundtable public input process directed by the Board following a March 2014 workshop, where changes to Agricultural Reserve development provisions were requested by farmers and other property-owners. Staff will present a summary of the Roundtable process, including the facilitator's report; analysis of the proposals discussed; and staff recommendations. Districts 5 and 6 (RPB)

**Background and Policy Issues:** Given its key location and micro-climate, the Agricultural Reserve is a significant producer of vegetable output in the County, and one of the most important winter producers of vegetables nationwide. In recognition of these important factors, Palm Beach County has adopted and implemented Comprehensive Plan policies to promote the preservation of agriculture and environmentally sensitive lands within the 22,000 acre Agricultural Reserve. These policies reflect a major master-planning effort undertaken approximately 15 years ago.

Today, land uses in the Agricultural Reserve largely reflect the desired pattern envisioned in the Master Plan. To date approximately 56% of the Agricultural Reserve Tier acreage has been set aside for agricultural or environmentally sensitive preserves through various development options, and through government land purchases by state and federal agencies and by the County, including lands purchased through a \$100 million bond issue approved by voters in 1999. Of the remaining land area, approximately 29% is either developed or planned for development, and approximately 13% is currently un-committed. Residential development options include 1du/5 acre subdivisions, and "80/20" and "60/40" planned developments where the 1 du/ac density is clustered on the smaller portion of the project (20% or 40% depending on the type of planned development) and the balance is preserved (80% or 60% respectively). New non-residential development is limited to two Traditional Marketplace Developments and one commercial-low office development, at specified locations.

(Continued on page 3)

**Attachments:**

1. Executive Summary with Exhibits and Maps

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**Recommended by:** W. J. Tolbert, Jr. 3/4/15  
Department Director Date

**Approved By:** [Signature] 3/19/15  
Deputy County Administration Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	_____	_____	_____	_____	_____
No. ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Budget Account No.: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_  
 Object \_\_\_\_\_ Reporting Category \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:**

There is no fiscal impact associated with this workshop item. Fiscal impacts and funding sources for any specific Board direction would be analyzed at the time those action items are brought to the Board for action.

*Pcc Digestive*  
**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*Sherry Brown*  
 \_\_\_\_\_  
 OFMB  
 3/16

*Jan J. Jacobson*  
 \_\_\_\_\_  
 Contract Dev. and Control  
 3/17/15

**B. Legal Sufficiency:**

*[Signature]*  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**(Continued from Page 1)**

In March 2014, the Board of County Commissioners conducted a workshop in response to requests by some farmers and property owners seeking to expand the development options available in the Agricultural Reserve Tier. The Board directed staff to engage interested parties in a Roundtable process and return to the Board with the Roundtable contribution, for a subsequent workshop for direction. Staff has conducted meetings with nine interest groups, held two technical sessions in response to Roundtable participants' request for additional information, and held two professionally-facilitated Roundtable sessions for discussion and input from interest group representatives and the public. Comments received, including proposals submitted by various community organizations, have been compiled for BCC consideration. Staff will present a summary of the Roundtable process, including the facilitator's report; analysis of the proposals discussed; and staff recommendations.

**AGRICULTURAL RESERVE WORKSHOP**  
**March 24, 2015**  
**EXECUTIVE SUMMARY**

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**I. INTRODUCTION**

This workshop is to present the results of the Roundtable public input process directed by the Board of County Commissioners (BCC) following a March 2014 workshop, where changes to Agricultural Reserve (Ag Reserve) development provisions were requested by farmers, nurserymen, and other property-owners. Outlined below are background information on the Agricultural Reserve, a summary of the Roundtable process, including the facilitator's report; and staff recommendations.

**II. BACKGROUND**

**A. Significance of the Agricultural Reserve**

The Agricultural Reserve covers approximately 22,000 acres of unincorporated land west of the Turnpike and north of the Broward County Line. The Agricultural Reserve is the warmest winter vegetable area along the US eastern seaboard, and crops include peppers, cucumbers, squashes, eggplant, lettuce, green beans, tomatoes, okra, cabbage, peas, herbs, and niche crops such as organic farming or Asian vegetables. Locally-farmed produce feeds much of United States in winter months. Tropical and sub-tropical nursery products are raised in this area. Approximately 10,500 acres, or nearly half of the Agricultural Reserve, is in agricultural use: 7,300 acres in row crops, over 1,700 acres in nurseries, and more than 1,000 acres in equestrian uses. The annual economic impact to Palm Beach County is approximately \$280 million, reflecting the higher return per acre resulting from both high dollar-value crops and multiple harvests.

*Additional information regarding Agricultural Reserve production is provided in Attachment 1.*

**B. Agricultural Preservation Policies**

Since its initial designation as a Reserve Area in the 1980 Comprehensive Plan, the Agricultural Reserve has been the subject of policies that sought to limit development options in favor of agricultural preservation. Regulating policies have evolved through years of a development moratorium (1989-1995), challenges and settlement agreements with

stakeholders (1994-1995), studies and planning efforts with extensive public participation, and development of a Master Plan and a \$100 million bond issue approved by voters in 1999, used to purchase approximately 2,500 acres.

The Board of County Commissioners implemented many recommendations of the Master Plan through policies under the Agricultural Reserve Tier of the Comprehensive Plan, and to date development in the Agricultural Reserve is occurring essentially as anticipated in the Master Plan.

*Additional information regarding the history of the Agricultural Reserve provisions of the Comprehensive Plan and the Master Plan can be found in Attachment 2.*

### **C. Current Development Options**

Today, most properties in the Agricultural Reserve are designated AGR and as such are permitted to develop a number of agricultural-related uses. New commercial development is limited to two Traditional Marketplace Developments (TMDs) and a commercial-low office development, at specified locations. The Comprehensive Plan also outlines several residential development options:

- Private Transfer of Development Rights to designated receiving areas outside the Agricultural Reserve
- 1du/5 acre subdivisions,
- Planned Unit Developments (PUDs) at a density of 1 du/acre clustered on either 20 or 40% of the land area, with the balance preserved as open space or agriculture.

*Comprehensive Plan policies governing development options in the Agricultural Reserve are provided in Attachment 3.*

### **D. Status of the Agricultural Reserve**

Approximately 53% of the Agricultural Reserve (11,800 acres) has been approved under the PUD or TMD options. An additional 1,200 acres of the Ag Reserve is approved for residential subdivisions which are largely built-out. To date, nearly 10,200 dwelling units are approved (within the AGR-PUDs and subdivisions) of which approximately 5,400 units have been built, and 4,800 are approved but as yet unbuilt. Approximately 13% (2,776 acres) of the Agricultural Reserve remains available for uses as allowed under the AGR future land use designation, including agriculture.

The implementation of the PUD and TMD options has yielded about 7,000 acres of preserve areas secured with conservation easements. Just over half of this land is in use for agriculture, and the remainder is used for conservation purposes. The County purchased approximately 2,500 acres with the Bond money to preserve agricultural and environmentally sensitive lands; other lands have also been purchased by the County, primarily for future parks. Approximately three-fourths of County-owned lands are in agricultural use. In total, government agencies own approximately 8,700 acres within the Ag Reserve, most of which is located west of SR 7 and intended for State and Federal water management and restoration projects. The largest government land owner is the South Florida Water Management District, with nearly 4,000 acres. A total of 12,430 acres or approximately 56% of lands have been preserved for Ag preservation, water management and open space.

*A Map depicting Existing Land Uses is provided in Attachment 4.*

### **III. MARCH 2014 BCC WORKSHOP AND ROUNDTABLE PROCESS**

#### **A. March 2014 BCC Workshop**

The BCC held a workshop in March 2014 to discuss issues and policies affecting the Agricultural Reserve Area, in response to recent requests by farmers, nurserymen, and other property owners seeking to expand the development options available in the Agricultural Reserve. Following that workshop, staff was to meet with various interest groups, to prepare "roundtable" discussions for representatives of each interest group, and to bring the results to the BCC for discussion and direction at a future workshop. The BCC direction was to work with all interested stakeholders to identify means to address the concerns raised, proceeding from the basis of continued agricultural preservation.

*The proposal submitted for the March 2014 Workshop on behalf of farmers, nurserymen, and other property-owners is in Attachment 5.*

#### **B. June 2014 Survey**

As an initial step in preparation for the interest group meetings, the Planning Division posted a survey regarding the Agricultural Reserve in June 2014. Respondents were asked to provide comments regarding the most important issues or problems to be addressed in the Agricultural Reserve, as well as potential opportunities or solutions, and to identify a primary area of interest.

*Survey Responses are provided in Attachment 6.*

### **C. August / September 2014 Interest Group Meetings**

Using the information provided on the surveys, nine interest group meetings were conducted in late summer 2014. Participants were asked to comment on the proposals submitted at the March 2014 Workshop, as well as to discuss the long-term vision for the Ag Reserve and any other ideas or concepts. Participants were also asked to select three individuals to represent the interest group at the Roundtable. The nine interest groups were:

- Representatives of Community Organizations
- Representatives of Environmental Organizations
- Farmers and Wholesale Food Consumers
- Representatives of Non-Residential Uses
- Equestrian Interests
- Interested Citizens
- Agricultural Reserve Residents
- Nursery Operators
- Developers and Agents

*Lists of individuals attending each interest group meeting, and the comments received through the Interest Group Meetings, are found in Attachment 7.*

### **D. September 2014 Roundtable**

The Roundtable discussion directed by the Board of County Commissioners was conducted on September 29, 2014. Representatives of each interest group discussed the proposals submitted at the March 2014 Workshop, as well as the broader topic of the objective of the Agricultural Reserve.

*The presentation used by the Roundtable Facilitator to lead the discussion and record the outcomes is provided in Attachment 8.*

### **E. February 2015 Technical Sessions and Public Comment Period**

In response to requests for additional information from participants at the September 2014 Roundtable, two technical sessions were conducted in early February 2015.

*Staff's technical session presentations are found in Attachment 9.*

An opportunity for public comment was provided following the technical sessions. Representatives of each Interest Group considered the posted comments in preparing to represent the Interest Group at the February Roundtable discussion.

*Comments received following the technical sessions are provided in Attachment 10.*

#### **F. February 2015 Roundtable**

A second roundtable was held on February 17, 2015. Participants received an overview of the technical session presentations, caucused with other interest group members, and discussed the March 2014 proposals around the table.

*The facilitator's full report will be provided under separate cover for Attachment 11.*

### **IV. ALTERNATIVE PROPOSALS**

In the course of the Roundtable process, a number of additional concepts and ideas emerged, many reflected in the comments provided at various steps in the process. At the February 2015 Roundtable, community groups and organizations were encouraged to formally outline their recommendations, to allow those to be posted for public viewing and to be provided to the Board of County Commissioners for consideration.

*Proposals received from Community Groups and Organizations are provided in Attachment 12.*

### **V. STAFF ASSESSMENT OF MARCH 2014 PROPOSAL**

Provided below is a table summarizing staff's assessment of the proposals made on behalf of farmers, nurserymen, and other property owners at the March 2014 Workshop. For additional information regarding the assessment, please refer to Attachment 9.

**STAFF ASSESSMENT OF MARCH 2014 PROPOSALS**

Topic:	March 2014 Proposal:	Staff Assessment:	Recommendation:
<p align="center"><b>60/40 PUD Preserves</b></p>	<p>Eliminate contiguity requirement for preserves, so no longer required to be 150+ acres or contiguous to same</p>	<ul style="list-style-type: none"> <li>• Approximately 1042 acres become eligible to sell development rights and become preserves; were anticipated in Master Plan.</li> <li>• These development rights plus those from parcels currently eligible to be preserves would enable development of all currently eligible 60/40 PUD development areas, with mostly offsite preserves</li> <li>• Potentially helps small agricultural operator financially, and future 'starting farmers' who can purchase lower cost land</li> <li>• Does not yield the more desirable large preserve areas</li> </ul>	<p>Do not modify current provisions as proposed; see Section VI, Staff Recommendation #1.</p>
	<p>Encumber only 1 acre for a dwelling, allowing sale of development rights from balance of property if in acceptable preserve-type use; and/or increase the 1,000 sq ft allowable size of caretaker's quarters, which require no density</p>	<ul style="list-style-type: none"> <li>• Parcels with existing homes (45) would yield about 171 development rights/preserved acres</li> <li>• Would anticipate pressure to create 5 acre parcels with homes on existing and future preserves, unless tied to lots existing at present</li> <li>• No mechanism available to ensure the continued ag use of these parcels, but would remain "available for agriculture"</li> <li>• Would anticipate pressure to sell development rights from other developments, subdivision, etc. that have lots exceeding one acre</li> <li>• Helps small propertyowner resident/caretaker, may encourage starting farmers</li> <li>• Encumbering one acre per dwelling is preferable over the caretaker's quarters option that requires no density</li> </ul>	<p>Do not modify current provisions.</p>
	<p>Allow additional uses in preserves, such as chipping/mulching, and landscape maintenance</p>	<ul style="list-style-type: none"> <li>• Expanding Agricultural use types in the AGR/P - A review of the current ULDC, Table 3.E.1.B (AGR/P) shows 9 out of the 21 Agricultural use types are allowed; staff will research and recommend to the BCC if expanding agricultural uses is warranted, e.g. community garden, potting soil manufacturing; and produce stand be allowed subject to supplemental standards and requirements.</li> <li>• Expanding non-Agricultural use types in the AGR/P - Research of other non-agricultural uses to be conducted concurrently with the Unified Land Development Code Use Regulation Project that Zoning Staff is currently processing for adoption hearings in early 2016. Staff will recommend a kick-off meeting on Agricultural Uses to be scheduled after the March 24th BCC AGR Workshop. This will provide an opportunity for industry to provide comments/input for expanding use types or for amending existing code requirements related to an existing agricultural use, e.g. packing plant.</li> </ul>	<p>Do not modify current provisions as proposed; see Section VI, Staff Recommendation #2.</p>
<p align="center"><b>60/40 PUD Development Areas</b></p>	<p>Reduce the required minimum size of the PUD development area from 100 acres to 35 acres; eliminate current requirement for frontage of development area on certain roads</p>	<ul style="list-style-type: none"> <li>• Assuming a total project size of 87.5 acres (w/60% preserve), one parcel becomes newly eligible to proceed, with onsite preserves</li> <li>• Eight more become eligible as development areas only, requiring offsite preserves, and 2 more become eligible if frontage requirement is also eliminated.</li> <li>• Some properties in single ownership become eligible which were previously eligible only in combination with another owner's property</li> <li>• These total 528 acres, and require 792 acres of preserves if all offsite</li> </ul>	<p>Do not modify current provisions.</p>

<b>60/40 PUD Development Areas, cont'd</b>	Eliminate the prohibition against development areas of 60/40 PUDs west of SR 7	<ul style="list-style-type: none"> <li>• Five parcels in single or 2-party ownership exceed 35 acres and become eligible; all require offsite preserves.</li> <li>• 80/20s can be done west of SR7, with 40 acre min</li> <li>• Even if all preserve area changes were made, there would not be sufficient potential development rights created to enable all the existing and newly created development areas to proceed</li> <li>• Enabling additional preserve areas increases competition for limited preserves and creates an imbalance</li> </ul>	Do not modify current provisions.
<b>TDR Overlay</b>	Increase density to 1 du/ac, and require purchase of TDR from County Bank; allow for additional development right for max density of 3 du/ac; no 60% preserve requirement; capped at 7k balance in PBC TDR Bank	<ul style="list-style-type: none"> <li>• Impact depends on participating projects, but at minimum all large uncommitted parcels can be expected to participate, and any committed but unbuilt projects</li> <li>• Can also anticipate pressure to revisit existing preserves</li> <li>• Would generate additional revenue with the sale of TDR units</li> <li>• Proceeds from TDR sale to facilitate preservation throughout County; does not support objective of preserving agriculture in the Agricultural Reserve</li> <li>• Not effectively capped at 7k units in TDR bank, given Comprehensive Plan policy allowing BCC to increase TDR balance</li> <li>• Creates competition from County TDR bank for small property owners attempting to sell development rights</li> </ul>	Do not modify current provisions.
<b>Commercial</b>	Designate 200 additional acres of commercial uses in appropriate locations (not in preserves) along the following main corridors: Boynton Bch Blvd, West Atlantic Ave, 441/SR7 and Lyons Rd.	<ul style="list-style-type: none"> <li>• The Agricultural Reserve's principal purpose is to preserve agriculture, wetlands and open space. Therefore, commercial and residential developments are restricted to accomplish that purpose.</li> <li>• 200 additional acres would be equivalent to adding 5 more TMDs at 40 acres each; or 10 standard shopping centers at 20 acres each (such as a typical Publix plaza); or would be equivalent to the amount of commercial uses in half of the Wellington Mall, which was developed in 400 acres of land.</li> <li>• This would equate to an intense commercialization of the Agricultural Reserve and would be contrary to the goal of preserving agriculture.</li> <li>• Additionally, there is a substantial amount of commercial uses and services outside the Agricultural Reserve and within a short driving distance from residential areas within the Reserve.</li> </ul>	Do not modify current provisions as proposed; see Section VI, Staff Recommendation #3.
	Require the purchase 1 TDR for every new commercial acre developed.	<ul style="list-style-type: none"> <li>• Requires changes to the TDR policies in the Plan</li> <li>• Would further weaken the TDR program from the perspective of the integrity of the policy</li> <li>• Sale of 200 TDR units from the TDR Bank would generate additional revenue</li> <li>• It is intended to eliminate the requirement to dedicate 60% of land for preserves for new commercial development. This is a critical component of the Agricultural Reserve policies for the commercial and residential development options: limited development is allowed only by preserving a large percentage of the area for agriculture.</li> <li>• Finally, it is not clear what would be the disposition of those units purchased by commercial developers</li> </ul>	Do not modify current provisions.

## **VI. STAFF RECOMMENDATIONS**

As directed by the BCC at the March 2014 Workshop, staff has carried out the roundtable process in order to assess the recommendations proposed by the farmers and other property owners at that Workshop. In addition to the input received throughout this process, staff has also considered various proposals submitted by the community groups and organizations that opted to do so. Based on BCC direction at the March 2014 Workshop, staff has proceeded from the premise that agriculture was to be preserved and changes to address the issues raised would be minimized.

Based on this assessment, staff recommends the following:

### **Recommendation 1 – Contiguity Requirements for Preserve Areas:**

Revise the current requirements for preserve areas of 60/40 PUDs to eliminate the current requirement that a preserve property be at least 150 acres or be contiguous to preserved property totaling 150 acres.

**Basis:** Eliminating the contiguity requirement would address the current situation where, due to the development patterns that have occurred in the Agricultural Reserve, certain small property-owners have not been able to sell development rights and have the property designated as a preserve. Had the development pattern evolved differently (for example, if the preserve area of an adjacent 60/40 development been located adjacent to these properties), they would have met the contiguity requirement and been eligible to become a preserve.

By eliminating the contiguity requirement, approximately 1042 acres become eligible to sell development rights, at one per acre, and become preserves. In the Master Plan, these smaller properties were anticipated to be able to participate in a 60/40 development option in some form, as either development area or preserve area.

This change would potentially help current small agricultural operators financially, and may also help future 'starting farmers' who can purchase lands at a lower cost reflecting the lack of residential development rights. The development rights generated would then enable the development of the remaining larger parcels that are currently eligible to be development areas for 60/40 PUDs, with off-site or mostly off-site preserves. Presently, there are insufficient eligible preserve parcels to allow for the development of all remaining eligible parcels that could serve as 60/40 PUD development areas, with offsite preserves.

However, preserves comprising a number of smaller parcels are not as desirable as larger parcels that also facilitate row crops. A concern remains that instead of "pairing" the newly created development rights

with the remaining larger parcels eligible to be development areas, developers may opt to replace or "swap" current larger preserve parcels east of SR7 with these smaller non-contiguous parcels, in order to use the currently-preserved parcels as new development areas. It is desirable to maintain these larger, already preserved parcels, because they are more viable for row-crop use, whereas the smaller parcels that would replace them in a swap are more likely limited to uses such as nurseries. A prohibition against swapping preserves would help to maintain existing larger preserves.

**Recommendation 2** – Review the Unified Land Development Code (ULDC) to consider: 1) amendment to the current 25,000 sq. ft. limitation on packing plants that are accessory to a bona fide agricultural use in the AGR preserve areas; and 2) allowing community gardens in preserve areas.

**Basis:** The request is to eliminate the limitation of the 25,000 sq. ft. for packing plant; however, after staff researched the current ULDC, a Principal or collocated packing plant is already allowed in the AGR subject to a Development Review Officer (DRO) Approval and in the AGR PUD Preservation Area, subject to a Requested Use Approval. There is no square footage limitation for either a Principal or a collocated Packing Plant in both of these Zoning Districts, other than complying with the Floor Area Ratio, which is 0.15.

However, the Code further states that a packing plant accessory to a related bona fide agriculture use, and is located on the same property, the packing plant must not exceed 25,000 s.f. Staff determines that the current Code needs to be amended to clarify that an accessory use under the above circumstance should be permitted by right.

Staff also determines that the current 25,000 s.f. could be increased but should not be eliminated. In addition, Staff recommends the increase be reviewed concurrently with the Agriculture Use Types under the Use Regulation Project. A kick-off meeting will be scheduled in April, 2015 to obtain input from industry explaining why an accessory packing plant greater than 25,000 s.f. is needed in the AGR and AGR preserve areas.

In addition, Staff recommends allowing community gardens in the preserve areas since it is an ag-related uses, and is already allowed in the AGR, and AGR TMD preserve areas; therefore, the ULDC should be amended to be consistent with the AGR TMD preserve areas.

**Recommendation 3 – Existing Non-residential Uses:** Process County initiated map and text amendments to address inconsistencies and find solutions to existing commercial and non-residential uses and services that pre-dated the Agricultural Reserve's provisions.

**Basis:** Before considering new additional commercial development is necessary to address existing commercial and other non-residential uses that predated the creation of the Agricultural Reserve. Existing commercial and other non-residential uses are already located along some of the major corridors and intersections. These uses were allowed to continue at the inception of the provisions for the Agricultural Reserve, and to relocate and rebuild if affected by a ROW acquisition, but have been considered non-conforming uses. This situation has limited their ability to continue conducting business and to provide adequate services to the Ag Reserve community.

The proposed option would remediate this situation and would allow those existing uses to provide a full range of commercial and other services.

Staff considers this to be a reasonable option to address additional commercial and non-residential uses while continuing to meet the goals of agricultural preservation.

During the round table process various alternative proposals were presented, discussed or mentioned by some participants. These proposals range from no changes at all to adding some additional commercial at a few major intersections.

**Recommendation 4 - Agricultural Enhancement:** Implement Agricultural Enhancement Strategies.

- Install signs:
  - Indicating designated Agricultural Reserve area.
  - Cautioning motorists of slow moving farm equipment and agricultural activities.
- Consider traffic flow patterns more conducive to farming operations.
- Support PBC Young Farmer and Rancher organization.
- Seek (solicit) sources to accept agricultural plastics more locally, thereby reducing transport expenditures for growers. These include plastic bedding (mulch), ground cover, shade cloth, chemical containers, and pots of various sizes.
- Encourage and support agritourism where practical:
  - Commodity centered festivals and events
  - Weddings on farms and nurseries
  - Tours for school children and the general public
  - Orchard tours
  - Wine tours/tastings at potential wineries.

**Basis:** The majority of farmers and nurserymen in the Agricultural Reserve are full time growers. Common agritourism experiences held in smaller

enterprises around the country are likely to interrupt the flow of work for our larger grower enterprises in the Ag Reserve. Some smaller businesses may embrace agritourism opportunities.

Disposal of agricultural plastics is a significant expense. Local waste facilities are not currently able to handle the length or weight of bundled plastics without damaging transport trucks and station equipment.

Cooperative Extension continues to support and provide education to those who are in the agricultural/horticultural industry or those who wish to become involved in it through workshops and classes, field variety trials, food safety protocols, field days, business plans, risk management, safety, Worker Protection Standards and Best Management Practices.

## ATTACHMENT 1

### ECONOMIC IMPORTANCE OF AGRICULTURE IN PALM BEACH COUNTY

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#### Countywide Agriculture

The agricultural industry is one of the largest industries in the County, with 460,000 acres in production countywide. The estimated total annual economic impact to the County from the agricultural industry is \$2.6 billion. This includes agricultural row crops such as sugarcane, rice, sod, vegetables, specialty crops, nursery crops, equestrian and other livestock animals. Also included are packing houses, sugarcane mills, the co-generation plant and other ancillary businesses which support agronomic endeavors.

The industry employs a range of between 9,000 – 13,000 workers in Palm Beach County, with agricultural wages reaching \$350 million. These employees are full time as well as seasonal, both highly skilled professionals and technicians and minimally skilled laborers. Most agricultural workers reside in the area, with little migrant labor used.

Palm Beach County is a unique agricultural environment in that it has some of the most fertile organic soil in the world in the Everglades Agricultural Area west of 20 mile bend, and also has areas of mineral sand lands, such as the Agricultural Reserve, warmed by the gulfstream winds.

The variation of muck lands and sand lands allows for a great variety of produce to be grown.

Palm Beach County is among the top ten agricultural counties in the nation, and the largest agricultural county east of the Mississippi River. The County leads the state in agricultural sales, and in the production of sweet bell peppers, rice, lettuce, radishes, Asian vegetables, specialty leaf produce and celery. Palm Beach County primarily only provides fresh produce, not canned, frozen or processed.

#### Importance of the Agricultural Reserve

The sand lands of the Agricultural Reserve are the warmest growing area on the eastern seaboard of the United States.

- In February of this year, an estimated 12% of the sweet corn acreage was damaged in the EAA; but due to a 9 degree differential of warmth in the Agricultural Reserve, not one acre in the Ag Reserve was damaged by cold temperatures.
- During very cold winters such as this one, locally grown fresh vegetables feed much of the country. Droughts, freezes and other adverse weather events elsewhere in the country and the world increase the importance of production in the Agricultural Reserve.

The estimated annual economic impact of agriculture (row crops, nursery, equestrian and ancillary businesses) from the Ag Reserve is \$280 million. Although the acreage is a small percentage of the total county agricultural land, its value is significant. It has a

higher return per acre, which can be twice the value of acreage in the EAA. The crops produced in the Ag Reserve are high value crops, many of which are planted and harvested multiple times a season, yielding high production per acre and thereby making the land in the Agricultural Reserve the most valuable production land in the County.

Approximately 10,500 acres are currently in agricultural production in the Ag Reserve – 7,300 acres in row crops, over 1,700 acres in nurseries, more than 1,000 acres in equestrian uses, and more than 400 acres in agricultural support uses. There are 7 packing facilities and adequate roads to easily transport crops to market throughout the community, the eastern sea board of the United States and elsewhere. Packing houses are operational to support the packing of locally grown fresh produce as well as from other areas in Florida and the Caribbean basin.

### **Local Needs and Demand**

The food service and tourism industries are dependent upon local growers throughout the county to provide landscaping material and labor, fruit, vegetables and flowers to 135 hotel properties and 2,500 restaurants serving over 4 million visitors annually plus local residents.

There is a continued increase of federal funding for the Farm to School program which encourages and provides greater availability of fresh fruit and vegetable servings nationwide. Vegetables are a part of the 93,000 school lunches served by the Palm Beach County school system each day. Green beans, fresh sweet corn, grape and cherry tomatoes, fresh sweet bell peppers, yellow squash and zucchini are enjoyed by local school children each day through the school lunch program. Because Palm Beach County growing season coincides with the school year local produce is feeding children school lunches throughout the state of Florida and the nation. Some local growers are currently participating in this market opportunity and more are being encouraged to do so.

School lunch and breakfast are important meals to the 1 in 5 (20%) children who are at risk of food insecurity in this community. Approximately 2.1 million pounds of produce was contributed to the Palm Beach County Food Bank in 2013 from PBC growers helping to feed families in need.

Greater consumption of fruit and vegetables is recommended and encouraged by USDA, the U.S. Center for Disease Control and an array of health organizations. If Americans consumed the recommended 5 servings of fruit and vegetables daily from the current 1.9 per-capita consumption, the country's production would have to double to produce enough for every citizen.

## ATTACHMENT 2

### CHRONOLOGY OF EVENTS

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#### **Origins – 1970's & 1980's Comprehensive Plans**

Starting with Palm Beach County's 1972 Land Use Plan, the area now known as the "Ag Reserve" was part of a larger area as "Residential Estates" with densities ranging from 1 dwelling unit (DU) per 2.5 acres to 1 DU per acre in a planned development. In 1980, the County's Comprehensive Plan formally created the reserve area and defined its boundaries. The emphasis was preservation of agriculture. Densities were reduced to 1 unit per 5 acres, with an option for "80/20 Planned Unit Developments (PUDs)" with 1 unit per acre clustered on 20 percent of the land with a minimum of 40 acres. The 1980 Plan also established provisions for Transfer of Development Rights (TDRs) to receiving areas outside of the Ag Reserve.

#### **The 1989 Comprehensive Plan – Moratorium declared**

In 1989 the County's Comprehensive Plan revised the area's boundaries to remove non-contiguous portions and reflect land use changes made during the 1980s. These revisions reduced the area by more than 5,000 acres resulting in its current boundaries encompassing nearly 22,000 acres. Also, a moratorium was enacted until a study could be completed to evaluate the long-term viability of agriculture. TDR options were still permitted, but the 80/20 PUD option and 1 DU per 5 acres provision were suspended.

#### **1990 Ag Reserve Study**

In 1990, the County hired Dames and Moore to conduct a phased study of the Ag Reserve, which included two initial phases:

- Phase I: An economic impact analysis and an analysis of agricultural determinants (Feb 1991)
- Phase II: A land use suitability analysis (October 1991) and development of alternative scenarios, related strategies, and impact assessment (February and March 1992)

Alternative scenarios ranged from maintaining agriculture (TDRs, Purchase of Development Rights, and Agricultural Districts), to an "anti-sprawl" development option with protection of natural resources and environmentally sensitive lands, to expansion of development with no effort to preserve agriculture.

#### **1993 Purchase of Agricultural Conservation Easements (PACE) Program**

In May 1993, the Planning Division staff completed a preliminary report as part of Phase III of the work to be originally completed by Dames and Moore. The report made recommendations for establishing a Purchase of Agricultural Conservation Easements (PACE) program. The study concluded that as much as \$100 to \$200 million would be needed to fund the PACE program.

### **1994-1995 New Ag Reserve Provisions & Lifting of Moratorium**

In 1994 the Board of County Commissioners (BCC) adopted new provisions for the Ag Reserve, based on some of the recommendations of the previous studies. These new provisions were found “Not In Compliance” by the Florida Department of Community Affairs. In 1995, after an administrative hearing process, the BCC adopted a Remedial Plan Amendment which included an additional “60/40” development option requiring a minimum of 250 acres. This option required a minimum of 150 acres of preserve area, and development to be clustered on 40% of the land. Preserve areas under this option were not required to be contiguous to the development area, and the development portion was limited to areas east of SR7. The moratorium was lifted in 1995 allowing all the development options to proceed.

### **1996-1999 PACE Program, Master plan, and Bond Issue**

A PACE committee was established in 1996 with very little success, which led to exploring a bond issue to fund the PACE program. This resulted in a 1998 recommendation to utilize a bond issue to acquire lands instead of conservation easements. In July 1998, in preparation for the bond referendum, the BCC authorized CH2M HILL to proceed with the development of a Master Plan for the Agricultural Reserve. The master planning effort was a cooperatively funded agreement between the County and the South Florida Water Management District. Phase I Report was completed by the end of 1998 and Phase II (Development of the Master Plan) was completed by mid 1999 with the collaboration of Dover, Kohl, and Partners. The Master Plan reflected and refined the currently available residential development options, and introduced limited commercial development in the form of traditional marketplace developments (TMDs).

In 1999 Palm Beach County voters approved a referendum authorizing a \$150 million bond issue to purchase agricultural and environmental sensitive lands. The PACE program was officially repealed in 2001 and its committee replaced with the then existing Conservation Land Acquisition Selection Committee (CLASC), which carried out the purchase of agricultural and environmental sensitive lands. Close to 2,400 acres were purchased with bond proceeds. The County has subsequently sold 167 acres with no development rights to the Solid Waste Authority and farmers.

### **2000-2001 Managed Growth Tier System – Ag Reserve Tier**

In 1999, the County adopted the Managed Growth Tier System (MGTS) which identified different development tiers. One of the Tiers created was the Ag Reserve Tier, and in the Ag Reserve provisions were adapted to establish the Ag Reserve Tier. This effort included incorporating the concepts of the Ag Reserve Master Plan into the Comprehensive Plan. These remain the provisions in the Comprehensive Plan today.

### **January 2012 BCC Direction**

In 2012, at the Board's request, staff coordinated tours and workshops to provide the Board with information and status report on the tiers of the MGTS. Following a workshop in January 2012, the Board re-affirmed support for the continuation of Ag Reserve policies and directed staff to enhance agriculture and support for farmers by allowing packing plants and green markets in preserve areas. These changes have been implemented. The Board also heard from several property owners and agents during that workshop regarding specific requests for development in Ag Reserve, but the Board did not direct staff to make any additional changes

### **March 2014 BCC Direction**

The BCC held a workshop in March 2014 to discuss issues and policies affecting the Ag Reserve area, in response to recent requests by farmers, nurserymen and other property owners seeking to expand the development options available in the Ag Reserve. Following that workshop, as directed by the BCC, staff met with various interest groups, conducted two "roundtable" discussions for representatives of each interest group and public input, and scheduled a subsequent workshop in March 2015 to present the results of the Roundtable process. The BCC direction for the roundtable process was to work with all interested stakeholders to identify means to address the concerns raised, proceeding from the basis of continued agricultural preservation.

## ATTACHMENT 3

### COMPREHENSIVE PLAN AGRICULTURAL RESERVE POLICIES

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#### OBJECTIVE 1.5 The Agricultural Reserve Tier

**General:** The Agricultural Reserve area is a portion of the County that encompasses unique farmland and wetlands. Based on policy direction adopted by the Board of County Commissioners in 1995, it is to be preserved primarily for agriculture. To preserve the area for agricultural use, several programs are offered, including unique development options targeted to achieve the goal of farmland protection and agricultural perpetuation. It is through this combination of public action and private development that a viable program for the protection of farmlands and the perpetuation of agriculture will occur.

**Objective:** Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

**Policy 1.5-a:** *Deleted in Amendment Round 08-2*

#### Existing Uses

**Policy 1.5-b:** Within the Agricultural Reserve Tier there are existing land uses which are benign to the purposes of the Tier and/or which provide essential services for farmworkers and residents of the Tier. The uses below are to be accommodated as a part of the continuation of the Tier.

1. Eternal Light Cemetery;
2. Faith Farms;
3. 4 Points Market;
4. 3 Amigos Convenience Store;
4. Fina Gas Station-Hey 4 U Trucking;
6. Churches, farm worker quarters, and social service facilities.

In the event that any of these existing uses, or those that legally existed along Boynton Beach Boulevard, Atlantic Avenue and S.R. 7/441 prior to the August 27, 2001 adoption of the Agricultural Reserve Master Plan provisions into the Comprehensive Plan, are eliminated due to Right-of-Way Acquisition or Eminent Domain, and relocation of the use on the current site is infeasible, then the use may be relocated to an adjacent site upon approval of the Board of County Commissioners. Any expansion of the current use (with no new uses) will be subject to the requirements of the Unified Land Development Code, Comprehensive Plan, and approval shall be at the discretion of the Board of County Commissioners.

**Policy 1.5-c:** Residential subdivisions and Planned Development Districts (PDDs) located in the Agricultural Reserve Tier and approved by the Board of County Commissioners prior to January 1, 1990 shall be exempt from the Agricultural Reserve

Tier provisions and shall be governed by the terms and conditions of their existing approvals. Any modifications to an approved Agricultural Reserve Planned Development District (AgR-PDD) shall comply with the terms of this section. A residential development approved prior to 1990 shall have the ability to develop a residual parcel that is contiguous to the subdivision and that would serve to square off the residential development under the AGR land use designation at a density that is consistent with the existing subdivision, thus exempting it from the terms of this section.

## **Agriculture**

**Policy 1.5-d:** The Board of County Commissioners, through the Cooperative Extension Service and the Office of Economic Development, shall establish economic development programs for agriculture that promote development of alternative and niche crops and programs that provide opportunities for cost sharing for improvements in farming practices.

**Policy 1.5-e:** The Board of County Commissioners shall develop and implement a land acquisition and/or development rights acquisition program, utilizing the Conservation Land Acquisition Selection Committee with staffing from County departments. This program will address obstacles to the future sustainability of agriculture. This program shall incorporate mechanisms that permit lands acquired by the County within the Agricultural Reserve Tier to be leased to farmers interested in continuing farm practices. Other methods of acquiring development rights in the Agricultural Reserve, such as the less than fee simple conservation easements may also be considered by the County.

**Policy 1.5-f:** The Agricultural Reserve Tier shall be designated as a sending area for the Transfer of Development Rights (TDR) program established under Future Land Use Objective 2.4. TDR credits shall be assigned to lands within the Agricultural Reserve Tier at a transfer rate of one (1) du/acre.

**Policy 1.5-g:** Farm worker quarters and grooms quarters shall be accommodated within the Agricultural Reserve Tier, provided the property proposed for such purpose has density assigned to it. Farm worker quarters and grooms quarters shall not be located on property on which no residential density is assigned by the Future Land Use Atlas.

**Policy 1.5-h:** High-value added agricultural uses (such as packing houses, canneries, specialty food processing, etc), which are buffered to address compatibility with other permitted uses, will be permitted in the Agricultural Reserve Tier, except on land designated as the preserve area of a planned development designated pursuant to Future Land Use Sub-Objective 1.5.1. Packing plants may be permitted in AgR-PDD preserve areas provided the preserve area meets the following:

1. located on a roadway classified as an arterial road on Map TE 3.1 – Functional Classification of Roads; and
2. located on or adjacent to active agricultural crop production.

## Residential

**Policy 1.5-i:** Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table III.C.1, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Development (AgR-PDD) or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre.

## Commercial

**Policy 1.5-j:** Commercial uses permitted in the Agricultural Reserve Tier shall be limited to those, which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD.

**Policy 1.5-k:** The County shall not approve any land within the Agricultural Reserve Tier for the Commercial Low designation unless the property is within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue. The County shall not approve any land within the Agricultural Reserve Tier for the Commercial Low-Office designation unless development area of the property is within 1/4 mile of the northeast quadrant of the intersection of State Road 7 and Clint Moore Road.

**Policy 1.5-l:** The County may approve a maximum of 80 acres within the Agricultural Reserve Tier with a Commercial Low designation. This maximum acreage shall not include the acreage required as the preserve area of an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) pursuant to Future Land Use Policy 1.5.1-n.

**Policy 1.5-m:** All new Commercial Low development in the Agricultural Reserve Tier shall be in the form of an AgR-TMD, as described in the Traditional Marketplace Development provisions in this Element and shall not exceed a total of 750,000 square feet of Commercial Low uses for the entire tier.

**Policy 1.5-n:** A Commercial Low-Office development in the Agricultural Reserve Tier is not required to be in the form of an AgR-TMD. However, approval of a Commercial Low-Office development must comply with the preserve area requirements for TMDs included in Future Land Use Policies 1.5.1-m and 1.5.1-n.

**Policy 1.5-o:** All land use amendments seeking Commercial Low or Commercial Low-Office designation in the Agricultural Reserve Tier shall be accompanied by site plans illustrating compliance with the AgR-TMD or with the applicable regulations as specified in the Comprehensive Plan and the ULDC. Applications for rezoning of property seeking a commercial land use designation shall be filed concurrent with the Plan amendment.

## Commercial Recreation

**Policy 1.5-p:** Freestanding golf courses shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier. All development rights shall be removed from the site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. Gaming, parimutuel wagering, off-track betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.

**Policy 1.5-q:** All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:

1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

## Institutional

**Policy 1.5-r:** Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7.

### SUB-OBJECTIVE 1.5.1 Planned Developments

To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the preservation of significant open space may be permitted and may be developed at a density of one dwelling unit per acre.

**Policy 1.5.1-a:** Three planned development options may be permitted in the Agricultural Reserve Tier:

1. the 80/20 AgR-PDD;
2. the 60/40 AgR-PDD; and
3. the AgR-TMD.

**Policy 1.5.1-b:** An AgR-PDD shall require the following:

1. that the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the protected area. For this purpose, a meandering or intrusion of the development area into the protected area would only be considered in an equestrian community;
2. that the development area of any AgR-PDD be situated adjacent to other existing, planned, or projected development areas. The protected areas shall be situated so as to provide for a common boundary with other agricultural lands, fallow land, or land which is projected to otherwise be in an open space land use;

3. that the development area provide an appropriate buffer between non-agricultural uses and adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses. When golf courses and similar amenities are provided in the development area, they shall be situated to serve as a buffer between non-agricultural uses and agricultural uses, though water features in an AgR-PDD shall not have to be located adjacent to the buffers of the development;
4. that AgR-PDD preserve areas not be regarded as part of any development lot;
5. that AgR-PDD preserve areas be used only for agriculture or open space uses;
6. that any structures built within preserve areas be for agricultural uses only (as further specified in the ULDC), and shall be considered common resources of the AgR-PDD residents or agricultural users;
7. that the dedication requirements (e.g. civic use) and calculations for land uses (e.g. non-residential pods) are based only upon the development portion of the AgR-PDD; and
8. that the development area shall use native or drought tolerant species for, at least, 60% of any landscape requirement.

**Policy 1.5.1-c:** At least one stub street in each of the four cardinal directions may be required in all AgR-PDDs unless the property is adjacent to a designated preserve area or lies west of State Road 7 or lies adjacent to the Ronald Reagan Turnpike.

**Policy 1.5.1-d:** Utilization of these planned development options may result in a maximum density for an AgR-PDD of 1 du/ac for a residential AgR-PDD except that the maximum number of units shall be reduced to reflect the number of farm worker quarters and/or grooms quarters located in the preserve area. For a residential AgR-PDD or an AgR-TMD, the preserve area requirement shall be established as:

1. a 80/20 development, 75 percent of the total land area;
2. a 60/40 development, 60 percent of the total land area; and
3. a TMD, 60 percent of the total land area.

**Policy 1.5.1-e:** Property owners located along a designated rural parkway in the Agricultural Reserve Tier shall receive credit for the parkway easement as a portion of their required preserve area as described in Future Land Use Policy 1.5.1-d without regard to the minimum contiguous acreage requirement for the preserve area of an AgR-PDD established in Future Land Use Policies 1.5.1-i and 1.5.1-l.

**Policy 1.5.1-f:** Nonresidential land uses, limited to those uses, which the County allows in residential developments within the Urban/Suburban Tier, may be allowed as a pod within the development area of a residential AgR-PDD master plan, provided that the nonresidential uses are situated to serve the residents of the AgR-PDD as opposed to the general public. If the nonresidential land uses are government uses, such as fire stations, libraries, etc., they are not required to be situated to serve only the residents of the AgR-PDD.

**Policy 1.5.1-g:** The County Planning Division shall administratively identify the preserve areas of all AgR-PDDs on the Future Land Use Atlas as an Agricultural Reserve Preserve after approval of the AgR-PDD if the preserve area is not contiguous to the buildable area. The County has the authority to administratively designate the areas purchased by the County with bond funds for Ag Preserve purposes as an Agricultural Reserve Preserve once the Planning Division has been notified by the Department of Environmental Resources Management (ERM) to place a preserve note on a property. If development rights are retained on the preserve area, for purposes of providing farm worker quarters consistent with Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters consistent with Future Land Use Policy 1.5.1-k, the number of farm worker quarters or grooms quarters which may be located on the preserve area shall also be administratively identified on the Future Land Use Atlas.

### **80/20 Planned Development Option**

**Policy 1.5.1-h:** An 80/20 AgR-PDD shall require the following

1. a minimum of 40 contiguous acres;
2. that the buildable area be contained in one compact area and not exceed 20 percent of the gross acreage. Land dedicated as rights-of-way for the County's Thoroughfare System, land allocated for the internal street system, and water areas required for on-site drainage retention may be deducted from the 80 percent; however, in no event shall the buildable area be increased to greater than 25 percent of the gross acreage;
3. that the remainder of the gross acreage be maintained in agriculture, passive recreation or other open space use, except that water features may only be considered within the preserve area if the feature is designated by the South Florida Water Management District as a Water Preserve Area (WPA). No other open space or recreational use that is intensive in nature, such as a golf course; or, which would interfere with the future practice of agriculture on the subject property; or continued practice of agriculture on adjacent properties shall be permitted; and
4. that the preserve area be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PDD or agricultural users, and operate under common management of an HOA or third party.

### **60/40 Planned Development Option**

**Policy 1.5.1-i:** A 60/40 AgR-PDD shall require the following:

1. a minimum of 250 acres exclusive of right-of-way as shown on the Thoroughfare Identification Map;
2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites;
3. the development area and the protected area need not be contiguous;
4. that the development area shall be situated east of State Road 7 with frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme

Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. Other roadways may be added to this list, by Plan amendment, consistent with the goal of preservation and perpetuation of agriculture in the Agricultural Reserve Tier;

5. the development area shall not be situated west of State Road 7; and
6. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall:
  - a) contain a minimum contiguous area of 150 acres; or,
  - b) shall have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space; and
  - c) be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values. Accessory agricultural structures such as barns and pump structures shall be permitted. Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-PDD, unless the parcel meets the criteria provided in Policy 1.5-h; nor shall new residential uses be accommodated thereon except for farm worker quarters as described in Future Land Use Policy 1.5.1-k and Housing Policy 1.4-d or grooms quarters as described in Future Land Use Policy 1.5.1-k; and
  - d) that in cases of contiguous preserve areas, these preserves be held in common ownership and control by an HOA or other party for access by, and on behalf of, residents of the AgR-PDD or agricultural users, and operate under common management of an HOA or third party.

**Policy 1.5.1-j:** The preserve area of a 60/40 AgR-PDD shall be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the AgR-PDD Master Plan as a Preserve Area.

**Policy 1.5.1-k:** To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of 60/40 Agricultural Reserve Planned Development Districts (AgR-PDDs). Such housing may be located on these preserve areas at the following densities:

1. Farm worker quarters – a minimum site size of 25 acres per Housing Policy 1.4-d and a maximum density of one unit per acre, provided such units are clustered onto a single compact area of the preserve area and are restricted to occupancy by farm workers.
2. Grooms quarters - the number of grooms quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For AgR-PDD Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area

shall be decreased by one unit for each grooms quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the AgR-PDD is platted.

**Policy 1.5.1-l:** The Unified Land Development Code shall require that any golf course, which is constructed in the Agricultural Reserve Tier as a part of a 60/40 AgR-PDD have a management plan, which at a minimum, shall contain the following:

1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;
2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;
3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and
4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.

### **Traditional Marketplace Development**

**Policy 1.5.1-m:** An Agricultural Reserve Traditional Marketplace Development (AgR-TMD) shall require the following:

1. a minimum of 25 acres;
2. that the development area be contained in one compact area, except as otherwise specified below, and shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with commercial development such as the street system, parking and water retention areas;
3. that the development area shall be located within 1/4 mile of the intersections of Lyons Road and Atlantic Avenue or Lyons Road and Boynton Beach Boulevard; and
4. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map. Up to 10 percent of the preserve area may be located within the development area for use as open space or public greenspace. Any portion of the preserve area not located within the development area:
  - a) may be contiguous with the developed area; and/or it may be noncontiguous with the developed area, in which case it shall have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space.
  - b) shall be utilized for crop production; pasture; equestrian purposes; if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the AgR-TMD; or, if approved by the Department of

Environmental Resources Management, managed for environmental resource values. Accessory agricultural structures such as barns and pump structures shall be permitted. Agricultural support uses such as processing facilities, and the like shall not be accommodated in the protected area of an AgR-TMD; nor shall new residential uses be accommodated thereon except for farm worker quarters or grooms quarters as described in Future Land Use Policy 1.5.1-o or, if located east of State Road 7, for civic purposes such as schools, libraries, or fire stations.

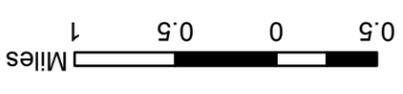
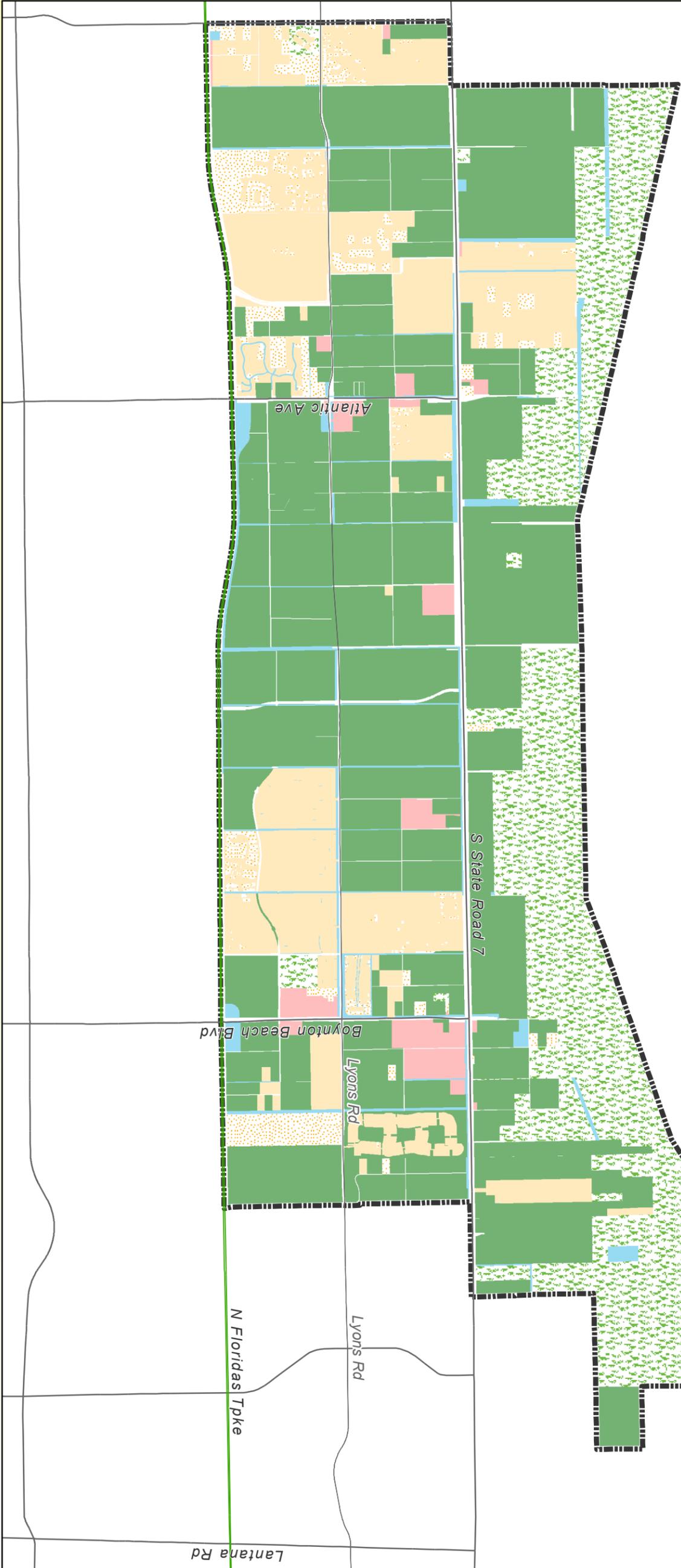
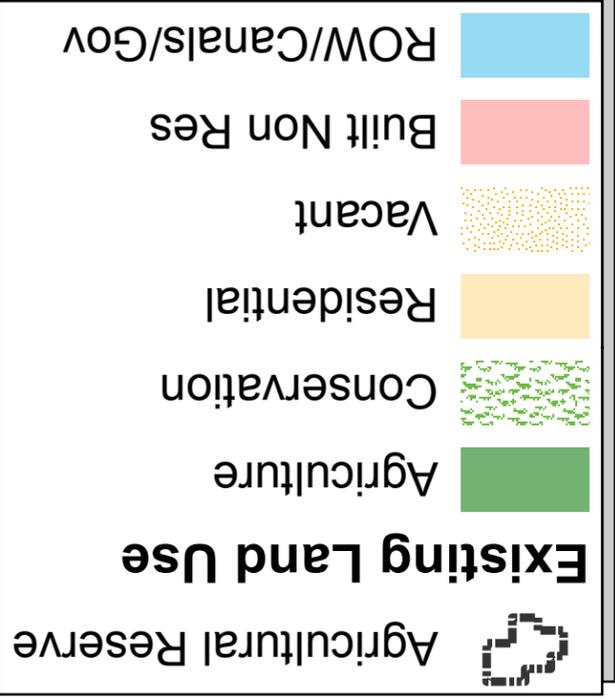
**Policy 1.5.1-n:** The preserve area of a 60/40 AgR-TMD shall be subject to an agricultural conservation easement in favor of Palm Beach County or deeded to the County. In addition, if the preserve area is contiguous to the development area, it shall be shown on the AgR-TMD Master Plan as a Preserve Area.

**Policy 1.5.1-o:** To accommodate farm worker housing or grooms quarters, some density may be retained on the preserve areas of Agricultural Reserve Traditional Marketplace Development (AgR-TMD). Such housing may be located on these preserve areas at the following densities:

1. Farm worker quarters - one unit per acre, provided such units are clustered onto a single compact area of the preserve area and are restricted to occupancy by farmworkers
2. Grooms quarters - the number of grooms quarters shall be based upon the number of stalls in the preserve area with a maximum of 20 grooms quarters allowed with no density requirement. For AgR-TMD Preserve Areas seeking more than 20 grooms quarters, the allowable density of the development area shall be decreased by one unit for each grooms quarter to a maximum reduction of one-half of the number of dwelling units associated with the preserve area property.

All such agricultural support housing shall require that density be left on the site of the preserve area at the time the AgR-TMD is platted.

# Agricultural Reserve Existing Land Use



Planning, Zoning  
& Building  
2300 N Jog Rd, 33411  
West Palm Beach, FL  
Phone (561) 233-5300



Date: 3/6/2015  
Contact: STAF  
Filename: N:\Planning\A\GR\15\Analysis of Non-Residential Uses\Maps\PG-3-25 workshop  
Note: Map is not official, for presentations purposes only.

**DRAFT****PROPOSED CHANGES TO THE AGRICULTURAL RESERVE TIER**

The unintended consequences of the Agricultural Reserve Master Plan have resulted in inequities for many in the farming community. These inequities create a financial hardship on land owners and are detrimental to the continuation of the agricultural uses the Master Plan was designed to protect. The changes outlined below help to resolve these inequities and are designed to promote the economic stability and viability of the farming community.

**CHANGES TO ENHANCE THE VIABILITY OF AGRICULTURAL USES**

- Eliminate the current ULDC size restrictions for a packing house.
- Eliminate the 1,000 square foot size limitation for a care taker quarters.
- Allow a farm residence with no limitation on maximum square footage to exist in an AgR-PUD preserve area, provided that the majority of the property is used for uses permitted in a conservation easement.
- Allow more agricultural related uses to qualify as permitted uses in an AgR-PUD preserve area, such as sod farming, landscape maintenance, mulching, and the production of products that serve as an accessory to the agricultural industry.
- Eliminate the minimum size requirement for properties to qualify as an AgR-PUD preserve area, provided the use of the property is consistent with the allowed uses within the conservation easement. The size of the property and what that property is contiguous to should not matter as it is the use of the property that matters.

**CHANGES TO EXISTING PROPERTY RIGHTS TO MAKE PROPERTIES ECONOMICALLY VIABLE**

- Modify the minimum development area size down from 100 acres to 35 acres for 60/40 AgR-PUD's.
- Create an overlay option to allow the Agricultural Reserve Tier to become a receiving area for the Palm Beach County owned Transfer of Development Rights ("TDR") Bank.
- Under the overlay, properties would be designated with a base land use potential of one unit per acre, as they are under the existing AgR-PUD rules.
- To participate in the overlay, a property owner must purchase a minimum of one TDR per acre (even if the unit isn't used within the development) from the County TDR bank, for every acre that will be part of the development. By participating in the overlay, a property owner is no longer required to provide the 60% open space requirement. The purchase of one TDR per acre from the County's TDR bank will replace the 60% open space requirement. While not a rule change, it is noted that preserve areas for built AgR-PUDs are precluded from participating in the overlay unless the preserve area is replaced, on an acre for acre basis, with other lands that qualify as preserve area for the Agr-PUD.
- A property owner will have the right, but not the obligation, to purchase a second TDR per acre from the County owned TDR bank or create the additional density by complying with the existing rules of preserving land within the Ag Reserve and transferring the

density to the development parcel. In no event would a development area exceed a maximum of 3 du's per acre.

- Allow 60/40's to be built anywhere in the Ag Reserve, just like 80/20's are allowed to do under the existing rules of the Agricultural Reserve.
- Eliminate "frontage" roads. This would allow development to occur along any of the main roads.

#### **CHANGES TO ALLOW MORE COMMERCIAL DEVELOPMENT AT APPROPRIATE LOCATIONS**

- Allow an additional 200 acres commercial development along the main road corridors.
- Commercial properties must purchase one TDR per acre for every acre that encompasses the size of the proposed commercial development area.

#### **CHANGES TO MAKE THE EXISTING TDR PROGRAM A VIABLE ECONOMIC ENGINE**

- In order for the overlay to be created for both commercial and residential uses, the Agricultural Reserve must become an eligible receiving area for County owned development rights to be transferred. Once this occurs, then a sale of a TDR unit to the Ag Reserve will be treated in the same manner as a sale of a TDR unit anywhere else in the County.
- Modify the policy encompassing the Transfer of Development Rights to allow for more uses of the proceeds. This would include, but not be limited to, the construction of capital improvements for public facilities and maintenance of these facilities. It must be expanded beyond the acquisition and maintenance of environmentally sensitive lands in order for the public benefit of the proposed overlay to be realized.
- Create a formula to properly handle the monies raised through the sale of TDR's. This would include a certain percentage of all proceeds being allocated to each of the seven commission districts; a percentage being allocated to Environmental Resources Management in order for the environmentally sensitive lands acquisition/maintenance program to continue and additional lands to be purchased; a percentage being allocated for capital projects within the Ag Reserve (and the continued maintenance of these capital projects once constructed), since the Agricultural Reserve area will be where the majority of these TDR bank units would be built.
- Place a maximum cap of 7,000 units that can be transferred out of the County TDR Bank into the Ag Reserve Tier. This will place a maximum number of new homes that can be constructed within the Ag Reserve and also allow the County to continue to replenish their bank with additional units from future purchases of environmentally sensitive lands for use in other areas of the County.

<p>Provided below are the responses received to the County's Agricultural Reserve Survey of June/July 2014. Note that not all 215 respondents opted to provide comments. For questions, contact Isaac Hoyos, Principal Planner, at <a href="mailto:ihoyos@pbcgov.org">ihoyos@pbcgov.org</a>.</p>		
Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
<b>COMMUNITY ORGANIZATION REPRESENTATIVE</b>		
Community Organization Representative	<ol style="list-style-type: none"> <li>1. Concerns of the residents and PBC community related to changes in the Agricultural Reserve which have occurred over time.</li> <li>2. Concerns of farmers related to the inability to compete in the business and, apparently, issues concerning packing plants/distances to farmed lands within the Agricultural Reserve and in neighboring areas and counties.</li> <li>3. Concern for continued success of the TMD's and the future development of the intersections of Lyons/BBB/Atlantic Ave.</li> <li>4. Maintaining Preserve Land.</li> </ol>	<p>Regarding the Comprehensive Plan, a few text amendments in response to concerns of interested parties including but not limited to farmers, residents, developers, environmentalists, may eliminate the need for excessive changes.</p> <p>Consideration to supporting the planting of alternative crops with higher monetary values, for example, macadamia nuts, and other high-value orchards.</p> <p>Possibly adding to the ULDC a section for Agritourism that may assist the farming families and would be well received by the residents of the PUD's that coexist with farming operations within the Agricultural Reserve.</p>
Community Organization Representative	<p>Keeping farming viable in the Ag Reserve, as it is surrounded by more and more development. Removing some of the impediments for farmers who are trying to make a living. Adding incentives to keeping the land in farming. Making Palm Beach County residents aware, especially the ones who move into the Ag Reserve, that this is a special place - those who live there are trading convenience for green space and proximity to the Everglades.</p>	<p>Work with farmers to determine what are some of the most onerous restrictions that could be removed, WITHOUT allowing more development. Find ways to promote local farm products in local restaurants and grocery stores. Find ways to promote the names of local farmers so county residents know who they are and can look for their products - such as, allow Bedner's and others to sell shirts with their names on them. Consider a bond issue to buy conservation easements from farmers in the Ag Reserve. Let county residents know we have a piece of the Everglades in our own back yard. Put up signs that say "Welcome to Palm Beach County's Agricultural Reserve" and "Welcome to the Everglades".</p>

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Community Organization Representative	<p>Control all future growth to prevent sprawl and congestion and to protect the unique nature of the area, that is soil, water and the native climate that supports all forms of Agriculture thought the entire 21,000 acres of the Reserve.</p> <p>Once lost, these advantages will never be recovered and a historical treasure will be lost forever.</p> <p>It makes no sense to tax the existing operations out of business for a few more dollars. It is an unnecessary burden for no purpose.</p> <p>Building homes only enriches the builders as a one shot profit and they are gone, leaving new residents screaming for more shopping, entertainment and life style support that will destroy what is left of the once valuable Ag. Reserve.</p>	<p>Strongly encourage and support high value agriculture, that is native nursery and Agricultural related products for the consumer home market and commercial high demand market. Traditional row crop farming can no longer survive economically.</p> <p>Work to actively support the future and not to regulate farming out of business.</p>

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Community Organization Representative	<p>It is imperative to keep the zoning agricultural and adhere to the Ag Reserve Plan. No new development rights- residential, commercial or industrial shall be ADDED to the Ag Reserve.</p> <p>Create the Lyons Road Rural Parkway as designed and planned, with safe horse trails and horse crossings throughout.</p> <p>Monetize our farmland as farmland and/or equestrian property.</p> <p>Do NOT allow commercial development. The Delray Marketplace was supposed to be a marketplace in keeping with the Ag Reserve and meeting the needs of it's residents. You've failed miserably in meeting this goal. Make new residents aware that they are buying property IN the Ag Reserve, and the infrastructure may be a few miles away, and that we MUST preserve this county treasure.</p>	<p>Explore Federal, State and County funding opportunities for the marketing of our farms and farm products and for loans and subsidies to existing and new farmers, as well as land conservation opportunities.</p> <p>Use State and County Marketing to promote agri-tourism.</p> <p>Tweak existing rules to include farm stands, farm to table opportunities and agri-tourism opportunities within the Ag Reserve.</p> <p>Explore all ideas to monetize the value of our existing agricultural lands, to remain in agriculture or equestrian use.</p> <p>Add trails which will be available to the public on the perimeters of all County owned property within the Ag Reserve.</p> <p>Add signage at the entrances of our Ag Reserve stating: You are entering our Ag Reserve- Palm Beach County's Green Treasure.</p> <p>Work with schools and universities to promote agriculture. Partner with farms for interns, apprenticeships and teaching opportunities. Bring local school children to partner farms to have hands on experiences with farming- agriculture and animal.</p>
Community Organization Representative	<p>--Persevering green space in West Boynton</p> <p>--Setting aside sufficient space for a planned West Boynton community park</p>	<p>--Controlling planned development in accordance with residential needs and community input and feedback.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Community Organization Representative	<p>WHETHER THE COUNTY SHOULD CONTINUE TO HONOR THE PROVISIONS OF THE CURRENT PALM BEACH COUNTY MASTER PLAN FOR THE AGRICULTURAL RESERVE.</p> <p>WHETHER THE COUNTY SHOULD RESPECT THE VOTERS' WISHES AS REFLECTED IN THE \$100 MILLION BOND ISSUE THAT FUNDED THE AG RESERVE.</p> <p>WHETHER COUNTY REGULATIONS SHOULD BE EASED TO BE MORE FRIENDLY TO AGRICULTURE.</p> <p>WILL FEWER RESTRICTIONS MAKE AGRICULTURE MORE PROFITABLE GIVEN NAFTA PROVISIONS.</p> <p>WHETHER FUTURE ACTION WILL CONSIDER HOME BUYERS AS STAKE HOLDERS WHO PAID PREMIUM PRICES TO BE IN THE AG RESERVE.</p> <p>WHETHER AGRICULTURE IN THE AG RESERVE REMAINS IMPORTANT AS PART OF THE ECONOMIC BASE OF PALM BEACH COUNTY.</p> <p>PROTECT THE LOXAHATCHEE WILDLIFE REFUGE AND THE BUFFER ZONE TO IT WEST OF 441.</p> <p>WHETHER THE COUNTY SHOULD BE MORE PROACTIVE IN ATTRACTING NEW FARMING INTERESTS, I.E., ORGANIC, NICHE FARMERS ABLE TO FARM ON THE SMALLER TRACTS.</p> <p>WHETHER THE COUNTY SHOULD AID THOSE WHO WISH TO CONTINUE FARMING WITH LOW INTEREST LOANS.</p> <p>WHETHER FURTHER RESIDENTIAL DEVELOPMENT SHOULD BE PERMITTED BEYOND THE MASTER PLAN.</p> <p>WHETHER FURTHER COMMERCIAL DEVELOPMENT SHOULD BE PERMITTED BEYOND THE MASTER PLAN.</p> <p>WHETHER CURRENT DENSITY OF UNITS PER ACRE SHOULD BE MAINTAINED.</p> <p>WHETHER DEVELOPMENT SHOULD BE PERMITTED WEST OF 441.</p>	<p>THE AG RESERVE MASTER PLAN IS ONE OF THE MOST SUCCESSFUL UNDERTAKINGS OF THE COUNTY, HONORING THE LAND, CONSERVATION, AND ALL INTERESTS. MAJOR CHANGES SHOULD NOT BE CONSIDERED.</p>
Community Organization Representative	<p>Keep promises. Keep nature. Keep local production. Stop sprawl. Stop selling out. Stop lying about bond issues.</p>	<p>Restore constituents trust in bond issues. Promote local food production. Maintain buffer for natural areas. Show pride in being able to do the right thing by not selling out.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Community Organization Representative	<p>Clean Water Action supports the existing land use of the Agricultural Reserve and opposes proposals for changes to the Comprehensive Plan that would allow increased development in the Ag Reserve. Allowing modifications that would change the Comprehensive Plan and allow increased development would come at a high cost to agriculture, the economy and the environment.</p> <p>Allowing development changes could drive out agriculture, which would be devastating to our local economy and food supply. Agriculture in the Ag Reserve provides an annual economic impact of approximately \$280 million to Palm Beach County and is an important source of vegetables during the winter to the county and beyond. Changes that could reduce agriculture would put this valuable resource in jeopardy and impact not only the Ag Reserve itself but also other communities in Palm Beach County.</p> <p>The Ag Reserve acts as a buffer between the suburbs and the Arthur R. Marshall Loxahatchee National Wildlife Refuge, and this protects the Everglades ecosystem from human impacts. Important wetlands conservation within the Ag Reserve maintains existing habitats within and outside of the Ag Reserve. Allowing plans to increase development could also lead to the introduction of exotic plants and animals and destruction of natural habitats.</p> <p>We are also concerned that changes to the Comprehensive Plan could detrimentally impact the water quality and/or water supply of the Ag Reserve and nearby communities. Changes to land use and increased development within the Ag Reserve would put increased pressure on local resources, including water, for residents and businesses.</p>	<p>Clean Water Action supports the County's decision to conduct a Roundtable discussion of stakeholders. We would like to see the existing land use of the Ag Reserve be maintained. We are interested in the promotion of producing food locally for use in and around the county. We would also like to see preservation lands be maintained for important wildlife habitats, particularly for species that may travel between the Ag Reserve and the Arthur R. Marshall Loxahatchee National Wildlife Refuge.</p>
Community Organization Representative	<p>There are very few rural areas in Palm Beach County. Stop destroying our area with high density.</p>	<p>Make neighborhood plans more binding. Do not destroy our neighborhoods with high density development.</p>
Community Organization Representative	<p>Preserve farm land to support fresh food, fruits and vegetables for our local restaurants. More restaurants are providing farm to table food and we need to preserve our local farm land to support this.</p>	<p>Work with local farmers and developers to sustain farm land as well as future development for a balanced future.</p>

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Community Organization Representative	To ensure the lands in the Ag Reserve are preserved in the way they were intended when the Agricultural Reserve area was established. Palm Beach County has already lost far too much agricultural and to urban sprawl.	To focus development efforts farther east into communities that need to be redeveloped and/or improved. Focus should not be on adding more high-end housing but, to develop more price-friendly housing to a significant Palm Beach County population who are being driven out of the area. This population is a crucial labor component to many businesses in the area.
Community Organization Representative	sufficient water use to prevent the highly organic soils from drying up and blowing away!!!!	agriculture works OK....too many homes = NO -- cuts up the acreage and encourages "DRAINAGE".
<b>DEVELOPER OR AGENT</b>		
Developer or Agent	<p>Additional commercial opportunities.</p> <p>Ability for increased density - allowance for CLF density bonus.</p> <p>Expand area for medical office use around the hospital.</p> <p>To promote continuation of agricultural uses, reduce the procedural regulation for bona fide ag, nurseries, etc.</p>	<p>Reduce minimum areas for AGR-PUD's</p> <p>Change Future Land Use to add commercial land use at main intersections.</p> <p>Change Code to allow for CLF uses at densities that are viable for the use. Allow for nursing homes. Perhaps these uses can be used as transitional near commercial intersections or in proximity to the hospital.</p>
Developer or Agent	<p>(1) Inequity created on smaller land owners through the unintended consequences of the 150 acre preservation rule. Many owners of nurseries and other bona fide agricultural uses wish to sell their development rights but cannot solely because of the 150 acre preservation rule restrictions.</p> <p>(2) Owners of nurseries that live on their property should not be restricted to 1000 sf size limitation on the residential structure.</p>	<p>(1) Remove the 150 acre preservation rule requirement. It is to Palm Beach County's benefit to have as many properties as possible within the AgR tier subject to a recorded conservation easement and under preservation uses in perpetuity. Do not penalize an owner of a legitimate preservation use simply because of the parcel size and/or location.</p> <p>(2) Allow one single family residence on preservation sites without obligation to lose 5 development rights; further, allow with limited restrictions on the size of the residential dwelling (meaning 1000 sf is too small for a residential home on an active nursery site).</p>
Developer or Agent	The balance between the demand Growth vs. existing uses.	
<b>EQUESTRIAN</b>		

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Equestrian	<p>The most important issues to be discussed relate to the future of the Ag Reserve and how decisions made in the very near future will effect present and future generations of Palm Beach County citizens. Three issues I care about are 1. preparation and protection from the actual and predicted sinking effects of the southeastern regions of the Florida peninsula including the likely effects of salt water intrusion, 2. provision for the production of foodstuffs for the good of the county and the country, 3. how best to integrate what exists in the Ag Reserve now with what the Ag Reserve needs to be in the future. I'd like to assist in creating a long term plan to assure sustainability for the future, that includes the business of agriculture and the necessity of conservation, as well as the of appropriate proportion of varied business opportunities for this technological era. I believe that making necessary changes will influence other counties to follow the lead of Palm Beach County.</p>	<p>Take into account that we are at sea level. Agricultural land use is an empirical safeguard to ease eventual salt water intrusion. Taking the initiative to the betterment of the future of the county begins at ground level.</p> <p>Presently there is a mad dash to build hundreds of homes in the Ag Reserve. There are many forces driving this craze. The farmers and nursery owners feel the pressure to sell because so much farm land in the Ag Reserve has been truncated. No one wants to be the last farmer or nursery owner standing.</p> <p>The words Grown in the USA and Product of Palm Beach County need to be a source of pride. There is demand for organically grown products, produce, and grass fed beef. Smaller independent farmers could be encouraged to come here, if instead of yellow rezoning signs, Welcome to Palm Bach County's Ag Reserve signs were posted. Growers of organically grown herbs and various exotic fruits and vegetables as well as grass fed beef continually seek land to lease. It is time to break the cycle of importing foods from outside the county, the state, and the country that can be produced in Palm Beach County. Farmers and nursery owners who seek to sell their land need to be encouraged to sell to farmers. School aged children learn about conservation in school. Agriculture is conservation. Conservation is protection.</p> <p>Palm Beach County needs to hold in high esteem its diverse landscape. My objective is to help keep it that way.</p>
Equestrian	<p>Want to be able to sell my development rights. My house more than 1000 sqf on 5 acres. Upset about farmers/ developers proposing more commercial along the corridors.</p>	<p>Every body should be able to sell their development rights regardless of the size of the house.</p> <p>Oppose commercialization of the corridors in the Ar Reserve</p>
Equestrian	<p>Development interest are high and in most cases best use of property exceeds it's traditional use and valuation for agricultural purposes. Property owners who want to realize the optimum development values should be allow to do so however consideration must be made for those properties that have previously moved (sold) the transfer development rights off.</p> <p>An equitable re-distribution of expansion rights based on property with and without TDR's should be considered based on the desired density of the AP.</p>	<p>Arrive at a fair and equitable re-distribution of development rights. In addition, the county can provide tax credits/reimbursement for properties that currently retain the original transfer rights where as the existing farming operations desire to continue farm operations.</p>

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Equestrian	To save the open land that is left to preserve our lifestyle and beautiful county. To maintain the local farm produce.	
Equestrian	Preserving the reserve!!!	Honouring the decisions that have been made in the past regarding the reserve.
Equestrian	preservation of the agricultural reserve.	to keep the voted law enforced.
Equestrian	The increase of densities that will eventually affect all residents of PBC by increasing development of more sub divisions. This means less land for the growth of vegetables; less areas to ride our horses on; increased stress on our sewerage system and drainage; more congestion on our roadways. We have seen these challenges increase as development continues in the AG areas. We need to preserve our land so we can continue to have local vegetables (not from other countries). We need to preserve the pristine beauty of our land and STOP building in the AG Reserve. Once the flooding starts from all of the development you will not be able to stop it. The seniors are not focused on this problem yet, but as communities begin to flood they are going to realize that it is because of so many new communities being built. CRIME will also increase with over population.	Vote no more densities. Keep the current platform that was voted upon as it is. Very simple. NO MORE BUILDING IN THE AG RESERVE AREAS. NO MORE SELLING LAND TO BUILD HOUSING DEVELOPMENTS. I believe that the current platform is 1 house per 5 acres. No change. We were promised equestrian trails but they are non existent. The speed limit on Lyons road is 55. Would you want to ride your horse close to Lyons Road with cars speeding by. There are bike trails - why were the equestrians left out. I am sure I have said more than requested, but these are the issues I see as important.
Equestrian	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural. This issue was voted on and somehow between the developers and the previous commissioners, it was ignored. How can we trust anything we vote for and actually, anyone we vote for if issues such as this can be absolutely ignored and swept under the rug in the name of the almighty dollar. Money is indeed the culprit and everyone gets rich at the expense of the green areas still remaining in our area.	- Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses. - the absolute solution would be to leave the "agricultural reserve" alone. we voted, it passed, it is ignored. How can people depend on the voting process?
Equestrian	Maintaining the availability of clean fresh water for the county, horse trails for equestrians and land for farmers to produce local foods	Re sell the land as the same agriculture zoning as when it was originally purchased. Increase marketing to others interested in Ag zoning.
Equestrian	Not selling it off.	Don't sell

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Equestrian	Over development! Flooding! 100million dollars of wasted money that needs to be accounted for!	Keep it agriculture! Our city needs this to be unique! The other county's will follow our our example. We will be forward thinkers, trend setters. Fresh locally grown produce right at our front doors! Strawberry patches to enjoy again with our family's. Clean water, proper drainage into the aquifer! Clean air! Trees, birds! The list goes on and on! No more building! We don't need another PUD!
Equestrian	We are satisfied with current situation.	n/a
Equestrian	Further Development and adding densities	Opportunities are to preserve this green area while supporting multiple agricultural purposes and wildlife . Being a preservation area should benefit local farmers, nurserymen and equestrians and all of Palm Beach County residents and beyond. Farmland is a valuable commodity for all concerned. Enough densities in the AG reserve. Its already over developed.
Equestrian	The Agricultural Reserve is becoming a congested, suburban development. Development is destroying the agricultural reserve at an alarming rate. The congested communities are choking the area.	Limit development/construction in the agricultural reserve. There are more than enough empty houses and businesses in the area.
Equestrian	Loss of native animals and plants	
Equestrian	Mixing of residences and agricultural businesses. Motor vehicle Traffic in agricultural areas.	meetings and/or workshops between residential neighbors and agriculture neighbors
Equestrian	Ways to utilize the avaiable land for farming and ranching in southern palm beach county and stop the back door deals on land classified as one thing and used as another open green space should be established for agriculture use.	Solutions are to have developers and land owners work with farmers and ranchers to ulitize open space and restrict new development so the current land is not diminished more
Equestrian	Increased building densities in the AG Reserve	This is a complicated situation with many special interests involved-developers want to develop every square inch of the Ag Reserve, Farmers don't want outsiders telling them what they can do with their property. Money and property values are at stake as well as diminished farming/green space. Building is about maxed out as planned-60% open space attached to development is not required to be connected with the development-which is a crucial mistake in my opinion.

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Equestrian	Impact on existing communities and density	Potentials are more county revenue that will reflect on services provided by the county. Solutions developers need to contribute their share in making palm beach county Reflects it beauty
<b>FARMER</b>		
Farmer	Don't take away our rights!	
Farmer	Zoning changes,land use,values,restrictions on ag land	Zoning changes,less restrictions on uses,all land use changes south of atlantic ave and west of turnpike.
Farmer	Too many housing developments/ shopping centers being builtand traffic. All farm land is dwindling down to very few areas.	Better road work planning.
Farmer	My husband and I own a cattle company in loxahatchee, we just recently moved out here for the ag and need it to stay that way!	Keep everything ag out here
<b>INTERESTED CITIZENS</b>		
Interested Citizen	The citizens of Palm Beach County voted to limit the land use. Yet our commissioners have time and time again went against this and violated this law. Will the commissioners not stop til all the ag reserve is used up? Do the commissioners truly not care what the voters want but only listen to developers like GL home? When a law or bill is voted on by the citizens, there should be no question on what should be done!	Follow the approved bill without further dilution. Protect Palm Beach County. And stop the Transferable Development Rights which allow developers to go around the law.
Interested Citizen	Preserving the ag reserve and enhancing the farming opportunities	Buying out the development rights in the ag reserve at their current density

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Interested Citizen	Changing the use of land purchased by the county for ag use	Satisfy the property rights of farmers without compromising the purpose of the ag reserve.
Interested Citizen	<p>Difference between Perservation vs Urban or Under Developed/Depressed areas when mandating Laws.</p> <p>I believe the golf course on Haverhill in WPB should be converted into a new community with stores and housing to enhance the livelihood and create jobs.</p>	Respect the Land! But in areas that no longer preserve nature but might be used to improve the economy then go for it.
Interested Citizen	encroachment of development, The ag reserve should be just that , a reserve. The everglades is a very fragile ecosystem. we need to protect it, I was in the grand canyon and the guide told me ...Oh your from florida, if the Grand canyon were in florida it would have Condos in it..and I think he is right	make a buffer park, keep ag reserve agricultural. Consider introducing the concept of micro farms,,,the farm to table movement is huge right now and very profitable
Interested Citizen	Preserve rural character, agriculture,and equestrian use. Do not allow further changes to land use codes. Prevent over-development in Palm Beach County.Honor the intent of original Ag Reserve designation.	Keep the Ag Reserve as it was originally intended-in ag!
Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying ¿Welcome to the Ag Reserve, Palm Beach County¿s Green Space Treasure¿ so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>

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Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	<p>5- Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying “Welcome to the Ag Reserve, Palm Beach County’s Green Space Treasure” so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>
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Interested Citizen	<p>Concerns for losing our Agricultural Community so very important for the produce, etc that feeds the Eastern United States.</p> <p>Loss of the Ag Reserve to development will not only affect our opportunity to have locally grown produce but will cause issues with our natural resource of water and open us up to flooding.</p> <p>Another issue with loss of agriculture is turning us towards importing our fresh products from other countries who do not have the same high standards.</p> <p>Concerns that the citizens voted for two Bonds back in the 1990s that was supposed to purchase lands to preserve them for agriculture.</p>	<p>Live up to your COMP PLAN and do not continue to allow the agricultural community to be developed !!!!</p>
Interested Citizen	<p>I most definitely want to see the Agricultural Reserve preserved. Land available for agriculture (which I believe is Florida's most profitable industry) must be preserved as well as open space to make sure that our environment stays clean and livable.</p>	<p>I think if local farms that serve communities are encouraged this will coincide with growing trends across the nation, very successful trends.</p>
Interested Citizen	<p>The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.</p>	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying ¿Welcome to the Ag Reserve, Palm Beach County¿s Green Space Treasure¿ so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>

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Interested Citizen	The Citizens approved the expenditure of their tax funds for a preserve. Green space was assured with this purchase.	<p>Asking for solutions means there is a defined problem and I do not see where there is a problem with keeping this preserve.</p> <p>There are no opportunities available that do not include using the "that was then and this is now" political perspective.</p> <p>The desire to convert this greenspace for other purposes is, in some manner, self serving or self enriching for the individuals or organizations advocating an alternative use of this land.</p>
Interested Citizen	Protect, support, and enhance agriculture in the Ag Reserve. Developers - GL Homes - have incited farmers to ask for more development over the years. Developing the Ag reserve is not a good economic option for the greater good of the county. Agriculture is too important and this land is special for winter crops.	The county can do a much better job at promoting and marketing the Ag Reserve. Consider holding another referendum to raise money for additional land purchase.
Interested Citizen	The most important issue to be addressed in the Ag Reserve is preservation. The citizens of Palm Beach County have invested \$100 million in preservation. We must not add any more development rights within our Ag Reserve, which has been zoned agricultural for the purpose of preservation.	<p>Sections or perimeters of all preserved green space should be made available to citizens of Palm Beach County for horse back riding, bicycling, and hiking.</p> <p>Signage around the Ag Reserve could educate visitors and residents about the nature of the Ag Reserve and the parts of it that are available for public use.</p>
Interested Citizen	Preserving the integrity of the Ag Reserve is paramount. We have made a significant investment in the Reserve for a reason...it is zoned agricultural and should remain so for the benefit and enjoyment of all.	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying "Welcome to the Ag Reserve, Palm Beach County's Green Space Treasure" so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>

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Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	We should erect signs at the entrances to the Ag Reserve saying “Welcome to the Ag Reserve, Palm Beach County’s Green Space Treasure” so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.  We should utilize all county resources to enhance opportunities for farm to table and agritourism.
Interested Citizen	Overdevelopment of homes and commercial properties will intrude into the Ag Reserve and cause quality of life to spiral down. Too much traffic, crowded roads, strain on water supply, schools and libraries. The Ag Reserve is a very important part of our daily life, bringing good quality produce and clean air to our communities. It should not continue to be sliced off to provide more housing in areas that have mushroomed over the past few years.	Better regulations and more diligent oversight.
Interested Citizen	Preventing the spread of development of any kind in the RESERVE.	Stick to the intent of the bond issue, which is to preserve agriculture in the RESERVE. Hold firm in the face of those who want to make a profit and think they deserve special treatment or exemptions.
Interested Citizen	How to keep the Ag Reserve aligned with the original purpose of the Ag Reserve plan. My understanding of the original purpose was to have a mix of Ag uses and some development. I do not want Palm Beach County to allow the Ag Reserve to be paved over for the enrichment of farmers and developers as has occurred in western Broward and Miami Dade.	The current plan is the opportunity and solution for the AG reserve.
Interested Citizen	The Agricultural Reserve must continue to be a food source.	Agricultural uses should not be changed. All population growth should be accommodated through urban in-fill and/or density increases.
Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.
Interested Citizen	Preservation as an agricultural and ecological buffer to urban mania.	Giving access to small scale farming efforts that build the soil . Local organic farmers can demonstrate sustainable agriculture alternatives .

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Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.
Interested Citizen	I feel we MUST preserve the Ag Reserve as voters have overwhelmingly voted and as we promised to the citizens of Palm Beach County (who have a \$100 million investment in preservation). We must NOT add any more development rights within the Agricultural Reserve, which has always been zoned agricultural.	<p>Preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>Put up signs at the entrances to the Agricultural Reserve saying “Welcome to the Agricultural Reserve, Palm Beach County’s Green Space Treasure” so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>
Interested Citizen	<p>Maintaining the AgReserve, as supported by PBC voters, must be a very high priority. In addition to the benefits to the agriculture industry, maintaining the AgReserve’s ecosystem has important benefits addressing impacts of climate change which is especially important in S. Florida.</p> <p>Maintaining the AgReserve may provide such benefits as water aquifer recharge and storage, reduction of the impacts of saltwater intrusion, and carbon sequestration. Additional development within the AgReserve would lessen these benefits to the the county.</p>	Before any additional development in the AgReserve is approve, a cost analysis should be completed identifying environmental cost impacts of the development. This needs to be done within a framework such as Ecosystem Services Valuation which provides a value for an ecosystem such as the AgReserve. Additional development has the potential to reduce the ecological value of the reserve in the face of the many climate challenges being faced by the S. Florida region.
Interested Citizen	Overdevelopment.	Stop giving developers permits
Interested Citizen	Preservation of the Ag reserve	keep water clean, habitat for wildlife

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Interested Citizen	The Agricultural Reserve must be preserved for agricultural use. The entire county depends upon this area for food and watershed. It is not just a matter of who lives there, farms there or works there. It is a matter of a referendum of the voters that resulted in creation of the reserve. The intent was to preserve this area forever - not just for a few years.	This could be a high-end organic farming region. It is Palm Beach County's equivalent of New York City's Central Park. From a development standpoint, an energy standpoint, transportation, schools, and other infrastructure perspectives as well as climate change, it makes no sense to create residential or commercial development in this area. We need better transportation corridors, and development to the west conflicts with this need. Transportation corridors are best suited for higher density population areas.
Interested Citizen	Need to preserve farmland and other undeveloped land in south Florida, for environmental conservation and scenic enhancement. There is already too much real estate development in the area, with its concomitant traffic congestion, pollution, and other environmental hazards.	
Interested Citizen	Development is always encroaching on Reserves, preserves, park land and environmentally sensitive lands. When will it end? How many more shopping centers do we need? Build up, not out!!!	Leave the land alone. Grant it to the farmers. Locally grown is healthier and better for the consumer and the environment!
Interested Citizen	The most important issue facing the Ag Reserve is to keep the promise to the citizens and Preserve The Ag Reserve	There should be a special board to hear and resolve problems of landowners in the Ag Reserve. There should be signs saying "welcome to the Ag Reserve" so that potential home buyers will know they are buying in an agricultural reserve area
Interested Citizen	need for continued food production in PB Co., as source of Winter crops for the whole of the USA;  open space also provides a way for rain water to get into the ground and reserves. There water "recharge" of the aquifer is a critical issue.	restrictions on land use changes are important. NOT ALLOW surfaces that prohibit water getting drawn down to the aquifers.
Interested Citizen	we need to maintain the Agricultural preserve principally for food production, with limited housing.	zoning issues need to be resolved --- not change easily, away from agricultural uses. County Commission should stand FIRM on this matter.
Interested Citizen	CRITICAL THAT THE PROMISE MADE TO TAXPAYERS TO SAVE THE AG BE KEPT. SAVE THE AG. NO MORE DEVELOPMENT!!!	WHAT'S NEEDED IS AN APPRECIATION OF WHAT THE AG RESERVE REPRESENTS TO OUR ECOLOGY, AND KEEPING OUR WATER CLEAN. MORE SHOULD BE INVESTED INTO INCREASING THE GREEN SPACE THAT'S TO BE SAVED!!!!

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Interested Citizen	Why is it called the Ag Reserve if you keep allowing it to be developed?? Ag - Agricultural, Reserve - to save, protect, keep in current state. It should not be allowed to be developed. Farmers should be encouraged to grow produce that can sold locally so people here do not have to buy the junk that is grown in central and south America. The taxpayers didn't agree for the county to buy the land and then turn around and allow it to be developed.	The current PBC Commission is filled with people who are in favor of unrestrained growth. Keep this up and PBC county can look just like Broward and Miami-Dade. You have already opened Pandora's box with respect to the Ag Reserve and there may not be any turning back now. Since you have signaled that it is ok to develop then I'm sure many other developers will be putting in applications. How can you deny their application after you have gone ahead and approved the current ones. Bye, bye, Ag Reserve.
Interested Citizen	There needs to be vigilance in the oversight and scrutiny of any development in this area. Set aside as a preserve and forever green area, it now is in risk of development which, once started, will be difficult to curb or curtail.	Concentrate on other potential development areas, leaving the Ag Reserve as the wild area it was designated to be.
Interested Citizen	The most important issue is preserving the AG Reserve, as the citizens of Palm Beach voted to do. We must not add any more development on the property that grows the country's very large percentage of winter vegetable.	The farmers who wish to sell their property should be made to sell it to others who will continue to use it for agricultural purposes, not needless development.
Interested Citizen	Maintaining open green space in Palm Beach County for agriculture or parks as modern society overwhelms the original purpose of the Ag Reserve.	The Council has in its power to maintain the original intent of 1995, when it was decided to maintain open green areas of natural beauty in Palm Beach County. Please, resist the efforts of developers to slowly erode the future natural beauty of our County.
Interested Citizen	Keep land undeveloped!!! We are overbuilding our state and wasting our resources.	Improve what we have and reinvest in resources, not add more to the population
Interested Citizen	<p>protecting our lands in Boynton Beach! Wasn't this bond already sold to the taxpayers years ago to protect the very same space? We paid for it, and then the very same land was sold off to developers?</p> <p>Keep the green, let Boynton Beach be a model of saving green space and protecting our natural resources. Enough development already.</p>	More nature, fewer developers.

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Interested Citizen	<p>1. PRACTICE OF IGNORING WILL OF PALM BEACH COUNTY VOTERS WHO PASSED THE BOND ISSUE BY CHANGING ZONING--I. E. SCHOOL, HOSPITAL, CHURCH IN AG RESERVE</p> <p>2.SAVING FARMING IN THE AG RESERVE</p> <p>3. IMPORTANCE OF WATER STORAGE AREA TO REFUGE AND EVERGLADES</p>	<p>HALT ZONING CHANGES</p> <p>FOLLOW VOTERS' WISHES AND PROTECT TERMS OF BOND ISSUE</p>
Interested Citizen	<p>The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.</p>	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying „Welcome to the Ag Reserve, Palm Beach County’s Green Space Treasure,“ so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>

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Interested Citizen	<p>Protection of Palm Beach County's water supply and climate resilience as recommended in the Southeast Florida Regional Climate Action Plan, which was approved by the PBC BCC on April 15, 2014.</p> <p>Please see p. 35 Recommendation AG-23, and p. 36 Recommendation AG-25, available at this link:  <a href="http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf">http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf</a></p>	<p>The greatest opportunity is to consult the experts in the 4 counties, and the federal scientific consultants (USGS, NOAA, USACE, etc.) who contributed to the award winning Southeast Florida Regional Climate Action Plan, which was approved by the PBC BCC, in order to develop an understanding of how the Ag Reserve can help to protect our water supply.</p> <p>Another opportunity is to consult with the South Florida Water Management District regarding water planning, to develop an understanding of which wells have already been compromised by saltwater intrusion, where the new western wells are that will supply water to the coast, and the role of the Ag Reserve in water management.</p> <p>There is an additional opportunity to do an Ecosystems Services Valuation of the Ag Reserve before making decisions. (Please see Recommendation NS-4 on page 33 of the Southeast Florida Regional Climate Action Plan, adopted by the PBC BCC on April 15, 2014 &amp; available at this link  <a href="http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf">http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf</a>)</p>
Interested Citizen	Flooding	Not sure.

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Interested Citizen	<p>Land use is an extremely important issue here in South Florida. Especially due to the effects of a changing climate, the responsibility of local government is to think and plan ahead for flood control, droughts, water quality and food scarcity.</p> <p>Equally, I understand the economic concerns of farmers and nursery owners. The discussion should be on exploring more innovative ways to bolster our agricultural sector that is so vital to the entire county and the state. Parceling out critical lands to development, loosening regulations to allow more density, can only lead to the weakening of the agricultural industry.</p> <p>The residents of Palm Beach County invested \$100M+ in land conservation in the Ag Reserve for a reason. County officials should have an obligation to protect that investment. A longer term view, starting with an independent study of the implications of lifting development restrictions and possibly selling public lands should be done first, along with holding public hearings, before any decision is made.</p>	<p>I am not an expert in this area. I believe it would be of great service to the residents of Palm Beach County to invite proposals, not only from developers or farmers, but from other communities within Florida or other states that potentially could serve as a model to grow our agricultural sector. As other parts of the country, such as the mid-west and California suffer severe droughts, which in turn, is greatly impairing food production, should we not be thinking ahead to protect the productivity of our farmland?</p> <p>The markets are increasingly moving toward people buying local, a demand for labeling and knowing where your food comes from and restaurants attracting customers with a claim to fresh, healthy food. We, in the county, should be investing in diversifying and growing our agricultural sector, not breaking it apart.</p>
Interested Citizen	Land that was bought by the money raised by the referendum should remain agricultural or environmental productive. NO exceptions.	<p>This area grows a large percentdage of the nation's winter vegetables and yet is hardly known about by the general public. We should be shouting this accomplishment. Large signs should be erected in the area saying "PBC Ag Reserve, winter salad bowl for the nation"</p> <p>"PBC county vegetables" should stand for excellence the same way "Indian River citrus" did</p>
<b>NON-RESIDENTIAL USE</b>		
Non-Residential Use	Right Now I am trying to get the Agricultural Tax Exemption and then I can address any problems that may be of concern. I would like to see City Water and Sewage offered for my property from the City.	Unknown at this time.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Non-Res Use	A fair balance between agriculture, residential and commercial so that all owners can benefit from a balanced plan.	The selection of certain parcels isolated for commercial is not only not fair, but creates a non-homogenous environment. There are obvious areas that should be commercial, and obvious for residential, and obvious for agriculture. A proper plan may satisfy almost everyone.
Non-Res Use	Balancing the desire for ample green space & natural habitat versus the need to accommodate growth in PBC	
Non-Res Use	TO ALLOW FAITH FARM TO EXPAND THE NUMBER OF BEDS FOR RESIDENTS TO HELP, SINCE WE ARE EXEMPTED FROM THE AG. RESERVE ISSUES. WHEN WE TRY TO EXPAND THE NUNMBER OF BEDS, WE GET PUSHED BACK UNDER THE AG RESERVE LIMITATIONS, EVEN THOUGH WE ARE EXEMPTED. WE WERE HERE BEFORE ANYONE ELSE, THAT'S WHY WE HAVE OUR OWN WATER AND SEWER PLANT ON-SITE.	WE NEED TO CONTINUE TO BE ALLOWED TO BE EXEMPTED UNDER THE AG RESERVE AS LISTED IN DOCUMENTS. WE NEED TO EXPAND THE NUMBER OF BEDS TO HELP OTHERS. WE DO NOT IMPACT THE COUNTY FACILITEIS SINCE WE HAVE OUR OWN WATER PLANT, SEWER PLANT, AND THOSE IN OUR PROGRAM ARE NOT ALLOWED AUTOMOBILES WHILE IN THE PROGRAM. WE HAVE 90 ACRES AND NEED TO SERVE MORE PEOPLE IN ADDICTIVE LIFESTYLES.
Non-Res Use	The need to expand the land uses and commercial opportunities for Agricultural Reserve property owners that is commensurate to the development that has already occurred from the east side of 441 to the turnpike.	If commercial and land development restrictions were eliminated or, at least reduced, new and existing businesses could provide commercial and public uses that would better serve the needs of the local community. In addition, expansion of commercial business and higher land values would result in increased property tax revenue to the county.
Non-Res Use	How to allow the smaller sized land owners to develop their land.	Open up development east of state road 7.
Non-Res Use	Within the Ag Reserve smaller parcels (similar to our 4 acres on 441 south of Atlantic) are not able to be competitive in the Ag industry because the smaller acreage is not adequate size to be a farm, nursery etc. We are held to the highest standards by the County to develop and maintain the land similar to that of a commercially zoned property. Our parcel on 441 was not designed to be Ag property; it is only 4 acres at a purchase price of over \$200K per acre (2006) and sits empty because the rewards and benefits are not available to smaller parcels of Ag property. There is not a profit to be made since Ag related rents and sales are well below standard.	Opportunities ∫ our location on 441 has endless opportunities outside of the zoning of the Ag Reserve. We are on a major State Road, near hospitals and gigantic new residential developments. To help support the growing Western communities of PBC smaller parcels and corners within the Ag Reserve could be used for medical buildings, restaurants, religious buildings ect. Solutions ∫ rezone smaller properties and corner properties within the Ag Reserve to support the infrastructure, maintaining a balance for residents within the Ag Reserve.
Non-Res Use	Unable to do anything with my property unless it is for agricultural use	Use property has a storage area for my produce and farm transportation and equipment
Non-Res Use	It is too small and the Everglades is close by.	It should be cast aside.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Non-Res Use	<p>There appears to be more need/demand for services in the areas between 441 &amp; Turnpike.</p> <p>Ag land has been preserved secondary to the bond issue. The lands remaining in the ag reserve which have retained their development rights should have more flexibility to meet this increased demand for commercial services.</p>	
Non-Res Use	<p>The Ag reserve was never intended to be a FOREVER solution. It has done its intended job and now we need to look at other solutions/modifications/plans. For example, the property I own, across from Delray Marketplace has a higher and better use than farming, as the region develops and has needs. I have partnered with a well-known ethical developer who has presented a concept embraced by those who would be most affected.</p>	<p>As for the relatively small parcel I own at the corner of Lyons and Atlantic, we have presented a neighborhood based shopping plaza that enhances the area. I have spent a fortune in funds cleaning up an arsenic contaminated agricultural property. The contamination was agriculturally-caused...and not caused by this landowner. The restrictions on this property agreed to by me would not reasonably permit agriculture (no potable water, for example). It simply does not make sense to not permit the commercial use beneficial to the property, the area, and the local residents.</p> <p>Thank you for your consideration.</p>
Non-Res Use	<p>There are AGR properties that are east of 441 in non-agricultural areas that should be rezoned. In my case, I own 12.8 acres of property on Clint Moore Road that was not rezoned with other surrounding properties in my area because at the time it was owned by the United State Post Office. The use of this property for an agricultural purpose would be inconsistent with the surrounding land use and would be opposed by the surrounding communities. I have approval from the County to use the property as a private school campus -- but the AGR zoning places unreasonable restrictions.</p>	<p>The few remaining properties that are east of 441 that were not rezoned with neighboring properties(due to special situations such as having been owned by the federal government at the time of rezoning) should now be rezoned to be in conformity with surrounding properties and current community uses.</p>
Non-Res Use	<p>Safe guard the remaining agriculture reserve from additional conversion to residential use.</p> <p>PBC has already become an asphalt jungle due to real estate lobbyist undue influence.</p>	<p>Reinforce /make laws that protect what is remaining.</p> <p>Better development of the land outside the Agri reserve.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Non-Res Use	PERMITTING THE BUILDING OF MORE RESIDENTIAL UNITS THAN ARE PERMITTED UNDER THE CURRNET AG RESERVE RULES	CHANGE THE RULES  PERMIT THE TRANSFER OF DEVELOPMENT RIGHTS FROM OUTSIDE THE AG RESERVE
Non-Res Use	PROPER PLANNING AND FAIR ALLOCATION WITHOUT CROWDING	DON'T KNOW
Non-Res Use	Agricultural interests for the land in the Ag Reserve area are diminishing greatly one o many factors. It is becoming more less profitable for farmers and growers to produce their products for market in the Ag Reserve. There for - to be fair - increased residential, commercial, institutional and industrial uses of this land utilizing a well conceived comprehensive plan for development must be addressed by government authority.	increased residential, commercial, institutional and industrial uses of the Ag Reserve area present incredible opportunities for all government entities by way of additional tax revenues; for all and and business interests in the Ag Reserve by way of increased land values and business activity; and, for all people who are desirous of being able to enjoy affordable housing, increased employemnet opportunities, and a greatly enhanced quality of life.
Non-Res Use	Recognition that the zoning regulations were adequate for the large scale projects, but that for smaller lots and owner, a greater range of opportunity can be provided without hurting the conservation goals that have been achieved.	Finding a wider range of uses or zoning sub-types that would be available to smaller lot types, to allow them adequate development potential, when they are too small to meet the current guidelines for development or providing transferrable rights.
<b>NURSERY OPERATOR</b>		
Nursery Operator	Inability to sell property for residential or commercial development is the problem.	Eliminate the Ag Reserve, change the zoning to allow the old farmers and nurseryman to sell their land and retire before they die.
Nursery Operator	The most important issue to be addressed is the property rights that have been taken away from those who own land in the "Ag Reserve".	Give the property owners back their rights.
Nursery Operator	The Ag Reserve is too chopped up now. Residential now butts up to ag operations. The segmentation has made farming inefficient and profit constraining.	Let farmers farm elsewhere where logostics and scale benefit them. Don't let the ag reserve just be a token, isolated island of small farming tracts, nurseries, and equestrian. Let property owners decide what to do with their land.

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Nursery Operator	The AG reserve properties that are east of Lyons Road are in conflict with residential development, this creates a safety hazard for both the farm workers & residents. Traffic on Lyons Road is very heavy and the slow moving Ag equipment is no match for fast moving cars etc. Many accidents have occurred and this will only get worse.	Allow the AG reserve property owners east of Lyons Road to sell their property for other than AG use, this will require more allowable density in order to achieve this goal. In the future the only AG reserve land that could possibly remain AG reserve would be the land West of 441. There is just too much development in the rest of the AG reserve to require AG activity to continue. Under the AG reserve constraints of today AG reserve landowners have no choice but to use their land for agricultural businesses. The residents who do not want any changes to the AG reserve are the very ones that are causing the hazardous conditions and have no regard for the safety of the agricultural workers. These same people are ones who complain loudly about chemical spraying, noise and odors from agricultural activity.
Nursery Operator	My Property cannot sell its development rights as other area can. I am stuck with no way for a developer to purchase because of your 100 acre rule. It is as if you hand picked who would be able to make money if they sold their property and or their development rights. I am not one of those people. I do not grow vegetables. I am a nursery owner who wants the value out of my land.	#1. Let development happen on property less than 100 acres. #2. Let me sell my development rights. #2. Allow a builder to buy from your development rights bank so they can have enough rights to build on my land. There are too few people who can still sell their rights to allow for even a small development.
Nursery Operator	We have rules which were set up to preserve an agricultural area which does not exist today as it was planned at its inception.  Schools, hospitals, large roads, residential developments and retail shopping centers are overwhelming us.  citizens with no connection to agriculture are attempting to hijack any discussion of changes.  The county needs to buy more land in the ag reserve, farmers cannot afford to buy land anymore.  Tdr's were not allocated equally, parcels with smaller acreage did not receive tdrs per acre but rather per parcel.	Keep farmers and nurseries here by offering to rent them land purchased by the county.  let the small acreage holders have some tdrs to reflect their acreage  float another bond issue to buyout then lease back the last few remaining large parcels.  decrease speed limits in the ag reserve to protect tractors on the road

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>I bought just west of the turnpike in 1995 and made sure i was not zoned ag reserve because my former employer was changed to ag reserved in the early 80's and had problems getting rezoned when he retired. I am at the northwest corner of the turnpike at boynton beach blvd and thought that it would eventually change to commercial or light industrial. in 2000, they changed our zoning to ag reserve and gave TDR but I am unable to participate in that program as it currently is set up. I have 2 5 acres pieces with a home on each and live in one and use the other for an office. I feel that i should be entitles to the TDR program like many of the larger owners were given years ago.</p> <p>I started 2 nurseries in loxahatchee in 2005. I tried to buy in the boynton area but the price of land was to high. Thereis a school less than 1/10th of a mile south of me and a hospital 3 milesto the west. Housing developments surround me and i feel it is a matter of time till I will be having problems with.</p>	<p>TDR should be given to each land owner that have not recieved them before. We have no light industrial planned in the ag reserved for fixing equipment. I have 28 tractors, RTV from Kubota and he is leaving Boynton Beach because the hospital built in his back yard. Once you mixed housing with agriculture, the only solution is to have large buffers between us. The original intent of ag reserve was to preserve row crops and that seems to be the only ones that were able to be developed.</p>
Nursery Operator	<p>When we moved to this location (we live here) in 1995, my husband made sure we were not zoned ag reseved. He has been working in the ag reserve even before it changed to that. Some time in 2000, our area was switched from ag/res to ag reserve. As with many of his friends who sold to developments east of the turnpike, we are now restricted to stay nursery or 1 house per 5 acres. We currently have 2 5 acres pieces with our house on one and a house on the other we use for an office. Then to add insult to injury, we are not allowed to get TDR.</p>	<p>Allow everyone in ag reserve TDR and change the development size so nurseries can sell for developments also</p>

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Nursery Operator	<p>Imagine if you built a 300 store mall and you told all the tenants they could sell nothing but shoes. How successful would that be for the majority of the stores? Not very. A couple large stores would survive the smaller stores could not compete. That is the situation we have now we can sell plants or food and that's about it. We are in competition with each other for a very small local market. In addition the Miami nurseries have taken over this area. Most if not all of the landscape material used for the new construction in this area and all of Palm Beach for that matter comes from the Miami area not from the local ag reserve. For the most part we sell to local landscapers that have small remodel jobs in the area. A small amount of work coveted by a lot of nurseries. This is a dying industry in this area and our children have witnessed this through the years. And now as older adults they want nothing to do with agriculture. And that I think is one of the biggest problems, a bunch of ag land that nobody wants to work because the reward is so little and land that is worth very little after years of being in business.</p>	<p>If the plan is for this land to stay agriculture farm and nursery land needs to have value. If we were compensated by being able to sell development rights and had revenue we could possibly keep farming. Times have changed. Business pressure from other areas be it the Miami Homestead area for nurseries or foreign imports for farmers could not have been imagined when the reserve was conceived.</p>
Nursery Operator	<p>I believe that "The Agricultural Reserve", although well intended, has been a land use experiment that has failed. I do not know of one major landholder in the area that not been hurt by the loss of property rights they once thought they had. The burden of the loss in property values has been carried by long term private property owners even though it's the voters who promote this unfair system. Years ago Commissioner Aronson said that if the bond was not able to buy at least 4,000 acres, the Ag Reserve should be reconsidered. That time has arrived.</p>	<p>We still have a chance to make this area a nice place if we could be aided by objective planners that are not blinded by the "Ag Reserve" propaganda would</p>
Nursery Operator	<p>The property rights of landowners is the most important issue. As a private land owner in the Ag Reserve, my property rights were taken away from me. The County did not purchase my land with the bond referendum, but I am being treated as if they did. It is time to restore my rights and the rights of other private property owners in the Ag Reserve just like me.</p>	<p>Speaking solely about my personal situation, I believe the best use for my land is commercial. Since I bought my land in 1985, the County has taken ag land around me and approved a gas station, hospital, medical buildings, and a warehouse/recycling center. If the County wants to do that, that's fine, just don't leave me stuck in the middle of it with Ag as my only option. This is not only unfair, it is ridiculous.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>Logical Development of selected properties that are fronting on 441, while preserving the large tracts of land for farming</p> <p>Traffic hazards posed by farm equipment moving on the roads with increasing traffic.</p>	
Nursery Operator	<p>1. The regulations governing the use of our property. Especially where we are located it makes no sense at all that we are restricted from developing at least 1 home per acre.</p> <p>2. The unfair nature of previous development rights approvals. Previous development rights approvals have left this entire block restricted. Every lot in this section (bordered by the Florida Turnpike to the east, Boynton Beach Blvd to the south, Acme Dairy Road to the west and a water management canal to the north) is either a residential property or an Ornamental container nursery. None of the land itself is actually being farmed and the restrictions we are stuck with are unfair. Because of the make up of the section, the restrictions in place here do not actually serve the intentions of the Ag Reserve and so are wholly unnecessary.</p>	Legislate to correct the injustices.
Nursery Operator	<p>In my opinion, it's the lack of harmony that exists between residential, commercial, and agricultural needs that has created a rather dysfunctional paradigm. We can debate the merits of the original "agricultural reserve" plan, its intent and how it was thought out as well as how it was to be implemented, but that would clearly be an exercise in futility.</p> <p>Most would agree that the genie is out of the bottle as far as residential and commercial development is concerned which of course are synergistic to each other. Agriculture, on the other hand, does not blend well when it is randomly scattered around these developments. Meanwhile, these communities in the reserve are growing and need additional infrastructure to support them. It's time to deal with reality and revise the existing comprehensive plan in the reserve.</p>	<p>Segregate the large county owned farm tracts (Bowman Farm) and or create a new reserve that is reserved solely for agriculture. Indian Trails Grove, now a row crop farm, certainly would be worth considering as a starting place. Create a special TDR redemption program unique from any other county development program. It must be fair and just, taking in consideration the property owners that have held onto their TDR's as well as the current market conditions as it relates to higher values of the new communities in the reserve.</p> <p>For the record: I nurseryman and property owner 31 years in the reserve. Same location.</p>
Nursery Operator	Building on land with no TDRs	Allow building with no TDRs

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>As an owner of real estate in Western PBC, I have seen the effect that the changes in the economic climate have brought to our community. The AR was not a part of the formal county land use plan when my purchases were made, nor was it a factor in my acquisitions. It seems the commission, land planners, land owners and local business people did not consider the increase in the senior and general population, the great recession, global warming or sea level rise when the AR became a part of the plan. Today all of these things have a direct impact on how our precious Florida will mature. Plans to prohibit growth west of the Florida Turnpike have not been successful. Planned developments continue to be part of the urban landscape and people enthusiastically populate these communities. The developers, who construct these communities, as well as the residents, add much needed tax dollars to the county tax roll. It is unreasonable to assume that these community members want to travel long distances for their wants and needs. Western PBC must support the community with shopping, protection, medical resources, as well as cultural attractions and entertainment. To use county tax dollars to redevelop the Eastern portion of the county is a poor use of dollars. Citizens will not be able to utilize much needed medical centers when our roads are flooded by tropical storms and crucial establishments are affected by storm surges. Boynton Beach suffered terrible flooding last year and was not sufficiently prepared. These floods will become more serious in the future. When will our politicians recognize and deal with these problems, hopefully while there are still citizens in their districts. With this in mind it is time to strategically plan for a better future. Infrastructure in Western areas of the county must be realigned with the needs of its citizens. Laws and rules often need to be moderately changed in order to balance current events. This is the case with the AR.</p>	<p>Strategically manage growth through tax incentives  Opportunities for increased tax revenue  New community cultural attracts which will be a positive impact on the community  New business growth which will provide new jobs for a positive effect  Manage growth with environmental issues at forefront</p> <p>*I would very much like to be a member of the roundtable group</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>To right a wrong,we were never included when ag reserve was formed.We cannot sell our rights,or develop like the big owners could. When I bought my property it was zoned 1 house per acre and my property had future small commercial on your map. Contrary to some misguided folks ,there is no row crops south of Atlantic Ave. on Lyons Rd. development and some old dilapolated nurserys . I have a church/ summer camp To my north and Mizner CC to my south and Delray Lakes homes to my east. I now only spay my plants when there's no wind, so not to drift to the camp. Some day there is going to be a fatal accident on Lyons rd. tractors,nursery carts don't mix. I see near misses all the time. The nursery business has been affected by the down turn,and the fashion of plants is over,there are large factory nurserys in homestead ,that can buy 20/25% cheaper than I I'm on the edge of closing for I am losing money.The banks will not loan us money because of the zoning. So we cannot update to compete</p>	<p>Redone the property to 3 houses per acre and let us buy the TDR from the county. Also let the size be 35 acres pud.</p>
Nursery Operator	<p>I feel the Agricultural Reserve has already been broken with the allowed development of Transfer Stations , Hospitals, Schools, Shopping Centers and Residential development. All of these things have made it very difficult to grow insect and disease free plants which require spraying without having spray drift into any of the developed areas. I also feel that we are being deprived of our property rights because land with street frontage or interior acreage sells for much less than the land North or South of the Agricultural Reserve. For many of the property owners in this area the ability to sell this land is their retirement nest egg. We are the ones who spend 40 to 100 hours a week out in the sun and have to deal with the problems associated with spending this many hours in the sun. I would venture to say that many of the people that want to keep the A.R. as it is have no "skin" in the game and have never spent years on end dealing with HEAT, HUMIDITY, RAIN, or FREEZING weather. The A.R. sounds great from air conditioned office.</p>	<p>Allow commercial corridors on major highways. Give more than 1 development unit per acre. Allow development units to be sold off and still be able to build one house per 4 to 5 acres because property easements. These are some preliminary ideas. Thank you for your consideration.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	property rights of the small land owners regulations in small bussineses less government	difficult to say at this time, it seems that when the rules for the ag reserve were voted on it only benefited the large land owners and left out any hope for the small land owners
Nursery Operator	THAT IT WILL NO LONGER BE A FARMING/AG RESERVE IF BUILDINGS, HOMES AND COMMERCIAL INTERESTS CONTINUE TO ENCROACH ON THIS UNIQUE ECOSYSTEM!!!! I VOTED IN 1998 TO SET THIS LAND ASIDE AND MY TAX DOLLARS PAID FOR THIS PURCHASE ALONG WITH ALL THE OTHER CITIZENS/VOTERS!!!!	LEAVE IT ALONE AND KEEP THE AG RESERVE THE WAY IT WAS INTENDED AND VOTED ON!!!!
Nursery Operator	Keeping development at a minimum. If developers are allowed to continue unabated there will be no more open space in the western sections of Palm Beach.  Palm Beach is on the fast track to emulate its neighbors to the south both Broward and Dade.  Why cant the commission see this is beyond me.	Stand by the decisions made already concerning this.
Nursery Operator	Preventing urban sprawl to the extent that the green, open, uncongested look and feel are not forever lost.	Nature trails, animal habitats, heart-healthy walking paths, playgrounds, play fields, etc.
Nursery Operator	Getting commercial zoning in certain areas in the Ag Reserve.	
Nursery Operator	Selective development	Possible changes in the comprehensive land use plan
<b>OTHER</b>		
Other	1. government tells owners what they can and can not do with their l and. 2. one house per 5 acres too restrictive. (my daughter and her family can not build a house next to mine.) 3. since 1978 we have maintained our dirt road for access to property, have wells, septic, clean up fallen trees in road,,etc. few services for our property taxes.	Increase to one house per acre. decrease restrictions,,.....would make land more attractive to banks for loan to build another house or to developers if I should chose to sell some day. THANK YOU FOR YOUR TILME AND INTEREST IN THE AG RESEERVE. WE ALL LOVE IT BUT NEED YOUR HELP TO SURVIVE HERE.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	<p>Keeping it preserved and keeping housing density low!</p> <p>The land in question would be better served returning to wetlands or to an open public park, Hunting area or recreation area, rather than increasing housing density. The is true for all areas west of the Turnpike and especial for those west of 441 from south palm beach to Forest hill Blvd. I know that these areas have had preserve status for a long time and with good reason, Now is not the time to change this for more county revenue.</p>	<p>New public hunting areas along with public recreation areas. Much needed in PBC.</p>
Other	<p>So much development has been allowed that the area is difficult to continue to operate as an agricultural reserve as envisioned in the Comprehensive Plan. The development needs to stop, do not allow exceptions and changes to the comp plan.</p> <p>With the concessions that have been made in the Ag Reserve, investment by tax payers looks more like a land bank for wealthy developers. (Is that legal?)</p>	<p>Enforce the Comp plan. Enforce the 60/40 allowable development, don't set a precedent by allowing changes.</p> <p>I wonder if we need another bond to buy more of the reserve to keep it in agriculture.</p>
Other	<p>Over development and zoning changes that have removed agricultural designation from the area. The Ag Reserve was intended to be an area preserved for agriculture.</p> <p>The maximum area set aside for agriculture should be protected as agricultural land.</p>	<p>We need to protect existing agricultural zoning and not make zoning changes. Any industrial development should come out of the portion of land already designated for development.</p> <p>Residents need to be educated on the importance of maintaining agriculture in Palm Beach County and particularly the Ag Reserve. Not enough education has been directed toward residents of the Ag Reserve so that they understand that they live in an area designated as agriculture. Many residents were sold houses in this area without understanding that they were moving into an agricultural area.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	<p>The Ag Reserve was originally created to take advantage of the many benefits offered by the land within the designated area. Of the many benefits provided, some directly impact the Refuge such as buffering the Refuge from urban development and providing valuable foraging habitat for birds that roost or nest in the Refuge. Bird species that utilize lands within the Ag Reserve and Refuge include the critically endangered Everglade snail kite and the endangered wood stork. Both species frequently use the agriculture fields to forage, particularly during rain events and field flooding. Therefore, these species are particularly important when considering removal of current habitat.</p> <p>Hydrologically, lands within the Ag Reserve, particularly west of 441, provide a seepage barrier as the farmers keep canals higher after rain events by working with Lake Worth Drainage District (LWDD) to store and retain water for water conservation purposes. As a buffer to the Refuge, the Ag Reserve provides protection from urban runoff, invasive/exotic species (both plants and animals), and light pollution from surrounding development. With the increased number of development proposals, the demand to provide additional flood control will fall on the Refuge and surrounding basins which already provide these services to many areas east of the Refuge.</p>	<p>The Refuge was established to protect many wildlife species that may be at risk from the direct, indirect, or cumulative impacts from the proposed changes to the Plan.</p> <p>The Refuge is willing to provide any additional information to fully evaluate these changes and the potential impacts increased development in the area may have on our natural system.</p>
Other	Allowance for more agriculture related uses in preserve areas and within Ag Reserve itself.	Code and COmp Plan changes to allow more ag related uses within preserve areas.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	<p>1) The 10,000 approved homes in Ag. Res. drives down value of existing homes in Southern PBC. This puts current home owners at a economic disadvantage</p> <p>2) Why allow developers to cover the open land with large developments, when there are 30,000 existing building sites in PBC already zoned for building. In 2013 1,900 homes were built in the county. There is already a 10 plus year inventory without compromising the reserve.</p> <p>3) Continued urban sprawl in the Ag. Res will erode the quality of life for existing citizens.( crowded roads, crowded schools road rage and strained government services.Growth for the sake of growth is not always positive.</p> <p>4) Development offers short term employment to the area. My equine business and others in the AR offer permanent employment. Where will my six employees go if houses replace the farm?</p>	<p>1) county has chance to make Ag.Res a special place</p> <p>A) complete the rural Parkway that is part of Lions Road plan.</p> <p>B) Make the land around developments available to the public for walking, jogging, biking and horse riding. Developers are allowed to count the land outside their walls as open space, yet they are allowed to fence it off. This is not in the spirit of 60/40 open space, when new developments are approved by the commission.</p> <p>C) Put up signs announcing you are entering a special place the Ag.Res.</p> <p>2) The three simple steps described above would allow the county to talk about a special are to live, compared to the direction we are currently headed.</p> <p>I would like to be a member of the round table for the following reasons</p> <p>1)Own 60 acres land in Ag.Res</p> <p>2) Live in Ag. Res</p> <p>3)Have a horse farm that employees six people in Ag Res</p> <p>4) Have paid the county over \$500,000 in property tax through 2014. Property tax payments this year will exceed \$50,000</p> <p>5) I care</p>
Other	n/a	n/a
Other	Development/ Commercial/Residential TDR's	I have worked on almost all sites that have been developed.
Other	Protecting land for agricultural use while enabling some limited development that will not materially change the ag reserve.	Not really sure. I can see the points made by both farmers and developers who want to do something else with the land other than grow crops...but at the same time, we have to be careful not to lose or diminish a significant aspect of what makes Palm Beach County unique. Also...the farming community does more to support hunger relief in the county than any other industry and we don't want to materially affect that reality either.
Other	All of the available land is disappearing	Use land for farming or leave it alone.
Other	To STOP allowing Developers to chip away at it. To stop swapping out land for other projects. To Keep all land that was designated as Agriculture as is.	<p>The opportunity is that one day there will be no land left. To feed us on a local level. Where everything has to be shipped in, from other areas, country's, county's, states. Keep the land as it was meant for. AGRICULTURE.</p> <p>The solution is easy. STOP selling off portions of the AG reserve.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	<p>The most important issues or problems to be addressed in the Agricultural Reserve are outlined below:</p> <ol style="list-style-type: none"> <li>1. The growing demand for services in the new residential communities that are in and being developed in the Agriculture Reserve and the inability to develop ancillary businesses based on land use and zoning restrictions in the Agriculture Reserve. The success of Delray Market Place demonstrates the high need for services in the area.</li> <li>2. The smaller parcels, like mine, have not been granted the same privileges and opportunities, as larger parcels in the Agriculture Reserve.</li> <li>3. The country is requiring land owners to farm by restricting their rights. Landowners have lost their freedom.</li> <li>4. In my particular case I have been stripped of my ability to develop the commercial-zoned corner-acre of my property, due to the land use changes of the Agriculture Reserve.</li> <li>5. I am further restricted on land use, including agriculture uses because of residential development across the street from my property.</li> <li>6. Reduction of agriculture and farming in the agriculture reserve due to development and lower demand for products.</li> </ol>	<p>Solutions include:</p> <ol style="list-style-type: none"> <li>1. Designate county owned parcels of land as the agriculture reserve and subsidize farmers to farm the county owned land.</li> <li>2. Maximize the County's investment as well as the 45 land owner's investment in the water/sewer line built in 2005 for development on West Atlantic Avenue (Reference: Resolution No. 2005-0588). Also note land owners are still paying for this water line at a 6% interest rate; however, it is currently of no use to farmers. As quoted in the resolution:          "Whereas, the Board of County Commissioners finds that each parcel listed in the Special Assessment Roll, which is attached hereto and incorporated herein as Attachment 3, will obtain a special benefit, that is at least equal to the amount of special assessment made against each such parcel."          Grant the land owner's the special benefit that was promised when the water/sewer line was approved.</li> <li>3. Change the land use and zoning restrictions to allow commercial development on West Atlantic Avenue. West Atlantic Avenue is an arterial road should be developed due high traffic and high visibility and high demand for services. West Atlantic Avenue supports traffic to on/off Turnpike ramps, Lyons Road, 441 East Atlantic Avenue and highly successful Delray Market Place.</li> </ol>
Other	<p>Owners of small parcels who have cultivated, maintained, and paid taxes on their land should not have the value of their property reduced by limits on how the property can be used.</p>	<p>Change the limits on how property can be used so that small owners are not held in a position inferior to that of large corporations.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	I believe one of the important issues facing the further development ( or lack there of) is the lack of consideration for the small nurserymen and land owners in the Ag Reserve. There are small parcels of land that would no more interfere with the environment, if sold for commercial development, than the thousands of homes already being occupied in the Ag Reserve. Give the small "guy" a chance to determine the fate of his land!	Change the zoning to commercial for small pieces of property that are close to the Turnpike and / or 441, that are currently surrounded by buildings of all kinds: schools, churches, hospitals, shopping center and homes, homes, homes, homes.....
<b>RESIDENT, NOT IN PLANNED DEVELOPMENT</b>		
Resident, not in Planned Development	Development, number of units per acre, land usage/restrictions	
Resident, not in Planned Development	To insure proper development along major thoroughfares to support the existing planned developments and future developments. I believe that agricultural areas in the agricultural reserve can coexist with well planned developments and supporting retail stores and like establishments. For example, a two to three hundred yard variance for such retail stores and developments with access roads for farmers to continue their agricultural needs. It is important to most people that I know in this agricultural area and to the developments that exist in this area to have supporting retail services which not only is an energy saving consideration, it will not require having to drive long distances to obtain the services provided by the likes of Home Depot, gas stations, restaurants and the like. In closing, we in the agricultural reserve require the needs as do the citizens to the east.	A two to three hundred yard variance from major roads for retail development, with access roads for farmers to the interior behind said variances with surrounding vegetation buffers. Probably to be paid for by the retail establishment.
Resident, not in Planned Development	I think the biggest single issue is preserving the Reserve and preventing it from just being part of the Canyon sprawl	I think 'holding the line' - it is supposed to be an agricultural reserve; reserve it for agriculture!  There will always be pressure and \$\$\$ for people to sell - obviously some people would like to take the money and run. But once the farm belt is gone it will never come back

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	<p>As a 35+ year resident, my issues are the incorporation of adequate green space. Specifically connected natural areas, NOT golf courses, NOT gated communities, NOT drainage catchments, easements, etc...). We originally voted to create the Agricultural Reserve and then slowly and systematically removed almost all the restrictions it created.</p> <p>It is understood that large property owners are businesses, and as such, want a return on their investments. However, it is my opinion that we need to prevent the "Browardization" of west Boynton now, or forever lose the opportunity.</p>	Work with the potential developers to construct a master plan that includes the needs of the existing residents that purchased and established their homes in an "Agricultural Reserve".
Resident, not in Planned Development	Please leave the agricultural reserve alone we do not need more houses west of 441. we need the farmers to stay.	
Resident, not in Planned Development	Keep it a reserve.	
Resident, not in Planned Development	Non-resident owners who seem to be enjoying the benefits of Agricultural Exemption but do not truly qualify for it. The Agricultural Reserve needs to be maintained or Florida will look like Rhode Island in the not too distant future.	Dismiss compromised County officials and have the fate of the county in the hands of the best and the brightest (not the wealthiest). A moratorium on future development.
Resident, not in Planned Development	The mandate of the Ag Reserve is preservation. Commercial utilization, rather than agriculture, is contrary to this tenant.	Prohibit commercial interests from violating the intent of the Ag Reserve.
Resident, not in Planned Development	Traffic and congestion, restricting density	Zoning and keeping the reserve rustic and rural

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	The fact that they made a commitment NOT to develop land. There is no more need for MORE development. Enough is enough. If they were paid by developer's for the AG RES rights, then they should not be able to change it. That would be double-dipping. We purchased our home with the belief that we had a built-in buffer because of the AG RES around us and we should not be punished so somebody else can make money!	Remember what Nancy Reagan had to say and JUST SAY NO. If they committed to AG-RES, then it should stay. For once, Palm Beach County, FOR ONCE, stand up to the developers and let the existing residents who have been paying taxes and impact fees (ridiculous amount) have the environment they want around them. It's disgusting what's happening here. This shouldn't even be a discussion, round table or other wise. THE FARMERS PROFITED FROM THE DEVELOPERS ONCE ALREADY. WHY SHOULD THEY BE ABLE TO CHANGE THEIR MINDS AND PROFIT AGAIN????? I WANT MY FREAKIN' \$11,000 WORTH OF IMPACT FESS BACK THEN! I SHOULD BE ABLE TO JUST GET IT BACK. CHANGE THE RULES FOR ME.
Resident, not in Planned Development	The renegeing by the planning and zoning portion of the County Commissioners' office. Many hours and tax dollars wee spent on arriving at the Ag Reserve plan.	Opportunities for all governing members to honor the wishes of the residents. Solutions include enforcing current zoning.
Resident, not in Planned Development	Viable agricultural production. Market forces need not dictate use of natural resources. We don't want any more developement at all, as resources like water are stretched to the limit. The water used in growing is much less than what people in a developement would use. Too much concrete will destroy the working of the citric acid cycle within our swampland which we've already overdeveloped. Horses and farming are a lifestyle and don't necessarily support themselves as businesses - they never did. I am against any further development in the ag reserve.	Restrict to farming or one home every 5 acres. Get your tax revenue from someplace else and don't ruin southern palm beach county!

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	<p>Palm Beach County has long prided itself on it's Agricultural heritage. The constant nibbling at the beautiful AgReserve areas has gobbled up peecious land that highlighted Palm.Agricultural Reserve is and what it means to the residents and visitors.h County's uniqueness. Without this necessary and inspiring area, we may as well be Miami Dade. The similarities are striking.</p> <p>Paving over our Green Areas, whether for more cookie cutter homes or more parking for a monstrosity mall takes a precious resource for not only the citizens of Palm Beach County, but for the much desired and politically cultivated tourists.</p> <p>If one is spending 500,000 to over 1 million dollars for a home, a little homework woul be prudent. Real Estate agents should be required to inform prospective buyers of what an Agriculture Reserve means to them it.</p> <p>Crime HAS increased. Not will increase. Listen to the sirens screeching up and down West Atlantic, the helicopters circling overhead, and the number of car breakins at the Delray Marketplace.</p> <p>The other night I was dining at a lovely restaurant on East Atlantic Ave that prides itself on fresh local produce. FARM TO TABLE PRODUCE. All I could think of was "Not for long ,folk s. Not for long"</p>	<p>Limit growth in these areas. Everyone has an offer they can't refuse" and the developer is willing to pay it.</p> <p>Notify prospective homeowners what an Agriserve is and that they may have to drive an extra mile to shopping and dining areas in order to preserve their own areas as pristine.</p>
Resident, not in Planned Development	We must continue to provide low density areas and agriculture areas within close proximity to populating centers (City centers). Very limited re-zoning is requested.	
Resident, not in Planned Development	Maintaining the current density for development. If possible give relief to owners small parcels of several acres.	Maintain current zoning.
Resident, not in Planned Development	Preventing the Board of County Commissioners from approving every land use amendment application before them.	Follow the existing plan.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	NO MORE DEVELOPMENT!	NO MORE BUILDING!
Resident, not in Planned Development	Protecting existing areas that were historically Equestrian, Agricultural and low density residential land use from high PUD development which will destroy the rural lifestyle of the existing communities.	Assist existing low density Communities which oppose high density PUD development in the creation of neighborhood plans and overlays to protect their historical rural lifestyle and equestrian and agricultural use.
Resident, not in Planned Development	To keep it reserved for agricultural use. NO DEVELOPMENT!!!!!!!!!!!!	Commercial and residential development is swallowing up more land every year. We NEED to keep land reserved for agricultural use or restore it to its natural state. Locally-produced food & livestock is more beneficial to our community.
Resident, not in Planned Development	Maintaining a somewhat rural lifestyle which is why we moved to the area	I truly enjoy being able to acquire items from my local community like eggs, herbs, plants etc...there is a HUGE opportunity to show how local products are available while helping our neighbors that are farmers or growers create an income!
Resident, not in Planned Development	Build is corrupting politicians to develop the land. The land should be kept for farming and equestrian use. We need farmland full organic products.	Keep the land for its original intention.
Resident, not in Planned Development	To save the farmlands, air, and water supply!! Also, preventing flooding and over crowding.	Preserve the AG reserve
Resident, not in Planned Development	Over development that does not fit the surroundings, loss of Ag land, intrusion of city values.	Keep development within the already established rules. Listen to those that actually live in the area. Separate poly ticks/policy from campaign contributions, gifts, etc.
Resident, not in Planned Development	Allowing public to use for Recreation	Recreational area, signs
Resident, not in Planned Development	cookie cutter growth is out of control. Growth is fine, but it is getting close to impacting and encroaching the everglades (area 1)and needs to be slowed	not sure, but less density with larger lots so that the wildlife and water table impact is less would help
<b>RESIDENT, PLANNED DEVELOPMENT</b>		
Resident, Planned Development	Remain AG reserve	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	GROWTH SO FAR IS GOOD WITH BEAUTIFUL DELRAY MALL. BETTER STOP ANY MORE.	KEEP IT BEAUTIFUL PLANT MORE TREES
Resident, Planned Development	Expansion and overcrowding with residential communities.	
Resident, Planned Development	keeping the ag reserve as it is.. you have already allowed too much modification of the reserve. It needs to remain as the original design	say no to corruption, bribes, and political favors!!!!
Resident, Planned Development	Preserve farmland and wetlands. Conservation Environment	Control development
Resident, Planned Development	I am a concerned citizen and resident of the local area who would like to do my part to protect the environment and open space of the Ag Reserve. I believe it is imperative that we maintain open, undeveloped areas that protect an already endangered ecological balance. This area helps to maintain cool and clean air that gives us a healthy living environment. The Ag Reserve provides families with outdoor recreational opportunities that abound such as horseback riding, cycling, kayaking, nature walks and fishing. Having lived in the Ag Reserve for the past 25 years, it has been my fortune to look out my windows and see alligators sunning themselves and cranes walking gracefully across my back yard. I moved to my neighborhood 25 years ago so that I could live in a serene environment and yet have only a 30 minute commute to work. Further commercial development of this area will destroy this aesthetic, historic and undisturbed rural area of Florida, the likes of which are rapidly disappearing in the state.	My background is in finance and not environmental engineering. I think it is dangerous to destroy the ecological balance of the Ag Reserve because a handful of Ag Reserve landowners feel that their land values are stifled by the current zoning restrictions. Although I don't have the solution to this issue, I am available to sit on a committee if needed.
Resident, Planned Development	Over development!!!	That is above my pay grade. However, clearly it needs to be studied and there has to be a balanced solution.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	Preservation of open land for agricultural and recreational use. Crowded roads and over use of natural resources as well as less and less precious open space is a problem of over building in this area.	Approve less building in this area. Allow for less density for those areas already approved for development.
Resident, Planned Development	To keep it!! your commissioners are allowing builders to continue to build on ag reserve property... prob more corruptin	say no keep the reserve
Resident, Planned Development	Allowing the building rights to be stripped or traded for other sections of PB county	just say know, you created the ag reserve, so keep it.  I don't care about political favors!!
Resident, Planned Development	The ag reserve must stay an ag reserve. Stop making deals with the developers to chip away at this land. The residents voted for and paid for the land to remain as an agricultural reserve.	The potential opportunities are that Palm Beach county continues to provide vegetables to the rest of the country! The solution is to leave this land alone!
Resident, Planned Development	Devopment must be controlled overdevelopment turns into Broward and Dade county traffic and crime issues.	Do what Martin county does not St.lucie .You can see the difference Martin county property values are higher I believe thru low slow growth. Property values will rise for farmers and home and land owners ,primarily due to the fact of climate it very unique to farm and live. Please don't waist it on trac home housing causing high traffic issues.
Resident, Planned Development	I am a homeowner. I believe existing property owners in the area of new construction should get a say if their roads, traffic, surrounding land, noise, ash from burning timber, and construction is affected by new building.  #1 issue is support that the new construction or home developments are absolutely necessary based on demand. Valid reports supporting the need for new homes in area should be made available for public review.  #2 The sales of existing homes should be at a level above normal before new construction is built. New construction hinders economic recovery of existing home sales.	
Resident, Planned Development	Over building in the Ag Reserve. Traffic and not enough schools.	leave more open area and slow down the development.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	<p>-Our "agricultural reserves" are specific land units that were set aside permanently for various benefits that these specific locations offer to the county ecosystem and the general population of the area.</p> <p>-These land reserves were not intended to be touched by developers at a later date who might like to trade these locations for other land in the county which is less attractive or desirable to them, as the county gradually becomes more populated.</p> <p>-My understanding is that the owners of these parcels were compensated financially in return for accepting lower valuation of their properties, so there is no reason for them to have rights to any further financial compensation due to the lower market value of these reserve parcels might currently have.</p>	Hands off our Agricultural Reserves ! However, I have an open mind... so I am open to learning about whatever solutions might be proposed.
Resident, Planned Development	Remain AG reserve	
Resident, Planned Development	Residential areas with one lane roads (as we have in Horseshoe Acres) should not be allowed to operate businesses where multiple cars/increased traffic would back up roadways in the community. Also, Animal Control should visit periodically to make sure that residents keeping animals are doing so in a safe and humane way and that appropriate shelter/living conditions/number of animals per acre should be monitored for the well being of the animals.	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	<p>Preserving the Ag Reserve Plan is critical to the quality of life for the residents in living west Boynton, Delray and Boca. To dismantle the Plan, piece by piece, parcel by parcel is unacceptable.</p> <p>I think it's important to preserve unique farmland and wetlands in order to enhance agricultural activity, environmental and water resources, and open space, by limiting uses to:</p> <ul style="list-style-type: none"> <li>¿ AGRICULTURE</li> <li>¿ CONSERVATION</li> <li>¿ LOW DENSITY RESIDENTIAL</li> <li>¿ NON-RESIDENTIAL USES which serve the needs of farm workers and residents of the Ag Reserve Tier.</li> </ul> <p>The Ag Reserve is a JEWEL of the western area of Palm Beach County. The plan is working and should not be tampered with.</p>	<p>Since I don't see a problem with the Plan as it is right now, I don't see a need to offer opportunities or solutions.</p>
Resident, Planned Development	<p>Our area has grown knowing this area will never have much commercial development, and the density of homes will always be low. These rules and Tax breaks for farmers have made the value of the land very cheap making farming a viable business and the area where there is development an open beautiful place to live. If the small farmers need some help, pay them what there land is worth or allow them to sell direct to pbc residents. Don't let them sell there land for 10 times it's worth because you want to increase the density for building here. Find a way to help the farmers without losing a spot where growing vegetables is great while California is drying up.</p>	<p>Mentioned above, pay small farmers for their land and preserve it. Allow farmers to sell direct to residents. Make rules for preserving land easier on small plots and use them for ball fields or someone who wants to raise vegetables.</p>
Resident, Planned Development	<p>The relationship between all of the uses.</p>	<p>Growth in an orderly manner. A master plan approach.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	A majority of our citizens voted a bond issue to preserve The Ag Reserve. The reasons the Ag Reserve was set aside still remain most important. If developers are allowed to continue to build in that area, will they be made to reimburse the bond issue and all the costs involved? We must retain the Ag Reserve as originally planned. I do believe that climate warming will prove we need the area for future farming as we see more and more other parts of the country devastated by unprecedented flooding and/or drought. I don't believe we should build on every acre in our beautiful state just because it's there. Also, while a very few profit from the over building, our state is then faced with eventual water shortages, flooding and many other problems over building causes. Again, we voted for it, all of us paid for it, please don't give it away or allow others of influence take it from us. I feel it must be kept for farming. We have lost too many farms and dairy's as it is.	Opportunities? As I see it only farming as intended.  Solutions? Just leave it as it is. I don't believe a select few influential individuals and developers should be allowed to over ride the majority vote.
Resident, Planned Development	Preserve Ag Reserve	Levy a tax to pay for land and preserve it as open space
Resident, Planned Development	Maintaining quality of life in west Boynton	Limiting proliferation of new houses and shopping centers
Resident, Planned Development	Deforestation of the land, killing the animals	Stop over building!!
Resident, Planned Development	South Florida is overly populated with very few preserves left. We need to preserve the few we still have and contain development.	Require developers to invest in sustainable technology and environmentally safe materials
Resident, Planned Development	Keep the land use for agricultural purpose Support agricultural workers rights Limit development Limit pesticides	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	It should stay agricultural.	
Resident, Planned Development	There should be no more building. We have enough houses to sustain the amount people actually need to live.	Stop GL Homes from making new houses.
Resident, Planned Development	I enjoy having my chickens (birds etc), pig, goats, Farm animals.	
Resident, Planned Development	Follow majority opinion of existing residents	For property owner: form property owner association. For government: Respect majority opinion of existing residents
<b>WHOLESALE AGRICULTURAL CONSUMER</b>		
Wholesale Agricultural Consumer	Citizens have the expectations of the governing parties to honor the voting decisions after they have attended countless meetings on the Master Plan and Tier Designation resulting with the entire County's voting approval in establishing the Agricultural "Preserve" permanently. They have tolerated the TDR, Transfer of Development Rights which have torn apart this structure without any direct entire County vote reassembling the "Preserve". Even though, individuals have bought agriculture land without development rights as they are of the agriculture stability. So the plan was working. You seem to have believed that on January 17, 2012 Agenda. What happened?	More direction at this time is needed to reaffirm the preservation of the Agricultural Preserve because of not only the County's need for these resources but the needs of other states. Moreover, there is a need to promote more agricultural avenues during this economic hardship in our community, not build more residences and making us endure a Fort Lauderdale design! The County has too many tall apartment buildings in the works right now along with the pending 4,549 homes in the west and I look at the many unfinished developers' projects lots that are still adding residences for thousands of people, making the water a high stake in the future for the people who already reside here. Prejudicial towards us and our way of normal life which was brought out on June of 1992 and August 6, 1996 and the hidden agendas prevailed. Are you forgetting the droughts? Fires? Let's help agriculture, not more housing hidden agendas creating mayhem at this time. Honor the County's voting decisions in keeping the Agricultural Preserve in tact. Protect their livelihoods for the benefit of all of us and the needs of the community.
Wholesale Agricultural Consumer	preserving it for sustainable and organic agricultural use, a rapidly growing yet undeserved segment, locally.	educational, sustainable, eco tourism, organic farming all in line with the much greater demographics that exist in other states,

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Wholesale Agricultural Consumer	<p>I have been in the nursery business in Delray Beach since 1976 and since then I have seen lots of changes. The nursery business is way to hard to be competitive in and I am being forced to farm it.</p> <p>I don't think it is fair that we are being forced to farm &amp; not make a profit because people who don't own property out here want to come ride horses or just drive through to country. There is plenty of that just a few miles away. Boca/Delray is a special place where they are building beautiful homes where people want to live. I think somehow some of the rules that were made 15 years ago need to be changed. You guys put trash transfer station just 1500 ft north of my property.and I still have to farm.I think there are lots of zoning issues that must be resolved.Now land owners are competing with other growers that are leasing land from you at a much cheaper price than owning it.</p>	<p>Change the plan . It is not working for everyone. If you want farmers to farm then we should be subsidized by the people who want us to keep farming.</p> <p>Let them keep building they are building beautiful developments Not what was built just a few miles away in the 1970.</p> <p>When you drive up 441 I think the beautiful berms of the developments look a lot nicer then evasive plants and farmers pumps.There is PLENTY of space in western PBC.</p> <p>I think there needs to be some light industrial and more commercial.</p> <p>Change the 60/40 and land size you need for a pud. it does not work for everyone. Thank You Joe Mulvehill</p>
<b>(none provided)</b>		
(none provided)	to make sure we can keep contractors from building or buying or developing our land.	keep us zoned and living as we are.... we bought out here to have land and not a zero lot line or even 1/2 acre lots.... Back in 1988 when I bought my property, it was a 2 acre minimum.... Keep it that way :)

**ATTACHMENT 7  
AUGUST/SEPTEMBER 2014 INTEREST GROUP MEETING COMMENTS  
AND LIST OF PARTICIPANTS**

<b>Comments Received at August 13, 2014 Meeting of COMMUNITY ORGANIZATION REPRESENTATIVES</b>	
<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<p><b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b></p> <p><b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.</p>
<b>Comments:</b>	<p>The original plan has worked but should be looked at for adjustments should be considered to help the people who own small acreages (5).</p> <p>As I think of the Ag Reserve in 20-30 years I think about what I <u>don't</u> want to see:            1) no strip malls            2) no big box stores            3) no traffic congestion            4) no shopping plazas on every intersection            My vision is that the Ag Reserve should never look like west Broward or west Dade counties. I envision minimal commercial development and carefully planned residential development.</p> <p>I believe that the Ag Reserve in 20 years will reflect the provisions above. It would be a mix of farming, ag production and a minority of housing. Commercial limited to the needs of residents. Signs showing the boundaries of the Ag Reserve.</p> <p>30 years future-This statement is totally acceptable. Ag Reserve delineated with signage as "place of interest," "unique," the wildlife refuge pristine. Encouragement of niche farms, organic, coops, to accommodate smaller acreage and keep agriculture viable.</p> <p>Yes. This wording comes from the Comp Plan and the Alliance believes this is attainable with possibly few changes in text of the original Comprehensive Plan and taking into consideration the issues of crop/row crop farmers/residents/nurserymen/equestrian farmers of the Ag Reserve and Palm Beach County.</p> <p>The nature of the Ag R has been provided by nature, soil temperature and water. These are not replaceable or changeable. Ag reduction in the current space allocation will destroy ag and opportunities to continue to preserve and protect this unique and non-replaceable natural environment. Any changes must only be to support what we now have, and protect the land for future generations.</p>

	<p>Signs located at all entrances to the Ag Reserve "Welcome to the Ag Reserve-Our PBC Greenspace Treasure". A corridor of farms - agritourism - partnerships with elementary schools &amp; farms - universities &amp; farms - restaurants &amp; farms - food markets &amp; farms. Open house days for farm visits. Classes on farms. Hands on experiences with farm animals, veggie and fruit picking, farm to table meals, alliances with chefs &amp; farms, weddings on farms. Protected horse trails (as <u>promised</u>) along Lyons Road from Atlantic Ave. to Boynton Beach Blvd. Horse trails along perimeter of all County owned preserve land. Perhaps county-owned stables. Aspire to become East Coast Napa- for fruits and veggies instead of wine. Provide maps of farms open for visits and events. Promote tourism and income. Greenspace that we know will be there for future generations. "New Age" farmers able to lease smaller lots for new type crops. Partner with conservation groups, land trusts, state and federal grants, loans for small farmers.</p>
	<p>Thriving agricultural lands comprised of small farmers growing non-commodity, unique products together with commercial industry based on agricultural products. An attractive and economically viable area served by multimodal transportation that draws residents and visitors interested in nutritional food, locally produced, active lifestyle, and quality of life. Recognition that farming of the last 30 years will radically change in the next 30 years, as will the farmers tending the lands. Support for small farmers including coops for purchasing , land acquisition, training. Hydroponics.</p>
	<ul style="list-style-type: none"> <li>• The Plan was adopted to preserve and enhance agricultural activity, environmental and water resources, and open space through low density residential development and limited non-residential development.</li> <li>• COBWRA supports the Comprehensive Plan with minimal modifications.</li> </ul>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	<p>This should not be considered. It would be the end of the Ag Reserve.</p> <p>I think the notion of adding 200 acres of commercial along main corridors (the equivalent of 2 Wellington Malls) is absurd! I believe the current plan regarding commercial development should not be changed. TDR program</p>

	<p>should not be changed. No TDRs used in the Ag Reserve.</p>
	<p>Continue the policy of the Ag Reserve as a sending area for TDRs. Small (50,000 sq ft) increase in commercial within 1/4 mile of intersections of Lyons Road and either Boynton Beach Boulevard or Atlantic Ave. No importation of TDRs into the Ag Reserve.</p>
	<p>The existing plan is working! 200 acres in commercial is ridiculous! There is no information on what the residents of the A Res need or could support. No TDRs imported into the Reserve for Commercial or Residential development. The TDR program should be tightened so the A Res will not be a receiving area for TDRs. The March proposal will destroy the AR.</p>
	<p>Be very cautious in considering the TDR program for Palm Beach County (bringing the TDR Bank into the Agricultural Reserve). Units in the Ag reserve are yet to be built. TDR program should remain outside of Ag Reserve. The amount of commercial (200 acres) appears to be out of proportion to what might be needed for the future.</p>
	<p>Proposed 200 acres is not compatible with the current or future residential densities. Services for local residents can be provided by minor additional limited retail. A 200 acre expansion would destroy a concept of an Ag Reserve.</p>
	<p>TDR program to remain only out of Ag Reserve. <u>No new commercial - no changes</u>. Travel 1-3 miles and anything you need is available. "Eastward Ho" development as already proposed by PBC. Travel to urban center for commercial activity. new residents buying property need to be given a document at closing that they are purchasing in the Ag Reserve Tier. The Ag Reserve resident population does <u>not</u> support increased development. The existing Delray Marketplace is bringing residents <u>away</u> from the urban areas creating parking problems already.</p>
	<p>No. Once the camel's nose is in the tent. Is there sufficient residential to support proposed commercial? Are public lands (sheriff, parks, water &amp; sewage, etc. taken from commercial lands or agricultural?</p>
	<p>COBWRA PROPOSAL - MODIFICATION TO COMPREHENSIVE PLAN</p> <ul style="list-style-type: none"> <li>• Continue the prohibition of commercial development west of Route 441.</li> <li>• Permit commercial development at the major intersections of: <ul style="list-style-type: none"> <li>◦ Route 441 and Boynton Beach Blvd.</li> <li>◦ Route 441 and Atlantic Ave.</li> <li>◦ Lyons Rd. and Boynton Beach Blvd.</li> <li>◦ Lyons Rd. and Atlantic Ave.</li> </ul> </li> <li>• Permit a maximum of 400,000 sq. ft. of additional commercial development allocated among these major intersections.</li> </ul>

<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	No PUDs west of SR 7! The land west of SR 7 serves as a valuable buffer between development and the Loxahatchee Wildlife Refuge.
	Maintain existing rules on Residential Development.
	The existing comp plan should be continuing as is. 35 acres gives you marginal housing unless estates. No changes.
	100 acre development area appears to be working. Many preserve parcels of PUDs exist west of SR 7 which provided a contiguous area for farm operations. Traffic issues will need to be assessed. Future Road maps, etc. The cost of construction needs to be carefully addressed.
	Recommend no change to the existing rules. 35 acres does not work for development. Frontage requirements are necessary to handle traffic.
	Keep 100 acre minimum. Keep developments only on frontage already delineated. Have the 60% preserve available for sale or lease to farmers.
	Is the preservation area of a PUD available to small farmers? Can they buy it. Who controls the uses of preservation area in a given development? What is the current distribution of uses in the preserve area?
	<p>COBWRA PROPOSAL - NO CHANGE TO COMPREHENSIVE PLAN</p> <ul style="list-style-type: none"> <li>• The land (west of Route 441) to continue to be preserved for agricultural use and wetland conservation.</li> <li>• Continued support of the integrity of the Everglades and the Arthur R. Marshall Loxahatchee National Wildlife Refuge.</li> <li>• The Comprehensive Plan provides efficient management of residential development.</li> </ul>

<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	No change to current plan!
	Eliminate minimum size/contiguity requirement on Preserve.
	Permit smaller owners to sell their development rights. Drop contiguity requirement.
	This is more palatable than the TDR concept, however, the Comp Plan is already working well and not completely filling out the Ag Reserve.
	Recommend rejection. An open door to major changes. Needs more details and restrictions.
	We do not <u>owe</u> these folks the ability to cash out. There is no entitlement. They bought agricultural land. They used it. They are not entitled to developers' prices. They lived off the land. This was their choice. If they can sell for \$20k per acre, that is what they are "entitled" to. Mostly, they were given the opportunity to cash out initially. <u>Perhaps</u> , a case-by-case look is needed.
	Maintain 150 acres. Eliminating minimum size or contiguity will result in increased residential (and perhaps commercial) and a net reduction in Ag (currently 28%). If the "vision" is to retain any Ag at all, this must be maintained. Otherwise only residential will remain.
<p>COBWRA PROPOSAL - MODIFICATION TO COMPREHENSIVE PLAN</p> <ul style="list-style-type: none"> <li>• Eliminate minimum size and/or contiguous requirement for preserve parcels.</li> <li>• This will provide opportunity for smaller landowners to preserve parcels.</li> </ul>	

<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	Let's not open Pandora's box. Keep uses as they currently are and keep code size restrictions for packing plants as they are.
	Maintain current rules on preserve area uses.
	Maintain current rules.
	Allow uses that are accessory to farming; land must be in farming operation. Comp Plan has just been revised to allow for packing houses on Preserve parcels to increase the size-industry should have some input.
	Preserve is preserve and no such changes are needed or necessary. This is a blank check to change preserve lands.
	No change of use on preserve land.
	COBWRA PROPOSAL - NO CHANGE TO COMPREHENSIVE PLAN <ul style="list-style-type: none"> <li>These activities and buildings are allowed currently in the Ag Reserve, but not in Preserve areas.</li> </ul>
<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	Maintain current rules on size of caretaker's quarters limited to 1,000 sq ft. Maintain the rules of standard density of one unit per 5 acres applies.

	Maintain current rules.
	Create possibly an allowance for farm residence to exist on preserve parcel. However, preserve parcels existing need to remain. Again, more palatable than TDR usage.
	No change needed.
	No change. Opens a can of worms! No more development rights to be moved into the Ag Reserve to create higher density or more homes allowed in PUDs.
	No. Increases density. Reduces ag.
	COBWRA PROPOSAL - MODIFICATION TO COMPREHENSIVE PLAN <ul style="list-style-type: none"> <li>• Permit one single family farm residence in a preserve area.</li> <li>• Code requirement of density at 1 unit for 5 acres to be maintained.</li> <li>• Development Rights must be re-acquired (through purchase or exchange) for acreage converted back from preserve to single family farm residence.</li> <li>• Maintain size restrictions of 1,000 sq. ft. on caretaker quarters.</li> </ul>
<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	No!
	No! Definitely not! Don't even think about it! BAD IDEA!
	Maintain Ag Reserve as a sending area for TDRs (one unit per acre). Receiving areas within Urban/Suburban Tier. NO WAY!!!
	<u>NO</u> . Maintain current rules. A Res <u>ending area only</u> .
	Keep TDR program out of the Agricultural Reserve.
	No. No. No. Eliminates Ag Reserve as we know it.
	No. Do <u>not</u> transfer <u>in</u> any development rights to the Ag Reserve.
	COBWRA PROPOSAL - NO CHANGE TO THE COMPREHENSIVE PLAN NO CHANGE TO THE TDR PROGRAM

Topic 8:	Other Ag Reserve Concepts, Ideas, Issues
	<p>The current plan is working. The proposed changes will destroy the pristine nature of the Ag Reserve. Don't give away the store!</p>
	<p>Land trusts to help maintain farm land. Community gardens.</p>
	<p>Establish land trust for AR purchases and maintenance. Subsidies and loans for farmers.</p>
	<ol style="list-style-type: none"> <li>1. Signage in Ag Reserve for Agritourism concept.</li> <li>2. Agricultural villages.</li> <li>3. Farmettes encouraged.</li> </ol>
	<p>Explore future farming options and partnership with schools, restaurants, government, hotels  Farm to table corridor.  Maps of farms open for visitors.  Monetize farmland as farmland.  People from more urban areas will want to visit for "tourism" for hands-on experiences.  Have a working group or committee or hired consultants or staff people continue to explore all options to monetize farmland going forward-look towards other states &amp; communities to see what options are already out there and successful.</p>
	<p>County needs to be "honest broker" to encourage small farmers and the supporting ecosystem-sales, distribution, financing.  Ag related businesses need to be encouraged and allowed.  Farmers (such as Bedner's) need to be allowed to commercialize/market/brand themselves to make it a vital, sustainable business.</p>
	<p><b>TO KEEP AGRICULTURE AND THE AG RESERVE VIABLE, COBWRA RECOMMENDS:</b></p> <ul style="list-style-type: none"> <li>• Creation of a Preservation Land Trust to buy additional land for preserve and conservation.</li> <li>• Economic assistance, such as low interest loans, to small growers to increase profitability.</li> <li>• Assistance provided for crop diversification, organic and niche farming, farm-to-table, and community cooperatives.</li> <li>• Encouraging development of community gardens.</li> <li>• Erecting signage to identify and promote the Ag Reserve.</li> <li>• Encouraging agricultural tourism.</li> </ul>

<b>Comments Received at August 14, 2014 Meeting of ENVIRONMENTAL ORGANIZATION REPRESENTATIVES</b>	
<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<p><b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b></p> <p><b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.</p>
<b>Comments:</b>	<p>I would like Palm Beach County to be known nationwide and locally as one of the most productive farming areas, serving as a buffer to a restored Everglades, where birds no longer endangered fly freely to forage, where local grocers and restaurants proudly promote and sell our local produce, where residents who live in the Ag Reserve and elsewhere in the County understand and appreciate the unique role of the Ag Reserve in the reputation of the County and in their own quality of life.</p> <p>Preserve wetlands and keep buffer to northern Everglades habitat. Provide winter vegetable to palm Beach County for generations to come. Protect natural resources from urban growth, infrastructure, and runoff. Limit development. Promote northern Everglades habitat. Promote small farms and sustainable produce. No increased development; pressure on water supply and flood control.</p> <p>1) Maintenance/expansion of agriculture-promotion as agricultural region-promote eat local movement  2) No more residential/commercial/industrial west of SR 7-this area should be a buffer to the refuge  3) Should closely resemble originally proposed master plan  4) Residential and other development uses should be strictly limited to protect/preserve agriculture  5) Agriculture should be preserved-once lost it is gone forever</p> <ul style="list-style-type: none"> <li>• Locavore promotion</li> <li>• Natural Area buffer</li> <li>• voter confidence in government promises</li> <li>• "ability to expand" is not a right</li> <li>• it is built out. stop building.</li> <li>• protecting the environment should not be compromised by short-term capitalism</li> <li>• step-down of densities to Refuge</li> <li>• Investigate conservation easements again (amendment 4 of 2011? changed things)</li> <li>• negative impacts on Refuge water levels just as west County energy center did to Corbett</li> </ul> <p>I want to see agriculture-"no farms-no food"  Without wetlands flooding risk increases  Keep it the way it is! Maintain the agriculture. Local food production!</p>

	<p>Want to make development in the Ag Reserve more difficult - keep the existing Comprehensive plan. Protect agricultural jobs. Keep buffer for Loxahatchee Refuge. Every change leads to more change. Keep agriculture--no more building west of SR 7. Keep economic benefit of agriculture and wetlands! Protect 90 million dollar investment.</p> <p>We would like to see agricultural uses maintained with environmentally friendly practices. We want the Ag Reserve to continue to produce vegetables and fruits. We do not want to see increased development in the Ag Reserve. Increased development would put pressure on the environment and infrastructure (including water resources). We want to see the Ag Reserve continue to act as a buffer to the Loxahatchee Refuge and the Everglades ecosystem. We want to see the Ag Reserve maintained as agriculture.</p>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments</b>	<p>The farmers who testified at the Ag Reserve meeting this spring all said that the more development that encircles them, the less viable that farming becomes. And the less viable businesses that supply farmers become. I would not support this change; in particular I would be concerned with the vague wording "main corridors" which seems open to broader interpretations as years go by.</p>
	<ul style="list-style-type: none"> <li>• Don't want to see any changes along main corridors</li> <li>• Make TDR harder to change</li> <li>• Don't want to increase TMDs in Ag Reserve</li> <li>• Follow zoning restrictions within master Plan</li> <li>• Ag Reserve needs to remain a sending area</li> </ul>
	<p>1) Limit commercial to existing locations  2) maintain Ag Reserve as sending area, strengthen TDR program by limiting exceptions and require <u>ALL</u> density increases in receiving areas to be through TDRs  Only allow receiving areas within Urban/Suburban Tier  Do not allow Ag Reserve to be receiving area - this would be directly contrary to fundamental purpose of the Ag Reserve</p>
	<ul style="list-style-type: none"> <li>• Hell no.</li> <li>• Development is forever. Conservation easements, TDR removals and set-asides and natural areas mitigation efforts should also be forever.</li> </ul>

	<ul style="list-style-type: none"> <li>• Why must all roads in south Florida be ugly strip malls and cheap commercial?</li> <li>• Every one of these proposals is a bad idea. Why must we go through each of them one at a time?</li> <li>• TDR sending areas should not be receiving DRs</li> </ul> <p>Never permit a seller of TDR to go back and get development. Oppose changes to the TDR program. Do not want to see additional development along main corridors. Don't support additional commercial development. There is already enough commercial. No more commercial. Don't change TDR program. Keep commercial to existing locations. Don't make Ag Reserve a receiving area. Keep existing Comprehensive Plan.</p> <p>We are concerned because the proposal does not have enough detail to explain where this would be or what would be the requirements (e.g. is it 40:60?). It also does not define what type of commercial they want to allow or what would be the impact. How would this affect remained of the Ag Reserve or nearby areas and infrastructure? This would make it a receiving area, which is bad precedent. Would increase development, which we oppose.</p>
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	<p>Ditto response to #2. Particular concern would be eliminating frontage requirement-this more than anything would destroy integrity and purpose of Ag Reserve. Anything west of 441 is within A.R.M. Loxahatchee NWR acquisition boundary</p> <ul style="list-style-type: none"> <li>• Do not allow development west of State Road 7.</li> <li>• Continue to provide buffer to Strazzulla Marsh and Lox Refuge.</li> <li>• Keep frontage requirement but development only east of 441.</li> <li>• Do not reduce development size. See more novel approaches to selling land other than just for development.</li> <li>• Refuge may want to purchase lands west of 441 in the future as part of minor expansion proposal</li> </ul> <p>1) All development areas <u>MUST</u> be east of SR 7, for buffering.  2) Agriculture is already strained due to encroachment of non- agr uses - frontage &amp; minimum size requirements must be maintained.  3) With row crops-need minimum size- need to maintain as many large tracts of agricultural land as possible for long term viability.  4) Smaller development parcels would further segment ag parcels which increases infrastructure and other farming costs, reducing long term viability</p>

	<ul style="list-style-type: none"> <li>• why can't we just say no ...and stay with it</li> <li>• 35 acre developments result in city parks</li> <li>• agriculture needs minimum size to exist. Don't want to risk going below that.</li> <li>• What genius thought this up?</li> <li>• Long-term economic benefits come from agriculture. The long term drain of providing services comes from development (police, fire rescue, schools, roads, et al)</li> </ul> <p>Keep existing Comprehensive Plan Do not change from 80/20 to 60/40. Where 80/20 exists we should keep it. No! Don't permit on the west side of SR 7. Do not make development easier.</p> <ul style="list-style-type: none"> <li>• Development areas must be located east of SR 7.</li> <li>• Should maintain the current frontage requirement in order to prevent increased need to create new roadways (unless allowed by Comp Plan)</li> <li>• Keep the Comprehensive Plan as it is. Do not make changes as proposed.</li> </ul>
<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	<p>We oppose this proposal because it would be detrimental to the environment. It would prevent ecosystem connectivity, which is key for maintaining water quality and flow and supporting habitat for species in the Loxahatchee Refuge and the Greater Everglades Ecosystem. Isolating preserve area to smaller areas would not be effective in achieving the goal of preservation of connected agricultural lands as well.</p> <p>This change will destroy existing agriculture. Keep Comprehensive Plan as is. Agriculture needs to be contiguous to protect farming.</p> <ul style="list-style-type: none"> <li>• This is why Florida has its national reputation of being totally dysfunctional..it's run by rich people as their amusement park</li> <li>• Use the 80/20 option... It's there for you!</li> <li>• <u>Nothing</u> should be west of SR 7.</li> <li>• Common knowledge correctly understands that edge effects and small parcel size drastically reduce value to wildlife and increase maintenance costs to keep useful for nature</li> <li>• nature does not thrive on postage stamps of land</li> </ul> <ul style="list-style-type: none"> <li>• This proposal would eliminate row crops as agricultural use as this requires large acreages</li> <li>• This would result in segmentation of ag uses, serious economic inefficiency</li> <li>• Minimum preserve acreages must be maintained</li> <li>• Isolated small acreage of preserve land is not sustainable</li> <li>• This proposal would seriously threaten long term viability of large scale agriculture</li> </ul>

	<ul style="list-style-type: none"> <li>• Do not promote additional habitat fragmentation</li> <li>• Limiting or eliminating the minimum size will promote roof top impervious surface</li> <li>• Keep large contiguous areas to limit farmer/resident interactions</li> </ul> <p>Ditto Topic 2 &amp; 3 - contiguity is crucial to preserve integrity of Ag Reserve and viability of farming in it.</p>
<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>• Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>• Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>• Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	<p>I would support changes within reason that would encourage farmers to stay in farming in the Ag reserve, and to sell their development rights. I would like to ease one restriction in particular that I'm aware of - Bedner's told me they could not sell shirts with their name on them. I would like the County to do more to promote our farmers and raise their visibility, and allow them to promote themselves. (they can't even sell gift cards to go with their fruit baskets)</p>
	<ul style="list-style-type: none"> <li>• Seems to be geared to industrial and away from ag.</li> <li>• Encourage farmers to stay in ag and not want to sell out.</li> <li>• Figure out ways to keep farmers in production.</li> <li>• Want packing houses in non preserve areas.</li> </ul>
	<ul style="list-style-type: none"> <li>• Mulching is not appropriate use or related to ag, and provides no benefit to agriculture or ag reserve residents</li> <li>• Packing plants serving areas beyond the ag reserve should be limited to areas outside the preserve land</li> </ul>
	<ul style="list-style-type: none"> <li>• That's what we all need is more big buildings...are you crazy??</li> <li>• commercial support for ag activities should be outside of ag reserve</li> <li>• just another step to destroying the good idea of an ag reserve that has been working for a quarter century</li> <li>• bigger packing houses means more trucks from outside - moving to industrial site</li> </ul>
	<p>Keep existing Comprehensive Plan. Do not want industrial development. Want to assist farmers who want to stay if changes are being made.</p>

	We do not support use of Ag reserve for mulching in the preserve areas. We also do not support the addition of landscape maintenance (e.g. parking lots for equipment). We also do not support the elimination of current (code) site restrictions for packing houses in preserve areas.
<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>• Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>• Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	We oppose the proposal because it would increase the density of units in the Ag Reserve and we oppose increased development. This would reduce the benefits of the Ag Reserve as a buffer to the Refuge and would put pressure on infrastructure, increasing traffic and the use of natural resources (e.g. water) It could increase water pollution problems.
	Don't increase density. Will erode large tracts. We need to preserve large tracts.
	<ul style="list-style-type: none"> <li>• Counterproposal that those extra development rights must be transferred out of the Ag Reserve</li> <li>• Makes for making housing permanent and changes the character to residential from agriculture</li> <li>• As densities increase then septic don't do as well push goes to providing water and septic</li> </ul>
	5 acres size on caretakers' quarters should be maintained. This would increase overall density of ag reserve and result in large lot residential throughout preserve areas under the guise of farm residences.
	This would potentially erode large scale tracts. More housing units in Ag Reserve would result which isn't desired.
	I would support this change to encourage farmers to stay in farming in the Ag Reserve and allow them to sell their development rights. I would not want to allow this as part of a 60/40 PUD.

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	I would strongly oppose making the Ag Reserve a receiving area for TDRs. This would destroy the integrity & purpose of the Ag Reserve.
	Do not change TDR to make Ag Reserve a receiving density Increases homes which is major negative for natural areas Not protecting ag or Northern Everglades Seems like opening Pandora's Box.
	Strongly oppose this proposal goes contrary to fundamental principles of promoting/preserving agriculture. Existing developments will seek to eliminate preserve areas based on this precedent.
	Ag Reserve is sending area, not receiving area. What can't they understand about that? It's pretty simple. That's why it's not an industrial reserve, commercial reserve, or city center. We would need to convert Wellington to an STA to deal with the results of this gem!
	Keep existing Ag Reserve. Do not change TDR function. Do not increase density in Ag Reserve.
	We oppose this proposal because it increases density and decreases preserve areas.
<b>Topic 8:</b>	<b>Other Ag Reserve Concepts, Ideas, Issues</b>
Ag Reserve should be marketed and advertised as a great agricultural benefit to Floridians and Palm Beach County residents.	
Development is forever, nature is lost forever. Nature is limited, development keeps on rolling.	
Consider where water resources are going to come from. Flood supply/water control is Lox mandate... more pressure would impact Everglades restoration. Put pressure on STA's Strazzulla & USFWS land swap Water quality issues from run-off and seepage.	
I would like the County to consider ways to help keep farming viable and promote our farmers \$ the Ag Reserve & the role it plays in agriculture, water storage, flood control, & as a buffer to the Everglades. For that matter, find ways to promote Palm Beach County as part of the Everglades!	



<b>Comments Received at August 21, 2014 Meeting of EQUESTRIAN INTERESTS</b>	
<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b>  <b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.
	<p>Preserve as it is with agriculture and open space. More equestrian trails for riders along Lyons Road. Keep traffic at a minimum for safety.</p> <p>The Ag Reserve is a very small percentage of the agricultural activity that takes place in Palm Beach County. Many farmers don't have the next generation of kids to keep up the activities of their parents. Nurserymen are going out of business. The future should take this all into account and not try to protect people and land who are not looking to be protected. If the County wants to buy up all the remaining land, then that will change things dramatically. Otherwise, it seems like a lot of property right violations are occurring.</p> <ul style="list-style-type: none"> <li>• Time to expand uses</li> <li>• Farming is very limited now.</li> <li>• More services needed.</li> <li>• Expand roads.</li> </ul> <p>Preserve farmland. Stick to the plan. No changes for preservation. No more homes to be built-except what is already set aside. Keep the County's commitment to put in rural parkway. Keep traffic to minimum-speed limit is 55 and very dangerous to equestrians.</p> <p>Keep to the plan. Preserve farmland and agriculture. Create safe horse trails, as promised, along Lyons Road Rural Parkway-(see Wellington for ideas) Allow farms to sell product and open farms who want to be included to the public for agritourism ideas <u>Keep</u> greenspace, as already planned, to improve quality of life in PBC Public access to water drainage land along canals <u>Calm traffic</u> - it is unsafe to ride a horse within the Ag Reserve at the present - create safe horse crossings Set aside safe trails on boundaries of county owned lands and canals-separate farmland from trail system to ensure food safety Put signage at all entrances to Ag Reserve saying "You are entering the Ag Reserve, PBC's Greenspace Treasure" Make new homeowners aware that there may be limitation on infrastructure</p>
<b>Comments:</b>	

We have had horse in the Agriculture Reserve since 1995. Currently we own three properties, including a 60 acre working horse farm in the Ag Res. We will have paid Palm Beach County over \$600,000.00 in property tax and like many others are concerned with property values in Southern Palm Beach County

Palm Beach County Commissioners have an opportunity to put their stamp on the future of the Ag.Res. The proposal that we have been asked to study would add 7,000 houses to the 10,000 already approved in the Ag.Res. The PBCC's decision will impact the life style of thousands of citizens, for years after the developers have moved on to other areas. Is our goal to be Broward County North, or a special place to live, that offers a life style that people will pay a premium to enjoy?

We need a vision for the Ag.Res that protects the values of existing homes in South County, while increasing land values in the Ag.Res.

Step One: Understand impact of development on existing home owners.

The Commission should be provided with in depth market data, from the planning department, on the negative impact the new homes being built along Lyons is having on current taxpayers. According to realtors, homes in Woodfield are moving very slowly, in large part, due to new alternatives along Lyons. The type of information the Commission should have prior to being asked to make long ranging decisions needs to be detailed market data, not word of mouth, however.

With empirical market data, as support, the PBCC's can than have an open discussion. Is their role to protect and enhance values for existing tax payers, or developers and people from other states.

Step Two: There are 30,000 approved building sites in Palm Beach County, outside the Ag.Res. In 2013 approximately 2000 were under construction. Should the Commission direct developers to target the 30,000, before looking to build in the Ag.Res? It is more lucrative for developers to find large areas to build upon, even in protected areas. It is more beneficial to existing tax payers to have the 30,000 approved sites built upon. At the current build out rate there is a 15 year supply already available.

Step Three Value Creating Vision

Our goal should be to develop a vision for the remainder of the Ag.Res, that protects the investment in real-estate for existing tax payers in South County, while enhancing land values in the Ag.Res.

Approach to creating increased land value in the reserve:

- A) Complete Rural Parkway along Lyons Road.  
The PBCC committed to including a Rural Parkway when Lyons Road was extended from Atlantic to Boynton Beach Blvd. This has not been done. Building the parkway on public land, in front of developments and preserved land would add miles of walking, biking and horse trails. The area would look more like Wellington, where land values are significantly higher.
- B) Perimeters, land outside the walls of new developments, should be

	<p>open to the public. This area outside the walls is counted as open space, when the 60/40 land use is calculated, yet tax payers cannot access it. Developers are allowed to put up fences. PBCG would spend no money and would add at least 20 miles of multi use trails to those from the Rural Parkway. There are many examples of multi use trails in PBC and other states. We would look even more like Wellington, where land values are significantly higher.</p> <p>C) Developer's "Preserve Land" along Lyons should have the Rural Parkway completed, as committed. This condition for development has not been enforced to date. Again, this costs PBC nothing and would enhance land values, as the area begins to look more like Wellington.</p> <p>D) Put up signs proudly identifying the Ag.Res. A special area that offers an enhanced life style. The Ag. Res. would be perceived more like Wellington, where land values are significantly higher.</p> <p>E) Open space increases the value of land around it, according to the Farm Bureau.</p> <p>F) Many people move to this area for quality of life. The PBCC's vision should protect the life styles of those currently paying taxes. The planned four lane road on Lyons between Atlantic and Clint Moore, enclosed by walls on both sides, without multi use trails, does not protect or enhance quality of life. It does not look like Wellington and land values will not increase. It would continue to drive land values down if this is allowed to happen north of Atlantic.</p> <p>A vision for the Ag Res. similar to the one discussed above, would enhance the quality of life, protect the environment and improve land values in the Ag. Res., while protecting existing tax payers in South County.</p>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	<p>The County missed the boat on the Delray Marketplace which is not for residents of the Ag reserve, but with national chain stores and IMAX is bringing <u>traffic</u> into Ag reserve. You don't get a "do-over." Promote "Eastward Ho." Keep TDR's sent <u>out</u> of the Ag Reserve. <u>Do not add</u> development rights <u>-commercial or residential-</u> <u>into</u> the Ag Reserve. The Plan is a good one, <u>keep it as planned</u>. Ag Reserve <u>should not ever</u> become</p>

	<p>a receiving area for TDRs. Make new residents aware, through closing documents, that they are purchasing within the Ag reserve, and as such, they are aware of farm uses and the probable need to travel for infrastructure. Create a <u>vision</u> that will enhance the value of greenspace and value of life in PBC-see Wellington-see Deseret future growth plan. Keep Agriculture!</p> <p>Do not add development rights-commercial or residential. No more TDR's unless developer has 150 acres contiguous. Create a vision that creates value to all residents of PBC; especially those located in Ag reserve area. No more commercial development in Ag Reserve Area. No purchasing of TDR's from anywhere to use for development of commercial property. No more commercial building in Ag Reserve. If TDRs are purchased from County then they should be at same rate as developer would have to buy from Ag Reserve residents.</p> <p>County TDR Bank should <u>sell</u> TDRs to buyers in Ag Res. TMD to expand to 1/2+ mile. 60/40 should be more for use. 80/20 80% buildable 20% con land or water</p> <p>Ag reserve should be a receiving area for TDRs. Buyers of TDRs should be required to purchase TDRs from the property owners within the Ag reserve 1st, not from County TDR bank first</p> <p>Neither of the two TMDs are fully leased after a very long time. However, residents of the Ag Reserve need to travel distances and into other neighborhoods to achieve their essential needs. More commercial would be warranted if more houses were permitted to be built in order to support the additional commercial. Commercial uses which draw customers from a larger region, like a Costco, would succeed. If more commercial would be allowed, you could do this and still require the developer to find preservation from within the Ag Reserve in lieu of buying the preservation from the County TDR bank, who would then use the money to buy preservation somewhere else in the County.</p> <p>Keep as is.</p> <p>It is difficult to see how expanded commercial development within the Ag. Res would enhance land values. Increased congestion, noise and pollution would negatively impact quality of life and consequently land values. The only parties benefiting would be the person selling the land and the developer.</p>
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>

Workshop:	
<b>Comments:</b>	Keep as is.
	There is no magic in having a development site of 100 acres. There are numerous developments all over the County that are less than this size. You are allowed to build anywhere in the Ag Reserve today, including west of 441, as you can do an 80/20 west of 441. The only area that doesn't allow building on a frontage road is Lyons Rd in-between Boynton and Atlantic. To carve that road out from everything else doesn't make sense and penalizes land owners.
	To allow west of SR 7
	Agree (with proposal)
	Absolutely no reduction of acres No change to 60/40 No elimination of frontage requirement This proposal serves no one except those who want more development
	<u>No</u> changes permitted Keep the agriculture as is The more you checkerboard, the more you discourage agriculture
	Reduce size. East and West OK to develop Do away with 60/40 Any Road
Decreasing development size to 50 acres is reasonable, if the same 1 unit per 5 acres is required. Higher density would need to be off set with development rights purchased off land within the existing Ag.Res. Rights from the county bank should not be used.	

<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	Keep plan as is. <u>No change</u> .
	Keep the plan as is. No changes to the Plan.
	Any land not just next to CON land. All tracts equal.
	If a piece would qualify if not for its size, it should be allowed to be preserved. It seems like it should be in the County's interest to have as much land preserved as possible. Small nurseries are going out of business and need to sell development rights in order to stay in business
	Agree (with proposal)
	Agree (with proposal)
	Land owners of smaller properties should be able to sell their development rights.
<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>• Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>• Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>• Eliminate current (code) size restrictions for packing houses</li> </ul>

<b>Comments:</b>	These additional uses support the existing uses already permitted in the Ag reserve. Nurseries are allowed as a use but someone who maintains those uses is not.
	Agree (with proposal)
	Agree (with proposal)
	Good (proposal) Need for ALF Main home on property Civic use.
	<u>No</u> changes. <u>Specificity needed</u> -no open statements about "products that serve as accessory to the Ag Industry"
	Keep as above. Develop parks and preservation areas
	This is a very dangerous concept. As presented, an oil refinery would be OK. Facilities directly related to transportation and packaging of produce from the fields, is reasonable. Truck depots, rendering plants and fertilizer production are not reasonable.
<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	Keep zoning 1 home per 5 acres. This already enables a farmer + help to live on the property Opens up a can of worms!
	Keep adopted Comprehensive Plan.
	Keep 1 home on any prop. of cons. for land owners. 1 acre OK
	Agree! (with proposal)
	Agree (with proposal). Allow primary residence on <u>less</u> than 5 acres to remain if owner sells the TDRs on farm, but will continue to farm and live on the property. Owners should be able to benefit from TDR sale but still live and work on their land.

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	<p>The County TDR bank isn't successful because only the density rich areas are eligible to purchase development rights. The Ag Reserve is density poor and the County could make a lot of money by allowing the Ag Reserve to become a receiving area and then use those dollars to buy more preservation land elsewhere in the County and maintain the land they already own.</p> <p>Allow County TDR bank units to be transferred into the Ag Reserve.</p> <p>Good (proposal)</p> <p>TDRs <u>only</u> sent <u>out</u>. <u>No</u> TDRs sent <u>in</u></p> <p>Absolutely bad idea. No changes. No changes are necessary</p> <p>This is a really bad concept. It ONLY benefits those who sell land and developers. The following groups and individuals are disadvantaged:</p> <ol style="list-style-type: none"> <li>1) Existing land owners with TDRs would not have a market, as the PBCC would be competing with private tax payers. GL Homes pays \$75,000 per TDR. If the county received this, it would not begin to cover the infrastructure cost associated with developing 7,000 homes. If the county accepted less the PBCC would most probably be sued by land owners.</li> <li>2) Existing tax payers would be forced to pay for the necessary infrastructure including: roads, schools, fire stations, police stations, traffic lights, water and sewers.</li> <li>3) This proposal would destroy the Ag.Res and with it a quality of life</li> <li>4) Land values of existing tax payers in South County would be negatively impacted</li> <li>5) Land values of those living in the Ag. Res and not wanting to sell would be negatively impacted due to high density and congestion.</li> <li>6) Tax payers in the county will have lost a special resource.</li> </ol> <p>Proposal 7 makes all the others meaningless. Hard to understand why they were all put together.</p>

Topic 8:	Other Ag Reserve Concepts, Ideas, Issues
	<p>Keep preserve on 60% preserved land for agriculture or preserved space  Civic uses should be limited to the <u>40%</u> developed land  Don't put cement and rooftops on preserved land  We have a misconception that the 60% is preserved green space  Create <u>value</u> in the Ag Reserve through Conservation and <u>vision</u>  Don't create <u>more</u> development-we can always do this in many years later-we cannot <u>ever</u> undo it!</p>
	<p>Create a plan for the future that is beneficial to all residents. Explain the TDR program to all residents of PBC. If understood then there would be no more building in the Ag Reserve.  The word preservation provides the impression that something is being set aside for "the future preservation of the environment"-in fact it is not preservation</p>
	<p>Bond issue to purchase more land.</p>



**Comments Received at September 11, 2014 Meeting of  
DEVELOPERS/AGENTS**

<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<p><b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b></p> <p><b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.</p>
<b>Comments:</b>	<ul style="list-style-type: none"> <li>• It is important to preserve the ag industry within the reserve area but needs to be more centralized and grouped for the future.</li> <li>• The residential and commercial growth needs to be limited and well located residential development. Commercial needs but initially at commercial nodes already developed and limited additional commercial should be allowed in time as the needs grow.</li> <li>• It is clear that there is a need presently for more commercial-residential development.</li> </ul> <p>Being realistic farming in the ag reserve is over within the next generation. Therefore we need to plan for growth in a formal way east of 441 - I would suggest a mix of residential and commercial.</p> <p>While the overall ag reserve concept has served the County well over the years there is no denying that Palm Beach County is part of a 21st century mass interurbia from Key West to Vero Beach. As such it is important to "dress" the preserved areas with appropriate border development in order to complement the changing environment.</p> <p>The vision of the Ag reserve should be one of managed growth that respects the interests of all land owners in the area. It should avoid being inclusive of only one type of ag, res, or comm use. It needs to be diverse in its uses to accommodate the needs of the existing residents but also respect the ag uses already present.</p> <p>Seems like the emphasis needs to be focused on the remaining developable properties-ability to be a smaller parcel and have reasonable development potential. Residential and non-residential.</p> <p>Basic concept is problematic in that residential housing and farmland/farming are not compatible uses. The existing checkerboard layout and development pattern is not good planning. Development pressure will eventually erode farming interest in the AR.</p> <p>If the goal is to preserve ag uses as well as open space, why limit parcel sizes /+ contiguity to other conservation areas. For example, if you have a parcel that is not contiguous to another conservation area and are not large enough to transfer density to become a preserve area why limit that parcel. It promotes "open space."</p> <p>Why not expand ag uses to include chipping mulching and soil production uses necessary for both nurseries, farms, and landscaping industries.</p>

<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	Suggested expansion is a good suggestion. If you go to existing TMD you can readily see that demand for commercial exceeds current supply. The area needs more commercial to serve existing population. Commercial should include office/med office and other ag & residential supportive uses.
	<ul style="list-style-type: none"> <li>• New commercial, if allowed, should be required to meet the same LDRs as the two existing TMDs (preserve, primary/secondary frontage, size, etc.) This is a basic fairness issue for those that have developed under the existing rules.</li> <li>• If TDR concept is allowed for commercial then all above should apply less preserve requirements</li> </ul>
	<ul style="list-style-type: none"> <li>• Need to allow for more day-to-day retail/commercial and offices to support the existing residents.</li> <li>• No more TMDs; more typical commercial development.</li> <li>• Should not require purchase of TDRs if limited to major nodes.</li> </ul>
	Servicing the growing residential communities is a given. We must consider servicing future growth demand and create viable-looking commercial development to compliment same.
	I do think that senior housing should be a part of residential <u>not</u> commercial.
	<ul style="list-style-type: none"> <li>• Need to evaluate logical non-residential development to include retail, office, medical office, etc.</li> <li>• Need to take specific focus on growth around hospital.</li> <li>• If TDRs are required, then preserve acreage should not be required - "double dip"</li> </ul>
	<ul style="list-style-type: none"> <li>• Add nodes for limited commercial development</li> <li>• allow for mixed use in other areas</li> <li>• allow for additional density from some offsite source that includes an element of workforce housing</li> </ul>
	Commercial should be limited to nodes. Nodes, however, may need to be expanded. Lyons & Atlantic/Boynton are good node locations. Should consider other nodes such as Turnpike locations. 200 acres is too much. Should be determined on market need. Need to eliminate TMD requirement.
	The additional 200 acres is more than needed but (illegible) commercial needs to be at node not along all corridors. Commercial should include retail, office, senior assisted living, industrial (limited)

<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	Look at the existing preserved areas and cluster to a degree these areas for agricultural use. Look to cluster residential areas and commercial area.
	Not sure you want to eliminate the frontage requirement. Some reduction may make sense. It may be something more than 35.
	At a minimum, County should eliminate frontage requirement. PBC is no longer purchasing land in ag reserve, so the frontage restriction now serve only to restrict private property.
	I agree, the preserve area should be able to include small parcels and expand definition of ag uses in preserve parcels.
	I agree with the proposal set forth.
	Agree with March presentation.
	Reduce min ac. size to allow small parcels to be included as development/preserve area.
	Should not be west of SR7.
<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	Agree with the proposal. Again if one of the goals is to expand open space why have a minimum size or a contiguity requirement? It is understood that wetlands, uplands and other preserve areas are more successful w/ large sizes, open spaces are equally important regardless of size.
	Fairness dictates that the minimum size/contiguity requirement should be removed. Facts: (1) The potential units were already counted as potential units under original master plan, (2) It is in the County's best interest to have as many properties controlled under a conservation easement; and (3) the

	use of the property, not its size, is (or should be) the controlling factor as to whether or not the property should qualify.
	Should still have minimum size, but much lower. 5 acres, but no 1 acre scattered lots, that defeats the purpose.
	I agree with the March 2014 proposal
	<ul style="list-style-type: none"> <li>• Agree with March comments - restricts remaining development parcel sizes</li> <li>• Control open space within developments through LDRs.</li> </ul>
	Reduce size of min acres.
	Allow for everyone to participate in the program
<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>• Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>• Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>• Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	Not to be redundant, I believe ag uses should be expanded to include ag supportive uses such as packing plants, chipping and mulching and soil production. These uses should be allowed as preserve uses.
	ULDC should expand to allow these uses in preserve. Packing houses should be allowed on preserve parcels w/o further restrictions as a Requested Use approval.
	Agree with what was presented at March 2014 Workshop.
	Anticipate newer cutting-edge farming techniques such as aquaponics and research type of facilities - should <u>not</u> be restricted by "commercial" limitations and/or current F.A.R (.15 -- too restrictive)
	I concur with the proposal. Why not consider alternative energy production?
	Suggest keeping current uses.
	This should be allowed - chipping/mulching/industry
<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>• Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC</b>	<ul style="list-style-type: none"> <li>• Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the</li> </ul>

<b>Workshop:</b>	<p>additional lands</p> <ul style="list-style-type: none"> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	Support the proposal
	(1) Allow preserve areas to retain 1 unit for farm residence w/o 1 per 5 density restriction. This promotes continuity and retention of Ag uses. (2) Eliminate or increase size restriction for caretakers quarters. Current 1,000 SF restriction makes no sense, many caretakers live with their family in the caretakers quarters.
	Agree with the proposal from March 2014 workshop
	I have no issue with this proposal. Owners should have that right.
	Agree with March comments - "caretaker" should include family - difficult to raise a family in 1,000 sq ft
	<ul style="list-style-type: none"> <li>Allow larger caretaker residence.</li> <li>Allow residence on farm, min acreage size for farm</li> </ul>
	Yes allow one per preserve area
<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>a base potential density of 1 du/ac</li> <li>a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>an option to purchase an additional TDR</li> <li>elimination of 60% preserve requirement</li> <li>max of 3 du/ac on development area</li> </ul> </li> <li>Cap units transferred to Ag Reserve at 7,000</li> <li>Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	This may be a stretch in line with your objective 1.5
	I agree with the proposal from the March 2014 Workshop
	This needs to be negotiated!
	Consider an alternative overlay or ability for more TDRs for CLF uses (Senior housing)
	Too much density - max density 1 -2 du/ac Eventually - farming will be gone except for government owned land
	This would allow for a clear development pattern to finish the ag reserve. Type 3 -

Topic 8:	Other Ag Reserve Concepts, Ideas, Issues
	Consider evaluating zoning /buffers compatibility requirements when located in the Ag Reserve. For example, a chipping business is require to install incompatibility buffers notwithstanding location next to a landscaping business because the neighbors might be residential in the future.
	County needs to relook at Mandatory Reclaimed Water Service Area requirement in the Ag Reserve. Treated water enters PUD retention areas and discharges into adjacent LWDD canals. During storm events treated water is then utilized by farming operations for irrigation, a violation of Federal Food Safety Standards. This catch 21 needs to be resolved.
	The Ag Reserve needs to be branded. More signage, noting how important the area is. Better relationships need to be fostered between the County and the growers / nurseries / etc.
	Making and keeping communities viable. Start offering choices to its residents. Changing environments require open mindedness to accommodate the changes through progressive concepts
	Allow for C/L & other users
	Reevaluate procedures for less restriction for ag <u>related</u> uses (opposed to bona fide ag) for continuation or promotion of ag uses.
	Take a realistic look at AgR & ability to have resid & Ag Reserve near each other.
	<p><u>For Commercial Land Use</u></p> <ul style="list-style-type: none"> <li>• Eliminate TDR requirement - makes little sense</li> <li>• 200 acres is way too much additional acreage - if all for retail. If that includes office, medical, ACLF, light industrial, etc. then could make sense - but there shall be clear delineation/definition.</li> <li>• Retail should be limited to an additional 40 acres or less which equates to 350-400,000 SF of space. That should be more than enough additional retail space (perhaps way more)</li> <li>• Retail should remain restricted to the current two TMD intersections and within a 1/4 mile of each intersection. That would allow 4 currently undeveloped parcels to be developed for retail - very adequate for the future of the Ag Reserve. So, "main corridors" criteria is too broad, and 200 acres is far too much for only "retail" use.</li> <li>• TMD requirement should be eliminated as additional TMDs make no sense. What is more warranted is more traditional retail development for the Ag. Reserve.</li> </ul>

<b>Comments Received at August 18, 2014 Meeting of FARMERS AND WHOLESALE FOOD CONSUMERS</b>	
<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b>  <b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.
	<b>Comments:</b>
	In 20-30 years I would anticipate the land being preserved for its intended use. The Ag Reserve land was set aside for a specific purpose...to prevent further encroachment
	Light industrial, storage, housing, farms, commercial, nursery
	Cluster style development (residential comingled w/agriculture) is a fallacy. The perception of beautiful farms next to residential communities in reality is a huge problem. Due to EPA setbacks for products farmers use for production it is not legal to farm land within certain proximity to houses, schools, hospitals, etc.
	1. Properties that are surrounded by commercial, hospitals, should have the opportunity to develop commercially 2. Is farm labor housing a real option? I don't think PB County will allow labor camps in the County to accommodate H-2A housing 3. Every land owner should make their own decision whether to sell to a developer or continue to farm 4. Protect property rights
	West of 441, light industrial, storage, nurseries, farms Houses east of 441
	As a resident of the Ag reserve for over 50 years, I see the Ag reserve in 20 years as a special place with a mixed use of ag and development. Ag should stay on all county owned lands bought with bond monies to preserve Ag. Land owned by members of the public should be allowed to be used to its highest and best use. I feel some changes need to be made to the rules. Farm workers' housing should be allowed on preservation land. The same as grooms quarters.
	I agree with the statement as written. Palm Beach County is unique and has much diversity. This diversity should be protected and maintained to ensure status quo quality of life and diverse use allowed. Land owner rights need to be protected
	20-30 years from now: Minimal development to preserve agricultural farming. Local restaurants & hotels use local farmers/food for their produce. farm to table produce is a trend we see our customers wanting. Florida Restaurant & Lodging Association (FRLA) We would like more information/better understanding of this Ag Reserve

	<ul style="list-style-type: none"> <li>• Signage on I-95 &amp; Turnpike directing tourists to this area</li> <li>• Market the opportunities via websites that link to our area</li> <li>• Have the area branded as something special on a national/international level.</li> <li>• Tours of the area.</li> <li>• Enhanced food/chef competitions for local/national exposure</li> <li>• The go-to location for all our restaurants/hotels/resorts for purchase of produce</li> </ul> <p>I agree with the objectives above. Less development would be better.</p> <p>Where does the large scale commercial grower go with the Ag reserve today? I don't think there will be large-scale farming in the Ag Reserve. There will be small plots of lands grown on for local consumption and that's all. The restrictions that farmers have imposed upon them whether state or federal laws make it nearly prohibitive to farm next to development as it increases in the area. Commercial farming and "urbanization" don't mix.</p>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments</b>	<p>Allow land owners to transfer their development rights, with no size limitations. This would allow small nursery owners to stay in the nursery business, and take advantage of the ability to sell their TDRs. Keep the pool of TDR's in the AG Reserve. Don't open it up to the County pool outside the Ag Reserve</p> <p>I would certainly expect that more commercial development would be needed as you look at the number of homes that are approved but not build yet within the Ag Reserve. Also there are families that own processing/packing facilities within the Ag Reserve but no farmland themselves. They built a facility hoping the farmland would remain as promised. The areas that would be developed into commercial sites would need to be complementary to the area.</p> <p>Need more information</p> <p>If it can be explained further - how can it be commented on?</p> <p>Any land owner on any corridor should have right to have commercial property.</p>

	<p>If ag is completely surrounded by residential and commercial there is a contradiction of zoning. Ag encompassed by commercial and residential can no longer function as ag.</p> <p>200 more acres now? With current farming encroachment why would we want to sell more land to development</p> <p>OK with concept</p>
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	Disagree with new proposal. This is just opening up more development to more areas in the preserve. GL was in the meeting because they stand to benefit from these reduced requirements. This plan would require high-end homes to achieve a ROI
	Why only east of SR 7. Should include west of SR 7.
	No longer necessary to obtain preservation. Purchase TDRs from PBC TDR Bank. All lands spoken for.
	Agree (to reduced development area size). East of 7 only. Adjust (frontage requirements).
	I can understand conceptually in reducing the parcel size, but think it is important to be within a location requirement criteria (most likely frontage on the roads listed) to avoid any mish/mash development or areas that don't complement the surrounding area and uses
	Less development more protection for the farmers. Commercial development needs to be controlled and in areas that allow farmers to continue to farm.

<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	O.K.
	OK
	It is not fair to restrict the rights of a smaller land owner.
	Again disagree. Encourage non development. Why change but just to be able to sell to more people/entities.
<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>• Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>• Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>• Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	As long as the production supports agriculture I would be open for discussion on this.
	Due to FDA food safety regulations active vegetable farms cannot adjoin animal husbandry operations because of the possible contamination due to e-coli, salmonella, etc. This also includes bird sanctuaries, wildlife preserves, etc.
	Develop a well thought out growth plan for commercial uses to support agriculture and residential uses. A-MEN!
	OK
	Federal laws may cause small farmers to go out of business depending upon how all of these are broken down. Need to consider farmers' livelihood. Who becomes their neighbor can jeopardize farm land. What affects the farm food with contaminants will affect restaurant quality of food.
	Continue to provide fresh produce for hotels/resorts/restaurants to provide farm to table experience for locals and tourists

<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	Agree (with first bullet of proposal). Should be some limit. No McMansions.
	Support family farms. Permit family residence on preservation farm. 1/1 acre. Limited size to 40,000 sq ft.
	Opening up a can of worms with "preservation type uses."

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>a base potential density of 1 du/ac</li> <li>a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>an option to purchase an additional TDR</li> <li>elimination of 60% preserve requirement</li> <li>max of 3 du/ac on development area</li> </ul> </li> <li>Cap units transferred to Ag Reserve at 7,000</li> <li>Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	Again, chipping away at the fabric of the preserve so I would not agree with this
	I grew up on a farm but in MN so I understand the farmers' concerns & appreciate their view and willingness to continue being farmers in the future.
<b>Topic 8:</b>	<b>Other Ag Reserve Concepts, Ideas, Issues</b>
See topic # 1.	



**Comments Received at August 26, 2014 Meeting of  
NURSERY OPERATORS**

<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<p><b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b></p> <p><b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.</p>
	<p>This land is <u>not</u> unique to any other farmland in the County. We <u>do</u> freeze, we have had <u>many</u> freezes over the years. The push to portray this land as different from any other farmland in the County is true in only one aspect - landowners have fewer rights! Of the 2700 +/- acres in Ag Reserve that does not fall in all the other categories more options are needed for these landowners, because the current policies are <u>punishing</u> them, not helping them.</p> <p>Historically - The Ag Res. Comp Plan was put together in 1980 - over 30 years ago. Obviously it is out dated. That is why we are having problems now. There have already been so many changes that it is no longer feasible for farmers to farm in the Ag Reserve. The reserve properties should be County owned. Individual land owners should have the rights of a normal land owner.</p> <p>Land that lies within the Ag Reserve which is truly unique &amp; environmentally sensitive should be responsibly preserved. The owners of these properties should be economically compensated for their asset and recognized for positive land stewardship. Property which is not environmentally sensitive should be put to the highest and best use. It would be great if property uses from the east could be swapped out to the west.</p> <p>My vision of the "Ag Reserve" is that it is <u>county-owned land preserves</u> that the public can visit. For example, to Kayak west of 441 or to convert the county-owned land that is being leased to actual preserves for bird-watching, hiking, etc. The private property owners should have the <u>option</u> if they want to be part of the Ag Reserve or not. To that end, the county would buy these parcels and convert to preserves. For example, there may be a large tree or unique animals that live on a particular parcel. Nursery owners got their property rights back in 2014.</p> <p>Large areas for Row Crops kept and any land bought by county to continue to be preserve. Rest of land - best use: commercial, industrial or residential. Calling this <u>Ag</u> Reserve was true but NO Longer true.</p> <p>13% of the land from the Ag Reserve that is owned by private people and they should be able to maximize their land value. The county has 56% of the Ag Reserve between the bond and land that had the TDR remove and 56% left is pretty good. If the county wants the other 13% they should buy it like in the bond or supplement land owners</p>

	<p>The rule of touching a preserve to be able to sell development rights should be eliminated every agricultural land owner (nurseryman, equestrian, farmers) should have the right to sell their development right if they farm in the Ag Reserve. Many nursery owners are the care takers of their land. They are raising families on their farms. They should be able to sell development rights if their homes are larger than 1000 sq ft. It seems to me that every acre of property that can be preserved would be in the county's best interest. Helping the small land owners who have the above issues should be a major consideration.</p>
	<p>My vision for the Ag Reserve in the future is more development. Building beautiful housing development and town centers. Would like to see a little more commercial on Atlantic Avenue, Boynton Beach Blvd., and 441. Change 60/40 to allow more buildings. Keep the county owned property Ag</p>
	<p>It is time to reevaluate the Ag Reserve. Some of the nurseries development has jumped over them and they are surrounded. These parcels really need to be reexamined. The land that the county bought should always remain preserved.</p>
	<p>To put back in the reserve with parks lakes campsites, horse trails and preserve parcel west of 441. With more commercial for Ag uses east of 441 maintenance companies, etc</p>
	<p>Most "farm workers" live outside of the Ag Reserve. When all the approved homes are built, more than 1/3 of the Ag Reserve will be houses. It's odd that a farm area would have developments in it. Houses directly adjacent to Agricultural operations don't always mix. i.e., tractors on highways, crossing highways, pesticide use and applications, etc.</p>
	<p>The Agricultural line should be 441 except corners (Boynton, Atlantic, Clint Moore); it is a natural line and it will protect the wetlands. Residential + Nursery <u>don't mix on Lyons Road</u>; tractors and traffic and cars and trucks, sprays and smells are not what home owners want. <u>It looks ugly now.</u> Allow 3 houses per acre with landscaping buffers would enhance Delray Market Place and look good like Hagen Ranch Road. Keep the land that is preserved (sold TDR) in large parcels. Let the old nursery's south of Atlantic on Lyons develop into residential 3 houses per acre.</p>
	<p>The current plan has not conserved agriculture and has not restricted development to low densities. The current plan has put high density developments directly next to farm operations which has caused problems for the farms such as spraying and carrying on day to day operations in the farms. I do not see the future of the Ag Reserve including agriculture next to multimillion dollar homes and high end shopping centers. I see the only agriculture taking place west of U.S. 441 due to the non-development of this area.</p>
	<p>Everyone has a different vision. The future of the Ag Reserve should be based on the needs of the surrounding community. What is necessary to the people that live there so they have a good quality of life. The Ag Reserve, nurseries in particular, do not actually serve the community. Most plants sold in the area come from Miami. Most of our farms and nurseries are small family businesses and the younger family members do not want to keep the business running. You will have a lot of bank owned unutilized property. That should not be anyone's vision.</p>
	<p>(With) local government and Federal government will put the farmers and nursery men out of business. Have property rights restored to the 5 acre parcels.</p>

	<p>I think more care needs to be given to the definition of "unique". When Mr. Tuma attempted to address the definition of the word at the March 26 meeting, he had to cut it short because his time had been shortened. The above objective states that: "development be restricted to low densities and non-residential development <u>limited to uses serving the needs of farmworkers and residents of the tier.</u>" This really makes no sense to me when currently it is very inconvenient and costly for a farmer or resident to purchase a hammer, nails or ladder to perform needed tasks. How can you have literally tens of thousands of people living in an area and not allow them access to services and products that will enhance their work and living situations? I'm not talking about uncontrolled, ugly, and environmentally unsound growth. I'm talking about well planned and well thought out <u>basics</u> !</p>
	<p>Since my acres are already preserved and I would like to see the remaining acres that are not already developed become development. schools, office and medical centers that are designed to coexist with the natural preserves and the development that is already in place. If Ag is to remain- we need companies we can go to, to service us, we can drive to in a reasonable time. All Ag business, tractors, chemical, supplies, etc. have moved away!!</p>
	<p>This ruling, which sounded good enough that the citizens of Palm Beach County fell for it, has proven unworkable. Residential neighborhoods and farms are incompatible. The Plan is unpopular with farmers because it actually interferes with farming. It is unpopular with small landowners because it limits the use of value of their land. It is popular with large real estate corporations who have been able to profit from the real estate that is permitted on large holdings and denied small holdings. It is popular with some of the residents of that real estate who like the illusion that they are living in a bucolic setting or feel virtuous about preserving "nature" now that they have their piece of it. Land planners like it, too! Unfair to small property owners!</p>
	<p>I believe the land that fronts on Boynton Beach Road should be developed as commercial. It stands to reason. Most exits of TP with areas of residential development need certain types of facilities to support the residents. Our land was bought before the Ag. Reserve was created. It does not seem right that someone can dictate what you can do with your land. Obviously certain developers have had their way with the Ag Reserve. Unfortunately not everyone has same resources to circumvent the system.</p>
	<p>I find your objective interesting but hardly functional. The first issue that comes to mind is water resources. For a minimum of 15 years Agriculture in Palm (Beach County) has been considered responsible for the pollution of the Everglades, so we are a unique and necessary water source? The second item that draws attention is the enhance agriculture activity. Please show us how Palm Beach County, by <u>restricting</u> development within the agricultural reserve has in any way <u>enhanced</u> our activity. I would ask the County to consider Bedner's Market who because of your restrictions has been unable to build sufficient facilities to handle his direct to the consumer business. What has Palm Beach County done to oppose all the new BMP regulations that will decrease most usable acreage by a minimum of 10%? How did you enhance and preserve Agriculture when you allowed for the massive development of homes by a single contractor? How is swapping of the TDRs beneficial to Agriculture? You promoted and passed a bond that is not sustainable. Agriculture in the Ag Reserve in the remaining areas will</p>

not grow. There is no place to grow to - everywhere you turn there is development. Asking agriculture to remain in this area is the same as asking one to wear a shoe two sizes too small forever, because the county thinks it looks good and they can win a best dressed award!

Now let's look at agriculture - should the State encourage agriculture? Yes. Should agriculture be encouraged? Yes. But where?? In order for agriculture to be sustainable it requires larger pieces of land mass than what has been reserved in Palm Beach County Ag Reserve. It would behoove this panel to research areas near and around Okeechobee area. What you will have in the Ag reserve (its future) is another Loxahatchee. Smaller patches of this, that, and nothing. This is hardly a preserve presentation. You are oblivious to the many issues facing Agriculture today (see back of sheet). Additionally, you cannot lump the row crop farmers with the nursery woody ornamental producers, they are explicitly differently, requiring different needs.

If you drive down 441 from Okeechobee Blvd. to Clint Moore road, I would ask you how you could possibly restrict growth in the reserve when it is surrounded by growth?

The Ag Reserve needs to be dissolved in its entirety. From an economic standpoint Palm Beach County needs the increase in tax base.

Do not hold your head in the clouds. You broke the reserve. Now you need to throw away the remaining pieces and allow for development.

Fallow land does not create income for the County. Consider purchasing the land from South Florida Water Management west of 441.

I believe you should restore the property rights of the Ag reserve owners.

#### Issues facing the Industry

1) Labor Force-lack of labor-traditionally the ag labor force was seasonal and generally from other countries. Today these individuals are not entering into the Ag Community. They are in demand for construction, restaurants, cleaning, factories, etc.

2) Foreign Competition- free trade agreements

3) New government regulations (BMPs)

4) Profitability - Lower and lower prices/increased cost due to lack of demand

5) Health Care Act - 2015 it will be enforced at that time many companies will close that meet the requirements of mandated health care.

6) Aging Owners - Next generation not interested in the highs and lows of agriculture. Unwilling to be on the job 52 weeks a year!!!

7) Surrounding area developed - This has been a huge issue for us. We have kids from neighborhoods breaking in, stealing, etc. The parents blame us. How are we supposed to protect what is ours when we are surrounded by development? Who will be responsible??? 56% has been reserved.

Consider exchanging land to the east for Parks/natural areas, etc. in exchange for ag reserve land.

As a resident and nursery (landlord) I believe that all land owned by an individual(s) should have the rights and options of their properties as everyone else in the entire south Florida (e.g.) area has, etc.

Ag Reserve property put in an "ag reserve" for the entire County should be owned by the County therefore not encroaching on individual owners' rights. That said, all counties and places should have an "ag reserve" owned by the

County, etc. Individual homeowners/property owners should have all their rights restored, however. Therefore restore property rights to owners. In 30 years of course I would like to see an Ag Reserve here and anywhere else in Florida & nation capable of having "Ag owned by the County/City, etc. Is this correct?  
(A) These whole meetings, discussion, etc. as far as remaining property owners is really only about a basic 1,000 acres or 50% of the Ag Reserve, (1000 acres of 2776/13%)?  
(B) The developers want TDRs to buy from the County at a reduced price of \$25,000 rather than buy elsewhere at \$80,000 to \$100,000?

County needs to buy and control and own a new "Ag Reserve." You cannot get down to 5% of property owners remaining and then decide to discuss what you should have done as 1/3 (29-30%) developed. Since 28% ag + 28% preserve=56% you should go west and pick up 44%.

- #1 This is an ill-conceived plan to mix farm/agricultural use with 10,000 residences. The traffic, the spraying, the schools, the churches, the fertilizing --all a recipe for disaster. Like disco, this 80's atrocity needs to be completely abandoned and hopefully forgotten.
- #2 10,000 homes x 2-4 people per home. There is no room for services & service providers for all these people. If they all get on the road to find stores, etc., the traffic will be horrendous.
- #3 60/40 Arbitrary, unfair, will cause remainder of Ag reserve to become an ag ghetto. By all means lower minimum development & eliminate frontage and location requirements. All these rules were the result of powerful lobby efforts on the part of large farmer landowners so they could cash out first... and as planned... they did. Highly unfair thank you Rangeline Coalition.
- #4 Absolutely eliminate minimum size requirement. This is again arbitrary, elitist, grossly unfair in 2014. Continuation of these policies will yield an unworkable situation - need to eliminate the Ag Reserve.
- #5 Preserve area uses need to be widened to reflect the uses allowed in the rest of the United States of America. We need some medical, some light industrial, some support to 20-40,000 residents. Dentists, vets, pizza delivery, recreation...
- #6 Current caretaker home guarantees "slums of the future" to be neatly tucked between ritzy developments. Great planning for future criminals. Need to go to 1 per 5. Restore property rights to the property owners.

<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	<p>All landowners should have TDR's otherwise small landowners get treated unfairly by the County. Additional commercial is needed, especially at major intersections. (Boynton/SR7 and Atlantic/SR7). Current zoning has kicked out a chemical company and tractor dealership with no ability to relocate in Ag Reserve. Does this sound very Ag friendly? Not! Commercial nodes, at least small ones, should be allowed west of SR7</p> <p>Currently the Ag Reserve has two TMD Zones which are already overcrowded - There needs to be more commercial in the area to support the developed residential areas - not to mention there are still almost 5, 000 homes that are to be built. These home owners need services. We need to add/build the services in order to support the pre-approved residential developments.</p> <p>Everything should be the same on the East and West side of the road. The 200 acres needs to be split amongst many properties and I do not believe this is enough property. Please consider sea level rise and global warming. Allow the proper development in the <u>Ag Res</u></p> <p>Need to designate the area and then determine the acres - 200 acres is not enough to add for. The county needs to allow more commercial development for services for the 10,000 new home that are being built. One bank on west Atlantic Ave is not enough. At some point, these home-owners are going to start complaining and maybe then, changes will be made. I hope it is before then.</p> <p>Yes: Delray Market Place is already overcrowded. Have to drive 15 miles to get to Home Depot or Lowes. 2 schools and church by me. I am sure spraying of my crops will be a problem soon. Tractor dealership bought out by hospital: No light industrial or very little in Ag Reserve. Helena Chemical had to move away from Ag Reserve - would not allow them back in. We have a lot of landscaping and maintenance companies - are they supposed to be there? By 441 and Boynton - 6 or 7 commercial business not suppose to be there?</p> <p>Both sides of 411 east and west should be treated the same. Other areas along 441 in Palm Beach County have commercial along both sides. Why does the west side not have right to do civic.</p>

	Farmers in the Ag Reserve should be able to purchase the supplies and equipment required for their farms from commercial locations within the reserve
	Need more commercial property along major roads in Ag Reserve.
	When the rest of the home are built, the ones that are permitted there will be a need for more commercial and light industrial. The quadrant of the turnpike was recommended in the original study that was done (page 76) This area would have no impact on Row Crop farming
	Yes, more commercial. For example, Bethesda Hospital could use a CVS or Walgreens close by it. Flavor Pict Road is going thru. The intersection of Flavor Pict and Lyons roads could possibly have commercial. 441 + Boynton Bch Blvd and 441+ Atlantic Avenue: More commercial
	Restore property rights! I bought my farm 1986 and never had any input presented to me. This Ag. Res. really damaged my interest, as a small owner.
	I support the addition of 200 acres of commercial in the Ag Reserve. There is already a large demand for additional commercial and will only increase with the future developments that are already approved without changing any of the current development zoning laws.
	Additional commercial development would help alleviate congestion. Residents could stay in their local community.
	You'll need the extra 200 acres to support the housing plus schools that are already in the Ag Reserve. New hotels, Home Depot, Lowes, Tractor supply, Fertilizer.
	Make necessary changes to TDR program
	I agree that changes need to be made to the TDR program. As with so many other matters, the small farmer and/or property owner has been overlooked. "If you're small, you're screwed"!!
	I agree with additional commercial acreage. However, I think it should be more than 200 acres because we have many corridors that could and should handle commercial property.
	In the normal course of events, as population grows, the need for businesses to serve that population grows. Limiting businesses imposes inconvenience on the residents, and denies revenue to the County. The proposed changes should be adopted except for the required TDR purchase. If TDR's are on land, must they be purchased?
	I don't think 200 acres additional is adequate. But I don't have a problem with the property owner having to purchase additional TDRs to develop property. Why did the property on Atlantic Ave (market place or whatever) get approval and be allowed to take up so much of the original 200 acres. As a landowner, we were not notified who gets to make all these decisions? As in previous page you need infrastructure to support local residents and nursery people.
	I don't really know where to start with my comments. Like most everyone here I have a lot to say and strong feelings. I love our County. I would never want to move from where I am. I love going out to the Parks and Green Cay is my favorite place to go just to refill my spirit if you will. I have watched farmers and nursery owners (growers) for 30 years plus. They give 100% to the land. They have to love being growers or there is no way you could

	<p>handle the lifestyle. It is 24/7. A lot of the time nature dictates your day. We have had to come back from storms and freezes both. I still remember my husband calling me to tell me it's snowing!</p>
	<p>Since the 80 acres original has already been used up and we are still in process of building the 29% (6290) therefore, it would seem that <u>AT LEAST 200+ acres</u> is needed to accommodate the area. <u>e.g. Hotel</u> (near <u>Hospital</u>); <u>various commercial to support Ag Reserve, restaurants</u>, etc, etc. <u>Schools, walk-in clinics, doctors, dentists, baby boomers, seniors</u>  Yes on changes to TDR...only because this is how the County set up our land - with <u>60/40 + TDRs!</u></p>
	<p>Need more services for residents such as walk-in clinic, Drs. offices, dentists.  Hotels/restaurants.  Probably should need about 500 more acres for commercial use. Re: young families schools are very important  - independent living (baby boomers)  - assisted living  - senior day(s) schools also</p>
	<p>I would ask the question, what is the percentage of commercial versus residential currently in non-Ag reserve Areas?  200 acres will not support what will be needed upon the dissolution of the remaining ag reserve lands. Will these 200 meet the same percentage as the rest of Palm Beach County? Additionally, you have 4900 new homes - 4900 - that have been approved.</p>
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	<p>I <u>agree</u> that the size of development should include parcels that are smaller. 35 acres makes sense, but I think it is also possible to create smart development on tracts even smaller than that. Also, development should <u>not</u> be limited to east of SR7</p>
	<p>Not sure this will help at this point. You should not have a min. acreage specification. It's not fair for each land owner. I do feel that we don't need any more homes. We still have almost 5, 000 homes still to be built "pre approved" residential. We need more services in the Ag Reserve to support the recently developed property and the "pre approved" neighborhoods. Where are the "pre approved" commercial properties to support this?</p>
	<p>The Ag Reserve is one of the few areas with open space. Please consider proper planning and development in this area. Consider Eastern Swaps. Tax incentives. Government needs to meet the needs of our citizens. You</p>

	<p>have large developments in the Western portion of the county. Many of these people are aging and will not be able to travel far distances. Please consider this and do not forget 441 is the evacuation route for our area. Thank you</p>
	<p>I think we have enough homes being built. The focus needs to be on commercial development for the 10,000 that are being built and allowing private property owners the right to sell their land and not be limited by the Ag Reserve. I propose that property owners in the Ag Reserve have the same development rights as someone outside the Ag Reserve. <u>I also propose that the 13% remaining are no longer a part of the Ag Reserve</u> (The private owners property) Release the liens on the property owners on Atlantic Ave for the water line.</p>
	<p>Yes, our area Acme Dairy Road north of Boynton, we are surrounded by developments, schools etc but cannot get development rights or sell for a development.</p>
	<p>No real thoughts, but it is not fair east side of 441 only what about west side of the road?</p>
	<p>The minimum should be less. Location should be considered on the west side of 441 as well. Why hurt some farmers who happen to have bought on the wrong side of the street. They paid the same prices as the east side.</p>
	<p>I think changing to 35 acres is a great idea. It would make it more fair to the smaller land owners.</p>
	<p>This seems good for small land owners that seem to be left out of the original plan.</p>
	<p>Good idea. (Regarding location of 60/40 PUDs anywhere in the Ag Reserve): Do not allow close to R Marshall/Loxahatchee Area or near very western boundary of the Ag Reserve</p>
	<p>I like both ideas (first two bullets of the proposal) from March 2014 also allow County to sell TDR from County bank to Ag Reserve. Allow development south of Atlantic Avenue on Lyons Road. Nurseries on Lyons Rd south of Atlantic have Mizner CC on the south, Church to the north and Delray Lake Estates to my east. Nurseries should clump (move) on sites west of 441 (St. Rd. 7) away from homes</p>
	<p>I support the reduction from 100 acres to 35 acres, the change for 60/40 PUDS anywhere in the Ag Reserve, and elimination of frontage requirement.</p>
	<p>The proposal is more fair for most landowners. It does not penalize you if you are in a smaller land area. All landowners should have <u>EQUAL</u> opportunity. WE should have the same rights to develop our property as a landowner east of I-95</p>
	<p>That's a fix-</p>
	<p>Allow 60/40 PUD's anywhere in the Ag Reserve</p>
	<p>I am all for reducing the development area from 100 acres to 35 acres.</p>
	<p>We need to allow this change because they aren't a lot of 100 acre parcels left that can be developed. I also think on smaller parcels - the 60/40 be adjusted down by size.</p>
	<p>Changes as presented at the Workshop are obvious and logical. Removing all restrictions would be even better.</p>

	<p>I think lowering acreage requirements would help some of the landowners. Also raising density to a minimum of 1 unit per acre. If not land cost are prohibitive for development for the small developer. As the lady stated in the meeting, maybe soon assisted living facilities should be allowed to take care of the older population that needs those facilities right now.</p>
	<p>There are more numbers of nights that he, and when our children were old enough or we had care for them, we, were out all night praying that the temperature would not drop. Should we water or wait? What's going to happen next? And the government came in telling us you can't burn tires, you can't do this or whatever to save our crop. It has been somewhat of a challenge to say the least. It has also been great. Our kids were raised almost daily at the farm. Plants and animals that they would never have seen if not for being west of Military Trail. My husband and I are both in our 60's. We started farming in 71 out on Lantana road. We have been around here a long time. He is ready to retire. He is not able physically to work anymore. He <u>cannot</u> do it. Our children have watched their dad and do not want to go into the business. They have gone to school and are in business of their own. We just want to be like everyone else. We have worked hard. We want to be able to retire. We can't do that. We are just asking to have the right to do with our land what we want. We need our farms and we need our parks and there has to be room for growth also. But if I buy land and worked 30 years, it should be my right to move on to something else at this age. I am just asking for the same respect as larger land owners. Our land is a piece that has been jumped over and is being built up around. Please look at the map. Where is the best place to farm? Do we have farmers to farm it? Please think of the lives here that need to have choices with their land. Thank you.</p>
	<p>Yes <u>35</u> of course - at least, if not lower  Yes (<i>allow 60/40 PUDs anywhere in the Ag Reserve</i>) of course  Yes (<i>eliminate frontage requirements</i>) of course  <u>However, I believe that 100% of property should be developable (not 60/40).</u>  Again I refer to page 1.</p>
	<p>Agree especially with allow 60/40.  Not 35 acres <u>but 5 acres &amp; up.</u></p>
	<p>I would increase it to 20 acres needed only, or completely dissolve the Ag reserve.</p> <p>You cannot restrict development to individuals especially smaller land owners you are all discriminating against them. You should be allowed the same rights for <u>all</u>.</p> <p>What exactly does this area need? What are owners to do when surrounded by development? We have break-ins. People who decide they want to walk by the farms, they get all upset when we spray. They want to enter and ride their bicycles around. When they get hurt who will be responsible? Us! How are we to protect our rights and how are we to coexist with development that has surrounded us???</p>

<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	I agree with the March workshop - eliminate minimum size and contiguity requirement
	I believe the preserve areas should be west of 441 and provided by the County.
	Leave as is
	I propose more commercial development. We have 10,000 homes being built now and not enough services for the existing property owners. Provided more commercial development is allowed. Then I agree in the proposal to eliminate minimum size/contiguity requirements
	Please Do This!! We as small land owners that are zoned Ag Reserve did not get to participate in development rights. I am next to turnpike and would like development rights, or zone commercial so we can sell.
	Leave as is
	Yes as long as it stays Ag and the county enforces it
	This is useful for the smaller land owners. I think this can work.
	This would create a patchwork of preserve areas. Preserve areas should have a minimum limit. TDR sales should be contiguous or be a minimum size.
	Right this wrong! Harms small farmers. Eliminate minimum size
	I support the minimum size and contiguity requirement to allow the smaller parcels to be part of the TDR program.
	This again is fair for the small landowners who may be able to combine land with other owners and maybe develop it as a service for the surrounding community.
	No 60/40 1 per 1 same as east of Turnpike
	Eliminate minimum size/contiguity requirement
	I am totally in favor of eliminating minimum size/contiguity requirement.
	Should be allowed
	This ruling of the Ag Reserve favors corporations such as GL/ Homes over small landowners and should be eliminated.
Again this would help some of the landowners tremendously. The right thing to do is give the landowners the use of the 100% of their property if they owned prior to the Ag Reserve being created.	
<u>Yes please.</u> See Topic 1.	
Yes of course.	

	Eliminate Ag reserve. See other page-topic 3.
<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	Perhaps the <u>County</u> should take note of what <u>they</u> have done with the preserve pieces the <u>tax payer</u> has already purchased! A transfer station is <u>not</u> in the "approved" uses, yet there it is. The landowner is getting restricted in ways that the County isn't. Double Standard? Allow parks, trails, etc. west of SR7, this could create a <u>wonderful</u> resource for all residents of PBCO.
	My property sits on west Atlantic Ave. I would like to do more with my land than farm. My property is between The Delray Market Place and 441. I am paying for a "fresh water" main line to support the neighborhood down the road. Currently the allowed uses on my property would not benefit from the "fresh water" line I am paying for. I would like to be allowed a use that could benefit from the water line I have invested in. When the motion was passed to build the water main, the property owners were promised a "special benefit". I would like my special benefit to be the rights to develop my property. As mentioned, this property was purchased by my family before 1980 - before the Ag Reserve. I would like to have the same rights that my grandfather purchased.
	There are so many additional uses for property within the reserve which would be of benefit to the community. I believe the County needs to recognize the true threat of sea level rise and start planning for a western migration. There is no doubt the population is moving and aging. Even with the AR it is obvious that citizens want to reside west. Properties need to be property planned and available when the need arises. Grocery stores, rehabs, doctor's offices, schools, hospitals, nursing homes, ALFs - the list goes on. What exists East needs to be available in the Western section of the County.
	Agree with proposal. Horse trails west of 441
	Yes, All these companies are out here already and have been there for years. Mulching companies is a real problem if in a residential area even on 5 acres. Needs to have a large buffer zone due to chance of fire and noise. Size restriction for packing houses need to be equivalent to federal

	regulations
	Allow more uses but broader than just Ag related businesses. Thing bigger. Stop having tunnel vision. What about truck dealer don't farmer use truck? Food stores don't farmers eat? Health care, service care, vets
	With limitations to not disturb homeowners on the same street. Mulching, grinding, hauling in and out can cause havoc on any homeowners street.
	Yes there should be more uses of land in the Ag Reserve.
	If you want to save the Ag Reserve, this should be done
	Good idea. No smokestacks or smoke/burning emissions. Maintain Air Quality.
	Yes
	Parks and recreational areas for the residents
	Hotels, Restaurants, Home Depot, Lowes. Need support
	Give increase variety of uses for agricultural <u>land which would help us keep our land.</u>
	I am for both of the above suggested changes. Why would you want to encourage agriculture and not allow the production of products that serve as accessory to the agricultural industry?
	Changes are needed if we are to preserve agriculture. Waste and vegetative transfer should be permitted. Equestrian parks and trails
	Well, of course!
	I assume you mean light industrial, if so I think it is very important to continue to support the nurserymen that want to continue to farm.
	1) This seems to be a 20 year old plan that has <u>not kept up</u> with the developing in and around it especially "in" the ag reserve! <u>Yes</u> of course we need to allow <u>much more uses</u> but I again refer to topic 1- <u>Restore property rights to owners</u> . Whether it is 13% or 33% (i.e. 13% + possible 20% 4,500 unbuilt) these should be 'our rights'. 'our' being property owners. 2) Not familiar with info on packing houses
	Increase <u>variety of uses</u> for our land so we can <u>increase revenue</u> to pay property taxes and maintenance. <u>Many!</u>
	Eliminate Ag reserve. Currently you allow land owners to store mulch, etc.--garbage. Our neighbor has huge piles of Organic Waste including horse manure. Because it is not on a cement pad--the runoff is entering the water table. No one will do anything about it. How is this a preservation? When it rains all his contaminated fill runs into the canals, into the ocean when South Florida pumps it out. The County says because it is Ag Reserve land they cannot do anything about it!!! Really how does this reflect the <u>unique</u> land? How is this reflective of sensitive water management? Why is this considered an enhancement of agriculture?

<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	<u>Definitely</u> allow farm residences. It makes <u>total</u> sense. If the County is "Pro-Ag", they need to make this change. Overall, there should be 1 unit per acre development right throughout the Ag Reserve. If TDR's are already sold off and no homes exist, you should be able to <u>buy</u> a TDR and place a home on 1 unit/5 acres
	Agree with this. However I believe the current contiguity requirement should remain.
	Eliminate the restriction on the 13% of land that is remaining - release it from the Ag Reserve please. Being next to developments and the Delray Market Place and near a transfer station that the county built "IN" the Ag Reserve, shows it is <u>NOT</u> an Ag Reserve. Besides the fact that property owners on W Atlantic Ave and paying for a water line on W. Atlantic Ave that <u>ONLY</u> the Delray Market Place benefits from. Release these property owners from the Ag Reserve and give them the same rights as the Delray Market Place has (particularly on W. Atlantic Ave) - or other use from properties in other areas of the Ag Reserve.
	Yes, House to 1 acre and if another structure is used as an office it is not penalized for its development right. Would get 9 development rights to sell.
	This is ok with the changes.
	Absolutely! If a farmer lives on site they are the care taker!
	Limit size for homes to 3000 sq ft and have them follow rules
	You should be allowed to live on your property.
	This is probably one of the worse rules in Ag Reserve and the new presented should put through
	Yes, this would enable someone who bought/wants to buy/ already own land without TDR's to <u>build</u> a house on land they are farming. However, 5 acres that <u>already</u> has a home on it should not be able to <u>sell</u> TDR's off the 4 acres. Cap the house size to 2,500 sqf. Allow someone with no TDRs to purchase a TDR to build a farm residence on 5 acres with no TDR's
	Yes. Allow it! Owner/Farmer needs a larger home
	I support the change of allowing a farm residence on preserve parcels. IT is important to have a full time residence on a farm due to the fact that there is a large amount of crops and expensive equipment used on a farm. A residence allows an individual to live on the property and protect his or her investment.
	You should not be penalized for working and maintaining the land in the reserve. The house should not be considered at all for density

	This is good
	1- My home is approximately 1,200 sq. ft. I maintain the land -- septic, well, dirt road, property taxes, etc. Fits definition of "CARETAKER"? 2- One unit per five acres does not allow for my daughter and family to build home on my land.
	Once again, why make it difficult to conduct what you're trying to encourage? In order to once again "encourage agriculture" don't have so many road blocks in the way of that happening.
	Should be allowed - especially in a nursery or equestrian center where residence is required for caretakers.
	Yes!
	I should have listened at Farm & Food Meeting. I need more information on this to write coherently and with knowledge. I will read all online.
	I have no problem with this
	Agree with all of the above. Because of the zoning restrictions and the fact that we receive few services ( <u>NO CITY WATER, NO CITY SEWER, NO MAINTENANCE OF ROADS</u> ) for our property taxes (try calling the police at night-they can't find or do not know where our residence is-can't find even with GPS) Although we would love to continue living in Ag reserve over 35 years. Too restrictive with zoning. Cannot build another family home so 2 generations can live and grow together.
	That majority of property allows for fallow land. One home on less than five acres is <u>not</u> acceptable. <u>Or</u> dissolve the Ag Reserve. A caretaker's home does not need to be larger than 1,000 sq. ft. A home where the individual resides should be allowed to be larger. Additionally, land with no TDRs now as preservation allow 1 <u>home</u> on 5 acres. (not caretaker)

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
	Overlay options should be available for properties within the reserve. Overlay options such as: medical, schools, elderly housing, low density commercial, low density industrial, civic uses. Politicians need to realize there will be no one in their district as global warming and sea level rise become a more obvious problems in our world. The 441 corridor must be allowed to develop ethically with our citizen's needs realized.
	Allow more commercial development in the Ag Reserve - particularly on W. Atlantic Avenue where the Delray Marketplace is - to make it easier for nearby home owners to <u>shop</u> . Agree with proposal
	No

	TDR should not be given to land that does not have it. That would cause the land w/ TDR to lose value causing a hardship by lowering the TDR value.
	TDR's should stay within the Ag Reserve bought or sold. The County should not use these issues to unload their development rights. That price of approximately 20,000 per right hurts those who would like to sell as their neighbors did @ \$80,000+. There are necessary changes that need to be made. Don't lose sight of what the small land owners need in the big picture.
	Allow someone who has sold TDR's to repurchase TDR's and take their land off preserve status.
	YES! I'm on Lyons Rd south of Atlantic. There's is a church to the North, Mizner CC to the South. Delray lakes estates to the East. Nurseries and residential don't mix. Banks will not loan on our property because of the zoning. If the nursery want they would move west of 441. Allow developers to buy TDR's from county bank.
	I support the proposed changes to allow smaller land owners to participate in the changes that are taking place in the Ag Reserve.
	If the goal is to preserve the Ag Reserve create a scale so the small owner gets more TDRs per acre than say the 100 acre landowner. This way they can realize the value of their property and possibly keep the area agricultural for years to come.
	Agree with all of the above, especially a base potential density of 1 du/acre. Agree with one of the participants today that a <u>CLASS ACTION SUIT</u> be brought against the County government for telling us we may or may not use our land.
	I whole heartedly agree that changes need to be made to the TDR program. I think with the remaining 13% of remaining lands, consideration should be given to allowing development as it is east of the Turnpike.
	A well needed change - This will allow easier development with Plan to coexist with agriculture if done properly between County, land owners, equine owners and developers.
	A windfall for land planners, but it's an improvement to the "Comprehensive Plan"
	The overlay would be a great idea. We have a piece of land that was purchased by 3 gentlemen who are no longer living. They purchased this and before the Ag Reserve was created. It does not seem fair that at one point our taxes went up because we were not farming and they took away our agricultural exemption even though we are in the Ag Reserve and can't do anything else. WE did get it back after leasing land to other farmers. I believe everyone is seeking some relief. The County bought their land with the bond issue. Other people who do not own property should not be allowed to tell property owners what they have to do with their land.
	This is the overall of all others. <u>Yes. ABSOLUTELY 3 units per acre development.</u> Therefore 3 TDRs per acre?
	Agree with above especially increase <u>density at least of 1 du/ac and 3 du/ac development.</u> The individual homeowners should have the first right of refusal of <u>TDRs before developers.</u> FREE ENTERPRISE.
	Dissolve the Ag Reserve overall. Allow the TDRs to be applied to the land even if it is in preserve. 28,000.00 per TDR from the County for a max of 3 units per acre—

Topic 8:	Other Ag Reserve Concepts, Ideas, Issues
	Remember property rights! The Commissioner's desire to be "politically correct" and "support" Agriculture cannot come at the expense of individual property owners!
	I would like to address that my property is located on W. Atlantic Ave. I am currently paying for a fresh water main that has no use for my current allowed uses of my property. I would like to be granted a use on my property that I can take advantage of the fresh water line that runs across my property. When the Commission approved the water line a "special benefit" was promised to land owners. I would like to know what the special benefit is. Also - I would like to state that my property has been in my family since before the Ag Reserve existed. I inherited the property in 1997 when my father died. I graduated college in 2008. I feel like the county is forcing me to farm. I would like to have the rights that were on my property when it was purchased by my family in the 1970's. I don't feel the County should be allowed to tell me that I need to be a farmer. Thank you for your consideration.
	W. Atlantic Ave has an interchange on the Turnpike and there has been intent from Target, Walgreens and other corporations to be located there. 10,000 homes have been allowed in the Ag Reserve - but other than the Delray Market Place and Boynton Market Place, <u>NO</u> additional commercial development has been allowed. This does not make sense. I propose allowing commercial development on the corridors. As for the properties that have been "left out" - the 13%, they should have their rights restored & be released from the Ag Reserve. And back to W. Atlantic, the prior commission envisioned commercial development and <u>taxed</u> these property owners in a water line. Each of these property owners have lines on their property. Please be fair as the developers are ready to build and support the needs of the community. A class action law suit is likely if these 13% don't get their rights restored
	The Ag Reserve is a joke. It was originally meant to preserve Row Crops - The vast majority of land developed was Row Crop area where as all the small owners get screwed. If you had 250 acres, you hit the jackpot otherwise we small nurseries didn't get a thing.
	The Ag Reserve was for winter crop and Row Crop but most of the farmer's sold their TDR's and or land "good for them" But the 13% still being of land owner are mostly made up of Nursery's and they would like to be able to maximize the value they are in declining industry.
	The Ag Reserve should keep all of the land the tax payers of the county bought. All the other land should be developed responsibly if do so it will be a great asset for Palm Beach County
	Draw the line on 441. Right the wrong let the small nursery owner have the same rights the large owner received. Let the land be developed south of Atlantic on Lyons Rd. Nursery biz needs to be moved west of 441. Clump together to save the nurseries with sale of current location it would fund upgrade needed.
	The Ag Reserve has created an environment of unfair commerce. We are forced to be a nursery or a farm.
	The small landowner been sold out by County commissioners
	1- Vision of the Ag Reserve 10, 20, 30 years Since nurseries and farms have difficulty making a profit (most other businesses would be sold or closed by now) I do not envision Ag being viable in the future. My friends are getting approximately the same wholesale price as we (were) charged in the 80's!!!! Costs have gone up on pots, labor; all overhead but the selling cost has (increased) by only 50 cents a pot!!! You can't pay your <u>property taxes</u> and maintenance without a profit!!! 2- Commercial - more services for people living in the Ag Reserve
	I know there are ways to successfully bring about changes that that are needed to the Ag Reserve. This can happen if all involved can work together with open minds and with the intent to make changes that will be good for the greatest numbers. I think we all have to try not to think in extremes. Asking for changes in the Ag Reserve does not mean asking for thoughtless, and uncaring changes. It means realizing we all have a stake in how this unfolds- we all do care!

Polarizing statements don't help! To hear a member of the commission state that he is not responsible for any retirement is hurtful and insulting. I'm not asking him to be responsible for my retirement. I'm asking him to be responsible for allowing me to retire by keeping unnecessary restrictions in play. I think that comparing my right to sell my land to walking into a 7-11 and plunking down a dollar for a lottery ticket is unconscionable. The right to sell my land represents years of work, planning, sweat, care of the environment, and yes, even life. --a far cry from a lottery ticket!

Safety and traffic control will be very important when developing the Ag Reserve and preserving the Ag Reserve. Ag related businesses like hardware, chemical companies, should be allowed. Outdoor theaters and entertainment areas need to be added as they would make beautiful venues for shows and concerts in a rural setting.

This ruling, which sounded good enough that the citizens of Palm Beach County fell for it and were willing to vote for it and pay for it, has proven unworkable. Many residential neighborhoods have been built which are incompatible with agriculture. The plan is unpopular with farmers because it actually interferes with them. It is unpopular with small landowners because it arbitrarily limits the use and value of their land.

It is popular with large corporations who have been able to profit from real estate permitted on their land holdings and denied smaller holdings. It is popular with some of the residents of that real estate because they like the illusion that they live in a bucolic setting and feel virtuous about preserving "nature" now that they have their piece of it. It is popular with land planners for the extra business it brings to them.

Those who seek change are presented as wanting to pave over paradise. Not True! In my case the land was acquired before the Ag Reserve was imposed. It was loved, maintained, cultivated, and paid taxes upon many years. Now that it is unsustainable as a nursery, it is encumbered with so many restrictions that its value is greatly reduced.

I haven't seen all parts of the Ag Reserve, but what I have seen in no way looks agricultural. It contains a school, a hospital, a shopping center, and hundreds of residences. The only agriculture is on small plots like mine which are rented to large farmers at no profit in order to maintain an agricultural exemption for the property.

Parks, farms, shopping, care places-nursery, adult, schools, libraries, theaters, safe places, for kids to go. Lots of uses for the space. Nice hotels.

It's a very unusual CIRCUMSTANCE here that I am arguing for my basic property rights which were snatched from us all in 1997-1999 as 'good for the world' at that time. "We" (meaning the County) proceeded to put through 29-30% = 6290+ acres for development. The "Remaining" we are discussing is 13% or 2776 acres but of that only about 1000 acres is in reality desirable- 1000 of 2776 acres = 5% of property owners rights

County needs to buy and control and own a new "Ag Reserve." You cannot get down to 5% of property owners remaining and then decide to discuss what you should have done as 1/3 (29-30%) developed. Since 28% ag + 28% preserve=56% you should go west and pick up 44%.

Sustainability of Agriculture in the Ag Reserve not possible.

Need for increased tax base to support the needs of Palm Beach County.

Additionally, land purchased by the County was rented at such low rates it created unfair balance of production/(illegible): many land owners who purchased property beyond 1986 were forced to pay "development" prices to get into business. Those of us who have done so have huge mortgage payments that these individuals who are renting have not had to absorb into their production costs. It has created a biased network.

<b>Comments Received at August 22, 2014 Meeting of AG RESERVE RESIDENTS</b>	
<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b>
	<b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.
<b>Comments:</b>	I reside in the Ag reserve and fully agree with the original Ag reserve Tier Objective 1.5
	We need to preserve agriculture in Palm Beach County. I would like to see farms that are producing local food. Local food production brings in tourism. Large areas where ground water can recharge our aquifer.
	Ag Reserve kept the same, as farmlands and wetlands. no residential houses on the west side of SR 7/441. Want the farms to stay-appreciate buying local vegg and fruits. Do not want to wake up one day and have houses on west side of 441 or in my front yard. <u>Ag Reserve-farms</u>
	I would like to see the farmlands and wetlands remain as they are today with no further building or development. We moved to the area because of the open spaces and farms and don't want to see them wiped out. If anything is changed or added it would be a park.
	No limits on homes on 5 acres or more 1,000 sq ft does not work for a family of 6. You give it a try.
	Desires in Ag Reserve Land County has designated or bought to preserve should stay. Other lands should have opportunity to develop or get TDR to be retired. Need light industrial & more commercial at key intersections. MORE PARKS
	It's over. When the County proposed the Bond. House. Except for the wetlands 6300 acres. Farmers that produce crops will be gone due to government regulations.
	I would like to see farming but we all know that it will be houses and shopping malls. Therefore for my family to survive we need to keep our land that is leased from the County.
	As a resident and nursery (landlord) I believe that all land owned by an individual(s) should have the rights and options of their properties as everyone else in the entire south Florida (e.g.) area has, etc. Ag Reserve property put in an "ag reserve" for the entire County should be owned by the County therefore not encroaching on individual owners' rights. That said, all counties and places should have an "ag reserve" owned by the County, etc. Individual homeowners/property owners should have all their

	<p>rights restored, however. Therefore restore property rights to owners. In 30 years of course I would like to see an Ag Reserve here and anywhere else in Florida &amp; nation capable of having "Ag owned by the County/City, etc. Is this correct?</p> <p>(A) These whole <u>meetings, discussion, etc.</u> as far as remaining property owners is really only about a <u>basic 1,000 acres</u> or <u>50%</u> of the Ag Reserve, (1000 acres of 2776/13%)?</p> <p>(B) The developers want TDRs to buy from the County at a reduced price of \$25,000 rather than buy elsewhere at \$80,000 to \$100,000?</p> <p>Continuation of current direction until buildout and then <u>STOP!</u> Only allow redevelopment with no increase in density or total residences.</p>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>In the form of an AgR-TMD</li> <li>Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>County TDR program is limited to residential development rights</li> <li>Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Additional 200 acres along main corridors</li> <li>Require one TDR per acre of development area</li> <li>Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	No comment!
	If the 80 acres are used up it didn't help the Ag Reserve. They are going to need 200 more acres. You have a hospital. No hotels or restaurants.
	Delray Marketplace is overcrowded - cannot get parking in there Fri. or Sat. nights. ≅ 4500 more homes going in - where are these people going to shop?
	Need more commercial for all agriculture uses. Kubota tractor cannot relocate in the Ag Reserve.
	<u>No.</u> There is enough commercial to support the ultimate buildout.
	There is enough commercial building at this time. We live in this area and there is plenty of shopping and commercial stores in the area.
	No more in that commercial area-there is enough. Live in Willis Gliderport surrounded by farms. I want it to stay that way. Do not want to wake up with house in my back yard. Do not like cluster density near farms. Hard on surrounding canals.
	I like the existing Comprehensive Plan. Additional commercial will increase road congestion.

	<p>Since the 80 acres original has already been used up and we are still in process of building the 29% (6290) therefore, it would seem that <u>AT LEAST 200+ acres</u> is needed to accommodate the area. <u>e.g. Hotel (near Hospital); various commercial to support Ag Reserve, restaurants, etc, etc. Schools, walk-in clinics, doctors, dentists, baby boomers, seniors</u></p> <p>Yes on changes to TDR...only because this is how the County set up our land - with 60/40 + TDRs!</p>
	I agree with the original adopted Comprehensive Plan as it is now stated above.
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	I agree with the adopted Comprehensive plan and seek no revision to benefit development.
	Prefer to keep large areas protected.
	No development, residential, west of 441 Do not agree with proposal, keep it the same as adopted Comprehensive Plan.
	I don't think building of anything should be allowed west of 441.
	No.
	I think the new March 2014 workshop would work.
	Yes <u>35</u> of course - at least, if not lower Yes ( <i>allow 60/40 PUDs anywhere in the Ag Reserve</i> ) of course Yes ( <i>eliminate frontage requirements</i> ) of course <u>However, I believe that 100% of property should be developable (not 60/40).</u> Again I refer to page 1.
	Yes (illegible) is 100 acres a min
	Land lock areas that have under 250 acres would have chance to develop

<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	Go with the March 2014
	Small pieces zoned Ag Reserve have been eliminated from this program. I feel I have been discriminated because I never qualified for development rights but still have same restrictions
	No.
	I agree with the adopted Comprehensive Plan and do not favor any revision
	Don't eliminate minimum size or contiguity requirements.
	Keep it the same. Preserve the Ag Reserve.
	<u>Yes please.</u> See Topic 1.
	I would keep the existing plan. We need minimum contiguous areas.

<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	<p>I like the adopted Comprehensive Plan. I may be receptive to allow more uses as long as they support agriculture-not development of PUDs, schools, hospitals, churches--only Ag Support services</p> <p>Prefer to keep as is. Would need to maintain agriculture.</p> <p>Within limitations-without hurting the Ag Reserve We need packing plants for veg growers Beautiful park on Atlantic Ave west no one knows is there and is not very inviting. Should be advertised.</p> <p>Riding trails, parks.</p> <p>Look at federal government regulations. Please expand size for Packing houses.</p> <p>1) This seems to be a 20 year old plan that has <u>not kept up</u> with the developing in and around it especially "in" the ag reserve! <u>Yes</u> of course we need to allow <u>much more uses</u> but I again refer to topic 1-<u>Restore property rights to owners</u>. Whether it is 13% or 33% (i.e. 13% + possible 20% 4,500 unbuilt) these should be 'our rights'. 'our' being property owners. 2) Not familiar with info on packing houses</p> <p>No grinding of mulch unless permitted.</p>

<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>• Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>• Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	If you have 5 acres and house on it, you should be able to sell your 5 acres development rights.
	Eliminate size of house up to 5,000 sq ft and up to 1 acre fro caretaker or homeowner so that development rights are given.
	I (illegible) should not have size requirements
	No.
	As long as someone lives there larger than 1,000 sq ft but don't change the acreage requirement.
	I agree w/ACP. I may be receptive to the variance stated above.
	Comprehensive Plan should be kept as is.
	I should have listened at Farm & Food Meeting. I need more information on this to write coherently and with knowledge. I will read all online.
If you take away farms!! We don't need this!!	

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	I agree w/the existing ACP-no deviation.
	<u>No.</u>
	Need to transfer 1 TDR to vacant properties of 5 acres or less.
	This is the overall of all others. <u>Yes</u> . ABSOLUTELY <u>3 units</u> per acre development. Therefore 3 TDRs per acre?
	Do not bring in any TDR from outside Ag Reserve
<b>Topic 8:</b>	<b>Other Ag Reserve Concepts, Ideas, Issues</b>
Starkey Rd entrance turning problems	
Horse trail against preserve at west end from Wellington to Boca. 2 great lakes. Sites along the way perfect for camp sites.	
If we give up our land we will never be able to get it back!	
Airport community Willis Gliderport Who is going to protect us against houses north and south of us. Am I going to wake up one day with houses on either side of us. Do not get rid of the farms.	
It's a very unusual CIRCUMSTANCE here that I am arguing for my basic property rights which were snatched from us all in 1997-1999 as 'good for the world' at that time. " <u>We</u> " (meaning the <u>County</u> ) proceeded to put through <u>29-30%</u> = 6290+ acres for development. The " <u>Remaining</u> " we are discussing is 13% or 2776 acres but of that <u>only</u> about <u>1000 acres</u> is in reality desirable-1000 of 2776 acres = <u>5% of property owners rights</u>	
Sustainable agriculture should be encouraged and preserved in the Ag Reserve for farming/agriculture/animal husbandry/open space/flood control/wildlife buffer. The sun shines in all areas of Fl. Please leave PBC Ag reserve intact. A valuable commodity for all to enjoy-haven't we learned urban sprawl is not desirable.	



<b>Comments Received at August 20, 2014 Meeting of NON-RESIDENTIAL USE REPRESENTATIVES</b>	
<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b>
	<b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.
<b>Comments:</b>	Keep current plan the same west of 441 with commercial and residential development to the east side of 441. Or eliminate the reserve altogether as the agricultural viability has changed.
	Office buildings, LG Homes bought most of Agricultural Reserve and made homes, because they have money!!!
	Would like to see Faith Farm's 90 acre campus be developed as the premier national drug and alcohol recovery in the U.S. To do that, Faith Farm must be allowed to pursue the buildout required to do that, since they are exempted specifically under the Ag Reserve original paperwork. In fact, Faith Farm's 90 acre campus was first there on 441, so early, in fact, that it possesses its own sewer system, water system, and totally independent -on no county systems at all. In fact, our students in recovery are not allowed to have automobiles, so we are not even a drain on the County's traffic system. We should be allowed to add square footage for dorms, dining hall, classrooms, admin, enlarged church. We need to build for use requirements, NOT limitations of beds, square footage, etc.
	Although at one time this area might have been perceived as an agricultural area worth preserving, this is not the case now with respect to Palm Beach County and the State of Florida. Agricultural areas are in west Palm Beach County. The Ag Reserve is currently having massive development when you see a major hospital, private school and large church having been built within a 24 month period (around Boynton Beach Boulevard).
	Would like to see a balanced distribution of agricultural land, residential and commercial. In order to accomplish this balance, more commercially designated properties will be required to meet the needs of residents and farmers and businesses.
	Our vision: 1) 441 should have more commercial parcels (non-ag) to support the residents that are living in the Ag, both east and west side of 441. 2) Lyons Road limited to more residential and recreational open space area. 3) Property-owners of small parcels can do nothing with their land, value of

	<p>land is very low due to limited use, and if we were to use our property for ag-related business, we cannot get workers due to the mega \$ surrounding expensive developments.</p> <p>4) West side of 441 is just as valuable for commercial use as east side of 441.</p> <p>1. Farm land is not unique.  2. the land remaining in Ag reserve at the end of the development cycle is not enough land to have a viable commercial farming industry.  3. Land owners should have the ability to make their own decisions if they want to continue farming or sell. With the new setbacks for fumigation it makes it impossible to farm next to a development.</p> <p>Unique--not true  Move the Ag reserve--west of 441  The farming uses (nursery &amp; crop) are not compatible with the relatively high-end residential uses that are there and planned.  ****Eliminate the Ag reserve----  Use zoning to keep low density residential  The Ag reserve is a solution that is causing problems</p> <p>The Agricultural Reserve is <u>not</u> "unique." It is exactly like the lands to the south, east, and north, all of which have been developed into other uses with little or no objection from the public.  An objective look at this area by professional planners could result a realistic plan for the area. it might include some agriculture, but should not limit landowners to only agriculture. "Highest and best use" should guide the planners.</p>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	<p>Look at % of commercial in County--200 ac/22,000 ac &lt; 1%</p> <p>We need more commercial in the AgR. The current commercial doesn't even include a hardware store, which is necessary for both residents and businesses. Commercial should be limited to 1/4 mile from major intersections (like COBRA's West Boynton Plan) and should be allowed on both sides of SR 7 (not just the east side) close to the intersection. The current zoning made it impossible for a tractor dealership to locate within the AgR even though they have been there for over 30 years.</p>

	<p>- 200 acres is a small percent; should be increased</p> <p>- More general commercial use (non-ag) around major intersections of at least a <u>mile</u> or even 2 miles from the major intersections especially on <u>east &amp; west side of 441</u></p>
	<p>200 acres is insufficient</p> <p>Need more service oriented uses not just lifestyle centers</p> <p>Commercial parcels should be approved at main intersections Atlantic/Lyons, 441/Atlantic, BB/441, and BB/Lyons. Smaller service oriented uses are needed.</p>
	<p>It just seems that Topic 1 and Topic 2 are just delaying the conversion of the AgR to normal commercial and residential usage consistent with zoning east of the AgR in Palm Beach County. At current pace there will be no AGR in 20 years.</p>
	<p>Don't own many acres, and my options (?) are for small commercial use</p>
	<p>Increase Commercial acreage to intersections of Atlantic and Lyons, Boynton &amp; Lyons, 441 &amp; Lyons to better serve community. Eliminate the requirement to purchase 1 TDR per commercial acre. County required impact fees should be enough.</p>
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	<p>Agree proposed proposal presented on March 2014 BCC workshop.</p>
	<p>Since Faith Farm's 90 acre tract preexisted before the Ag reserve, it should be allowed to expand based upon preexisting purpose, use for dorms, classrooms, dining facility, larger church, staff housing, etc. Not on Ag Reserve quotas/ratios for beds, square footage, etc. Faith Farm's specific exemption as preexisting before the ag reserve should allow it to expand under that pre-existing purpose, without the later Ag Reserve rules overlay that came after Faith Farm's use ad vision for the recovery program it has carried out for over 62 years.</p>
	<p>Increase development by reducing minimum area. 441 should not be a preserve area.</p>
	<p>It should not be limited to the east of 441 (previously the zoning was the same for both west and east). The current 60/40 plan has not served the small property owners. Property owners with 40 acres have had no viable development options.</p>

	Agree with (proposal)
<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	Agree with (proposal)
	I agree that the requirements should be eliminated. Many small agricultural parcels have been "landlocked" in a way that kept them from being able to take advantage of the preserve policies.
	60/40 does not seem to make sense for farming activities. In essence the farm acreage was reduced along with adjacent parcels. It just does not make farming feasible. Now if you are talking about preserving wetlands then this is a totally different issue.
	Agree with proposal from March 2014.
	Would like to see eliminated due to size of my property. I can't do much or can't sell for much
<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>• Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>• Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>• Eliminate current (code) size restrictions for packing houses</li> </ul>

<b>Comments:</b>	Allow more uses in the Agricultural Preserve no matter the size of the lot.
	I agree with 2014 workshop proposal allowing more uses and eliminating current code. As long as the business does not cause negative impacts on neighboring properties...such as odor, noise, dust.
	See Topic 4 comments on previous page.
	I agree with the proposals made at the march workshop. landscape and lawn maintenance companies already exist on preserve pieces.
	Agree with (proposal)
<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	Agree with (proposal)
	I agree with the proposals made at the march workshop
	This does not make sense. The Ag R is trying to promote an agricultural community or environment just does not make sense that the farm owners residence has restrictions. Again this topic promotes AgR going away in time.
	Agree with proposal.
	Agree.
	I agree with proposal March 2014 BCC. Current Comp Plan is too restrictive.

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	Agree
	Agree with proposal of March 2014 but with exception of requirement to purchase TDR from County
	I agree with the proposals made at the March Workshop
	Agree with (proposal). The County should encourage residential development in the Ag reserve
<b>Topic 8:</b>	<b>Other Ag Reserve Concepts, Ideas, Issues</b>
<p>The Ag reserve concept may have been well intended but it has not worked. It was an enormous zoning experiment that has been unfair to long term land owners and is not working out very well. The public was told that these lands were "unique" and necessary for food supply. That motivated the public to buy some of the land (10%) but ultimately hurt the value of the rest of the landowners.</p>	
<ul style="list-style-type: none"> <li>- Ag reserve is outdated and should be eliminated or moved further west near Belle Glade.</li> <li>- Ag reserve should not be on major road like 441</li> <li>- Open up available use for property.</li> </ul>	
<p>Facilities and purposes that were in existence and use (and specifically a listed pre-existing exemption) before the Ag Reserve, such as Faith Farm, should be allowed to expand their service to serve more people in drug and alcohol recovery (additional dorms, housing, dining hall, classrooms, and church pews) without the later-imposed restrictions by the Ag Reserve, now being used to restrict expansion of a n exempted entity (Faith Farm).</p>	
<p>It seems that Agriculture is not viable in the reserve.</p>	

**Comments Received at August 22, 2014 Meeting of  
AG RESERVE INTERESTED CITIZENS**

<b>Topic 1:</b>	<b>Future Vision of the Agricultural Reserve</b>
<b>Adopted Comprehensive Plan:</b>	<p><b>OBJECTIVE 1.5 The Agricultural Reserve Tier</b></p> <p><b>Objective:</b> Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.</p>
<b>Comments:</b>	<p>What is your vision for the Ag Reserve. The Ag Reserve should remain as is. No further development should be allowed. Any permits for development should be revoked. Any businesses or homes currently in the Ag Reserve other than agricultural related business should be taxed with the funds used to buy more land to be forever used for agricultural or environmental purposes. In 20 or 30 years there should be no more development and no less agriculture than there is today. Any further development in the Ag reserve will devastate our economy, devastate our environment and make agriculture almost certain to disappear in Palm Beach County to the detriment of all of us and future generations. Any further development would be a sell out to the wealthy and politically connected and a total disregard of the people of Florida. From a religious perspective, any further destruction of agriculture and our environment is a sin against creation and the worst form of sacrilege.</p> <p>A thriving agricultural center of farmlands, with places to buy locally grown fruits and vegetables. Many small farmers who want to try an egg business on a small parcel and living on it. The egg reserve has signs that portray the local fruits + veggies. Advantages of this unique area to the community and why the egg is for the whole county as local crops support our community. This county is supporting our small growers. Or preserved open land supporting our climate with parks and outdoor activities. Scripps was supposed to be our biomedical hub. The egg could be a marijuana hub.</p> <p>My 20yr vision is for as much green space be preserved as possible. No increase in development. Increase in financial + technical support for new farm uses. We should have immediately an appraisal of the land based on the economics of new types of farming.</p> <p>Question: What do you wish to see in your vision 10 to 20 years from now in the Ag Reserve. Maintain adequate open space with residential development. Avoid overdevelopment of remaining lands to preserve water supply, wildlife, wetlands, agriculture, + open space.</p> <p>In the future there will be a real need for more commercial and light industrial. In the study of the Ag Reserve there was a recommended that the quadrant of the turnpike be designated commercial and light industrial. This could work very well and not affect the Ag Reserve too much. Since the hospital was built, it has put a need to open the reserve for more roof tops.</p>

	<p>Keep this objective. Farming is a sustainable enterprise.</p>
	<p>(SUBMITTED BY 4 INDIVIDUALS) It is the official position of the Audubon Society of the Everglades that the mandate of the Agricultural Reserve Tier to restrict residential development to “low densities” has already been violated by allowing GL Homes to build 3,399 homes, with another 1,176 approved for construction, for a total of 4,575 homes, in a dense configuration around the Canyon Town Center – a facility they own and operate and collect lease rents on, effectively creating a GL Homes Town. This area is at the northern end of the Ag Reserve. GL Homes has received approval from the BCC to build another “GL Homes Town” just south of Atlantic, to adjoin their existing Saturnia Isles development of 356 homes. Their approved plans call for an additional 2,297 homes for Hyder, Seven Bridges and Bridges, bringing just their current total to 2,653. But GL Homes wants a change in our Comprehensive Plan to allow more commercial building and thousands of additional homes built three to an acre with no further preserved land under 60/40. These massive brick and mortar developments at the north and south end of the Ag Reserve will function as blockade bookends to what is left of the interior farmlands, sending a message to farmers that up-scale gated communities and shopping areas are taking over and they need to make plans to farm elsewhere. As we heard at the BCC hearing on March 25 of this year, the owner of Thomas Produce at the corner of 441 and Clint Moore is considering moving his operation because he has been pigeon-holed between The Oaks gated-community and the Delray Town Center, has no room for expansion, and can grow his crops in the more-welcoming farmland areas of Hendry county. ASE asks that a moratorium be imposed immediately on all future residential building in the Ag Reserve, including on approved, but not yet built, residences.</p>
	<p>Signs proclaiming this is Palm Beach County Ag Reserve making our Ag Reserve as popular as Indian River Citrus. Informing the general public about how great the Ag Reserve is and how it provides winter vegetables for our nation. Promote “buy locally grown”. Preserve the ag reserve “as is”. No more residential + revoke what has been approved for “new residential build”. My vision is that as I drive thru the ag reserve it look as it does today.</p>
	<p>Preserve existing agriculture and preservation. Keep agriculture as it is. Do not permit development west of state road 7. Keep development to the level it currently is at. No more commercial. Commercial increases traffic. We do not want more commercial and more traffic. Agriculture is crucial to the future of Palm Beach County. We cannot survive without agriculture in Palm Beach County. We cannot permit the continued development in the agriculture reserve.</p>
	<p>I want commercial + residential to stop now! I want the Ag Reserve to remain agriculture + conservation which is why I voted for the bond issue. Give incentives to farmers to ‘stay’.</p>
	<p>Per section 163.3177(6)(a)2, Florida Statutes, the future land use plan and plan amendments must be based upon surveys, studies, and data regarding the area, as applicable, including:... the availability of water supplies, public facilities, and services. I think that to determine the value of land in the Ag Reserve to the tax payers of PBC, both an Ecosystem Services Valuation Study, and a study examining comprehensive water management in the</p>

	<p>county as impacted by sea level rise: specifically, the salt water intrusion line impacting the placement of wells farther west in the county as wells in the eastern county are no longer useful due to salt water content. I would like to see these studies done, and the ability to price the land in the Ag Reserve to reflect the results. In the Ag Reserve in the future, I would like to see Agricultural Activity, very low density development, and effective use of the Ag Reserve to help mitigate climate change impact to water supply per the Southeast Florida Regional Climate Action Plan recommendations AG-1 and AG-2 and AG-4. All development required to be LEED certified buildings. 15-20 years I would like to see the land in the Ag Reserve that is owned by the county taxpayers to be appropriately priced.</p> <p>My vision in the Ag Reserve in 20 years from now is to see signs that read welcome to the AGR where foodstuffs grow to provide food for the state and the country. I see citizen gardens in and surrounding the Ag Reserve + nurseries producing herbs + flowers like the gladiolas that once grew in the Ag Reserve. I see cow pastures and horse farms of all sizes. I see surrounding developments flood free + coastal areas secured from tidal intrusion because of the open land in the Ag Reserve. I see proud citizens of the preserved areas due to the 2014 commissioners to have wisdom + the good sense to look into the betterment of the county.</p> <p>What is your vision of the Ag Reserve in 20 years? I hope that Ag reserve's produce will be known as PBC produce the way that Indian River citrus means something. Large signs should be posted entering the PBC Ag Reserve - Winter Vegetable Basket for the USA" No less land for Agriculture than today! Already too many homes.</p> <p>10 years from now: (1) no additional development (from that existing) (2) Loxahatchee nat refuge will include the Struzulla tract and w/information kiosks to explain the interface between wetlands and ag (3) a critical sustaining of farming will evolve toward "high value crops". At present that includes horticulture, local organic, mulch farming, horses. (4) no new schools, hospitals, or urban-support facilities will have been added. (5) packing, farm equipment repair, and supplies will be located in commercial areas on the east border outside the boundaries of the reserve (6) A "public-purchase" fund shall be established to buy-out property rights of willing seller</p> <p>Stay the same, add enhancements to farm, do another buyout project for current farmers who want to sell at a reasonable price, promote the Ag Reserve.</p>
<b>Topic 2:</b>	<b>Commercial Land Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR-PDD</li> <li>• In the form of an AgR-TMD</li> <li>• Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.</li> <li>• Maximum of 80 acres and 750,000 square feet for the entire tier</li> <li>• County TDR program is limited to residential development rights</li> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC</b>	<ul style="list-style-type: none"> <li>• Additional 200 acres along main corridors</li> <li>• Require one TDR per acre of development area</li> </ul>

<b>Workshop:</b>	<ul style="list-style-type: none"> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	<p>The County Commission should reject all zoning changes and this will cause the price of the land to go down. Anyone who no longer wishes to farm should be permitted to sell their land to other farmers or the workers who currently work the land and the County should provide financial support to the workers, when necessary, to help the workers acquire this land. When a person sells his home he must sell to another homeowner and has no right to sell his home to a corporation to place a factory there, and then demand that the zoning be changed to accommodate the buyer.</p>
	<p>The 80 areas developed into the 2 market places do not resemble what was proposed. If any commercial is proposed, it should be very very very small and relate to agg businesses to serve the agg reserve.</p>
	<p>No change. No new development rights, no new development. No import of TDR's into the Ag Reserve. No new commercial development.</p>
	<p>Limit commercial development to smaller type of shopping centers + shops. No hi rise or super centers like Costco or Walmart's.</p>
	<p>Already gone beyond what was originally planned - no more acreage not 200 acres</p>
	<p>No additional commercial development should be permitted. Preserve as much land as possible for agriculture. We are done with the allowable commercial in the Ag Reserve. The response for more commercial use must be met with a firm *NO*.</p>
	<p>(SUBMITTED BY 4 INDIVIDUALS) Commercial development should be restricted to expansion or addition of Packing Plants for large scale farming that exists within the Ag Reserve as an incentive to bring in new farmers and retain those who are already here. They should not be permitted for farmers who grow row crops outside of Palm Beach County. An appropriate buffer distance should be required between Packing Plants and residential areas. Packing Plants should be incentivized by the County to locate in the same areas west of 441 where Pero and other Packing Plants are currently located.</p> <p>There should be no commercial development that would allow for potential contamination of farmland soil such as Gas Stations. The Wellington Mall is within a short drive of the northern edge of the Ag Reserve and abundant shopping is available in Delray Beach and Boca Raton. There is no further need for shopping areas.</p> <p>No more building in the ag reserve. There is no "need" for more commercial building. The maximum 80 acres has been built on and see attached forms.</p>
	<p>Do not move forward on anything that promotes development. What is the true purpose of this suggestion? All changes should enhance preservation. There is no need for commercial developments.</p>
	<p>Stop - No more should be rezoned to allow for development either commercial or homes. We must not give additional 200 acres more away.</p>
	<p>There should not be additional commercial development. However, if developers are able to convince the BCC that development must take place then, any additional acreage to be developed should have LEED certification requirements or the equivalent, with the majority of certification points clustered in the water management and landscaping features that assist with</p>

	storm water storage (such as cistern systems) and runoff (such as native landscaping and permeable ground treatment for parking).
	Say no to home development and commercial development.
	The provisions of the “adopted comprehensive plan” have been ignored/totally ineffective, i.e. 80 acres max. Which has already been exceeded. So has proposed 200 acres. Why limit TDR to residential rights. The commercial land use doesn’t work now + the proposal for 200 won’t work because its already been exceeded.
	No changes - no additional need.
<b>Topic 3:</b>	<b>60/40 PUD Development Area Size, Location and Density</b>
<b>Adopted Comprehensive Plan:</b>	<p>Development area must:</p> <ul style="list-style-type: none"> <li>• have a minimum of 100 acres</li> <li>• be located east of State Road 7</li> <li>• have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Reduce development area from 100 acres to 35 acres</li> <li>• Allow 60/40 PUDs anywhere in the Ag Reserve</li> <li>• Eliminate frontage requirement</li> </ul>
<b>Comments:</b>	These changes do not enhance the agg reserve, they benefit a few land owners at the expense of other land owners in the agg. This also hurts farmers who want to farm.
	No change in zoning, density, development rights. No new development.
	No reduction to development area below 100 acres. No elimination of frontage requirement.
	60/40 only works for large land owners the smaller land owners were left out. The new recommendation will help the smaller land owners.
	You need a mass of land to successfully farm. Reducing the acreage requirement will make farming more difficult or impossible. Find ways to help farming & enhance agriculture. Use a sophisticated marketing program to educate the public about the attributes of our Ag Reserve, locally grown produce, winter vegetable, etc
	(SUBMITTED BY 4 INDIVIDUALS) Halt all future residential development per reasons cited in Topic 1.
	“No more development allowed”. Revoke building plans that have not been started. Also see forms attached.
Keep it as it is in the current plan. This will make it more difficult to farm land.	

	No more development.
	Do not change the development size. (250 acre project minimum) Do not allow 60/40 PUDs anymore. Do not eliminate frontage requirement. Agriculture will be better supported with large tracts unencumbered by development.
	100 acres is misleading clarify terms in writing. No it will not enhance farming. No benefit.
	“Development areas” (i.e. commercial shopping) should not be permitted at intersections of N-S and E-W roads - hazards and defeat the transportation goals. No “development areas” should be in reserve - defeats the concept of “reserve for farming” - farm acreage should have specific access/ingress + egress to property. The 60/40 ratio does not seem to have worked to curtail development of land needed for agriculture + conservation of water.
	No change. No need.
<b>Topic 4:</b>	<b>Preserve Area Size/Location Criteria</b>
<b>Adopted Comprehensive Plan:</b>	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> <li>• contain a minimum contiguous area of 150 acres; or,</li> <li>• have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• eliminate minimum size/contiguity requirement</li> </ul>
<b>Comments:</b>	This will create small wastelands that do not enhance the rest of the agg reserve, the climate, the images of the agg.
	No change in zoning or density.
	No elimination of size of property. Maintain contiguity requirement.
	We need to provide mass & continuity for farming. Find ways to economically assist smaller property owners to stay in business without granting additional development ability.
	(SUBMITTED BY 4 INDIVIDUALS) Halt all future residential development per reasons cited in Topic 1.
	No more building on ag reserve land. See attached forms.
	Keep it as it is. Need to keep the larger parcels intact.
	No you may not eliminate min size or contiguity requirement.
	Do not eliminate the minimum size/contiguity requirement.
	If “preserves” are to be retained and confer “rights” to develop land that would otherwise be excluded from such rights then: minimum size and contiguity requirements should apply.
No need to change.	

<b>Topic 5:</b>	<b>Preserve Area Uses</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.</li> <li>Accessory agricultural structures such as barns and pump structures shall be permitted.</li> <li>Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.</li> <li>Eliminate current (code) size restrictions for packing houses</li> </ul>
<b>Comments:</b>	<p>The words production of products reminds me that fast food is not considered service, they are manufacturing hamburgers. Very small amounts of land of a preserve might be possible. Such as 1 acre for mulching on a 50 acre tree farm. We need to help the farmers without creating loopholes that will hurt farming and agriculture.</p> <p>Need to address needs of new farm types but only to extent that overall pressure is maintained.</p> <p>Maintain preserve area uses as currently in place.</p> <p>Look into the potential for cannabis growing in the Ag Reserve, both for medicinal purposes and in the eventuality that general use is approved. Cannabis in Florida will be a large cash crop which will also benefit the state in terms of cash from tax revenue.</p> <p>(SUBMITTED BY 4 INDIVIDUALS) A comprehensive study should be conducted to determine what is an appropriate maximum size for a Packing Plant. An abundance of Packing Plants could also drive out vegetable farmers and nurseries and negatively impact home prices.</p> <p>See attached forms. No more building allowed on ag reserve.</p> <p>Only a commitment to continuance of farming. This must be part of a plan to protect farming.</p> <p>I don't want to allow anything to be put on "preserved land".</p> <p>Do not allow these activities in preserve areas.</p> <p>No to any change unless the definitions are clear. This is too open + too vague. We need figures + studies before any change is taken.</p> <p>Study needs of future medical marijuana as a crop.</p>

	Agriculture should be allowed in “preserved” areas. The definition of “agriculture” should include related support structures. Residences for workforce that has 24/7 responsibilities should be appropriately sized - grooms quarters are examples, temporary labor required for harvest should not be housed on “ag reserve” land / but should be allowed in commercial areas of “developments” just as motels, hotels
<b>Topic 6:</b>	<b>Single Farm Residence/Caretaker's Quarters</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>Standard density of one unit per 5 acres applies; not permitted in preserve areas</li> <li>Caretakers' quarters limited to 1,000 sq. ft. (code)</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands</li> <li>Eliminate restriction on size of caretakers' quarters allowed in preserve areas</li> </ul>
<b>Comments:</b>	This is confusing. I believe a change should allow a person who buys a 5 acre preserve to farm, should be able to build a small home, but larger than a caretakers quarter. This should not allow a 5-1000sqft mansion built on a preserve that doesn't farm.
	No changes should be made except in support of farming.
	Maintain current density requirements per unit. Do not eliminate caretaker's quarter's size restriction.
	We should be looking for ways to enhance and support agriculture, not looking for ways to destroy it through increasing development.
	(SUBMITTED BY 4 INDIVIDUALS) There should be no construction at all on preserve areas. This is an obvious ploy by developers who have already encroached dramatically on open space in the Ag Reserve.
	See attached forms. I disagree - no more building allowed on ag reserve.
	If they commit to continue farming. Must be active farming operations. Don't move forward on this proposal it opens up the door to development.
	Change caretakers quarters square footage to 3,000 sq ft, but disallow other changes. A study should be done to determine if the larger homes would be supportive of family farms, or other agricultural development.
	A homeowner should be able to build a house up to 3000 sq ', no change in density unit.
	This leaves too much room for bending the zoning and the original plan/ It is bad. No.
	Residences for ag workforce that is required on 24/7 basis should be allowed in “preserve” - grooms, caretakers. Harvest labor should be allowed in commercial zones - as in hotel, motels. A landowner operating a farm op should be allowed to build residence to live on the farmed area.
What is the use/need for caretaker housing?	

<b>Topic 7:</b>	<b>Create TDR Residential Overlay Option</b>
<b>Adopted Comprehensive Plan:</b>	<ul style="list-style-type: none"> <li>• Ag Reserve is a Sending area for TDRs (one unit per acre)</li> <li>• Receiving areas within the Urban/Suburban Tier</li> </ul>
<b>As presented at March 2014 BCC Workshop:</b>	<ul style="list-style-type: none"> <li>• Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> <li>• a base potential density of 1 du/ac</li> <li>• a minimum requirement to purchase a TDR per acre from County TDR bank</li> <li>• an option to purchase an additional TDR</li> <li>• elimination of 60% preserve requirement</li> <li>• max of 3 du/ac on development area</li> </ul> </li> <li>• Cap units transferred to Ag Reserve at 7,000</li> <li>• Make necessary changes to TDR program</li> </ul>
<b>Comments:</b>	No to everything. This is terrible and will destroy the ag reserve. The main point must be to promote farming and agriculture, and keep the land prices low. Farmland that gets developed becomes non-farmable. In the future with droughts on the west coast and potential conflicts with other countries we need to protect farmland and advertise it.
	No change should be allowed.
	No changes to the adopted comprehensive plan needed.
	It's time for change and this is a start.
	We need to enhance ag, help farmers. No to changes.
	(SUBMITTED BY 4 INDIVIDUALS) These ideas should be rejected out of hand by the BCC. This would complete the final race to the bottom in the Agricultural Reserve.
	No more building allowed on ag reserve. No TDR's. See attached form.
	Don't move forward with this proposal.
	Do not allow these changes.
	Absolutely not.
	The concept of "overlay" seems to be that to confer rights that would otherwise not be allowed. Ag Reserve should remain a sending area. Privately owned land in the Ag Reserve should be eligible for conservation, flowage, and similar perpetual-use easements; that should include "payment for environmental services" easement and grant programs.
No.	

Topic 8:	Other Ag Reserve Concepts, Ideas, Issues
	Support agriculture, equestrian, and conservation. Develop new support for new kinds of farming, eco + farm/food tourism, farm to table. Money support. Appraise the land based on every available type of ag + eco uses.
	Approve only changes that promote continuation of farming opportunities.
	I would like to see a shift in the conversation toward working with and assisting farmers & other agricultural businesses. This includes building an understanding of their needs & challenges & working with them to solve the problems. Smaller property owners/operators need specific help to stay in business. Develop a formal marketing campaign, including signage, district labeling, specialty items, and positive advertising for the Ag Reserve. Make sure our local residents & visitors know about and have access to our locally grown produce. Work with grocery stores & markets to utilize & sell properly labeled Ag Reserve products. Pump it up! We are proud of our producers, growers, and workers in the Ag Reserve. The public deserves to know how special the area is, and have clear access to its tasty treasures. Turn this conversation around. It may be a good time to explore the possibility of another bond referendum in the near future.
	<p>(SUBMITTED BY 4 INDIVIDUALS) Based on extensive research conducted by the Audubon Society of the Everglades, we make the following recommendations to the Board of County Commissioners:</p> <p>(1) An immediate moratorium on any further building approvals, variances, conservation easement swapping or changes to our Comprehensive Plan until a thorough study is undertaken by an outside, independent agricultural researcher at the University of Florida (which has conducted research on farming in the Everglades Agricultural Area for more than half a century) to determine what can be salvaged from what is left of the Ag Reserve and how best to salvage it.</p> <p>(2) An independent review by an outside law firm hired by the Nature Conservancy (but paid for by Palm Beach County) to determine if the manner in which the 60/40 development was carried out, which resulted in densely developed contiguous land of 4,575 homes, schools and a commercial center, was, in fact, legal.</p> <p>(3) An independent study by a University researcher, appropriately credentialed in the business of farming, into obstacles in the path of successful farming in the Ag Reserve, based on personal interviews with every farmer with 10 or more acres in production in the Ag Reserve.</p> <p>(4) Since numerous farmers providing public testimony over the past two years have indicated they are unable to get further credit at the "bank," we need a qualified researcher examining why Farm Credit of Florida and the Florida Farm Bureau are not being utilized for loans by local farmers. We may need to consider a Palm Beach County Farmer's Bank if these other resources are under-funded.</p> <p>(5) We need the BCC to provide us with an understanding as to whether grant requests have been submitted to the USDA's Natural Resources Conservation Service (NRCS) to obtain funds for purchasing conservation easements. NRCS has the ability to contribute up to 50 percent of the fair market value of agricultural land easements. Where NRCS determines that lands of special environmental significance will be protected, the agency may contribute up to 75 percent of the fair market value. If such grants have not been attempted in the past, we should ask the BCC to hire a professional grant writer for this purpose.</p>
	The authors of Holding Our Ground, Protecting America's Farms and Farmlands have noted that "all too often, local governments focus on the tools to protect farmland without understanding the business of farming . . . it makes little sense to protect farmland if farmers cannot make a living."
	I want to tell you why it is absolutely critical that we create a Farming Technology Enhancement Zone in the Agricultural Reserve and put an immediate halt to further residential building.

We have heard, at these hearings, grown men choke back tears explaining how NAFTA and CAFTA pitted our farmers, who must abide by labor safety standards and food inspectors against the anything-goes farming and labor practices of competing foreign countries.

We have heard testimony from:

- The nurseries in the Agricultural Reserve who lost their Northeastern markets for live indoor plants when the financial crash came and people had to decide between food and foliage;
- The landscape nurseries who must compete against pricing wars from our own farming neighbors in Homestead;
- The farmers who cannot get further credit from the banks to sustain their operations or expand in order to compete;
- The Alderman Farm trucks that have to dodge charter school students along Boynton Beach Boulevard; the sound of real terror in the owner's voice that this is a tragedy waiting to happen.

Then, on March 25 of this year, the young owner of Thomas Produce came before the Commissioners to present what was clearly a painful and difficult message. His business was now confined between a ritzy gated-community on one side and a shopping center on the other side catering to all these glitzy gated-communities sorely misplaced in our Agricultural Reserve. I was so distressed by the predicament that we have put this young man and his family into that I went to the farm's web site to learn about their history. This is what I learned:

The Thomas family has been farming for three generations, starting out clearing farm land in Buffalo, New York with dynamite at the turn of the century. During World War II, John Sr.'s role as a farmer was so vital to national interests that the government exempted him from military service.

The Thomas family moved to Florida and founded the Thomas Produce Company in 1958, farming vegetables on 800 acres. Today, the firm employs hundreds of workers and is recognized as the largest vegetable-growing operation in the state of Florida with 13,000 acres in Palm Beach, Martin, St. Lucie and Hendry counties. And we're going to lose this business if we don't wake up.

We can estimate the economic loss to Palm Beach County if we put brick and mortar over another 6,000 acres of prime farm land. We can estimate the economic loss of open space on area home prices. What we cannot estimate is the economic loss of losing the intellectual capital of people who have farmed for three generations. Once we lose it, we'll never recapture it. And it is not just a Palm Beach County tragedy; it's a national tragedy to the food security interests of our country.

We must establish a Farming Technology Enhancement Zone that serves as a model to the nation in providing our farmers with cutting edge technology, early research into promising new techniques, rational land usage, ability to expand and compete, and practical policies that help our farmers keep pace with both foreign and domestic competition.

Turning their fate over to developers who arrive at our public hearings in the cloak of a Trojan Horse would be the final milestone in the race to the bottom.

And we need to seriously consider a Palm Beach County Farm Bank to make sure these farmers are not subject to predatory lending that drives them out of business and into the waiting arms of developers.

Stop building now!

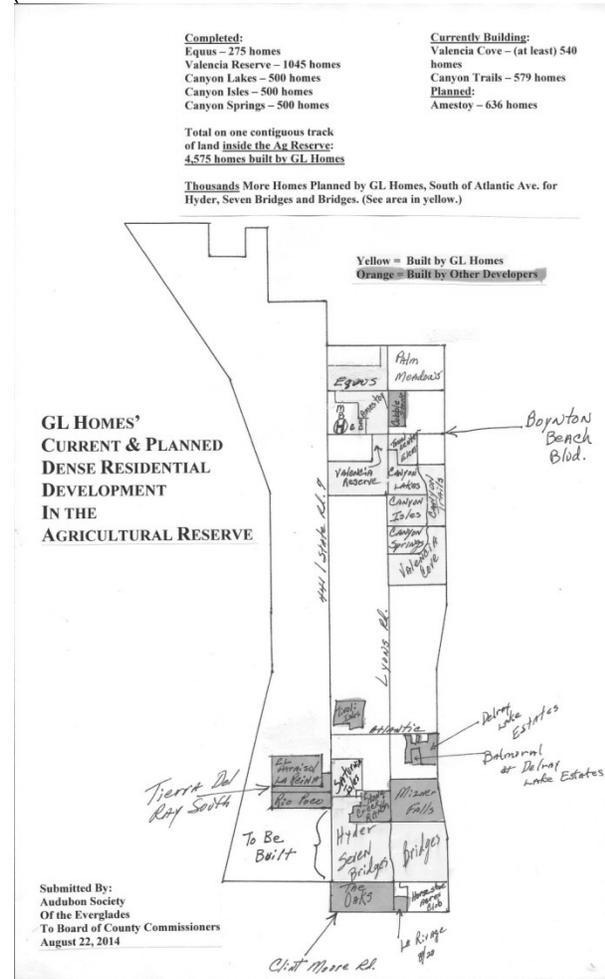
(SUBMITTED BY 2 INDIVIDUALS) If a developer had come to the Board of County Commissioners with a proposed building project that would place 4,575 densely packed homes on one large block of land inside the Agricultural Reserve, plus two Charter Schools (6th grade through 12th) for 2100 students, an elementary school and a large Town Center with a supermarket, restaurants, post office, commercial offices etc., the Commissioners would have sent that developer packing.

But this is exactly what GL Homes has done inside the Agricultural Reserve. On one large contiguous piece of farmland, GL Homes has built almost all of the above and the rest has been approved for construction. It has avoided detection for this monster development by giving separate names to each gated community and getting approvals over a number of years. (Also, we needed to look at a Google Earth view of the developments to comprehend that it was all attached.)

Having gotten this plan approved under the radar, GL Homes now hopes to build even more massive developments south of Atlantic Avenue and inside the Ag Reserve on one contiguous piece of farmland. It has already built two gated-communities there called Saturnia Isles and Bridges and it is seeking approvals to build thousands more homes in two additional developments called Hyder and Seven Bridges, all on adjoining land. Just as it built the equivalent of a town around its Canyon Town Center -- which it owns and operates -- it is planning to do the same at the south end of the Agricultural Reserve.

Development interests are also seeking approval to eliminate the 60/40 building requirement, want the ability to build 3 homes on one acre with no preservation land involved and to create commercial zoning inside the Ag Reserve. This is exactly what was captured on the video of the presentation made before the Board of County Commissioners on March 25 of this year. We must say no to this outrageous destruction of critical farmland.

(MAP/IMAGE SUBMITTED BY 2 INDIVIDUALS)



See attached form. Find ways to save the farmers. Protect them here in Palm Beach County. Palm Beach County needs to promote the Ag Reserve as to "how great it is".

This process is insulting to those of us who wish to protect the farming operations. We need to establish a funding mechanism to keep the properties in farming.

<p>I did not comment on a few issues because I find each question leads to more urbanization of our Ag Reserve and conservation lands and personally I want that to stop. I agree that we should pass legislation which will promote farmers and if need be a special banking condition that will assist them to continue in business. We need to further promote local produce and avoid the importing of our fruit + veg. We must stop concreting over our land. We must respect our need to preserve our natural resource "water"! The Ag Reserve is the place to do just that.</p>
<p>Look at the value of the Ag Reserve in terms of expenses that taxpayers will have to bear if it is densely developed, to possibly include at least: \$(1) reverse osmosis/de-sal plants \$(2) toilet-to-tap wastewater system that connects the wastewater treatment plant to the water purification plant \$(3) drilling wells in the western part of the county &amp; running pipes eastward \$(4) pumps installed on currently gravity-fed drainage canals to accommodate runoff from paved areas \$(5) additional energy grid build-out to support the pumping required to handle runoff and storm water. People who buy in the Ag Reserve should be required to receive succinct information regarding the development restrictions that pertain to the Ag Reserve.</p>
<p>Because of the influx of products from outside the county and the state, we need to keep farming in the Ag Reserve where there is the potential to provide food for the county and state (case in point California farms can't sustain in the drought that exists). We need to encourage farming in the Ag Reserve for the future. There is already too much urban sprawl. Farming promotes the general good. School age children need to see where food comes from.</p>
<p>The county and/or state, regional, or municipal style district should establish and fund a program for buying land and land-associated rights from willing sellers. Public ownership is the only reliable mechanism for protecting land and water resources for common use.</p>
<p>Accept no more proposals for development in the Ag Reserve; work with ag extension office to come up with future farming solutions--add additional conservation protection on existing public owned ag land.</p>



**Agricultural Reserve Interest Group Meeting:  
 Representatives of Community Organizations  
 Wednesday, August 13  
 2:00 p.m.**

Name	Representing	Email address
Roni Freedman	STAR - Save the Agriculture	RoniFreedman@gmail.com
LORI VINIKOOR	Alliance of Delran	Vinikoor@bellsouth.net
ROBERT SCHULBAUM	ALLIANCE OF DELRAN	BOB@SCHULBAUM.COM
LARRY ZALKIN	ALLIANCE OF DELRAN	LZALKIN@AOL.COM
GLEN HARVIE	COBWRA	GLENBHARVIE@GMAIL.COM
LEW DOCTOR	COBWRA	LEWISDOCTOR@GMAIL.COM
JIM CHARD	STAR	jameschard@bellsouth.net
MYRNA ROSOFF	COBWRA	DECISIONPR@AOL.COM
SHARON REUBEN	COBWRA	SHARON.REUBEN@COMCAST.NET
Audrey Norman	Cooperative Extension	anorman@pbccgov.org
ARON KIRSTEIN	PBC Coop Ext	AKIRSTEIN@PBCGOV.ORG
Scott Rodriguez	PBC Zoning Division	srdriguez@pbccgov.org
ISAAC HOYOS	PBC Planning	ihoyos@pbccgov.org
Maria Bello	PBC Planning	mbello@pbccgov.org

**Agricultural Reserve Interest Group Meeting:  
Representatives of Environmental Organizations**

**Thursday, August 14**

**10:00 a.m.**

Name	Representing	Email address
Elinor Williams	Friends of Loxahatchee NWR	elinora@loxahatcheefriends.com
Marcie Kapsch	Arthur R. Marshall Loxahatchee NWR	Marcie-Kapsch@fws.gov
Lisa Interlandi	Everglades Law Center	lisa@evergladeslaw.org
Lorenzo Aghemo	P2B / Planning	laghemo@pb.gov.org
Rebecca Caldwell	P2B	rcaldwell@pb.gov.org
Audrey Norman	Cooperative Extension	anorman@pb.gov.org
Ron Rice	Cooperative Extension	rwr@ufld.edu
Arthur Kirstein	COOPERATIVE EXTENSION	AKIRSTEIN@PBGOV.ORG
Sarah de Fusco	Clean Water Action	sdefusco@cleanwater.org
Pasa Durando	Self + Aud Soc. EV	
DREW MARTIN	SIBERA CLUB	DMandCH@aol.com
Jim Schuette	Florida Wildlife Federation	FWFSchuette@yahoo.com
Maria Bello	P2B / Planning	mbello@pb.gov.org

Agricultural Reserve Interest Group Meeting:

Farmers and Food Brokers

Monday, August 18

1:30 p.m.

Name	Representing	Email address
JAMES GEEGAND	FRLA - Palm Bay	JAMES.GEEGAND@PDA RESORT.COM
Geoffrey Sagram	Localception	geoffrey.sagram@localception.org
DICK AMESTRY	R&A FARMS INC	6120 SUGAR CANE CANE
John I Whitworth III	Whitworth Farms	
James M. Alderman Jr	J. Alderman Farms, Inc.	Jim@AldermanFarms.com
James M. Alderman	"	Jim@alderman-farms.com
Stephen M. Thomas	Thomas Produce Company	steve@thomasproduce.com
Richard Bowman	Bowman Growers	richardbowman@bellsouth.net
Roger Amidan	FRLA PB Chpt	roger.amidan@marriottpb.com
Lois Croft - FRLA	Florida Restaurant & Lodging Assoc	Director   crofte@frla.org
Samuel Weiss	"	weiss@ACFP.com
Roberta Caldwell	PFB	rcaldwe@pbcgov.org
DREW MARTIN	P.B. SOIL AND WATER	DMartin@gaol.com
Audrey Norman	PBC Cooperative Extension	anorman@pbcgov.org
KEVIN RATTERREE	GL HOMES/FARMLAND OWNER	kevin.ratterree@glhomes.com
Glenn Whitworth	Whitworth Farms	whitworthsales@bellsouth.net
Jordan Connors	Resource Group	Jordan@jordanconnors.com
Maria Bello		
Isaac Hoyous		

Agricultural Reserve Interest Group Meeting:

Representatives of Non-residential Uses

Wednesday, August 20

8:30 a.m.

Name	Representing	Email address
Barbra & John Leone	OWNER-John Leone Pondable	barbraj3@gmail.com
Wayne Richardson	Faith Farm Ministries	wrichardson@faithfarm.org
Steve Homrich	Homrich Nursery	shomrich@aol.com
MARK PERRY	PERRY LAW FIRM	m.perry@marikaperrylaw.com
Audrey Norman	PBC Cooperative Extension	anorman@pbcgov.org
MIKE MIERBACH	Cross Roads Prop	Mike@CrossRoadProp.com
Lucio Garcia	OWNER	
Lucio Garcia Jr.	OWNER	lucioG561@yahoo.com
Ross Ferris	OWNER	ross.ferris@stfrancis.com
ROBERT AEBERSOLD	OWNER	RAEBERCPA@AOL.COM
DEIN SPRIGGS	OWNER	
Verdema Baker	PBC Admin	vbaker@pbcgov.org
Rebecca Caldwell	PZB	rcaldwell@pbcgov.org
KEVIN RATTERER	GL Homes	kevin.ratterer@glhomes.com
James Alderman	Alderman Farms	Jim@aldermanfarms.com
DEAN O. WEBB (Exec. Director)	FAITH FARM	dwebb@faithfarm.org
Ross Perry	Perry Law Firm	rtperry@christian.edu

Agricultural Reserve Interest Group Meeting:

Equestrian Interests

Thursday, August 21

9:30 a.m.

Name	Representing	Email address
Larry Portney	GL Homes	larry.portney@glhomes.com
STEVE WOLF	SUNSHINE MEADOWS	SWOLF@BROOKSIDE REALTY.COM
Theresa Bowman	Good Fortune Farm	theresabowman@bellsouth.net
Ron Freedman	Equestrian Interest	Ronifreedman@gmail.com
Sandy Melendi	Equestrian Interest	smarfredfox@aol.com
Joe O'Donnell	IRISH ACRES	08067252@Bellsouth.net
1922c Hoyos	P2B Planning	lhoyos@pbcpov.org
DREW MARTIN	SIERRA CLUB PB JAIL	DMartin@aol.com
CHRIS BERIAN	CORA & STABLES - Property	cberian@gmail.com
MARK PERRY	OBSERVING	
LYNN GUEZ	EQUESTRIAN	lynnsguez@bellsouth.net
REBECCA CALDWELL	PBC P2B	rcaldwell@pbcpov.org

Agricultural Reserve Interest Group Meeting:

Interested Citizens

Friday, August 22

9:00 a.m.

Name	Representing	Email address
PAUL PONTRELLI	WBC	WESTBOCAPAUL@AOL.COM
Alex Larson	RASI	DANLARSON@BELL(SOUTH).NET
ANNE KUHLE	#	annekuhl@outlook.com
Andy (BRIEN)	CITIZEN	andy@andyf4.com
Jerry Lind		jmlind102@yahoo.com
Paton White	Audubon Soc. of the Everglades	patonwhite@aol.com
Linda Humphries	Audubon Soc. of the Everglades	hlingaase@aol.com
Tim Linkous	Valico	TimLinkous@BellSo.NET
SANDY Linkous	Valico	onelinktoo@yahoo.com
Audrey Norman	PBC Cooperative Extension	anorman@pbcpv.org
Warren Danz	<del>ME</del> ME	WarrenDanz@yahoo.com
Martha Musgrove	The Wildlife Federation	malmusgrove@yahoo.com
Lynn Guez	STAR	lynnhuez@bellsouth.net
Karen Marcus	Self	KarenMarcus@gmail.com
Joe Muluber	Self	MULUBER@AOL.COM
DREW MARTIN	SISPA CLUB, SOIL & WATER	DMandct@aol.com
Joanne Davis		



Agricultural Reserve Interest Group Meeting:

Residents of the Agricultural reserve.

Friday, August 22

1:00 p.m.

Name	Representing	Email address
CANDACE Hitchon	Willis Gliderport	candacehitchon@yahoo.com
Susan Robertson	Willis Gliderport	suehorie@aol.com
Bill Tison	Willis Gliderport	BTISON@AOL.COM
TIM & SANDI LIMKOOS	Valico	Tim Limkoos @ BellSouth.net
Dean Fecce	Acacia	Acacia @ BellSouth.net
PAT FORD	PAT FORD'S NURSERY	PAT@PATFORDSNURSERY.COM
Larry Portney	Ag Reserve homeowner	larry.portney@earthlink.net
ORIN MURPHY	SINORA CCUB, PB 5-11	orinmurphy@aol.com
Jesse Klein	me	Tropical Landscapes @ Couriers
Rebecca Caldwell	PZB	
DIANE Costello	Ag Reserve Homeowner	dyanisport@gmail.com
JESSE Bedner	Bedner Growers	Jesse Bedner @ yahoo.com

Agricultural Reserve Interest Group Meeting:

Nursery Operators

Tuesday, August 26

1:30 p.m.

Name	Representing	Email address
Andy Hastings	Hastings Nursery + Hastings Realty Roger Brooks, Janice Brooks Lisa Castro.	hastingsnursery@aol.com
David Vargas	Gold Leaf	change Dave T64903@aol.com
Melissa McKeown	Delray Growers, Inc.	melissa.a.mckeown@gmail.com
Tim & Sandy Linkous	VALICO	Tim Linkous @ Bell So. Net.
Steve + Rose Homrich	Homrich Nursery, Inc.	shomrich@aol.com
Angie Valtaggio	Tree Farm	Angie V @ Hotmail.com
Suzanne Mulrehill	Mulrehill Nursery	Sma2 Suzanne Mulrehill.com
Kathleen Kastenholz	Baynton Botanicals	KKastenholz@BayntonBotanicals.com
Larry Portney	GL Homes	Larry.Portney@glhomes.com
MARK PERRY		
LOIS LOSCH	NURSERY	lois112@hotmail.com
Sett McDouglas	Nursery	eagleplant@yahoo.com ? @
Joe Mulvihill	Mulvihill Inc	MULVUSY@AOL.com
Greg Jacobs / Cindy Jacobs	Sunquest nursery	GETCADJE@aol.com
Dylan Bailey	Bailey Tree Farm	Dylan B Bailey@gmail.com
Dawn Ferris	Herottan	Aerottan@aol.com
Lorel Oan	Guan's Nurseries	
Shirley Costello	Shirley Costello Nursery	dyanisport@gmail.com
Lois Soowal	Lois Soowal	loissoowal@yahoo.com
Jason Kleinricher	Tropical Landscapers	Tropical Landscapers@gmail.com
DAVID GILL	ROADSEND NURSERY	dgill@roadsendnursery.com
PAT FORD	PAT FORD'S NURSERY	pat@PATFORDSNURSERY.COM
DAN VINCENT	Vincent's Tropical	DANVINCENT@AOL.COM



Agricultural Reserve Interest Group Meeting:

Developers/Agents

Thursday, September 11

10:00 a.m.

Name	Representing	Email address
Larry Portney	GL Homes	larry.portney@glhomes.com
JEFF BZOPHY	LAND DESIGN SOUTH	jbzophy@landdesignsouth.com
KEVIN RATTEREE	GL HOMES	KEVIN.RATTEREE@glhomes.com
Ken Tuma	Urban Design Kildy	<del>ktuma@colkstudios.com</del>
Rod Sheldon	Preferred Developers	rodsheldon@preferreddevelopers.net
George Smigielski	George Smigielski	Smigielski@ychoo.com
Kudrey Norman	PBC Cooperative Extension	anorman@pb.gov.org
Lynne Guerez	INTERSTATE CITIZENS ASSOCIATION	lynneguez@BellSouth.net
Don Furring	Sullivan & Furring Properties	DFurring@streaty.com
Richard Berk	E S J Capital Partners	RBC@ESJ.US
RON MURPHY	RWSEB HOME	Ron & Robin@RWSEB.com
Bob Bentz	Land Design South	bbentz@landdesignsouth.com
Joe Lelonek	Atlantic Land	JLelonek@AtlanticLand.com
Bonnie Miskel	Amerigrow / Duncay Miskel	Bmiskel@DM3BLaw.com
BRADLEY MILLER	MILLER LAND PLANNING	BRADLEY@MLPC.NET
MARK PERRY		MPERRY@PERRYKERN.COM
Ramsey Akel (please send info)	ANSCA Homes	AkelR@Bellsouth.net
Fred PINTO	Commissioner, San Antonio	fpinto@pb.gov.org
Lauren Dennis	zoning div.	
Lisa Interlandi	Everglades Law Center	lisa@evergladeslaw.org



# Palm Beach County Agricultural Reserve Roundtable

*John Streitmatter, Director  
john.streitmatter@lri.com*



# GROUND RULES AND PROCESS OVERVIEW



## Ground Rules and Process Overview

- Objective is to provide input to the Commission regarding the Agricultural Reserve.
- Process flow
  - Topic by topic in 3 small groups
    - Individual thoughts
    - Then group discussion
    - Then table thoughts
    - Then synthesis of the three tables
  - Review and discussion of input
  - Public Comment



## Ground Rules and Process Overview

- Be concise to allow time for all to be heard
- Listen for common ground
- Generate options instead of debating only one possibility



# COMMON GROUND



## Common Ground:

- Not a negotiation or “compromising”

## Common Ground:

- Find the things on which there is some sense of agreement
- Build on those things to enlarge the set of things on which we agree

## Inspiration:

- You’re the closest to the situation – take advantage of that to provide the best input



# SYNTHESIS OF INTEREST GROUPS



# ROUNDTABLE DISCUSSION – SLIDES AND HANDOUTS USED DURING THE SESSION



# ROUNDTABLE DISCUSSION - WORKING VERSIONS DEVELOPED DURING THE SESSION



## Overall Themes

- Overall desire to support agriculture in the reserve.
- It is important to understand the overall implications to the reserve of any specific change.
- Even more important is the need to understand the overall implications of the entire set of any changes – taken as a whole.
- Overall desire to see a number of options for the various topics, not just one proposal.

**Objective of the Agricultural Reserve**

**Objective:** Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

- Consensus to keep public owned lands in agricultural uses

Commercial Land Uses

Adopted Plan

- Limited to those which serve the needs of the farmworker community, existing residents, and future residents of an AgR - PDD
- In the form of an AgR - TMD
- Within 1/4 mile of the intersections of Lyons Road with either Boynton Beach Boulevard or Atlantic Avenue.
- Maximum of 80 acres and 750,000 square feet for the entire tier
- County TDR program is limited to residential development rights
- Ag Reserve is a Sending area for TDRs (one unit per acre)
- Receiving areas within the Urban/Suburban Tier

Proposed at March 2014 Workshop

- Additional 200 acres along main corridors
- Require one TDR per acre of development area
- Make necessary changes to TDR program

- Supportive of some additional commercial to support agricultural purposes
  - Need based
- Some support for some additional commercial to support other uses (e.g. residents)
  - Need based

60/40 PUD Development Area Size, Location, and Density

Adopted Plan

Development area must:

- have a minimum of 100 acres
- be located east of State Road 7
- have frontage on either State Road 7, State Road 806 (Atlantic Avenue), State Road 804 (Boynton Beach Boulevard), Clint Moore Road, Lyons Road extending north of Boynton Beach Boulevard or Lyons Road extending south of Atlantic Avenue and Acme Dairy Road extending south of Boynton Beach Boulevard to the L-28 canal. (Other roadways may be added by Plan amendment)

Proposed at March 2014 Workshop

- Reduce development area from 100 acres to 35 acres
- Allow 60/40 PUDs anywhere in the Ag Reserve
- Eliminate frontage requirement

- No clear consensus on this topic
- Two themes were surfaced that differ from one another.
  - Support for proposed changes, dependent on the specific criteria
  - Maintain the current plan, don't change

**Preserve Area Size/Location Criteria**

**Adopted Plan**

Preserve area parcels for 60/40 PUDs must:

- contain a minimum contiguous area of 150 acres; or,
- have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space

**Proposed at March 2014 Workshop**

- Eliminate minimum size/contiguity requirement

- Agreement in concept to this idea
- Some concerns about the specifics about how it would be put in place

**Preserve Area Uses**

**Adopted Plan**

- To be utilized for crop production, pasture, equestrian purposes, retained as fallow land or, if designated by the South Florida Water Management District as a Water Preserve Area, or to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water Management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management, managed for environmental resource values.
- Accessory agricultural structures such as barns and pump structures shall be permitted.
- Agricultural support uses such as processing facilities, grooms' quarters, and farm worker housing may be accommodated provided that certain criteria are met.

**Proposed at March 2014 Workshop**

- Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry.
- Eliminate current (code) size restrictions for packing houses

- Supportive of allowing increased size of packing houses
- Open to additional uses but that support greatly depends on:
  - The specific use being proposed, and
  - The linkage of that use to agriculture

Single Farm Residence / Caretaker's Quarters

Adopted Plan

- Standard density of one unit per 5 acres applies; not permitted in preserve areas
- Caretakers' quarters limited to 1,000 sq. ft. (code)

Proposed at March 2014 Workshop

- Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands
- Eliminate restriction on size of caretakers' quarters allowed in preserve areas

- Support concept of on property residence
  - Many questions about implementing it in practice
- Additional option for single farm residence tied to bona fide agricultural uses without size restriction
- Clarify that the option is a Residence OR Caretaker's Quarters, not AND

**TDR Residential Overlay Option**

**Adopted Plan**

- Ag Reserve is a Sending area for TDRs (one unit per acre)
- Receiving areas within the Urban/Suburban Tier

**Proposed at March 2014 Workshop**

- Create overlay option for undeveloped lands allowing for:
- a base potential density of 1 du/ac
  - a min. req. to purchase a TDR per acre from County TDR bank
  - an option to purchase an additional TDR
  - elimination of 60% preserve requirement
  - max of 3 du/ac on development area
- Cap units transferred to Ag Reserve at 7,000  
Make necessary changes to TDR program

- No clear consensus on this topic
- Generally believe that the Agricultural Reserve should not be a receiver of additional TDR's.



## Public Comment Themes

- Why are we contemplating changes to the Reserve?
  - Unclear that there is a problem currently
  - What are we trying to solve?
- Importance of Reserve for water and wildlife
- Importance of individual's property rights
  - County restriction on property uses
- The public spoke about the desire to preserve agricultural lands with the bond issue. To further develop the Reserve would represent a violation of public trust.



# Palm Beach County Agricultural Reserve Roundtable

*John Streitmatter, Director  
john.streitmatter@lri.com*

# Agricultural Reserve Technical Sessions



February 2nd & 5th, 2015

- Follow-up to September Roundtable
- Same session on Feb. 2 & 5
- Presentations to be posted by Feb. 6
- Comment window open: Feb. 5-10
  - All comments will be posted
  - IG reps will be asked to review in preparation for Roundtable
- Roundtable: Tuesday, Feb. 17
- BCC Workshop: Tuesday, Mar. 24

# Agenda

- Residential: Maria Bello
  - Preserve Area Uses: Maryann Kwok
- Commercial: Isaac Hoyos
- Agricultural Issues: Audrey Norman

# **Impact of Proposed Changes to Agricultural Reserve Residential Development Provisions**

# Questions

**Where can current Ag Reserve provisions still be applied?**

**and**

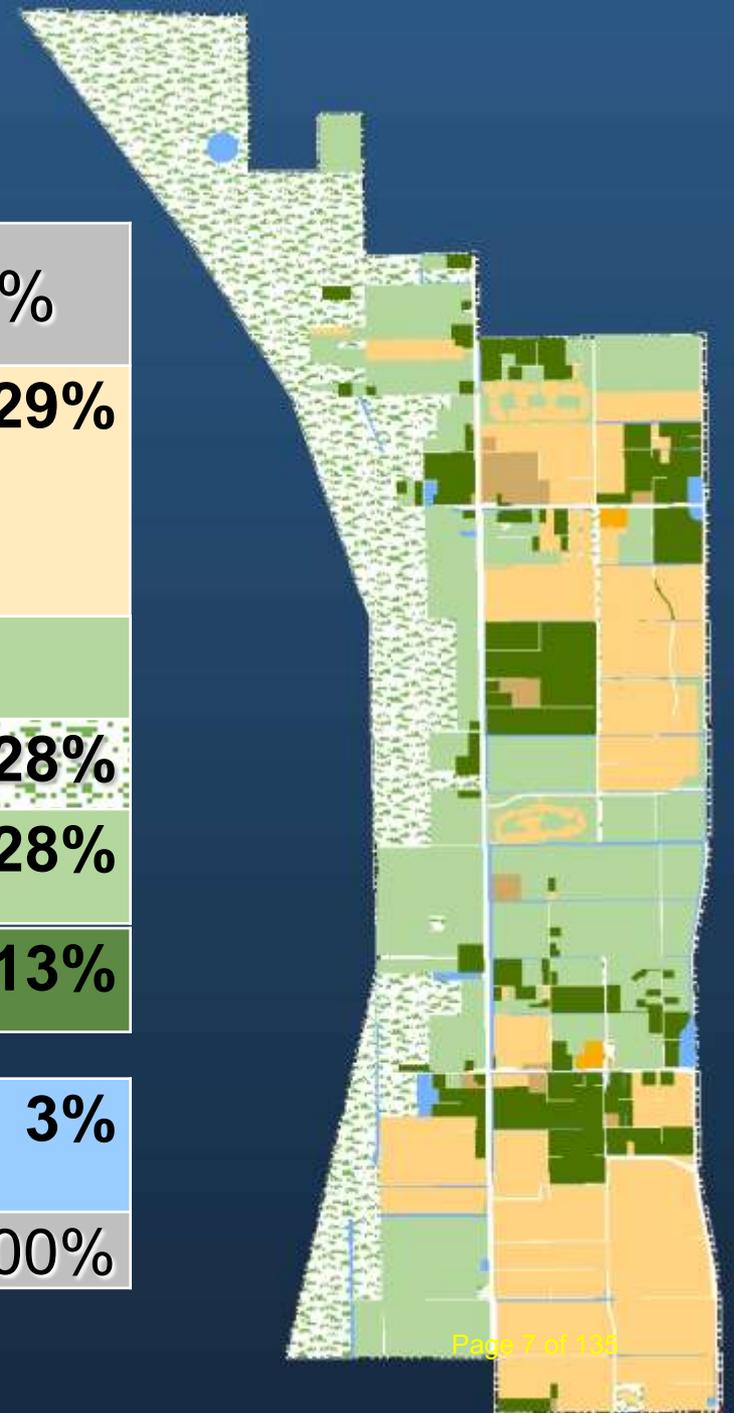
**What could be the impacts of the proposed changes?**

# Caveats...

- Data are imperfect
- Conditions change

# Snapshot 2014

Approval Status	Acres	%
<b>Residential &amp; Non-Res.</b> <i>Includes Subdivisions, AGR            PUD/TMD Buildable Areas,            Vested/Built Uses</i>	<b>6,290</b>	<b>29%</b>
<b>Lands Preserved</b>		
<i>Natural/Conservation</i>	<b>6,168</b>	<b>28%</b>
<i>Agricultural and other uses            allowed in preserves</i>	<b>6,262</b>	<b>28%</b>
<b>Other Remaining Lands</b>	<b>2,776</b>	<b>13%</b>
<b>Other Uses</b> <i>(Right-of-way, canals, etc.)</i>	<b>556</b>	<b>3%</b>
<b>Total Land Area</b>	<b>22,052</b>	<b>100%</b>



# Overview of Other Remaining

2584 acres in 243 parcels

462 of these acres west of  
SR 7.

Size ranges from less than  $\frac{1}{4}$   
acre to 584 acres.

2 groups exceed 100 acres,  
both east of SR 7.

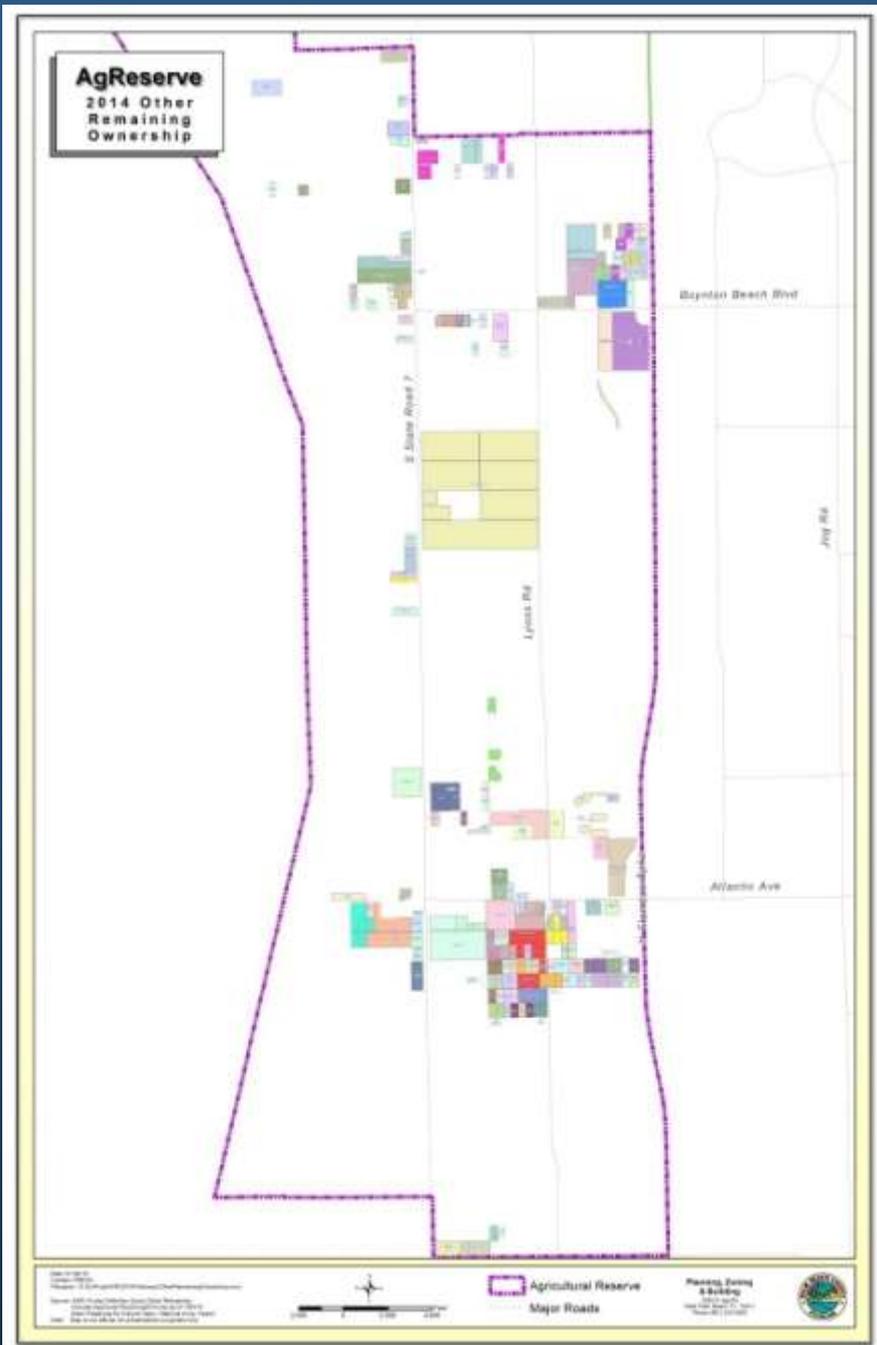
Largest single owner  
grouping west of SR 7 is 50  
acres.



# Question 1

**Where can current  
Ag Reserve provisions  
still be applied?**

# Under today's rules, development options are:

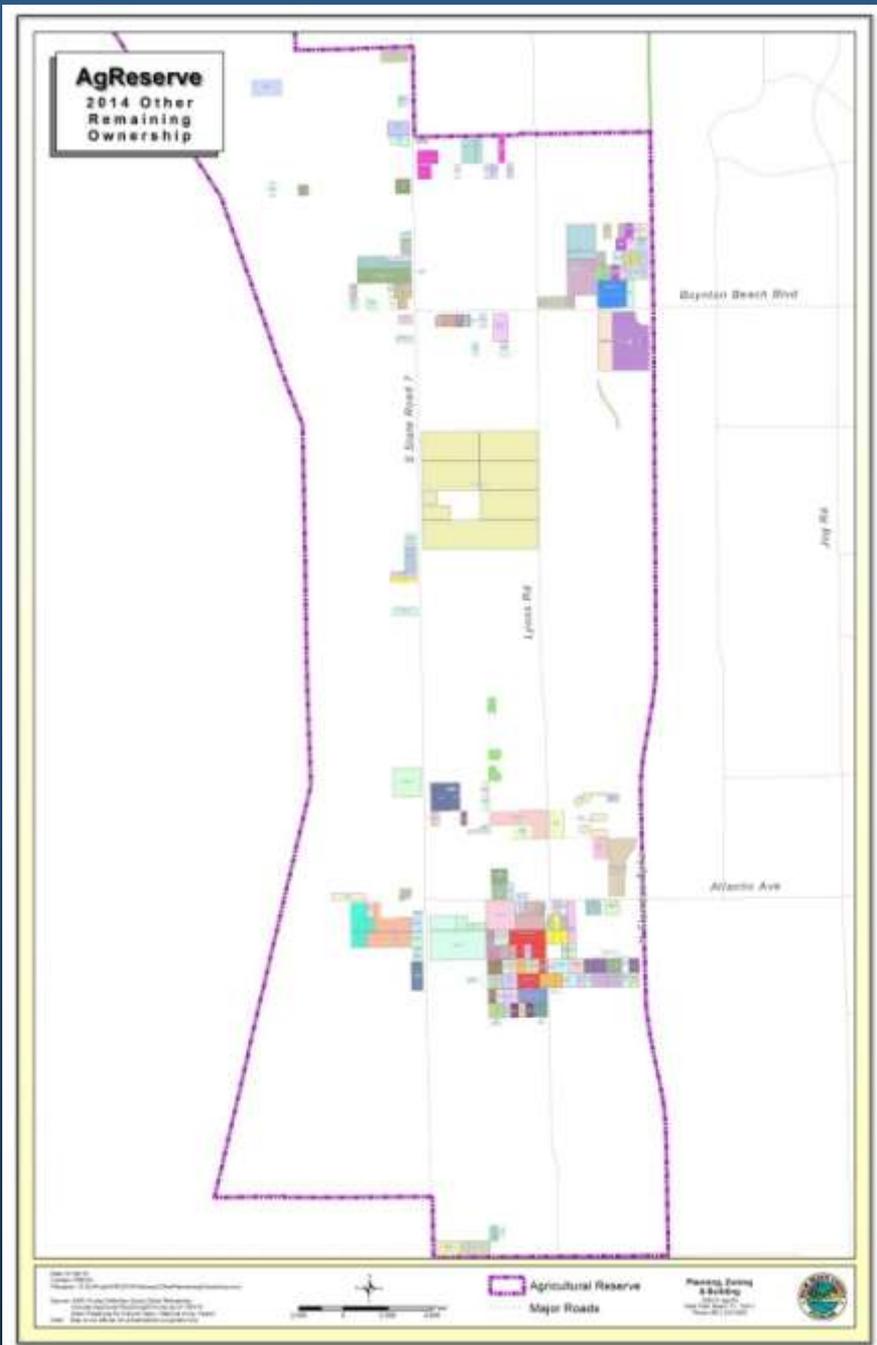


# Under today's rules, development options are:

**AGR Uses: every remaining parcel (ULDC)**

**1 DU/5 Acres: every remaining parcel**

**Sell TDRs: every remaining parcel,  
minus 5 acres for any house, if eligible**



# Under today's rules, development options are:

**AGR Uses: every remaining parcel (ULDC)**

**1 DU/5 Acres: every remaining parcel**

**Sell TDRs: every remaining parcel,  
minus 5 acres for any house, if eligible**

**PUDS:**

**80/20 PUD: EIGHT parcels**



# Under today's rules, development options are:

AGR Uses: every remaining parcel (ULDC)

1 DU/5 Acres: every remaining parcel

Sell TDRs: every remaining parcel,  
minus 5 acres for any house, if eligible

PUDS:

80/20 PUD: **EIGHT** parcels

60/40 PUD (on-site preserves): **ONE** parcel



# Under today's rules, development options are:

AGR Uses: every remaining parcel (ULDC)

1 DU/5 Acres: every remaining parcel

Sell TDRs: every remaining parcel,  
minus 5 acres for any house, if eligible

PUDS:

80/20 PUD: **EIGHT** parcels

60/40 PUD (on-site preserves): **ONE** parcel

60/40 PUD development area: **ONE** parcel



# Under today's rules, development options are:

AGR Uses: every remaining parcel (ULDC)

1 DU/5 Acres: every remaining parcel

Sell TDRs: every remaining parcel,  
minus 5 acres for any house, if eligible

PUDS:

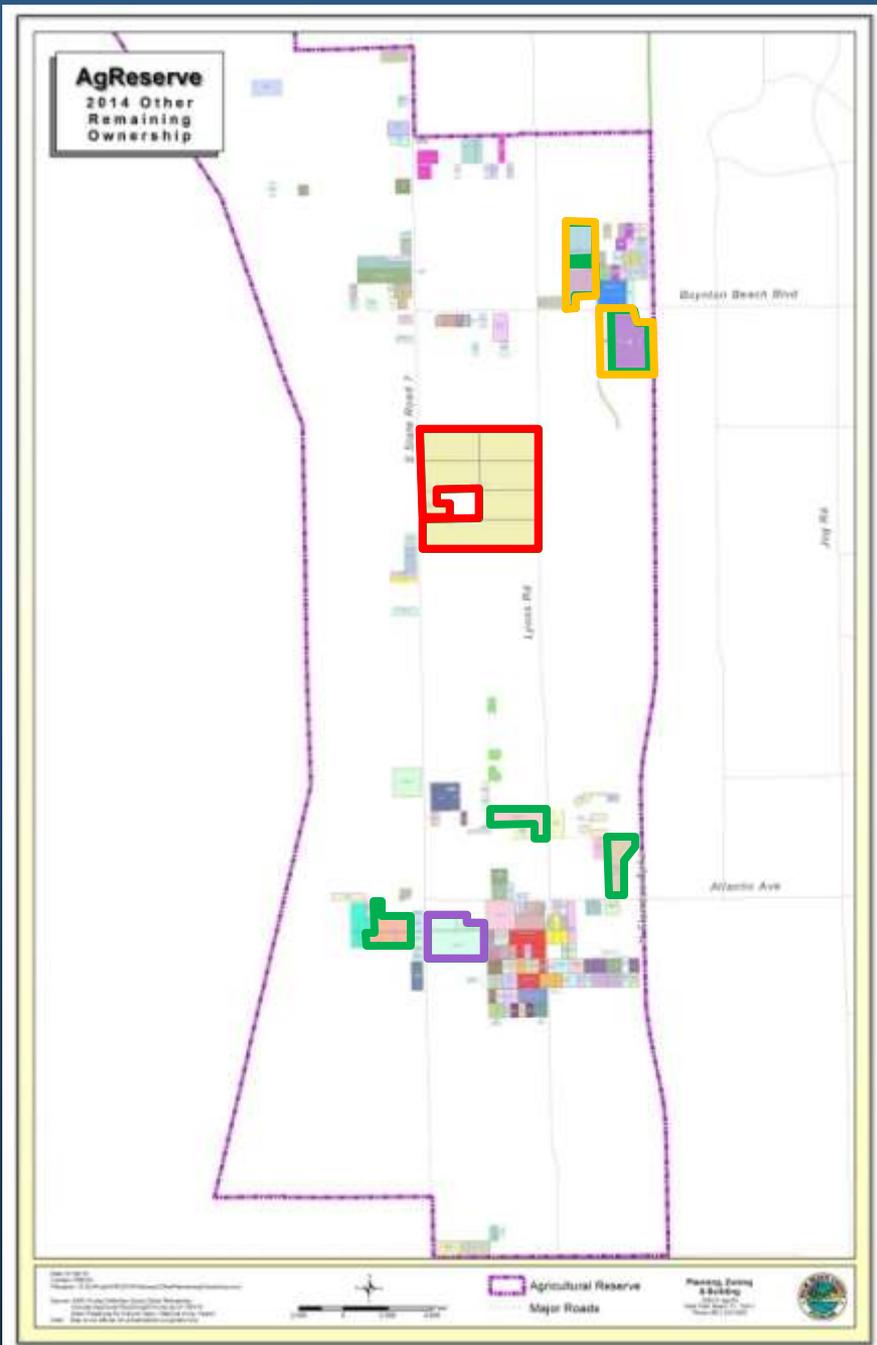
80/20 PUD: **EIGHT** parcels

60/40 PUD (on-site preserves): **ONE** parcel

60/40 PUD development area: **ONE** parcel

60/40 PUD development areas with 2  
owners: **TWO** areas

**Commercial/industrial parcels not included.**



# Currently Allowed Uses in AGR

## Agricultural Uses

Agriculture, Bona Fide  
Agriculture, Light Manufacturing  
Agriculture, Packing Plant  
Agriculture, Research/ Development  
Agriculture, Sales and Service  
Agriculture, Storage  
Agriculture, Transshipment  
Aviculture, Hobby Breeder  
Community Vegetable Garden  
Equestrian Arena, Commercial  
Farmers Market  
Farrier  
Groom's Quarters  
Nursery, Retail  
Nursery, Wholesale  
Potting Soil Manufacturing  
Produce Stand  
Shadehouse  
Stable, Commercial  
Stable, Private

## Residential

Single Family  
Mobile Home Dwelling  
Accessory Dwelling  
Estate Kitchen  
Farm Residence  
Farm Workers Quarters  
Garage Sale  
Guest Cottage  
Home Occupation  
Kennel, Type I (Private)  
Security or Caretaker Quarters

## Commercial

Auction, Enclosed  
Auction, Outdoor  
Green Market, Temporary  
Kennel, Type II (Commercial)  
Landscape Service  
Retail Sales, Mobile or Temporary  
Veterinary Clinic

## Public and Civic Uses

Assembly, Nonprofit Institutional  
Place of Worship  
Day Care, General  
Day Care, Limited  
Government Services  
Helipad  
Landing Strip  
School, Elementary or Secondary

## Utilities & Excavation

Air Stripper, Remedial  
Chipping and Mulching  
Communication Cell Sites on Wheels (COW) Tower, Mobile  
Communication Panels, or Antennas, Commercial  
Communication Tower, Commercial  
Composting Facility  
Electric Transmission Facility  
Excavation, Agriculture  
Excavation, Type I  
Excavation, Type II  
Renewable Energy Facility, Solar  
Renewable Energy Facility, Wind  
Utility, Minor

## 60/40 PUDs require preserve areas:

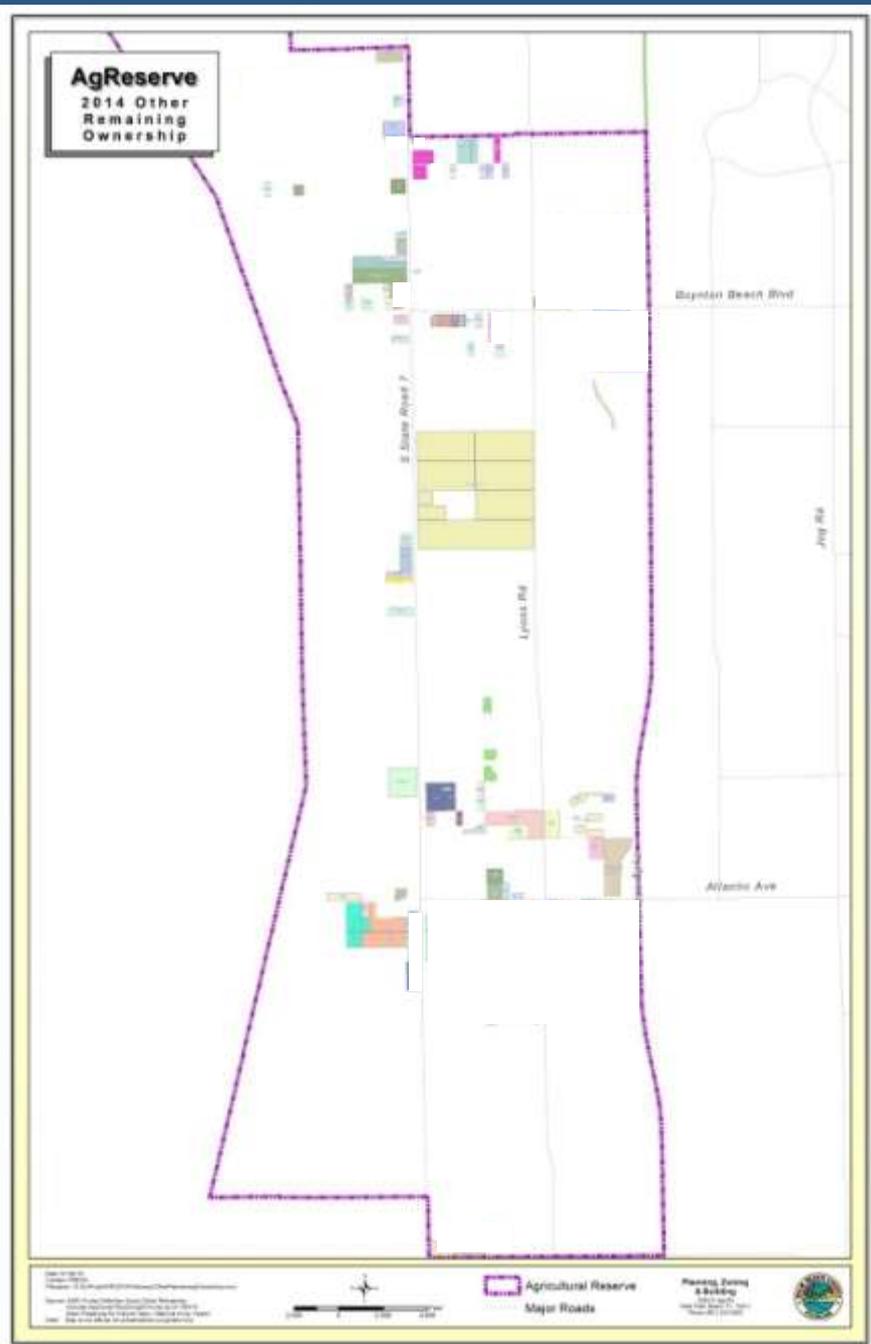
To sell development rights and become a 60/40 PUD preserve, a property must be:

- 150+ acres or contiguous to preserve
- have an acceptable use
- exclude 5 acres for any home

Of the 243 other remaining parcels:

- 146 are not adjacent to preserves
- 97 are adjacent to preserves, but
  - approx 13 have unacceptable use
  - approx 11  $\leq$  5 acres and have a house

**Result: 73 eligible parcels yield 1124 development rights, with 584 in 1 property.**



# Putting it Together, under Current Rules:

60/40

## PUD Potential Development Areas and Preserves

		Available Preserves				
Balance Today:		1124 <sup>2</sup>		1124		1124
If largest parcel <sup>1</sup> (584 ac) ...	...develops with off-site preserves	-584 -876	...develops with on-site preserves (or doesn't develop)	-584	...doesn't develop and is available as preserve	-0
<b>(Deficit)</b> /Balance		<b>(336)</b>		540		1124
Other Potential Developments <sup>3</sup> :						
1 owner: 441 Acquisitions (108)		--		-162		-162
2 owners: Logan/Mazzoni (131)		--		-197		-197
Swaney/Chinnik (101)		--		-152		-152
<b>(Deficit)</b> /Balance		--		29		613

<sup>1</sup> Also eligible as a preserve

<sup>2</sup> Comprising 73 Parcels with approximately 60 different owners

<sup>3</sup> Preserves require participation of a minimum of 20 property owners.

# Under current rules

**Largest remaining parcel cannot readily exercise 60/40 option with completely off-site preserves**

***Creating off-site preserves for 60/40 development of remaining large parcels would require purchase of development rights from numerous owners***

**The areas that are NOT eligible to be either a preserve area or a development area under current rules would be limited to:**

**Other AGR Uses**

**1/5 residential, or 80/20 PUD (if 40+ acres)**

**TDR sale to Receiving Area outside Ag Reserve**

**Potential exists to become eligible in the future**

# Question 2

**What is the impact of the proposed changes to current rules?**

# Proposed Changes from 3/14 Workshop

## 1. Residential (60/40 PUDs)

- Preserve Areas
  - a. Eliminate Contiguity/size requirements
  - b. Encumber only 1 acre for a Single Family Dwelling
  - c. Allow other preserve uses such as chipping/mulching
- Development Areas
  - a. Eliminate Frontage Requirement
  - b. Reduce minimum size to 35 acres
  - c. Allow west of SR 7

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## 2. Residential (TDR Overlay)

- a. For uncommitted/unbuilt lands
- b. Up to 3 du/ac through TDR purchase from County Bank – no preserve area

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200 additional acres  
of commercial  
land use, requiring 1  
TDR per acre

## 2. Residential (TDR Overlay)

- a. For uncommitted/unbuilt lands
- b. Up to 3 du/ac through TDR purchase from County Bank – no preserve area

# Premise:

From 3/25/14 BCC Workshop:

...staff would proceed on the basis that Ag Reserve agriculture had to be preserved, changes would be minimized...

# Order:

## Changes Proposed to Preserve Area

- a. Eliminate Contiguity/size requirements
- b. Encumber only 1 acre for a dwelling (Farm Residence/Caretaker's Quarters)
- c. Allow other preserve uses, such as chipping/mulching, landscaping

## Changes Proposed to Development Area

- a. Eliminate Frontage Requirement
- b. Reduce minimum size to 35 acres
- c. Allow west of SR 7

## Creation of TDR Overlay

# Additional Preserve Area Transferable Units Yielded By:

Current Available Balance	1124
Additional Preserves Generated By...	
Eliminating Contiguity Requirement (132 parcels)	+ 1042
+ Encumbering Only One Acre per SFD (45 parcels)	+ 171
+ Allowing Additional Preserve Uses (17 parcels)	+ 156
TOTAL	2493

# Additional Potential Development Areas Yielded If:

Frontage Requirements are Eliminated: (none)	0
Minimum size reduced to 35 Acres: Valico	38
Chinnik	53
Logan	39
Mazzoni	93
Mulvehill	39
Morningstar	51
Taheri	40
Gray	44
Seven T's (with Thomas)	38
Both Changes Above: Swaney	47
Frangis	46
Sites West of SR 7 are Allowed: Agriculture Property	36
Pero	37
FPL	36
Amerigrow	61
AMKBJ with VW	37
<b>TOTAL ACRES</b>	<b>735</b>

**AgReserve**  
 2014 Other  
 Remaining  
 Ownership



Map of 2014  
 Agricultural Reserve  
 Other Remaining Ownership



 Agricultural Reserve  
 Major Roads

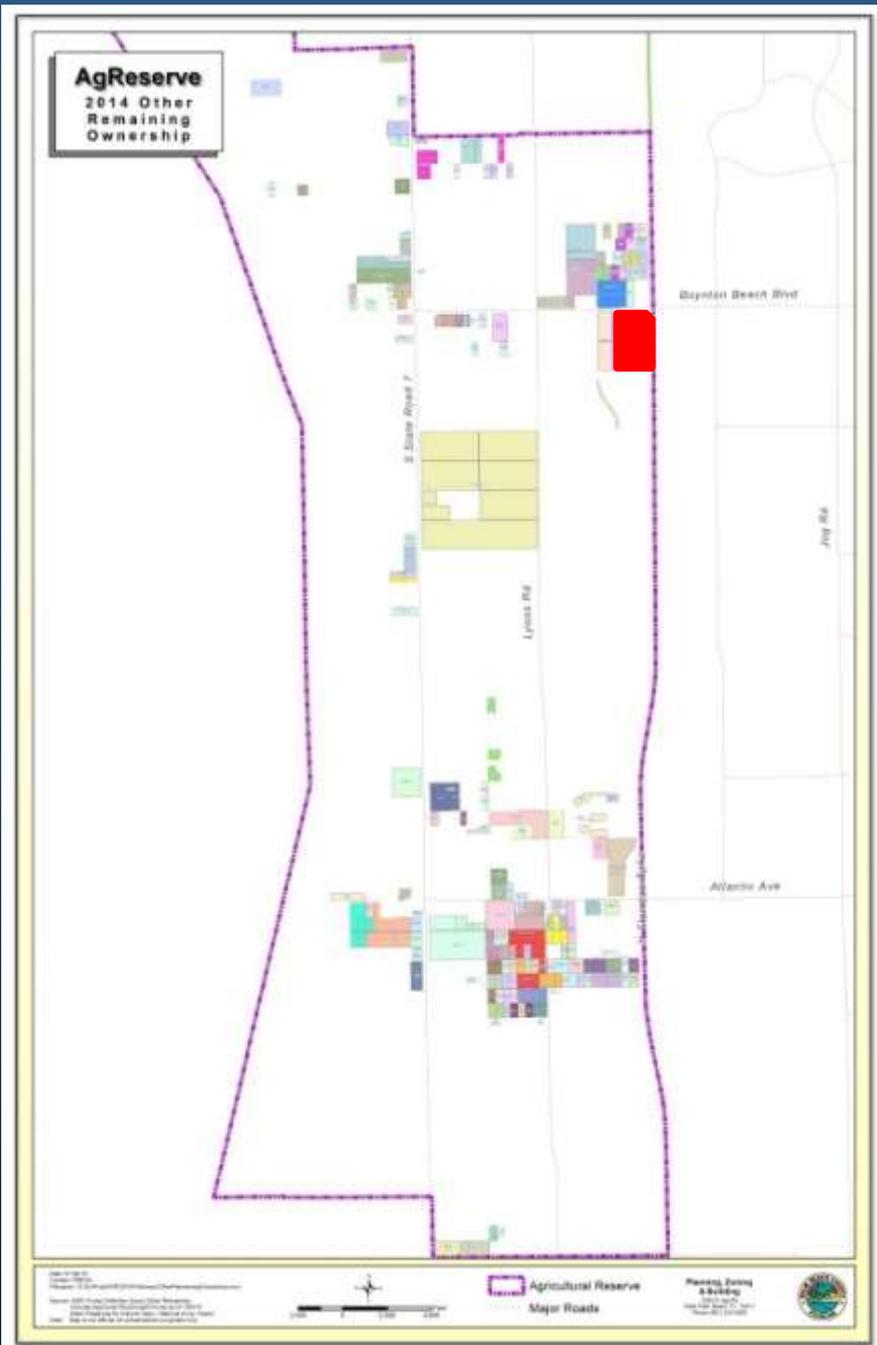
Parish, District  
 4-8-2014





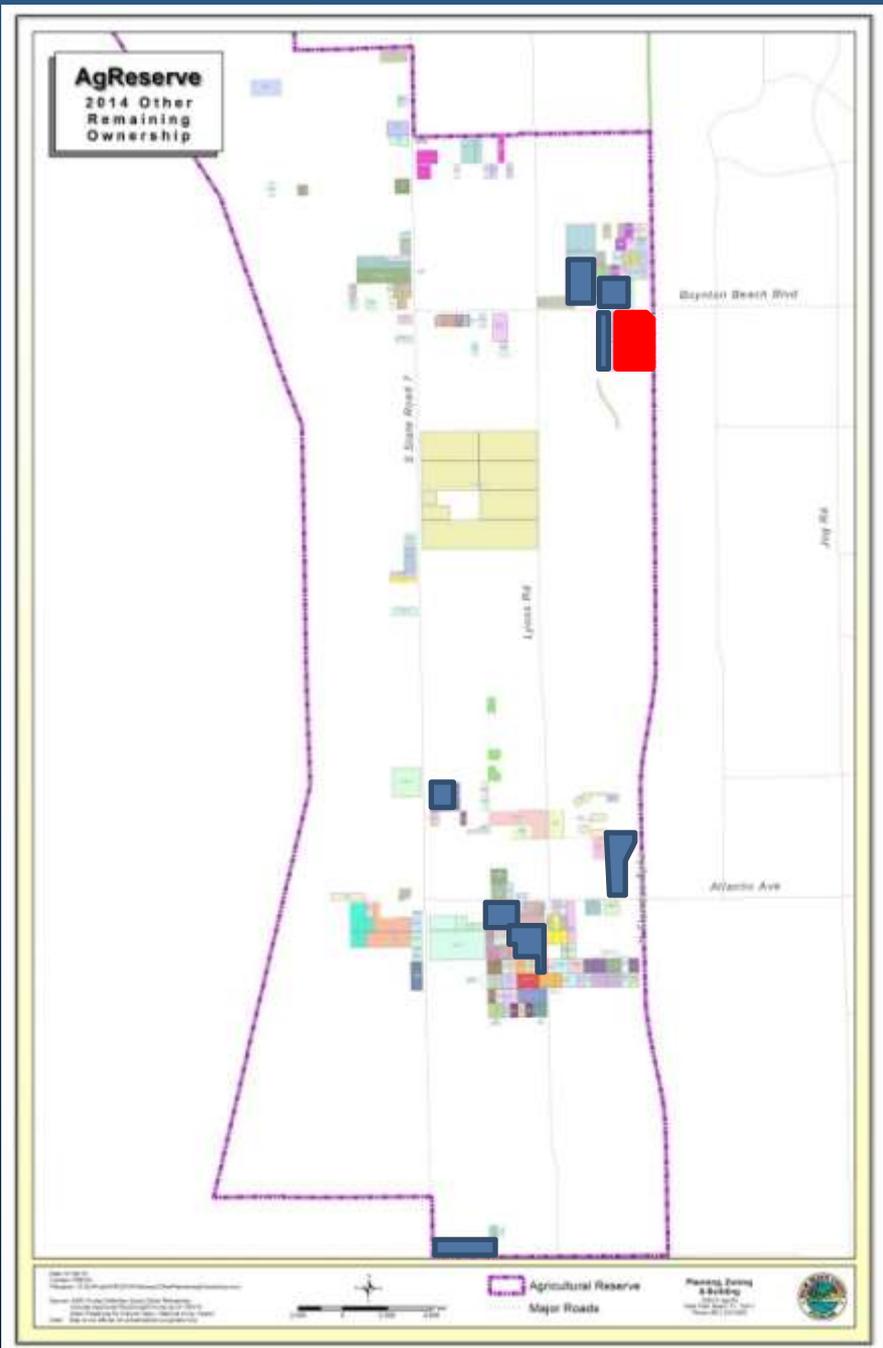
## Mapped:

- 1) Eliminating Frontage Requirement makes NO ADDITIONAL parcels eligible



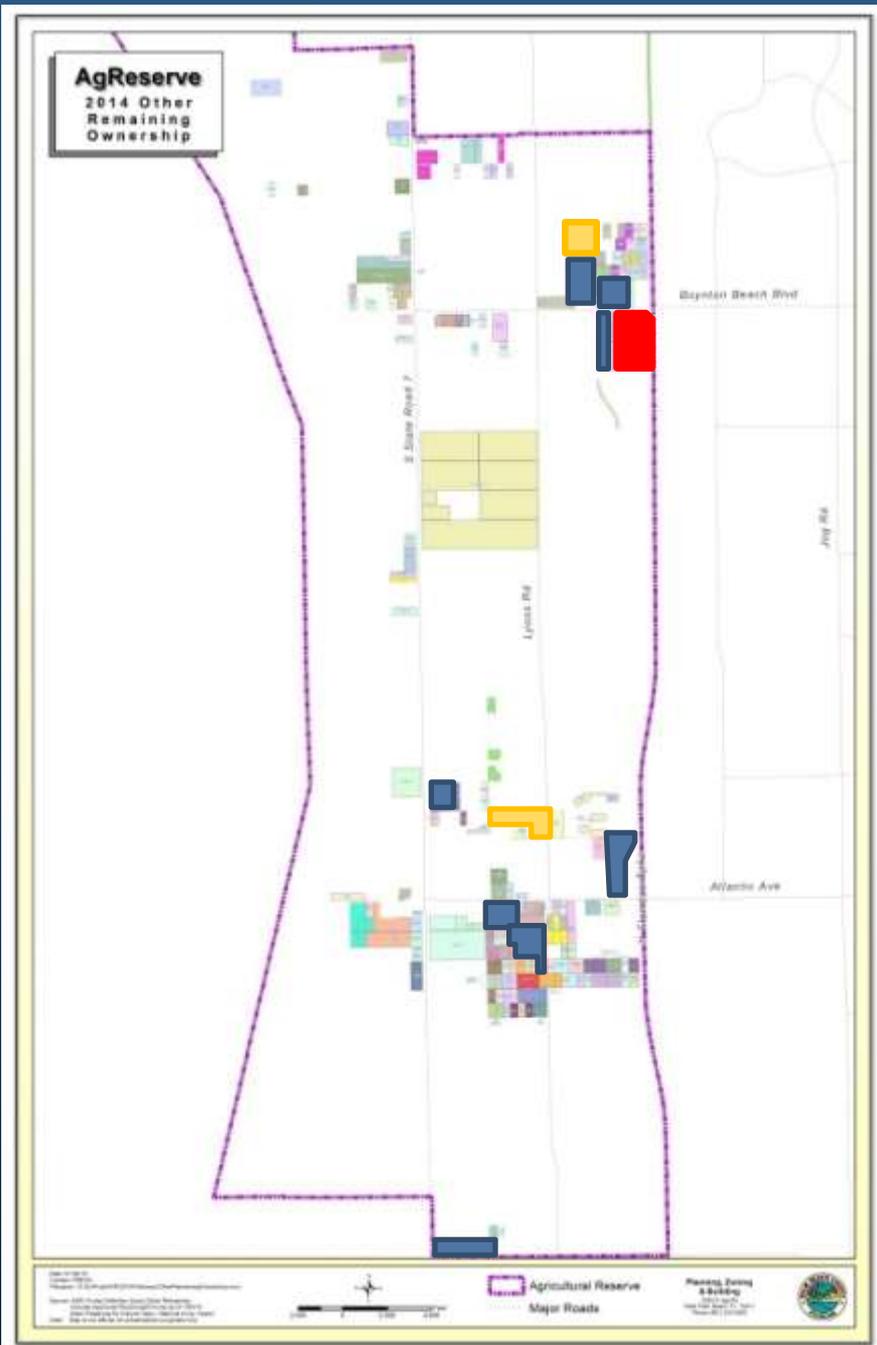
## Mapped:

- 1) Eliminating Frontage Requirement makes **NO ADDITIONAL** parcels eligible
- 2) Reducing 60/40 dev area to 35 acres  
Only **one** parcel is large enough to do preserves on site
  - Without the on-site preserve, **eight** additional single-owner parcels emerge, not counting Whitworth



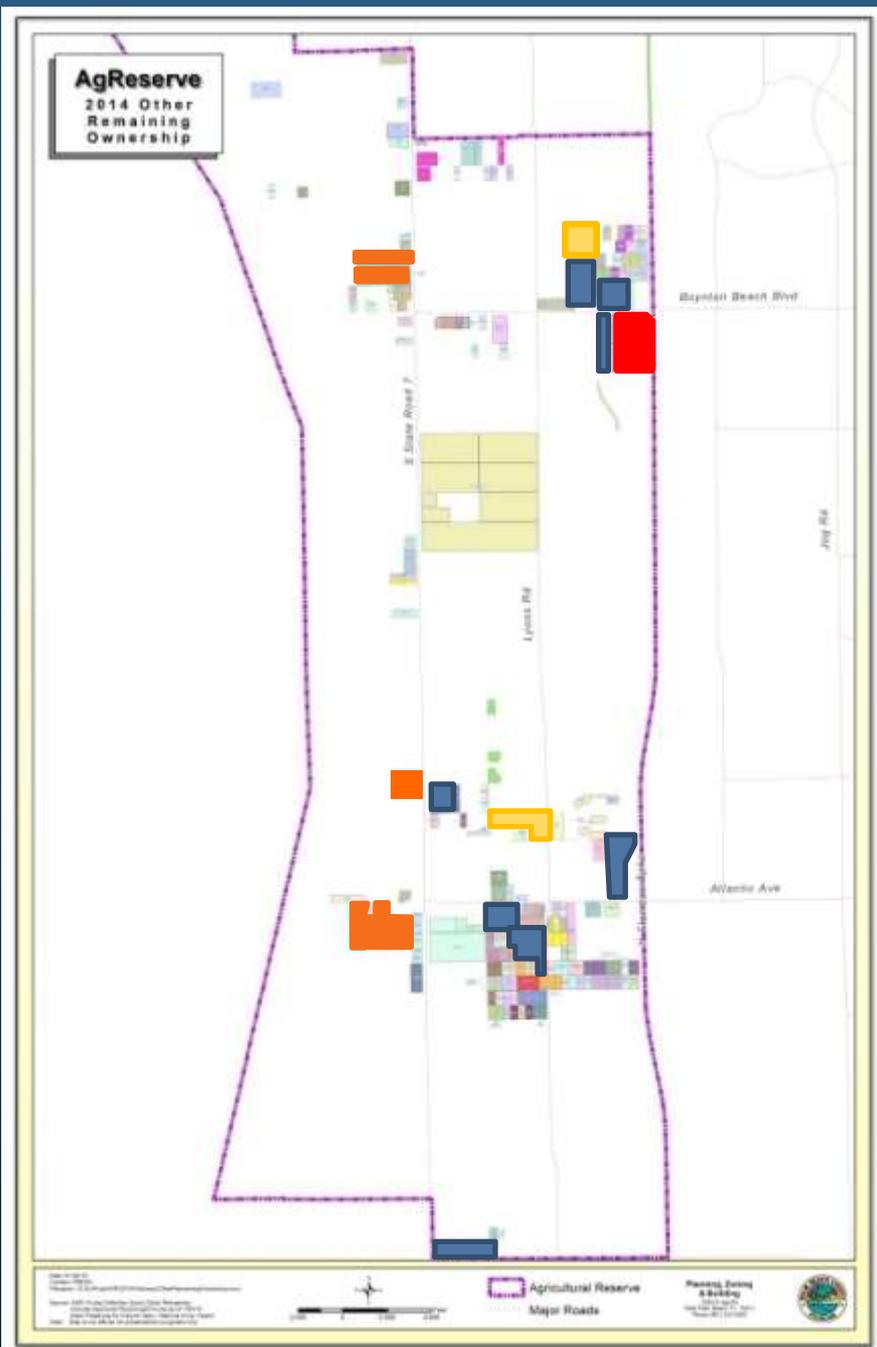
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- 3) Combining change 1 & 2 above:
  - **Two** sites would become eligible



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- 1) Eliminating Frontage Requirement makes **NO ADDITIONAL** parcels eligible
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Only **one** parcel is large enough to do preserves on site
  - Without the on-site preserve, **eight** additional single-owner parcels emerge, not counting Whitworth
- 3) Combining change 1 & 2 above:
  - **Two** sites would become eligible
- 4) Allowing 60/40 Dev Area W of SR 7
  - None with 100 acres (w/1 or 2 owners)
  - **Four** with 35 acres and one owner
  - **One** more with two owners

# Putting it together:

	Scenario 1: Largest Parcel Develops with Off-site Preserves	Scenario 2: Largest Parcel Develops with On-site Preserves (or doesn't develop)	Scenario 3: Largest Parcel Does not Develop and is available for preserves
Changes to Preserve Area Rules	1	3	5
Changes to Development Area Rules	2	4	6

# Scenario 1: Assume Largest Parcel Develops with **Off-site** Preserves

## Effect of Proposed Changes Related to Preserve Areas

		Balance	Applied to Development of	Which Require	Balance
		1124	Whitworth (584) (off site preserves)	584 + 876	<b>-336</b>
Proposed Change	Add'l Dev. Rights				
Eliminate Contiguity Requirement	1042	706	441 Acquisitions (108) Logan/Mazzoni (131) Swaney/Chinnik (101)	108 + 162 131 + 197 101 + 152 = 851	<b>-145</b>
Encumber Only 1 Acre per SFD	171	26	--	--	26
Allow Additional Preserve Uses	156	182	--	--	182

**Making all the changes proposed to preserve area rules would allow development of the currently viable development areas with off-site preserves**

## Add In: Effect of Proposed Changes Related to Development Areas

Balance	Proposed Change	Allows Development of	Which Require	Balance
182	Eliminate Frontage Requirements	No add'l development areas become eligible	--	182
182	Allow 35 Acre Development Areas	Valico Mulvehill Morningstar Taheri Gray Seven T's	38 + 57 39 + 58 51 + 76 40 + 60 44 + 66 38 + 57	-442
-442	Both Above Changes	Frangis	46 + 70	-558
-558	Allow Sites West of SR 7	Agriculture Property Inc. Pero FPL Amerigrow AMKBJ + VW	36 + 54 37 + 55 36 + 54 61 + 91 37 + 55	-1074

**Changes to Development Area Rules create very limited opportunity for additional projects**

## Scenario 2: Assume Largest Parcel Develops with **On-site** Preserves

### Effect of Proposed Changes Related to Preserve Areas

		Balance	Applied to Development of	Which Require	Balance
		1124	Whitworth (584) (on-site preserves)	584	540
Proposed Change	Add'l Dev. Rights				
Eliminate Contiguity Requirement	1042	1582	441 Acquisitions (108) Logan/Mazzoni (131) Swaney/Chinnik (101)	108 + 162 131 + 197 101 + 152 = 851	731
Encumber Only 1 Acre per SFD	171	902	--	--	902
Allow Additional Preserve Uses	156	1084	--	--	1084

**Making all the changes proposed to preserve area rules would allow development of the currently viable development areas with off-site preserves, and leave a balance of 1084**

## Add In: Effect of Proposed Changes Related to Development Areas

Proposed Change	Balance	Allows Development of	Which Require	Balance
Eliminate Frontage Requirements	1084	No add'l development areas become eligible	--	1084
Allow 35 Acre Development Areas	1084	Valico Mulvehill Morningstar Taheri Gray Seven T's	38 + 57 39 + 58 51 + 76 40 + 60 44 + 66 38 + 57 = 624	460
Both Above Changes	460	Frangis	46 + 70	344
Allow Sites West of SR 7	344	Agriculture Property Inc. Pero FPL Amerigrow AMKBJ + VW	36 + 54 37 + 55 36 + 54 61 + 91 37 + 55 = 516	-172

**Most new developments enabled through changes to Development Area Rules could be developed**

## Scenario 3: Assume **No Development** of Largest Parcel

### Effect of Proposed Changes Related to Preserve Areas

		Balance	Applied to Development of	Which Require	Balance
		1124	--	--	1124
Proposed Change	Add'l Dev. Rights				
Eliminate Contiguity Requirement	1042	2248	441 Acquisitions (108) Logan/Mazzoni (131) Swaney/Chinnik (101)	108 + 162 131 + 197 101 + 152	1397
Encumber Only 1 Acre per SFD	171	1568	--	--	1568
Allow Additional Preserve Uses	156	1724	--	--	1724

**Making all the changes proposed to preserve area rules would allow development of the currently viable development areas with off-site preserves, and leave a balance of 1724**

## Add In: Effect of Proposed Changes Related to Development Areas

Proposed Change	Added Units to Transfer	Balance	Allows Development of	Which Require	Balance
Eliminate Frontage Requirements	--	1724	No add'l development areas become eligible	--	1724
Allow 35 Acre Development Areas	--	1724	Valico Mulvehill Morningstar Taheri Gray Seven T's	38 + 57 39 + 58 51 + 76 40 + 60 44 + 66 38 + 57 = 624	1100
Both Above Changes	--	1100	Frangis	46 + 70	984
Allow Sites West of SR 7	--	984	Agriculture Property Inc. Pero FPL Amerigrow AMKBJ + VW	36 + 54 37 + 55 36 + 54 61 + 91 37 + 55 = 516	468

**All new developments enabled through changes to Development Area Rules could proceed, with surplus of 468**

# Additional Considerations:

## PRESERVE AREA USES:

Allowing parcels with existing uses such as chipping/mulching, landscaping, etc to sell development rights would affect about 20 properties and create 156 units

Would enable these uses in other existing and future preserves.

## FARM DWELLINGS:

Allowing parcels with existing dwellings to sell development rights from all but one acre would create about 171 units

Would expect to pressure to allow this development pattern (of < 5 acres with a house) throughout future preserve areas (through retention of some development rights) or existing preserves (through the purchase of development rights)

## FARM DWELLINGS:

Ability to sell development rights above one for a home cannot be restricted to parcels with an active agricultural use, as there is no means to ensure the continuation of that use, or the removal of the home if use ceases.

# TDR Overlay Option

Clustering units to create a preserve is fundamental to the premise of ag preservation as adopted and implemented in PBC; TDR Overlay option includes no ag preservation

As proposed, would apply to “other remaining” parcels, as well to revisit approved but unbuilt projects, but would anticipate pressure to revisit approved, built areas

TDR Overlay Option proposed to be capped by 7,000 unit balance in PBC TDR Bank. Comp Plan policy allows BCC to increase balance of units in TDR bank.

# Questions?

# ULDC AMENDMENTS

- Use Regulation Project - The Agricultural Use Types were originally scheduled to commence in August 2014.
- Postpone to tentatively March/April 2015 at request of Farmers in the Glades Area, and pending conclusion of the AGR Workshop/direction of BCC.
- Zoning Division will hold a KICK-OFF meeting for Agricultural Uses. Anyone interested can contact Zoning Code Revision Staff at [PZBCCodeRevision@pbcgov.org](mailto:PZBCCodeRevision@pbcgov.org)

**END**

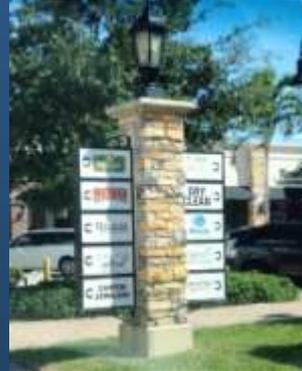




# Commercial and Non-Residential Uses In the Ag Reserve

# Discussion TODAY

- Description of Commercial Proposal
- Review of existing commercial and non-residential uses in the Ag Reserve
- Planning Considerations



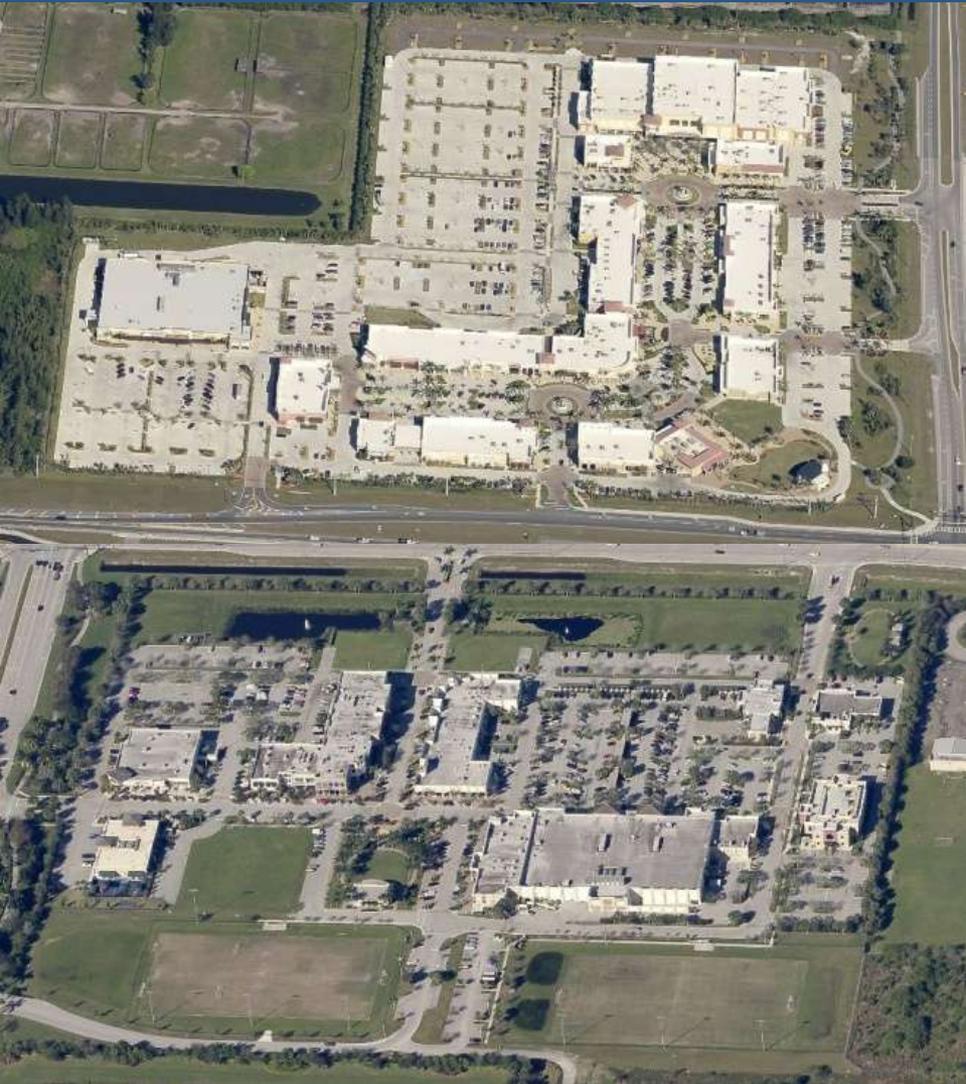
# March 25, 2014 Proposal

- **PART 1: Allow 200 additional acres of commercial development in the Ag Reserve:**
  - **On areas that are not preserves and**
  - **At appropriate locations along main corridors: Atlantic Avenue, Boynton Beach Blvd, SR7/US441 and Lyons Road**
  - **200 acres equivalent to**
    - **Five (5) more TMDs or**

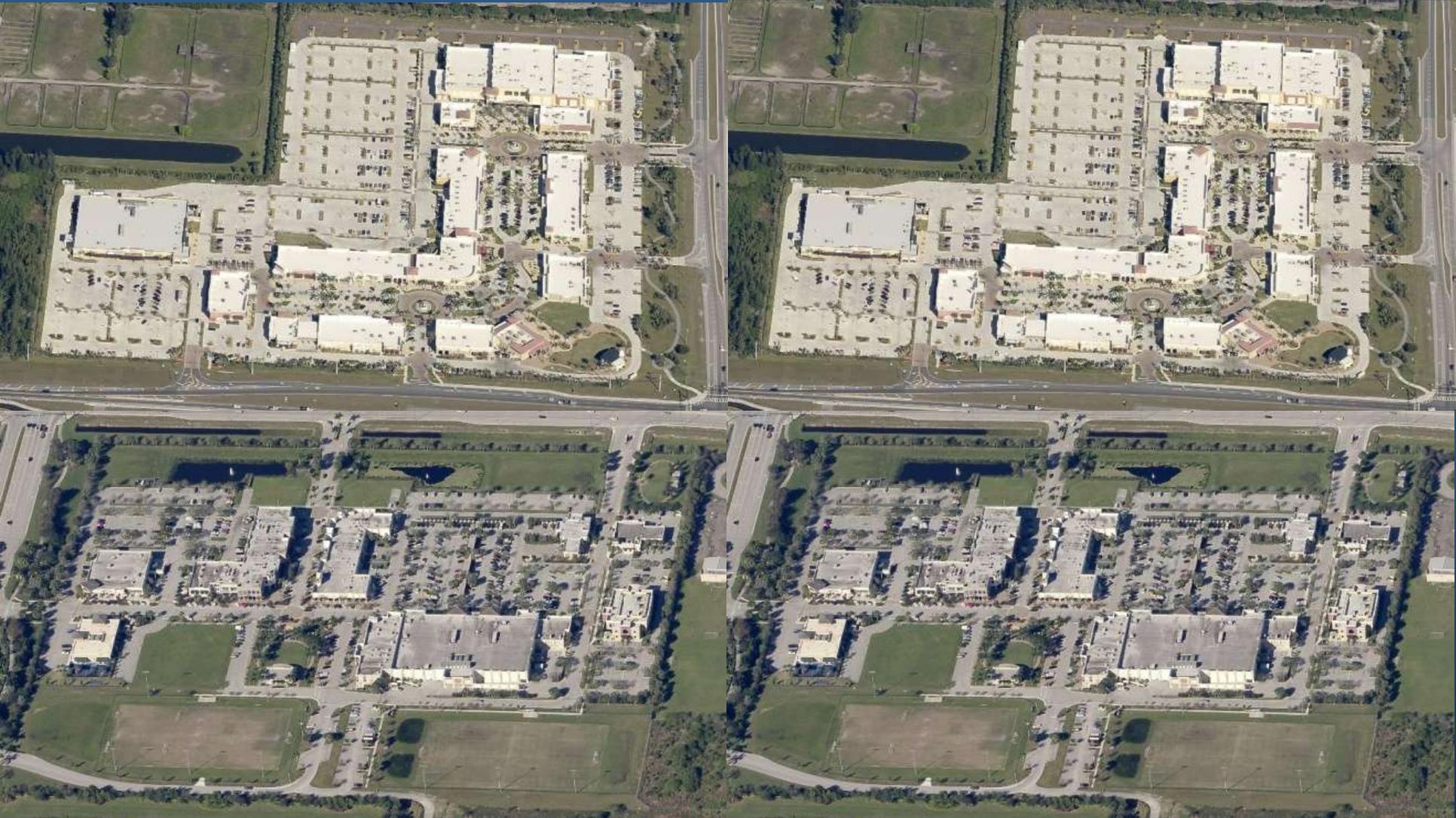
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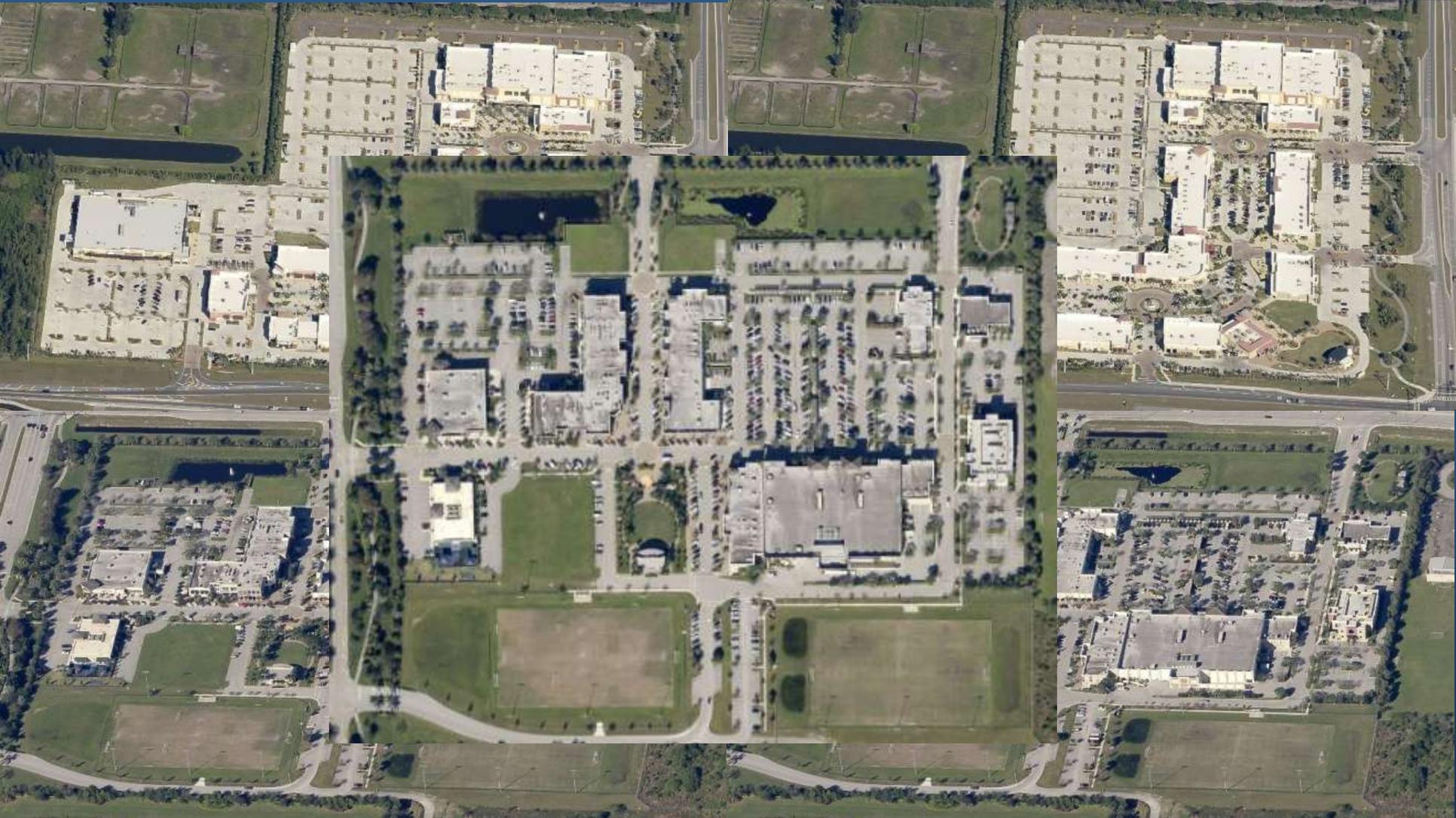
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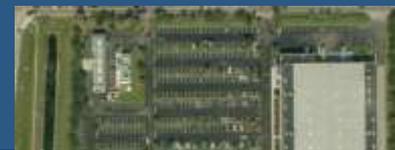


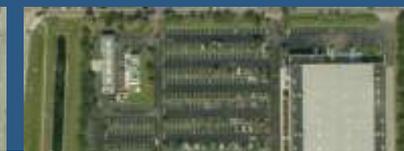
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    - **10 more shopping centers or**







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  - **200 acres equivalent to**
    - **Five (5) more TMDs or**
    - **10 more shopping centers or**
    - **half the size of the Wellington Green Mall**

# March 25, 2014 Proposal



# March 25, 2014 Proposal



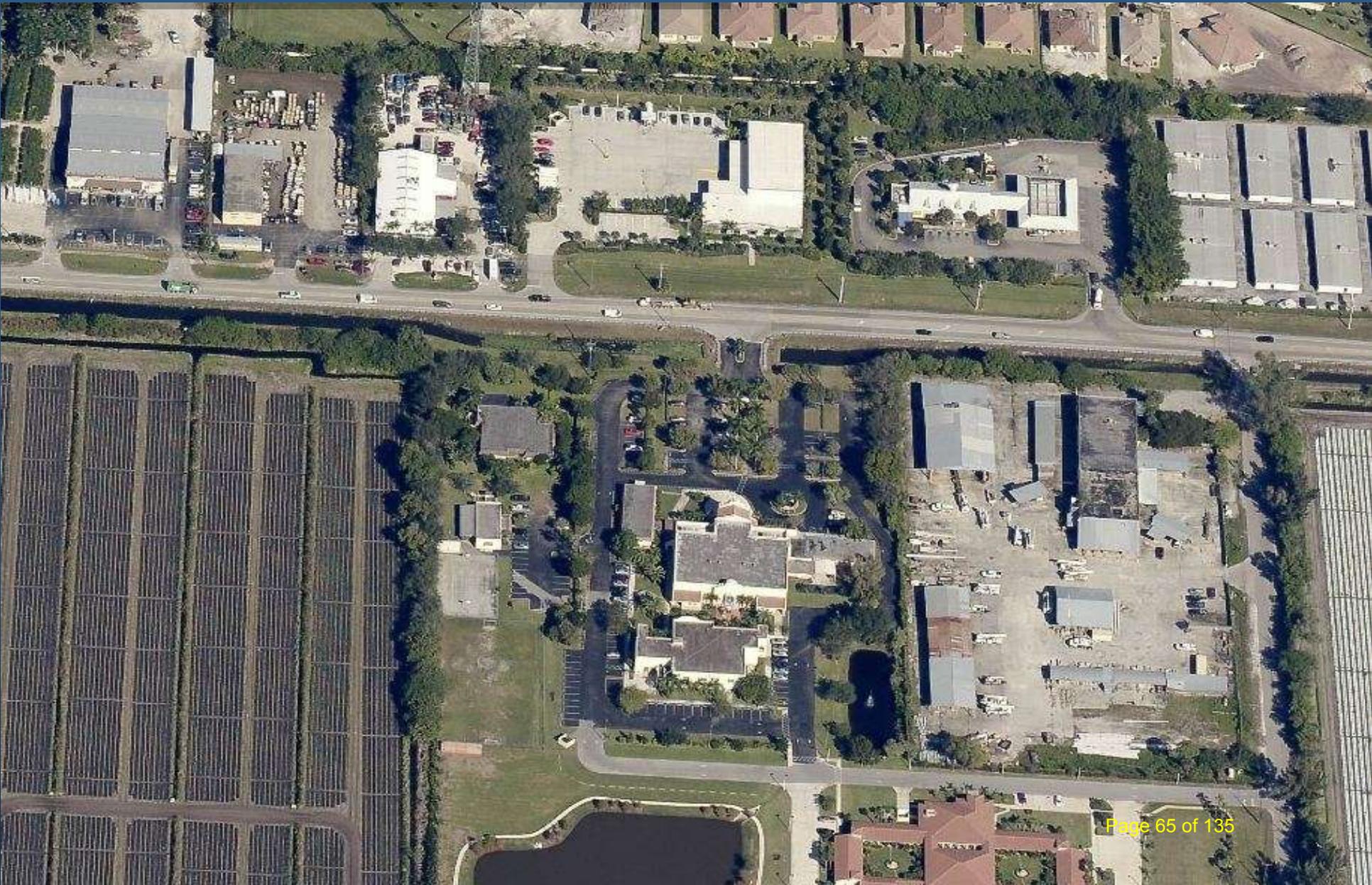
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    - **10 more shopping centers or**
    - **Half the size of the Wellington Green Mall**

# March 25, 2014 Proposal

- **PART 2: Commercial Properties must purchase One (1) TDR for every acre placed in commercial use**
  - **Disposition of potential 200 TDR units once purchased is not addressed in proposal**
  - **Eliminates 60% dedication of commercial land for agriculture**
  - **Modification to the County's TDR program would be required**

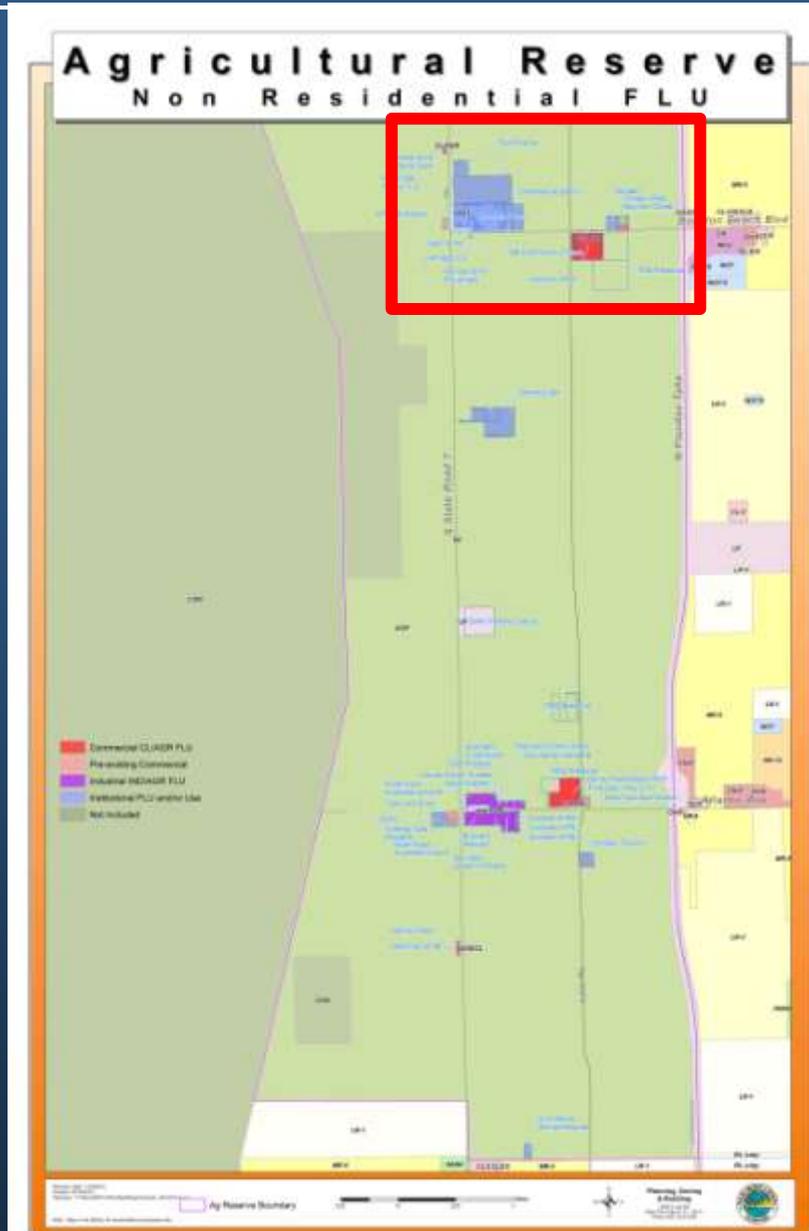
# Non-Residential Analysis



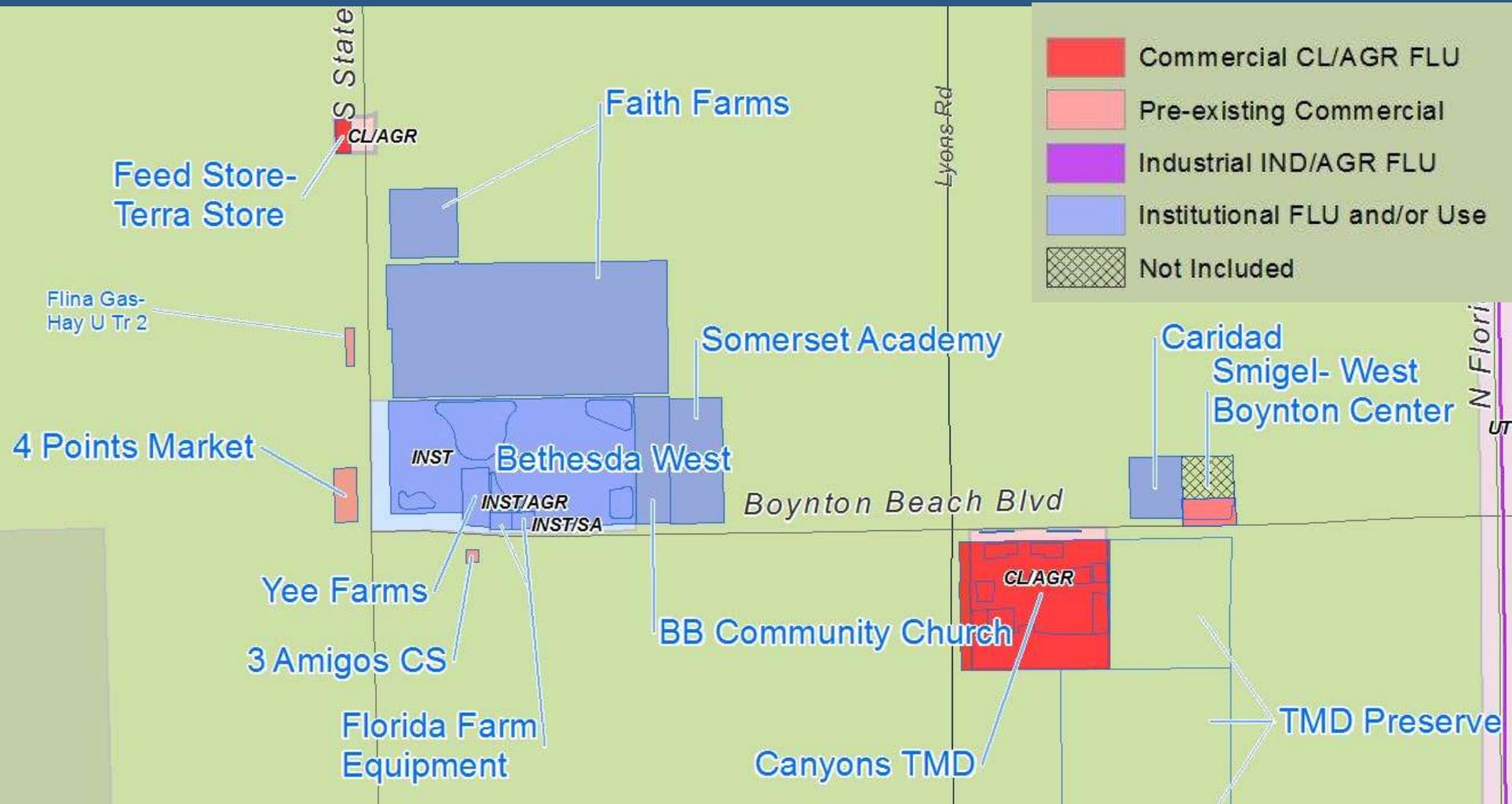
# Non-Residential Analysis

- **Summary of non-res properties within the Ag Reserve, and**
- **A summary of commercial uses in close proximity to the Ag Reserve**
- **The extent of COM, IND, INST and other non-residential uses existing or approved in the Ag Reserve and its surroundings**
- **Help determine whether additional commercial is warranted**

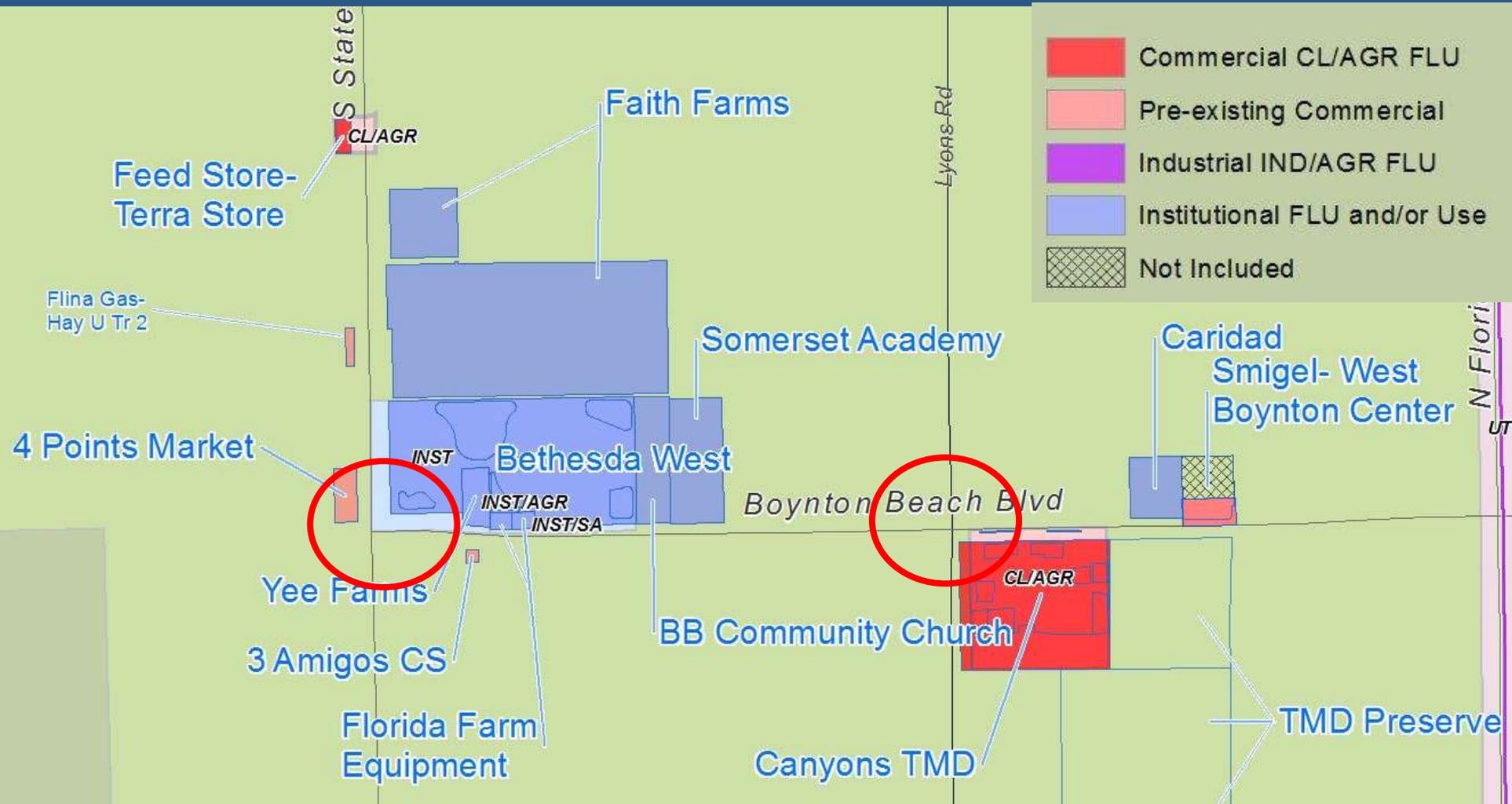
# Non-Residential Location



# Non-Residential Location



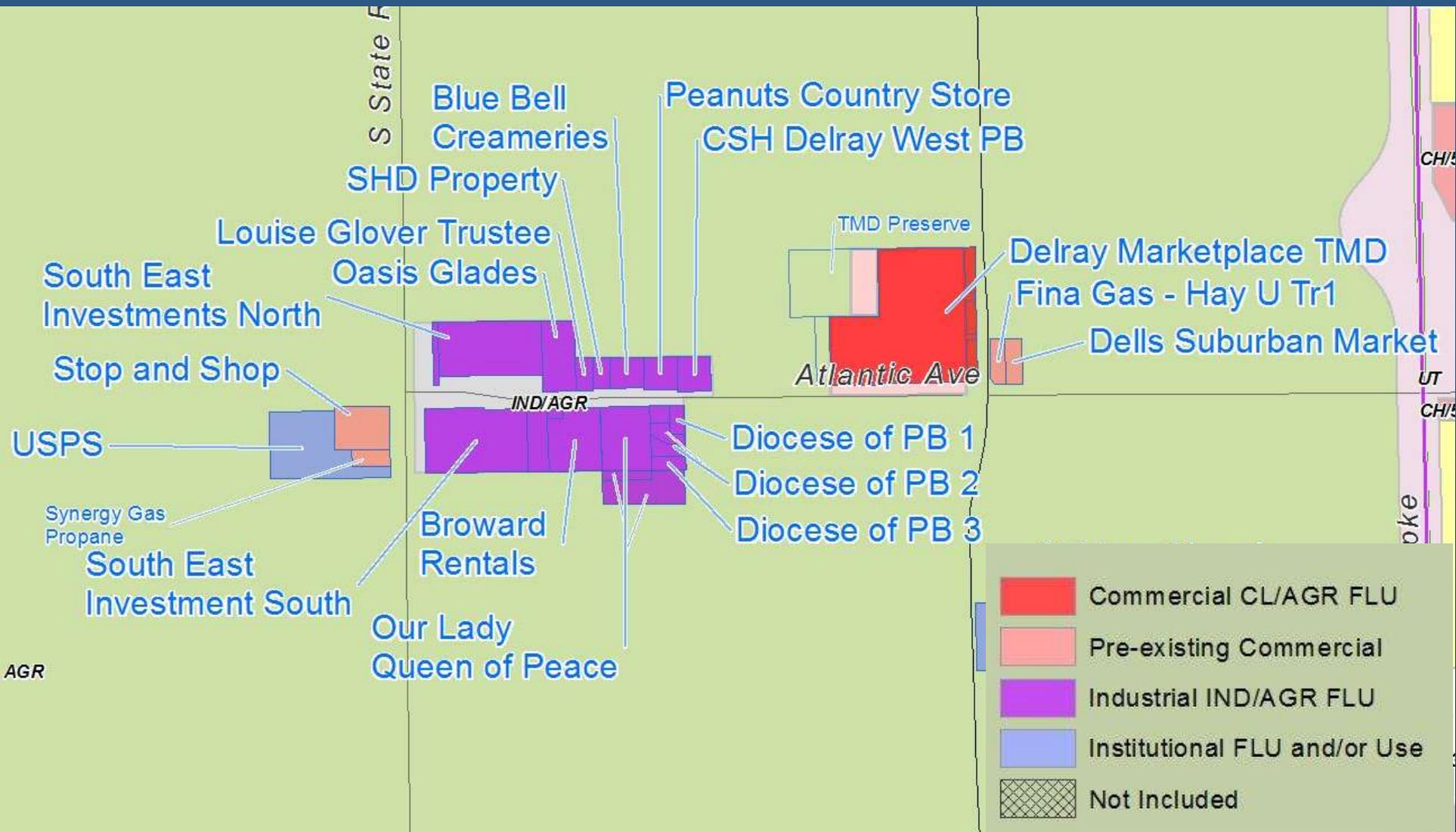
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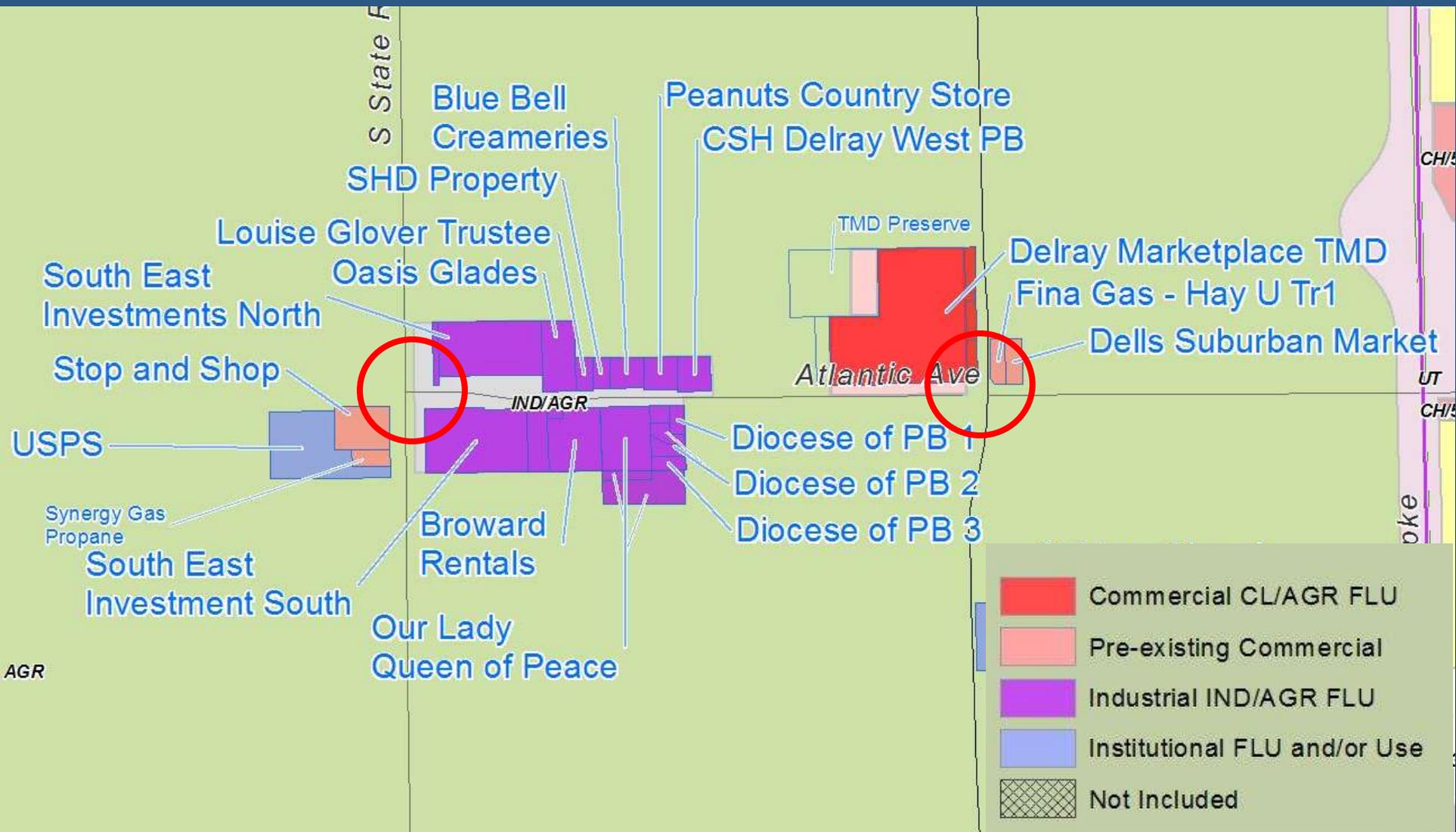
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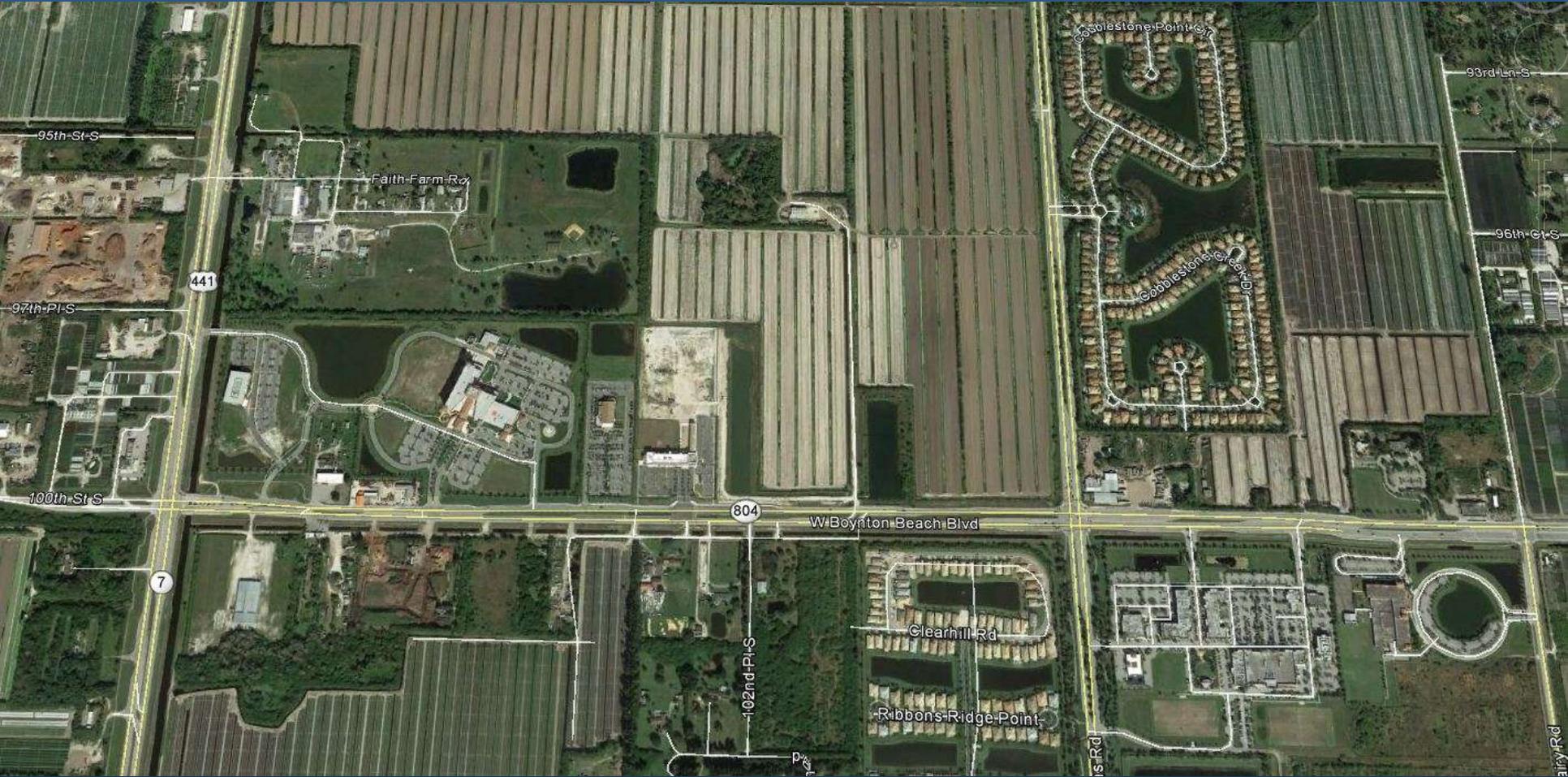
# Non-Residential Location



# Non-Residential Location



# Non-Residential - SR7 & Boynton Beach Blvd



# Non-Residential - West of State Rd 7



Feed Store – Terra Store



# Non-Residential - East of State Rd 7

## Faith Farm Ministries



# Non-Residential - West of State Rd 7

## Fina Gas – Hay U Tr 2



# Non-Residential - NW SR7/Boynton Bch Blvd

## 4 Points Market



# Non-Residential - along Boynton Beach Blvd

## Bethesda Hospital West

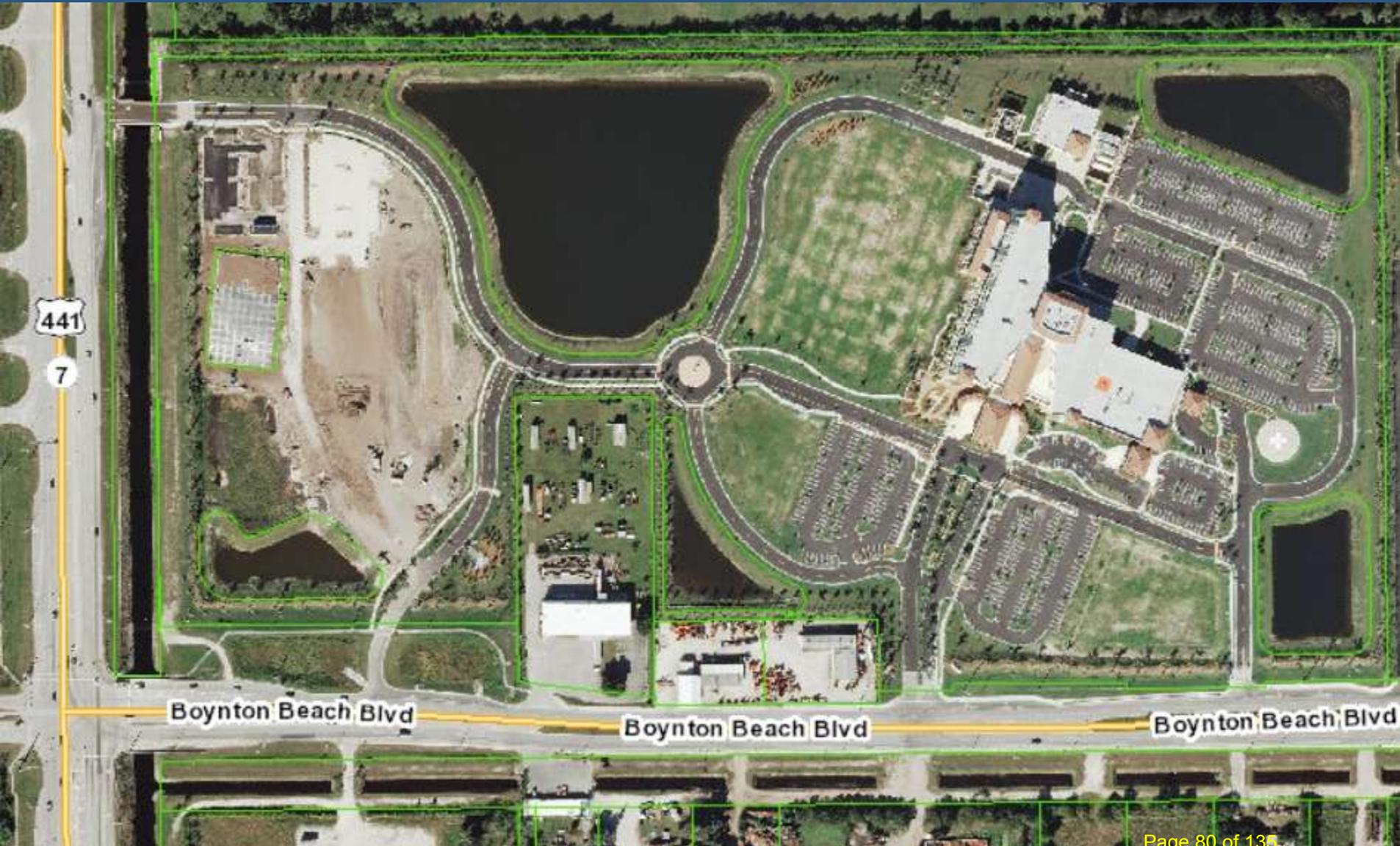


# Non-Residential - along Boynton Beach Blvd

## Yee Farms and Florida Farm Equipment



# Non-Residential - along Boynton Beach Blvd



# Non-Residential - along Boynton Beach Blvd



# Non-Residential - along Boynton Beach Blvd



# Non-Residential - along Boynton Beach Blvd

3 Amigos  
Convenience  
Store, Take Out  
and Deli



# Non-Residential - along Boynton Beach Blvd

## BB Community Church



# Non-Residential - along Boynton Beach Blvd

## Somerset Academy



# Non-Residential - along Boynton Beach Blvd

## Caridad and Soup Kitchen



# Non-Residential - along Boynton Beach Blvd

## Smiegel – West Boynton Center

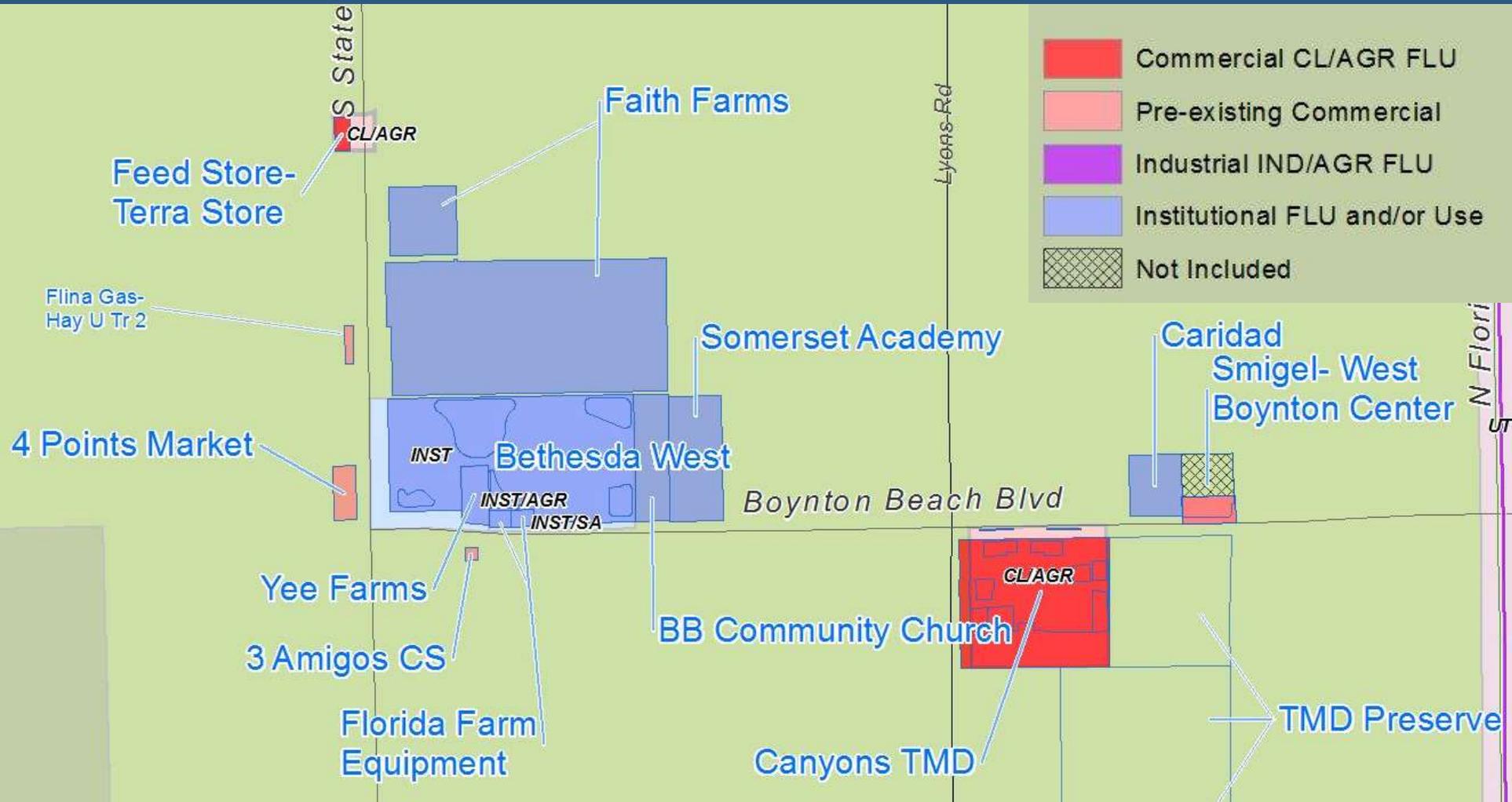


# Non-Residential - along Boynton Beach Blvd

## Canyons TMD



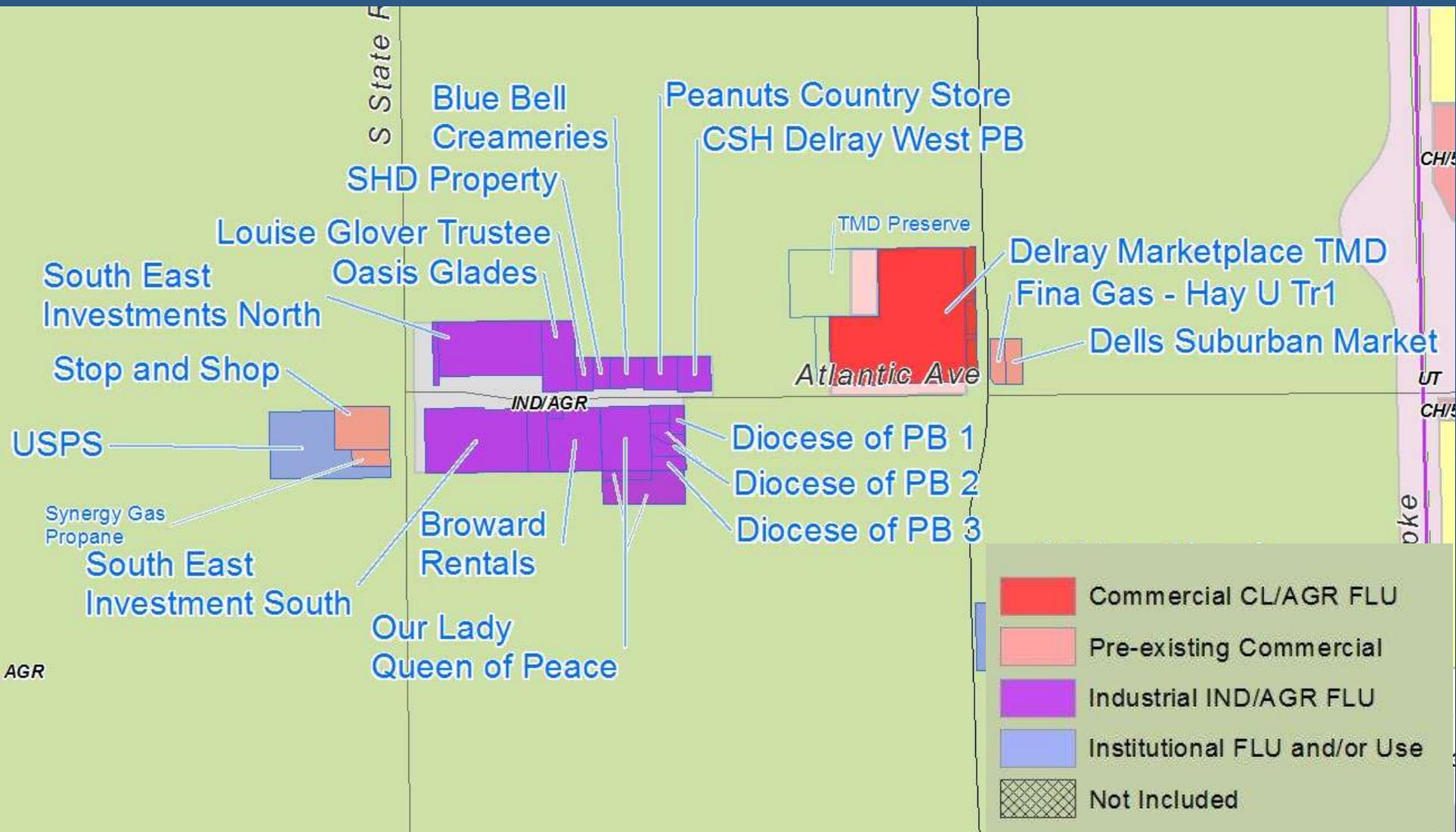
# Non-Residential - along Boynton Beach Blvd



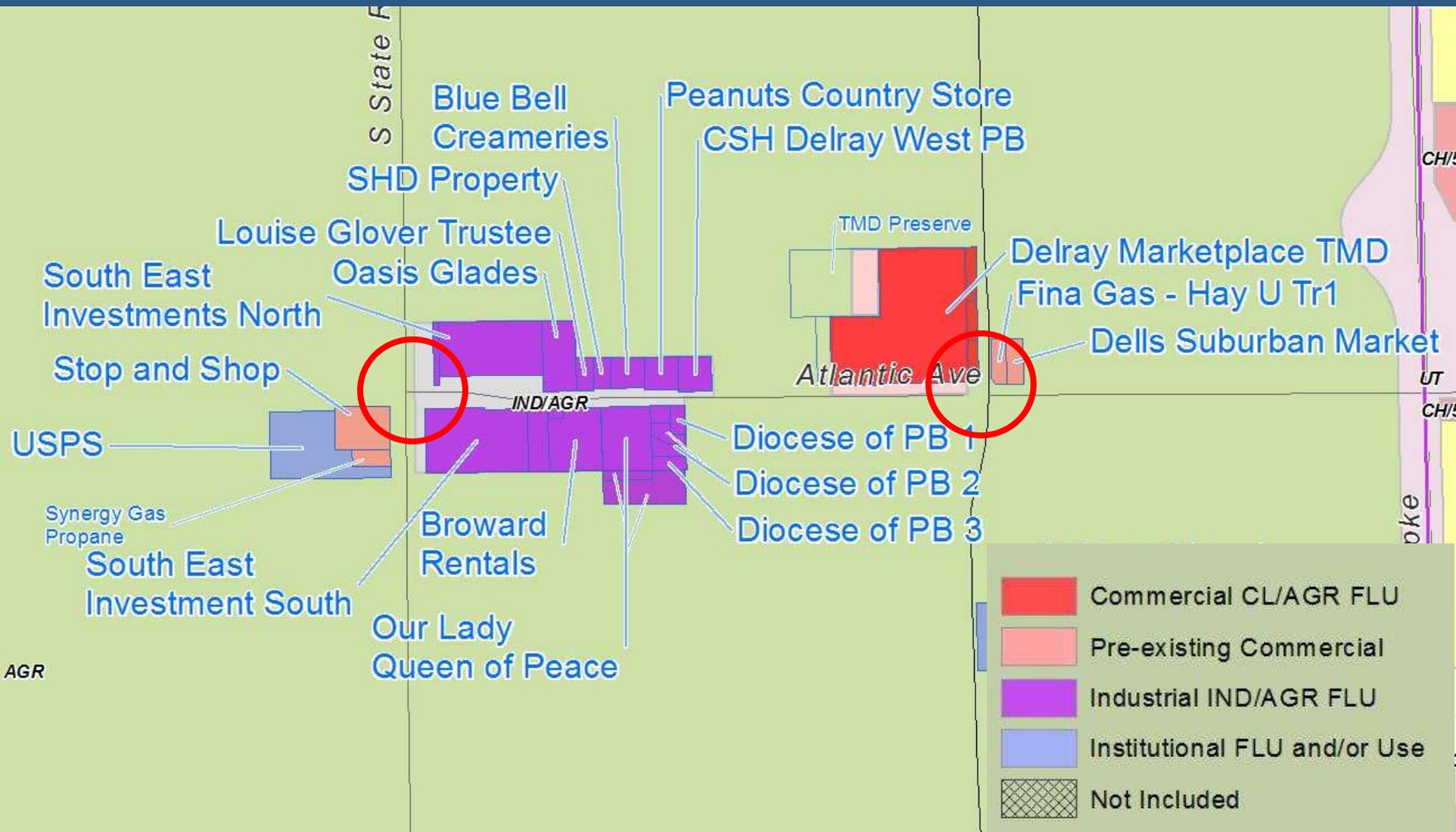
# Non-Residential - along Atlantic Avenue



# Non-Residential - along Atlantic Avenue



# Non-Residential - along Atlantic Avenue



# Non-Residential - along W Atlantic Avenue



# Non-Residential - along W Atlantic Avenue

## Stop and Shop



# Non-Residential - along W Atlantic Avenue

## Synergy Gas – Propane



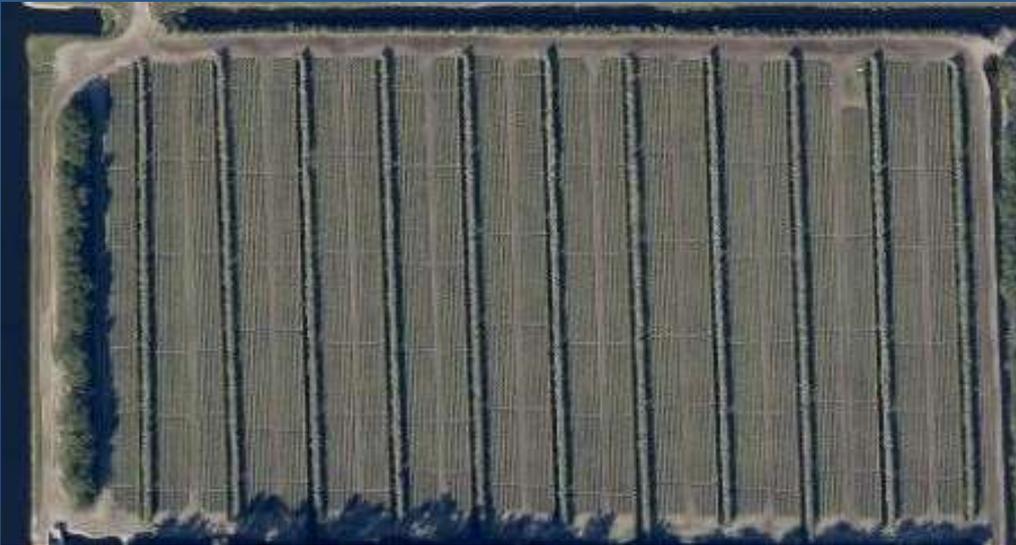
# Non-Residential - along W Atlantic Avenue

USPS



# Non-Residential - along W Atlantic Avenue

## South East Investment North and South



# Non-Residential - along W Atlantic Avenue

## Oasis Glades



# Non-Residential - along W Atlantic Avenue

## Oasis Glades



# Non-Residential - along W Atlantic Avenue

Louise Glover  
Trustee



# Non-Residential - along W Atlantic Avenue

## SHD Property



# Non-Residential - along W Atlantic Avenue

## Blue Bell Creameries



# Non-Residential - along W Atlantic Avenue

## Peanuts Country Store



# Non-Residential - along W Atlantic Avenue

CSH Delray  
West PB



# Non-Residential - along W Atlantic Avenue

## Broward Rentals



# Non-Residential - along W Atlantic Avenue

Our Lady  
Queen of Peace



# Non-Residential - along W Atlantic Avenue

Diocese of PB



# Non-Residential - along W Atlantic Avenue

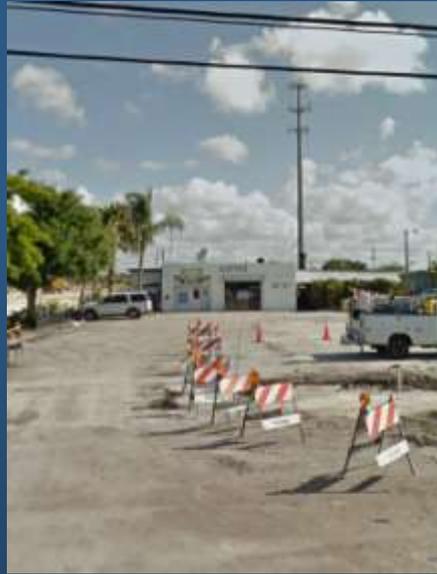
Delray

Marketplace TMD



# Non-Residential - along W Atlantic Avenue

Fina Gas –  
Hay U Tr 1

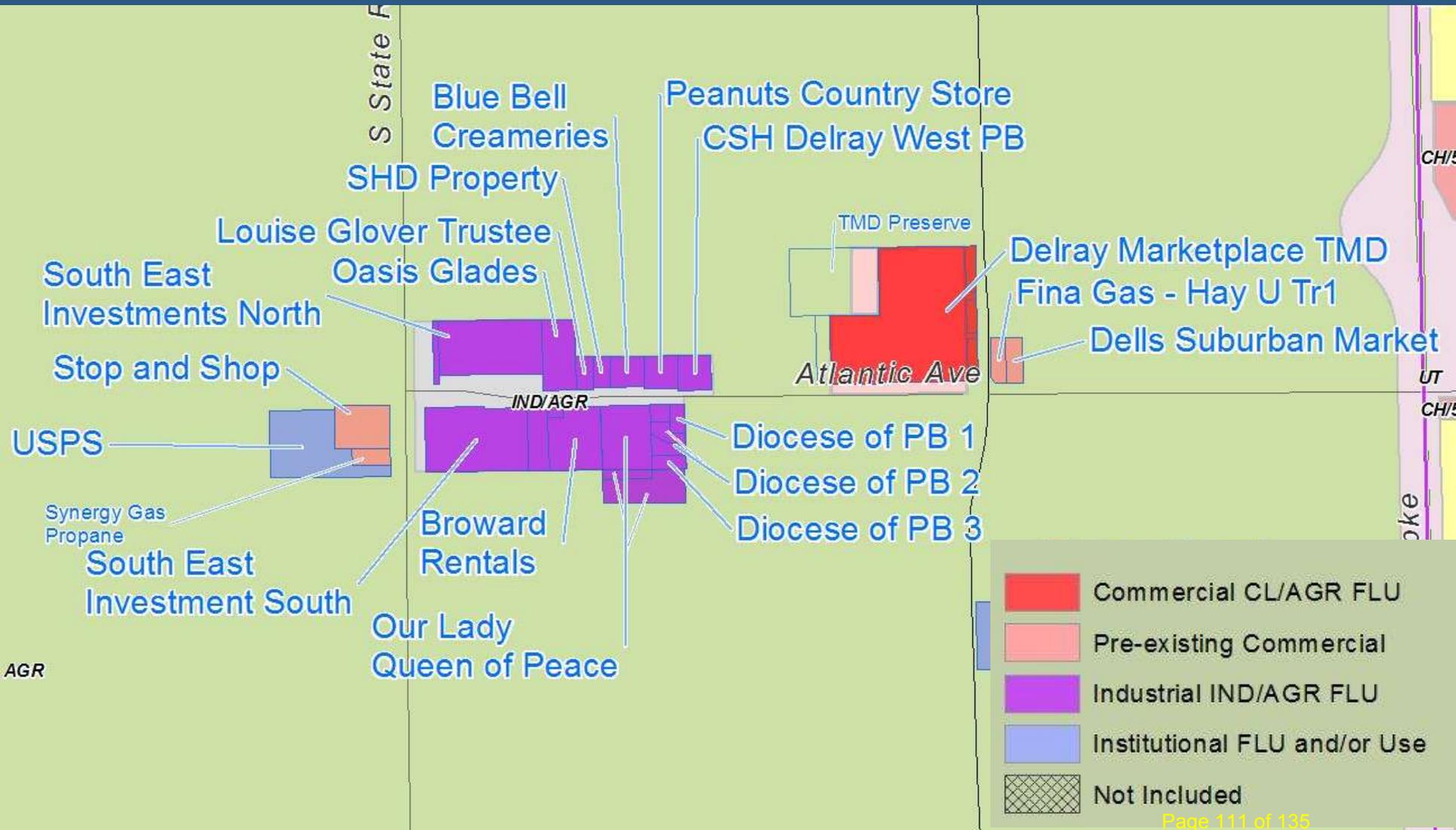


# Non-Residential - along W Atlantic Avenue

## Dells Suburban Market



# Non-Residential - along Atlantic Avenue

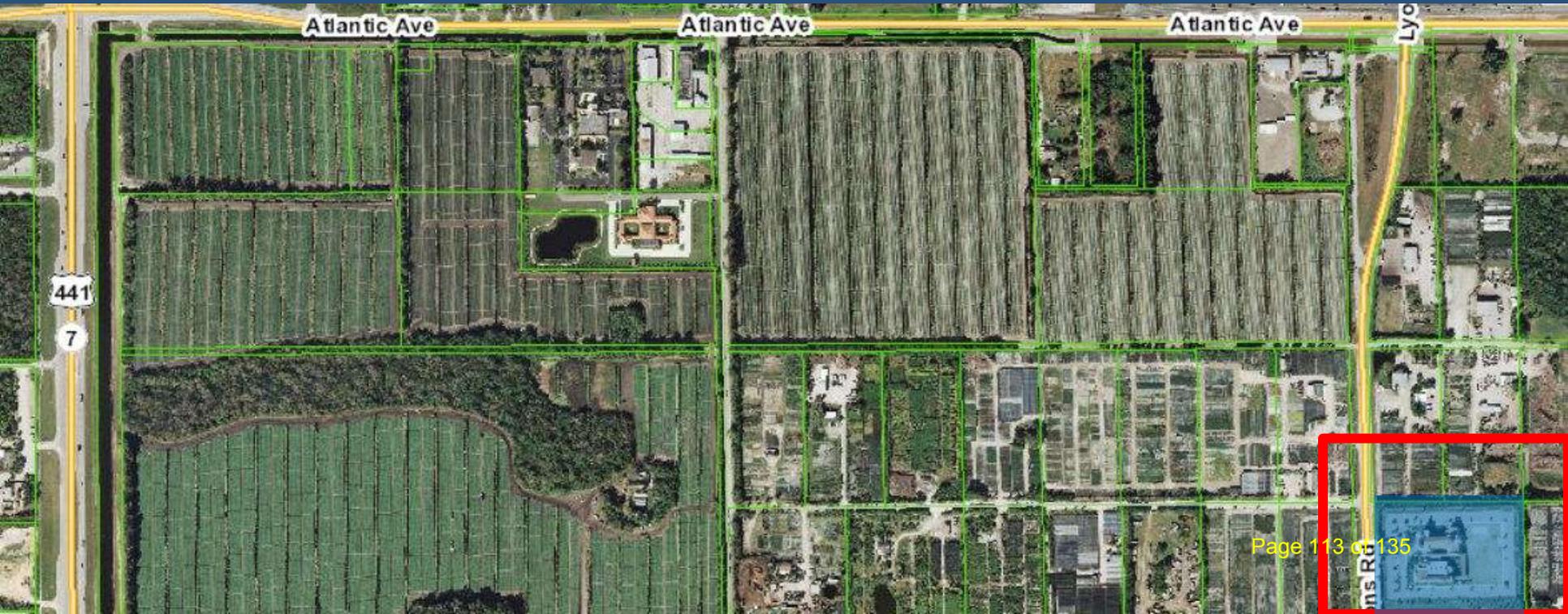




# Non-Residential – along Lyons Rd



St. Mary  
Church



# Non-Residential – along SR7

## Delray Plaza



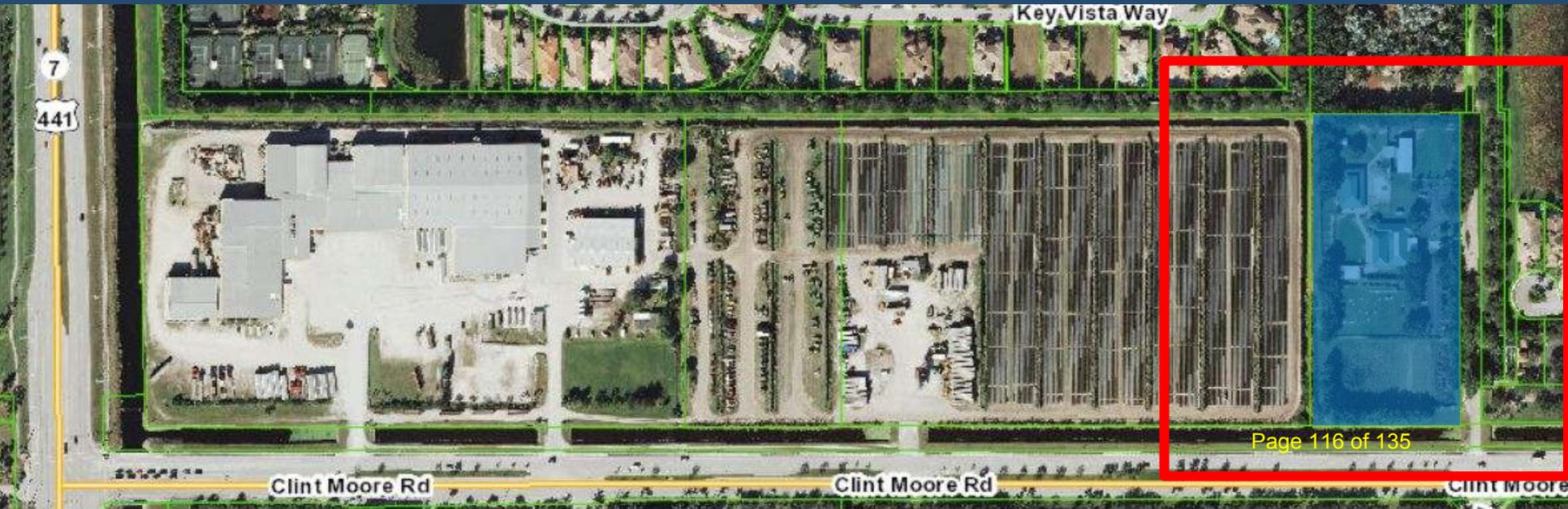
# Non-Residential – along SR7

## Valencia Center



# Non-Residential – on Clint Moore Rd

## Clint Moore Animal Hospital



# Non-Residential – along SR7

## Eternal Light



# Non-Residential – along SR7

## SWA Transfer Station



# Existing Non-Residential

Properties	Acreage
COMMERCIAL	93.44
INDUSTRIAL	69.54
INSTITUTIONAL	256.92
UTILITIES	40.9
<b>TOTAL</b>	<b>460.8</b>

# Existing Non-Residential

Properties	Acreage
COMMERCIAL	93.44
INDUSTRIAL	69.54
INSTITUTIONAL	256.92
UTILITIES	40.9
<b>TOTAL</b>	<b>460.8</b>

# Summary

- Thus far we heard about the proposal to add 200 acres of commercial uses in the Ag Reserve.
- We've also learned that the proposed additional 200 acres of commercial uses would be equivalent to:
  - 5 new TMDs of 40 acres each
  - At least 10 new regular shopping centers of 20 acres each
  - Building a regional mall half the size of the Wellington Green Mall and its surrounding shopping areas

# Summary

- **Approximate 500 acres of existing non-residential uses in the Ag Reserve, of which close to a 100 are already commercial, and**
- **Numerous commercial locations ranging from:**
  - **180 acres (2 mile radius)**
  - **670 acres (3 mile radius)**

# Conclusion

- **Existing non-residential uses already populates corridors and intersections:**
  - **Would this replace the need for additional commercial?**
  - **Should pre-existing uses be given priority and get full entitlement and correct land use/zoning?**
- **Should limited additional commercial at appropriate locations near existing ones and along existing corridors and intersections be considered?**

# BCC Direction to Staff

**The direction staff received from the Board of County Commissioners and the County Administration at the March 2014 Workshop was:**

- To assess the proposals with the perspective of maintaining agriculture**
- To consider minimum changes to existing conditions**

# Planning Considerations

- Most Conducive: No commercial changes at all
- Next Option: Keep existing commercial and non-residential uses but give them appropriate land use/zoning and full entitlement
- Next Option: Square off Option 2 with limited additional uses in close proximity to existing ones
- Least Conducive: Adding 200 more acres of commercial



# Commercial and Non-Residential Uses In the Ag Reserve

# AGRICULTURE

## Challenges and Perceptions



# Traffic

- Farm equipment must use the same roads going from field to field as very fast moving cars.
- As more development occurs and more roads are widened, more vehicles are on the road making it more dangerous for farm equipment.
- Large tractor trailer trucks are challenged to maneuver in and out of packing facilities, farms and nurseries.



# Spraying

- Necessary to farm and nursery operations.
- Some residents/organizations are complaining.
- The Right to Farm Bill protects the growers right to reasonable agricultural activities, including the spraying of agricultural chemicals, as part of their farm or nursery operation.



# Animals

- Wild animals are a challenge to agriculture – rabbits, coyotes, foxes, etc.
- Domesticated animals, including the neighborhood dog or favorite horse that may get in or nearby a field, are a serious issue to agricultural operations and a threat to food safety. These situations create a “fail criteria” to food safety audits whereby a portion of the product is required to be destroyed.



# Refuse

- County owned land was used to construct a transfer station in the Ag. Reserve.
- Plastic, including that used for covering raised beds for vegetables is not accepted at that transfer station, thereby costing growers additional transport fees to take it to a different facility.



# Leasing Land

- Palm Beach County and GL Homes are currently the largest agricultural land owners in the Agricultural Reserve.
- All of GL held land in the Ag. Reserve is currently leased to growers.
- Leasing land from any enterprise that may change the lease agreement makes it challenging for a grower to make long term business decisions.



# Perceptions

- Not all growers had the opportunity to participate in county purchased land as part of the Ag. Reserve Master Plan.
  - *Because the decision was made to preserve larger parcels of land, minimum acreage was established. Those smaller parcels were not purchased.*
- Ag. Reserve Master Plan has not benefitted growers.
  - *It has benefitted some, but not all.*
- Value of the land is diminished because of the rules imposed by the Master Plan.
  - *This may vary in a case by case basis.*



# More Perceptions

- The ability to leverage privately held land for borrowing to expand or improve the operation is diminished.
  - *Farmers depend on leveraging their land for borrowing in order to stay in business, buy equipment, seed, fertilizer, additional land, or other business necessities. Some growers and nurserymen perceive that farming in the Ag. Reserve has diminished their capacity for borrowing.*
- Growers of privately held land are paying more in taxes per acre than lease rates paid by others.
  - *This perception has not been found to be true.*



# Agriculture Enhancement

- Signs designating the Agricultural Reserve.
  - *Indicating designated Agricultural Reserve area*
  - *Cautioning motorists about slow moving farm equipment and agricultural activities*
- Seek public/private support for commodity centered festivals and events.
- Encourage and support agritourism where practical.
- Consider traffic flow more conducive to farming operations.

<b>Topic:</b>	<b>Topic: Commercial Land Use</b>
<b>Topic Description:</b>	Designate 200 additional acres of commercial land uses along main corridors; Require one Transfer of Development Rights (TDR) unit per acre of development area; Make necessary changes to TDR program
<b>Respondent Category:</b>	
Community Organization Representative	No additional commercial development. Current plan works. No additional commercial or residential development west of SR 441
Community Organization Representative	There should be no new development in the Ag Reserve. All agricultural land should remain agricultural forever. Any permits that have been granted to developers should be revoked. If any developers claim the right to develop agricultural land, they should be challenged in court. There has been too much development already in the agricultural reserve and any more development will have a devastating effect upon our economy, our quality of life, our environment, our health and well being, and will exacerbate global warming.
Developer/Agent	We oppose the designation of more land for commercial as your presentation demonstrated there is existing commercial that has done been either developed or fully developed. You also showed that there was significant commercial within an easy driving radius.
Developer/Agent	The existing commercial development in the Ag Reserve already produces too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve and the well being of birds from the nearby Refuge.
Developer/Agent	We presently have too much traffic and noise. The traffic makes it difficult for riders to enjoy their horses, and the farmers to move thier equipment. The noise threatens the wildlife that live on the Ag Reserve and the birds from the Refuge that use it as a primary food source. What commercial land that is available should be used for businesses that support the farmers.

Topic:	Topic: Commercial Land Use
Developer/Agent	<p>The Ag Reserve was originally created to take advantage of the many benefits offered by the land within the designated area. Of the many benefits provided, some directly impact the Refuge such as buffering the Refuge from urban development and providing valuable foraging habitat for birds that roost or nest in the Refuge. Bird species that utilize lands within the Ag Reserve and Refuge include the critically endangered Everglade snail kite and the endangered wood stork. Both species frequently use the agriculture fields to forage, particularly during rain events and field flooding. In addition to the species protected by the Endangered Species Act (ESA), the U.S. Fish and Wildlife Service (Service) also has trust responsibility for birds protected under the Migratory Bird Treaty Act (MBTA), and particularly for those designated as official Birds of Conservation Concern (BCCs). The BCCs represent our highest conservation priorities because, due to current declines in population or habitat, they could become candidates for federal listing under the ESA in the future unless current protections are adhered to, and/or additional conservation actions are instituted. Therefore, these species are particularly important when considering removal of current habitat. Most of the species on this list can be found within the Refuge as well as in the Ag Reserve, and many of these BCCs are also state-listed species. Common bird species, some listed as Species of Special Concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC) and known to utilize the agricultural fields including limpkins, roseate spoonbills, white ibis, glossy ibis, tri-colored heron, little blue heron, snowy egret, limpkins, red-shouldered hawks and even shore birds. For these reasons, the Refuge continues to strongly support the continued protection and preservation of lands in the Ag Reserve. In addition to the factors discussed above, the Refuge provides economic stimulus to the community. The Banking on Nature Report (FWS, 2013) estimates for every one dollar Congress provides in funding to run the National Wildlife Refuge System, almost five dollars on average is returned to local communities. The Refuge, in particular, was estimated to return \$6.81 on the dollar. Therefore, the Refuge is a significant contributor to the economy of Palm Beach County. Hydrologically, lands within the Ag Reserve, particularly west of 441, provide a seepage barrier as the farmers keep canals higher after rain events by working with Lake Worth Drainage District (LWDD) to store and retain water for water conservation purposes. As a buffer to the Refuge, the Ag Reserve provides protection from urban runoff, invasive/exotic species (both plants and animals), and light pollution from surrounding development. With the increased number of development proposals, the demand to provide additional flood control will fall on the Refuge and surrounding basins which already provide these services to many areas east of the Refuge. Refuge "Comprehensive Conservation Plan" Goals and Objectives. Three of the Refuge goals outlined in the Comprehensive Conservation Plan (CCP) are: 1) Restore and conserve the natural diversity, abundance, and ecological function of Refuge flora and fauna; 2) Conserve natural and cultural resources through partnerships, protection, and land acquisition from willing sellers; and 3) Develop and implement appropriate and compatible wildlife-dependent recreation and environmental education and interpretation programs that lead to enjoyable experiences and greater understanding of the Everglades and South Florida ecosystems. Objective 3 under the Goal of Resource Protection outlined in the CCP'S Management Plan includes intentions to realign the Refuge acquisition boundary "Area of Concern" and recognize "Buffer Lands" along the eastern side of the Refuge (north and south of Lee Road). Specific strategies related to this objective include: 1) The Refuge recognizes the lands along the west side of U.S. Highway 441 and in front of the Refuge Headquarters entrance as a new acquisition boundary; 2) The Refuge considers the land west of U.S. Highway 441 and to the south of the Refuge to be a potential buffer zone; 3) Develop collaborative relationships with federal, state, and county land offices, agencies, organizations, and landowners to ensure the "Areas of Concern" remain as agricultural or natural lands; and 4) Work with federal, state, and county land offices to protect approximately 680 acres directly in front of the Headquarters Area and restore them to cypress swamp or wetlands. The Refuge is concerned that the loss of Ag Reserve lands could impede the goals and objectives outlined in the CCP through the loss of our protective buffer, potential conservation lands, and collaborative opportunities. The Refuge appreciates the opportunity to comment the Palm Beach County Commissioners evaluation of land use restrictions in the Ag Reserve. The Refuge was established to protect many wildlife species that may be at risk from the direct, indirect, or cumulative impacts from the proposed changes to the Plan. The Refuge is willing to provide any additional information to fully evaluate these changes and the potential impacts increased development in the area may have on our natural system. The Refuge also requests to be notified when any potential changes may take place to the Plan or as any new plan proposals become available.</p>
Developer/Agent	<p>Staff fails to demonstrate need nor does one exist for ANY additional commercial allowances given the already existing uses and the ones nearby. Changes to the TDR program must be a net benefit to continued agricultural use of the land. The TDR program must remain as is.</p>

Topic:	Topic: Commercial Land Use
Developer/Agent	Designating 200 additional acres for commercial use would further inflict more cars and trucks in this area which would increase noise and air pollution
Developer/Agent	Farmers have said that their operations are becoming less viable as they are surrounded by more and more development. I would oppose the designation of 200 additional acres of commercial land use along main corridors, unless 1) the main corridors in question are those already predominated by commercial use such as Atlantic Avenue and Boynton Beach Blvd, or 2) any change to the zoning was limited to legitimizing existing uses or to allowing a modest expansion of an existing use or to lifting some of the more onerous restrictions on existing uses, for example, Faith Farms should be allowed more beds and Bedner's should be allowed to sell gift cards with their fruit baskets and T-shirts with their name on them. I would oppose the proposed change to the TDR program.
Developer/Agent	It is amazing to me that this land got used for commercial use after the bond issue. I feel there is too much noise and traffic so close to the ARM Loxahatchee National Wildlife Refuge. We are blessed with areas like Green Cay Wetlands and Wakodahatchee Wetlands because of the birds and wildlife that thrive and live in the refuge. In the mornings they fly out and spend time at these wetlands and return in the evening. This brings Palm Beach County tourists from all over the world to see the northern part of the Everglades and competes with Dade counties Everglades National Park as a prime place to stop and see the nesting birds up close and personal. All this traffic, noise and loss of land is not productive to the wildlife and the dollars the tourist trade brings in. Watching birds is a multi-million dollar industry. There are over 60 million American bird watchers. Please do not designate 200 additional acres of commercial land uses along main corridors.
Developer/Agent	These comments are submitted by the Everglades Law Center, on behalf of the Sierra Club, 1000 Friends of Florida and the Florida Wildlife Federation. State law (Chapter 163 Fla. Stat.) requires the amount commercial land use to be based on a demonstrated need. Staff analysis shows that there is already sufficient commercial and industrial land use within and adjacent to the Ag Reserve to meet the needs of existing and future residents as well as farm workers. There is no demonstrated need for additional commercial land use within the Ag. Reserve Tier. Creating additional commercial land use designations would undermine agriculture by segmenting farming operations, by increasing traffic within and adjacent to farming areas, by increasing land use conflicts between farming and urban use. Additionally "big box" or other commercial uses that draw customers from outside the region would further undermine the primary purpose of the Ag Reserve which is to promote and maintain large scale agricultural operations. Modifying the TDR program to allow TDR units to be transferred into the Ag Reserve is directly contrary to the purpose of the TDR program, which is to reduce density and development within sending areas like the Ag. Reserve. Converting the Ag Reserve from a sending area to a receiving area for TDR units (whether in support of commercial or residential development) would directly contradict the purposes for which the TDR program was established and would undermine the integrity and efficacy of the entire program countywide.
Equestrian	The existing commercial development in the Ag Reserve is already producing too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve and the well being of foraging birds from the nearby Refuge. Our Equestrian areas have been cut to almost nothing and you continue to take this sport from us. Lyons Road is a prime example. It is dangerous and unmarked for equestrians use. Horses and riders are in danger.
Equestrian	The existing commercial development in the Ag Reserve is already producing too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve and the well being of foraging birds from the nearby Refuge.
Equestrian	There is already too much commercial development in the Ag Reserve. The light pollution caused from impinging commercial buildings inhibits the activity of animals that reside in areas of the Ag Reserve, that being horses stabled in paddocks, cattle, non domesticated animals that hunt at night. The increased volume of any commercial land use combined with further increase in human population in reserved and preserved areas is detrimental to wildlife and the ecosystem.

Topic:	Topic: Commercial Land Use
Equestrian	there is already too much traffic and noise any additional traffic threatens the fragile ag reserve
Interested Citizen	The TDR program is a joke. I said it at a County commission meeting get rid of the commissioners and just put the developers up on the dais. In fact get rid of the staff too. Since for all the people watching from the cheap seats they seem work for the builders also.
Interested Citizen	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.
Interested Citizen	Stop any further commercial land use in the ag reserve
Interested Citizen	I am against any building on the ag reserve, & remind you about the amendment that the residents passed to preserve these areas & not to build on them. Any building would be illegal & pursued in a class action suit
Interested Citizen	More commercial and residential applications are not needed in the Ag Reserve. The citizens of Palm Beach County made their wishes pretty clear with the bond issue and the Palm Beach County commissioners have chosen to ignore those wishes. The area should continue to be agricultural in nature. NO MORE DEVELOPMENT.
Interested Citizen	The existing commercial development in the Ag Reserve is already producing too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge, which is designated as critical habitat for the Endangered Snail Kite, protected under both Federal and State law. More commercial development threatens the existence of the Ag Reserve and the well being of birds from the nearby Refuge.
Interested Citizen	Steve Thomas of Thomas Produce, a large scale farmer in the Ag Reserve, has already testified on March 25, 2014 that he is being driven out of the Ag Reserve because he is crammed between a shopping center and a gated community. The Sun Sentinel reports that he is planning to move his operation to Ft. Pierce. What greater proof do you need that there is already too much commercial development in the Ag Reserve.
Interested Citizen	The existing commercial development in the Ag Reserve is already producing too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve. The regional mall that you are calling Delray Marketplace, is bringing unwanted traffic INTO the Ag Reserve and is not a marketplace in keeping with the Ag Reserve. Stop NOW.
Interested Citizen	This is farmland. We don't need more commercial growth here. Don't change any zoning to allow more commercial. More traffic is bad for farming and wildlife. We already have too many empty retail stores in this area.
Interested Citizen	This is the Ag Reserve. NO further commercial development is needed. Eastward ho! We do not need more traffic in the ag reserve. This is not good for farming or wildlife.
Interested Citizen	The existing commercial development in the Ag Reserve is ALREADY PRODUCING TOO MUCH TRAFFIC AND NOISE which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve and the well being of foraging birds from the nearby Refuge.
Interested Citizen	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.

Topic:	Topic: Commercial Land Use
Interested Citizen	There is enough commercial already. Within a few miles, anyone can get anything they desire.
Interested Citizen	No need for any of these for farming success
Interested Citizen	The existing commercial development in the Ag Reserve is already producing too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve and the well being of foraging birds from the nearby Refuge.
Interested Citizen	The existing commercial development in the Ag Reserve is already producing too much traffic and noise which is not compatible with either large tract farming or wildlife corridors essential to the Loxahatchee National Wildlife Refuge. More commercial development threatens the existence of the Ag Reserve and the well being of foraging birds from the nearby Refuge.
Interested Citizen	Please stop the development of the AgReserve. Let us ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge!
Interested Citizen	I believe that there is too much development taking place, and so much at the same time. I think the process needs to be more carefully conducted, and more thoughtful consideration needs to be placed on the disappearance of these lands forever, not to mention the increased drain on resources to sustain these new developments and the intense impact on local traffic and services. I avoid more of these spaces just because the traffic is unwieldy.
Interested Citizen	NO to all proposals promoting urban development and destruction of the Ag Reserve. As a lifelong S FL resident, I've seen the endless growth and it's so sad. Do you really want PBC to be another Broward, an endless sea of housing developments with zero green space? I have family in Broward that drives an hour just to find hiking areas in PBC (Grassy Waters, JDSP, etc.). In S. FL, only PBC still has a few remaining green spaces. Destroy those, and why would you want to live here? I voted for the Ag Reserve funding in the 90s, and based on the recent statewide Amd 1 conservation vote, it's clear the FL residents value our land and water. Why won't our politicians honor a clear mandate from the residents they serve?
Interested Citizen	Perpetuity, Perpetuity, Perpetuity! The preservation was not intended to be temporary. No development, period. Puppets concerned only for their own political future \$\$\$ will approve it for their favorite developer...good luck. The three witches of Hecate... Democrats, my ss.
Interested Citizen	Owners should be legally allowed to sell their land if farming is no longer sustainable.
Interested Citizen	The existing commercial distribution centers located at major intersections currently have heavy commercial traffic serving their facilities and should not have the burden of having to purchase TDR's. The development of commercial at existing signalized intersections will have a lesser impact on the Ag Reserve and neighborhoods than mid-block commercial development. This will result in better development for all involved.
Interested Citizen	Too much intrusion already so I am against any further development. I am a frequent visitor to Loxahatchee, and remember when the 441 was only two lanes. Bad impact on resident and migratory wildlife.
Interested Citizen	NO DEVELOPMENT WEST OF 441 DO NOT PERMIT BOYNTON BEACH BLVD, ATLANTIC AVE, LYONS ROAD, 441 TO BECOME COMMERCIAL CORRIDORS ENOUGH OTHER SPACES JUST OUTSIDE AG RESERVE FOR COMMERCIAL DEVELOPMENT- NO NEED FOR COMMERCIAL DEVELOPMENT WITH IN AG RESERVE
Interested Citizen	No more commercial is needed in the Ag Reserve. There is already too much traffic into the Ag Reserve which is bad for horses, farmers and wildlife. There is plenty of commercial nearby.
Interested Citizen	no changes to TDR program. We do not need more commercial in the Ag Reserve. There is plenty of commercial very close by. More traffic does not belong here. Only developers and land owners want farmers to sell out to commercial interests. This is an agricultural area. Only farmstands and farmers markets belong here.

Topic:	Topic: Commercial Land Use
Interested Citizen	No. More commercial projects do not belong in our Ag Reserve. There's already too much traffic into this area, and nearby stores are vacant.
Interested Citizen	Eastward ho! We do not need more shopping in the Ag Reserve- send them to the empty stores nearby. This is an agricultural area, not a shopping-eating destination. It is already dangerous for horses and farm vehicles.
Interested Citizen	Absolutely we need commercial uses - simply put we need tax revenue. This is a way to build and maintain a tax base to protect the future of our community.
Interested Citizen	We are overloaded with commercial going out of business stores and Palm beach county is starting to not look so pretty anymore
Interested Citizen	I am total against any further development for retail or residential in the Ag Reserve area. What is there now should never have happened. We the taxpayers invested money to preserve the area. I am totally upset as to what has already be allowed. Why should we vote for something then because of special exceptions our desires are over ridden. I will certainly withhold my vote for anyone that votes to make changes to develop the area.
Interested Citizen	No to all three
Interested Citizen	The Ag Reserve is a "Goldilock's zone" for farming. This is a term often used by scientists that describe "just right" conditions (not too wet, not too dry, not too cold etc.) To use this special area and to ruin a sustainable PB Co. resource for anything else is a crime.
Interested Citizen	I came across a PB Post article of Sunday, Feb. 28, 1999. Here are some quotes: Com. Karen Marcus "We have to be different from Dade and Broward and this is our first step toward doing it." Joanne Davis "Let's not let the Agricultural Reserve's final crop be asphalt and houses". George Weaver, farmer "Why waste \$100 million of public money? There's no way for agriculture as you see it there to survive." Billy Bowman, farmer "You can't protect something that's not going to make it." The bond issue was approved by the citizens of PBC and we should expect our County Commissioners to honor the agreements they made to us.
Nursery Operator	I have a nursery and also live on the nursery. We are losing our Kubota tractor dealership and lost Helena Chemical last year. it would be real nice if these 2 business could have stayed for agriculture.
Nursery Operator	Staff had a nice presentation at the technical meetings, however, it would be helpful if the presentation on commercial land uses showed all the existing uses around the major intersections instead of just the few that are "legal". The intersecction at 441 and Boynton, for example, has many very intensive industrial type uses that have existed for over 30 years. These should be part of the presentation in order to paint a clear and accurate picture of what exists on the ground.
Nursery Operator	Dear Board of County Commissioners: My Father invested in the Gold Leaf Nursery, near the intersection of Boynton Beach Boulevard and the Turnpike prior to the property being voted in to the Agricultural Reserve. It was zoned agricultural at the time of purchase, as was so much of South Florida that would later be zoned appropriately to accommodate the changing demands on the best and highest use of the land. In my opinion, the voters encumbered the property without giving the Gold Leaf Partnership just remuneration. The property has been granted minimum residential development rights, but at a density so low as to be unprofitable. The property is now surrounded by development. This is not farmland. I believe it is only right that full development rights should be granted to this property. The investors in the property have hard earned equity in the property. The public does not. Purchasing the property at a fair price would give the public the right to do whatever it wanted to do with it. That's the way the Nature Conservancy works, a real environmental organization which puts its money where its mouth is. Respectfully, James DeReuil Trustee for Estate of Louis J. DeReuil Gold Leaf Nursery

Topic:	Topic: Commercial Land Use
Nursery Operator	<p>once the rest of the homes are built {6000}, that have all ready been permitted, there will be a need for more commercial, lite industrial ect. maybe not 200 more acres, but close. Some land owners were never given any TDRs, they should be treated the same as others. The quadrant of the turnpike would be ideal for any commercial, and would not affect the ag reserve, this was recommended in the first study done for the ag reserve, but the commissioners rejected it, why?</p>
Nursery Operator	<ul style="list-style-type: none"> <li>• Given the success of the TMD in Delray Beach and the fact that it has had to be given more than 28 variances to expand the site as well as add additional parking to meet the public demand, it clearly shows the need for additional commercial development along West Atlantic Avenue and other major roadways in the Ag Reserve. More than 200 acres of commercial development may be needed in small clusters.</li> <li>• The Ag Reserve is 23,000+ acres – 200 additional acres of commercial land uses is not unrealistic. With the thousands of new homes being built in the area, there will be an increased demand for services.</li> <li>• A hospital was built in the Agriculture Reserve to support a growing community; hence, further development in the Ag Reserve.</li> <li>• Yes, make please necessary changes to the TDR Program and please analyze each of the farmers who are “locked in” by the current policy so that each is treated fairly. As we know, there is an unfair bias for large land owners in the Ag Reserve policy and that is why only small farmers are the ones who are now “stuck” with some even “suffering because of being locked in the Ag Reserve.</li> <li>• A lot of farms are now next to/near residential areas further restricting the agriculture use and possibly endangering residents with pesticides and chemicals because of the close proximity.</li> <li>• Small farmers should be given the same rights as the large farmers in terms of selling and developing their land. The way the policy is set up, it clearly benefits the farmers who owned 600 acres or more.</li> <li>• The initial Phase I of the 2000 Ag Reserve Master Plan showed mixed use centers along West Atlantic Avenue in Table 1-7. This Phase I correlates to the approval of Resolution No. R 2005-0588 – 0590 for the Special Assessment process for the Atlantic Avenue and State Road 7 Area Wastewater Force Main Extension Project, whereas it states, “This project will serve 41 commercial and 2 residential properties.” Given the purpose of the water main, agriculture does not benefit from this assessment and additional cost incurred by farmers.</li> <li>• No one has ever been able to explain why the 41 land owners on W. Atlantic Avenue and State Road 441 are paying for a special assessment when those with an agriculture land use can not benefit from it. Please be sure to address and respond to this issue.</li> <li>• The nursery industry in Palm Beach County has declined dramatically over the last 20 years and needs to be analyzed. There is no longer a critical mass for the industry in Palm Beach County. This data needs to be available for the roundtable and presented to the Board of County Commission so that, as stated in the Ag Reserve Master Plan,</li> </ul>
	<ul style="list-style-type: none"> <li>• There was an assumption in the 2000 Ag Reserve Master Plan that the nursery industry would be sustainable (Chapter 2, Paragraph 1, Page 17). That is not the case and data will support this fact. There is no longer a critical mass of the nursery industry. In the 2000 Ag Master Plan, it is listed that more than 100 nurseries were in operation. Today there are 40 (According to the Palm Beach Chapter Florida Nursery, Growers and Landscape Association (FNGLA) – 19 of which are in the Ag Reserve) – so if we estimate that 110 nurseries existed in 2000, that means that approximately 64% have gone out of business.</li> <li>• As quoted in the Ag Reserve Master Plan, pg. 21, “It makes little sense to protect farmland if farmers cannot make a living.” The pleading and begging that we have heard from farmers to be able to sell their land and sell their TDR’s needs to be investigated; not overlooked.</li> <li>• The nursery industry in Florida for ornamental plants is now hallmarked by the Apopka area to the north and Homestead to the south. (I lost a \$7,000 order this week because my customer did not want to make another truck stop here in Delray when she could get the product in Homestead and Mount Dora).</li> <li>• Palm Beach Wholesale Growers Association no longer exists because there are not enough nurseries here in Palm Beach County to support it.</li> <li>• In 1995-96, there were 595 nurseries covering 7,219 acres countywide. By 2000, the number dropped to 558 on 6,374 acres. (Sun Sentinel, August 6, 2001, Farms, Nurseries get the Squeeze – (<a href="http://articles.sun-sentinel.com/2001-08-06/news/0108060089_1_agricultural-preservation-program-nurseries-palm-beach-county">http://articles.sun-sentinel.com/2001-08-06/news/0108060089_1_agricultural-preservation-program-nurseries-palm-beach-county</a>))</li> <li>• I would like to suggest that the Agriculture Reserve Master Plan be updated and that an Agriculture Reserve Residential/Commercial Plan be developed.</li> <li>• I would like to request that Table 1-1 and Table 2-1 be updated for the roundtable on February 17th.</li> <li>• I would like to suggest that an analysis of the nursery industry be conducted for Palm Beach County – as well as the nursery industry as a whole. It was never done.</li> </ul>

Topic:	Topic: Commercial Land Use
	<p>The only industry that was analyzed in the Ag Reserve Master Plan was the crop farmers – and the result of that analysis formed the foundation of the policy in the Ag Reserve as it pertained to selling land for development. Had a study been conducted on the future of the nursery industry, the policy may have been written differently, giving smaller farmers the rights to develop as well and we would not be in the predicament we are currently in with the small farmers stuck farming when there is no longer a critical mass for their industry. Only tracks of land 600 acres or larger could be used and they were given rights to sell off their land to develop. • Who are the farmers who are selling their development rights? What were they producing? Why are they selling? And why are the farmers who are pleading to be allowed to sell their development rights pleading? Why are they suffering so that they are pleading? These “pleads” are on public record and are in the newspaper. Here is one from a recent article: .....smaller farm owners who pleaded hardship and want the ability to sell off their development rights to developers like G.L. Homes; and brokers and real estate agents with special interests in transactions involving TDRs (Transfer of Development Rights). Why are they pleading hardship? This question needs to be asked. <a href="https://unitedpbc.org/2015/news/6-to-1-county-oks-gl-homes-requests-for-3-ag-reserve-zoning-changes/">https://unitedpbc.org/2015/news/6-to-1-county-oks-gl-homes-requests-for-3-ag-reserve-zoning-changes/</a> I think the county needs to gather this data related to the farmers pleading and begging to sell their development rights and understand it. It was never meant for the farmers to suffer and that is what appears to be happening. • The concept of the Ag Reserve Master Plan was fatally flawed from the beginning as to “preserving agriculture” because the largest tracks of land could be developed. Furthermore, the way the policies were established hurt small farmers in that they were locked into farming while the critical mass of farming was being diminished. This is why the farmers are now “begging to sell their TDR’s because under the current policies. • The large land owners, who had 600 acres or more had so much more freedom in the use of their land than the small farm owners. • A big problem in the ag reserve area is the flawed assumption that the nursery business would continue to thrive despite the development that has reduced the industry. That assumption is wrong in the following ways: o In order for farming to be healthy, there has to be a large enough area so that you create a critical mass. A critical mass study should be conducted for the farming industries in the ag reserve similar to the study that was conducted in North Carolina. <a href="https://ideas.repec.org/p/ags/umdrwp/28552.html">https://ideas.repec.org/p/ags/umdrwp/28552.html</a> (Note that a tractor repair company that existed at Delray Growers from 1960-2004 – relocated because of the lack of demand for the services – this correlates to more than a 50% decrease in row crop farming in the Ag Reserve – yet Delray Growers is expected to continue to serve the farming/ag industry. This does not make sense.) • Conduct a Nursery Industry Cluster Analysis for Palm Beach County – • <a href="http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;source=web&amp;cd=1&amp;ved=0CB4QFjAA&amp;url=http%3A%2F%2Fwww.pdx.edu%2Fsites%2Fwww.pdx.edu.im%2Ffiles%2Fims_neonursery.pdf&amp;ei=MaPaVNWvKsqZNqLKgegC&amp;usg=AFQjCNEIivINQQyJ3EVzv8raJMD4hMp2ug&amp;sig2=rX38v-1MQOnANzqw2JaoOg">http://www.google.com/url?sa=t&amp;rct=j&amp;q=&amp;esrc=s&amp;source=web&amp;cd=1&amp;ved=0CB4QFjAA&amp;url=http%3A%2F%2Fwww.pdx.edu%2Fsites%2Fwww.pdx.edu.im%2Ffiles%2Fims_neonursery.pdf&amp;ei=MaPaVNWvKsqZNqLKgegC&amp;usg=AFQjCNEIivINQQyJ3EVzv8raJMD4hMp2ug&amp;sig2=rX38v-1MQOnANzqw2JaoOg</a></p>
Nursery Operator	<p>My 10 acres is east of Lyons Road &amp; South of Atlantic Ave. bordered by Misner Country Club, the Bridges &amp; The Delray market place. This area is very high traffic and now dangerous for farm vehicles. After 30 years of growing we can no longer make a living and the pressures of traffic and the not welcome attitude of the community has made our life impossible. Please allow a zoning change for those of us in this area where you have allowed development all around us. We have paid taxes for 30 years and now must leave, without relief with a zoning change many land owners will be forced from our land.</p>

Topic:	Topic: Commercial Land Use
Nursery Operator	<p>• Yes, designate 200 or more additional acres of commercial land uses along main corridors. The initial Phase I of the 2000 Ag Reserve Master Plan showed mixed use centers along West Atlantic Avenue in Table 1-7. This Phase I correlates to the approval of Resolution No. R 2005-0588 – 0590 for the Special Assessment process for the Atlantic Avenue and State Road 7 Area Wastewater Force Main Extension Project, whereas it states, “This project will serve 41 commercial and 2 residential properties.” Given the purpose of the water main, my property does not benefit from this assessment and additional cost. No one has yet explained to me why we are paying for this waterline. It is of no use to us for property that is designated as agriculture. Our property should be changed to commercial along with the other properties who are paying for this water line as it was intended to be. Please be sure to address and respond to this issue. • The concept of the Ag Reserve Master Plan was fatally flawed from the beginning as to “preserving agriculture” because the largest tracks of land could be developed. Furthermore, the way the policies were established hurt small farmers in that they were locked into farming while the critical mass of farming was being diminished. It has also hurt their land value. • I would like to suggest that the Agriculture Reserve Master Plan be updated and that an Agriculture Reserve Residential/Commercial Plan be developed. • I would like to request that Table 1-1 and Table 2-1 be updated for the roundtable on February 17th.</p>
Nursery Operator	<p>As a nurseryman in the ag. reserve for over 30 years, it is time to move on. The nursery industry is no longer a viable business. The county commissioners voted without our knowledge and consent to change our land designation. We're not interested in staffs opinion they should just present the facts. We're also not interested in the pundits like COBRA environmentalists or Audubon society. We are going broke, while these people are making decisions about our lives.</p>
Nursery Operator	<p>Yes, designate additional commercial land uses along main corridors - and especially where land owners paying for the water assessment along W. Atlantic Avenue and 441. This land was intended for use as commercial as noted in the Ag Reserve Master Plan.</p>
Nursery Operator	<p>MAKE NECESSARY CHANGES TO TDR PROGRAM.</p>
Nursery Operator	<p>There should be some commercial acreage added to what is called the ag reserve to accommodate all of the development that has been and will be built.</p>
Representative/owner of a non-residential use	<p>The 11.23 ac. parcel west of 1/2 Mile Rd. with approx. 715 ft. of frontage on the south side of Atlantic Ave. (St.Rd. 806) has been in the ownership of a single family since 1961. It is zoned IND/AGR which is a unique situation within the Ag. Reserve. The only other properties with similar zoning are located along both sides of Atlantic Ave. - on the north side from Smith-Sundy Rd. to St.Rd. 7 and on the south side from 1/2 Mile Rd. also to St.Rd.7. Except for the most westerly parcel - all properties on the north side are developed with industrial uses: ie. a well drilling &amp; irrigation supply business a golf cart manufacturing business an auto repair shop an ice cream distribution facility a gas station with convenience store and, a self storage facility. On the south side of Atlantic Ave. the only developed property is a religious facility and an abandoned lumber yard. The land to the south behind all of the undeveloped properties on the south side of Atlantic Ave. is AGR and will probably be developed as residential. A change of the use designation of this "south of Atlantic Ave" IND/AGR property to Commercial would encourage "softer" uses such as "professional/medical office" or "mixed-use business" in lieu of the more intense uses allowed under the current " industrial" designation. The size of the undeveloped "south side" lands totals approx. 28 acres (including the abandoned lumber yard) of which approx. 23 acres are contiguous and currently owned by only 2 entities. The unique situation of these "south side of Atlantic Ave." properties presents a fair and reasonable opportunity for the encouragement of business uses instead of the more intense industrial development of this land. Such a change to Commercial would be for the betterment of the Atlantic Ave. corridor from 1/2 Mile Rd. to St.Rd. 7 and the Ag. Reserve overall.</p>

Topic:	Topic: Commercial Land Use
Resident of the Ag Reserve	Recently I received a notification from PBCWUD (the water company) saying our bills could go from \$20 a month to \$400 a month. Although we were experiencing extreme drought at the time, it was only last year that the drought was broken. Shouldn't the "water company" weigh in here? I don't want to see any aggrandizement in the Ag Reserve if we are headed for water prices like that. I suggest that PBCUD commission an environmental impact study before any further development begins.
Resident of the Ag Reserve	I think it is inevitable and good for the area to add retail or other commercial uses if done by professionals and controlled. We also desperately need a gas station out here as there is only peanuts and prices are high, not clean, needs competition. The area will only benefit as we are in the middle of nowhere now and if people want that, they would move to larger parcels out west or north in my view. People here want convenience and value add to the area.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
<b>Topic Description:</b>	Eliminate minimum size/contiguity requirement	Allow more uses such as landscape maintenance, mulching, and the production of products that serve as accessory to the agricultural industry; Eliminate current (code) size restrictions for packing houses	Allow a home to serve as a farm residence in preserve areas on less than five acres, provided that majority of property is in uses permitted by conservation easements, to allow for sale of development rights on the additional lands, and/or eliminate restriction on size of caretakers' quarters allowed in preserve areas
<b>Respondent Category:</b>			
Community Organization Representative	NO! Piecemeal preserve parcels were never the intended end result of our comprehensive plan. Large farms and tracts for wildlife are the endgame.	May consider increased size for packing houses, on an individual basis for local, row crop farms.	No. farmers can hold back the tdr's necessary to build their homes. Preserve is preserve.
Community Organization Representative	Agreed, but do not allow LWDD and SfWMD to participate.	Do not allow uses such as landscape maintenance, mulching and the production of products on preserve land	Maintain five acres for each sSWD.
Community Organization Representative	Agree	No changes	Agree
Community Organization Representative	There should be no new development in the Ag Reserve. All agricultural land should remain agricultural forever. Any permits that have been granted to developers should be revoked. If any developers claim the right to develop agricultural land, they should be challenged in court. There has been too much development already in the agricultural reserve and any more development will have a devastating effect upon our economy, our quality of life, our environment, our health and well being, and will exacerbate global warming.	Such uses that support agriculture should be supported. All agricultural land should remain agricultural forever. There has been too much development already in the agricultural reserve and any more development will have a devastating effect upon our economy, our quality of life, our environment, our health and wellbeing, and will exacerbate global warming. Only those uses which aid and support agriculture should be allowed in the agricultural reserve.	There should be no new development in the Ag Reserve. All agricultural land should remain agricultural forever. Any permits that have been granted to developers should be revoked. If any developers claim the right to develop agricultural land, they should be challenged in court. There has been too much development already in the agricultural reserve and any more development will have a devastating effect upon our economy, our quality of life, our environment, our health and well being, and will exacerbate global warming.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Developer/Agent	Again, we are concerned that this will further fragment an already fragmented area. We need to maintain areas large enough to support row crops when possible. We also need buffers so that nursery owners and farmers can spray without bothering nearby owners. We need signage and county education to alert homeowners that they live in an agricultural area where agricultural uses are permitted.	These proposals need more study. These may need to be permitted, but on a case by case basis to assure that they fit in the areas being suggested. The restrictions on packing houses needs to be studied and should not be part of this proposal. Packing houses are necessary for agricultural production. How will these changes affect their viability. We need more study to make the right decision on this issue.	Are these true caretaker homes or is this an attempt to further development on residences? If these are true caretaker homes than these could be approved case by case. In some cases this makes sense, but opening it up to all cases may not be a good idea.
Developer/Agent	It appears GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Eliminating this requirement would gut the law, allowing developers to build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture." This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.	The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.	This appears to be a ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve.
Developer/Agent	NO! This change would allow all developers the right to create slightly smaller, but still massive planned developments, that would then require more services. Give an inch and it quickly becomes a planned development.	I would be in favor or expanding the uses of the land east of state road 7 as long as it was beneficial to farmers and the green industry.	I would favor allowing a farm residence of any size, on any size piece of property as long as that property and all of the remaining property can no longer be a sending area for development rights.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Developer/Agent	See comments above.	See comments above.	See comments above.
Developer/Agent	<p>Contiguity and Minimum size are fundamental requirements that are necessary to protect agriculture. Elimination of these requisites would encourage development of the reserve and discourage and quite possibly endanger the continued existence of farming by chipping away at the critical mass necessary for continued viable farming operations.</p>	<p>Neither landscape maintenance nor mulching production is compatible with farming operations. While at first blush these operations are rural uses but not appropriate where the lands preserved are protected for vegetable and/or row crops, not commercial uses. This is also the reason that packing house limits must remain.</p>	<p>Housing should not be considered as "caretaker" especially in preserve areas. This ultimately leads to unsustainable encroachment into the very same lands you portend to save as agriculture preserve. Size limits should not be altered. ALL preserve areas must be subject to a recorded conservation easement that is enforceable by third parties. Any revisions to conservation easements should require a supermajority vote in the affirmative by the County Commission.</p>

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Developer/Agent	<p>I would oppose eliminating the minimum size/contiguity requirement for 60/40 PUDs. Farmers have said that their operations are becoming less viable as they are surrounded by more and more development. As more of the areas for farming are broken up, more of the remaining farmers will give up and the concept of an Agricultural Reserve will become a lost cause, not to mention a waste of taxpayers' money. Preserve areas also lose their value for wildlife habitat and water storage, not to mention their aesthetic and recreational value, when they are relegated to small islands in the midst of a sea of development. And more development diminishes the value of the Ag Reserve as a buffer to Loxahatchee National Wildlife Refuge, in particular any development west of S.R. 7.</p>	<p>I would want to look at allowing more types of operations in 60/40 PUD Preserve areas on a case-by-case basis. I believe that lifting some of the current restrictions on operations in the Ag Reserve could encourage some owner/operators to keep their lands in agriculture/horticulture/equestrian uses, etc. that overall are a lower intensity use of the land and better for wildlife and the people who live there.</p>	<p>In general I would support removing restrictions on the size of a farm residence or caretakers' quarters, but I would want to be very careful about the wording of any such change, because it might be easy to take advantage and allow more development that in no way meets the spirit of the definition of farm residence or caretakers' quarters.</p>
Developer/Agent	<p>This is a very bad idea. Builders have been able to convince the board of commissioners thruout the years that their plans are best for the public. This plan is dangerous to the wetlands and wildlife corridors. It is important to keep the land for future farming for our children as the climate continues to change. Please do not change the 60/40 pds.</p>	<p>Farming in the Ag Reserve is row-crop farming and is a large part of the economic success of Palm Beach County. We need to protect and help the farmers as their needs arise so they remain in farming but not infringe on the ability of other farmers to operate in the Ag Reseve. Do not eliminate code size but allow a case by case review of the needs for larger packing houses.</p>	<p>The farmers should be able to build a single-family home to accomodate their needs and not have a size restriction but they need to keep their development rights on their own lands. A caretakers' quarters size should be adjusted to current needs and be a reasonable size but not have all size restrictions removed.</p>

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Developer/Agent	<p>The purpose of the size / contiguity requirement was to ensure a critical mass of agricultural land such that large-scale farming would continue to be viable into the future. Eliminating this requirement would undermine this effort by allowing extremely small preserve parcels to be scattered throughout the Ag Reserve. By opening up additional parcels to serve as preserve areas, it would foster and facilitate increased development potential in the Ag Reserve, which is the driving purpose behind virtually all of the proposed amendments. The desire to increase development potential and return on investment for landowners is not a legitimate planning purpose upon which plan amendments can legally be based. This proposed change, as well as the others that have been proposed undermine agriculture by fragmenting agricultural areas, resulting in piecemeal, unconnected preserve areas, which serve no purpose to the greater whole. Additionally these changes increase residential development potential, which, due to the inherent conflicts</p>	<p>Allowable uses within the preserve areas were purposely limited to those that support agriculture, water resources or the environment. Landscape maintenance and mulching operations do not constitute agriculture, nor does either provide any benefit to agriculture, water resources or the environment. Allowing these uses within preserve areas would undermine agriculture by preventing the establishment of uses that are actually beneficial to the purpose of the Ag Reserve tier.</p>	<p>These changes appear to be attempts to allow undetermined amounts of residential development to be located within preserve areas, beyond that which is needed for traditional farm residences and / or caretakers quarters. It has been suggested that provision could allow existing and future preserves to be developed and built out as 5 acre ranchettes. To the extent that increased residential development within preserve areas is a potential outcome of this proposed change, it would be fundamentally inconsistent with very purpose for which the Ag Reserve was established. Allowing any increased residential development within preserve areas would significantly undermine the public investment within the Ag Reserve by reducing the critical mass of preserved agricultural land, while increasing land use conflicts between agriculture and residential development. No additional residential uses should be allowed on preserve lands.</p>

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Equestrian	<p>GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Thus, GL Homes now wants to gut the law so that it can build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture."</p> <p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve. You have to take responsibility and STOP GL Homes from destroying our land for their GREED.</p>	<p>The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.</p>	<p>This is another ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve. Don't ignore the LAW. Do what is right for the people and stop this now before it goes any further.</p>
Equestrian	<p>GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Thus, GL Homes now wants to gut the law so that it can build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture."</p> <p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.</p>	<p>The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.</p>	

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Equestrian	This topic as purposed lacks common sense, foresight and wisdom for the Ag Reserve. The southern part of Palm Beach County needs to maintain it's geographical identity, farm lands need to remain in their present state. Do not allow further over development so that the Ag Reserve becomes the part of the county of nothing notable, like allowing the area to become one all-consuming vast concrete urban expanse. STOP FURTHER DEVELOPMENT IN THE AG RESERVE. .	There has to be a greater discription and further detailed information of products given to comment on "uses" in this proposal. Offering code elimination proposals to owners of packing houses is inconceivable due to the fact that it is an obligation and duty of the county commissioners and staffers to maintain long range driven standards, and set ethical rules that provide the greatest good for the greatest group of citizens of the county, not the greatest good to a greed-driven few. Why is there such a rush to let go of the tax payers property that this proposal offers over-the-top perks for the packing houses, and to those who own the land they utilize located on the precious fertile farm land in the Ag Reserve? That said, if a particular farmer needs to increase his packing plant to accommodate his particular bountiful crop production, there needs to be a provision for that.	PROTECT and PRESERVE the AG RESERVE FROM BEING FURTHER TRUNCATED BY SUCH MEANS PROPOSED. Why are homes in the AgReserve considered Preserved ? In reality they are not preserve. More attention needs to be devoted to definitions.
Equestrian	this plan is dangerous to the wetlands and wildlife refuge and impacts the ag reserve to survival	gl homes wants to change existing law to build additional homes that will lead to the demise of the ag reserve the ag reserve should receive accomadation on packing houses so long as it does not infringe on other farmers to operate successfully in the ag reserve	the landowners can sell their development rights but must be sent outside the the ag reserve to bother areas zoned urban or suburbanthe law must remain as is

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	<p>Lets just make a patchwork quilt and call it Agricultural. We can lay it down on 441 and call it vegetables. Farms need to be contiguous because the people who move into subdivisions do not want a farm next door. Seven Bridges is a perfect example its in the middle of nowhere and the people dumb enough to pay \$700.000 to 2 MILLION DOLLARS will want every store nearby not a farm. They will cry that their poodle Fefe is allergic to tomatoes. The 1989 PBC Comprehensive Plan was to avoid the Bastardization of Palm Beach County. The 100 Million Dollar Bond was to avoid building in the AG Reserve. It was the buy 10,000 acres not 2300 acres period. Since the builders want to destroy the concept they need to give the taxpayers 100 MILLION DOLLARS PLUS the interest. I think a fare amount would be 200 Million. Since they are the ones benefiting from all the profits they receive as they keep moving up the road like locusts.</p>	NO	NO And Hell No. This once again is a scam to put 100 more units on any one acre. Developers will not be happy until they can pave EVERY SQUARE INCH OF FLORIDA from Key West to Pensacola. They do not care if there is water or if we can breath or if we live at all. Florida is not New York City.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.
Interested Citizen	Stop any further PD's in the ag reserve	Stop any further PD's in the ag reserve	Stop any further PD's in the ag reserve
Interested Citizen	I am not in favor of eliminating the size/contiguity requirement. Contiguity is needed for wildlife. Wildlife is a reason many people move out west and we should be saving a place for wildlife.	These are acceptable purposes so long as Ag Reserve land currently used for growing is not removed for growing for the creation of these new uses.	Again, there should be no commercial or residential development in the Ag Reserve. And, certainly nothing in preserve areas.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	<p>GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Thus, GL Homes now wants to gut the law so that it can build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture."</p> <p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.</p>	<p>The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.</p>	<p>This is another ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve.</p>
Interested Citizen	<p>This proposal is on the table because GL Homes has run out of tiny slivers of land to call Preservation Areas. What it simply means is that if the code change is approved, quarter-acre parcels could be called "Preservation Areas." What kind of high yield farming could be done on a quarter-acre parcel? How would this further the goal of large-tract farming in the Ag Reserve?</p>	<p>Packing plants serve a legitimate purpose if the farmer is engaged in large-scale row-crop production in the Ag Reserve. Packing plants should not be approved for row-crop production conducted in a different county unless that farmer also has significant row-crop production in the Ag Reserve.</p>	<p>Since GL Homes just got the County Commission to rubber stamp its "Preservation Areas" attached to its vastly expanded Valencia Cove development in the Ag Reserve, despite the fact that some of these "Preservation Areas" had single family homes on them (which is not allowed under current law), one must assume this is one more proposal seeking to benefit GL Homes.</p>
Interested Citizen	<p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.</p>	<p>Consider allowing large tract, row-crop farmers who wish to grow their business in the Ag Reserve to receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.</p>	<p>The county is not in the business of making farmers rich. Every last 5 acre parcel does not need to be given TDR's. SEND the tdr's OUT of the Ag Reserve- don't add more IN the Ag Reserve.</p>

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	No changes. Small acreage is not good for farming. Keep our green space, green. You are selling out on our valuable farmland. There is none other like it in the country.	Perhaps consider larger packing houses for large row crop farms.	No. A preserve is a preserve. Use your own tdr for a house.
Interested Citizen	NO! Preserve agriculture.	maybe, on a case by case basis.	No.
Interested Citizen	<p>GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Thus, GL Homes now wants to gut the law so that it can build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture."</p> <p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and THREATENS THE VERY SURVIVAL OF THE AG RESERVE.</p>	The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.	This is another ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Interested Citizen	No. The Ag Reserve is a special tier that was created to preserve agriculture, not development.	maybe	no. keep the rules as is
Interested Citizen	No need for change	Might be helpful	

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Interested Citizen	<p>GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Thus, GL Homes now wants to gut the law so that it can build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture."</p> <p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.</p>	<p>The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.</p>	<p>This is another ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve.</p>
Interested Citizen	<p>GL Homes is running out of land to create the "Preservation Area" required under the 60/40 development option where a parcel of land that is 1.5 times the size of the development area must be preserved for farming, fallow land, wetlands or other conservation purposes. Thus, GL Homes now wants to gut the law so that it can build thousands of more homes in an area that is set aside under the law to be "preserved primarily for agriculture."</p> <p>This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.</p>	<p>The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.</p>	<p>This is another ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve.</p>

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Interested Citizen	No way this much control should be given to developments.	These more "natural" endeavors can help to sustain the forever wild nature of these areas, and should be encouraged, especially as opposed to the developments which will pave over lands, and make other support developments necessary.	Yes, this is more compatible to the forever wild nature of the Ag Reserve.
Interested Citizen	NO. When the Ag Reserve was set up, the 60/40 WAS THE COMPROMISE. Developers were supposed to agree to this IN PERPETUITY. This plan is dangerous to the wetlands and wildlife corridors around the Wildlife Refuge and threatens the very survival of the Ag Reserve.	NO. The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.	NO. This is another ruse by development interests. Under current law, the Ag Reserve is a "sending" area for development rights. This means that landowners can sell their development rights but they must be "sent" outside of the Ag Reserve to areas that are zoned Urban or Suburban. This must remain the law in order to allow the Ag Reserve to survive and stop the dangerous development in the Ag Reserve.
Interested Citizen	Light up an El Corrupto, and feel good again!	Could the manufacture of tractors, manure spreaders, and pesticides be considered as accessory to agriculture...since all you are doing is spreading more manure.	See the Wellington Equestrian development. How much less than five acres? 1/2 acre? More manure.
Interested Citizen	Please allow owners who bought their land prior to the AgReserve designation to sell their land. It is too difficult to farm it and impossible to sell it.	Please allow owners who bought their land prior to the AgReserve designation to sell their land. It is too difficult to farm it and impossible to sell it.	Please allow owners who bought their land prior to the AgReserve designation to sell their land. It is too difficult to farm it and impossible to sell it.
Interested Citizen	This has already taken place by developers being permitted to swap out smaller parcels for larger tracts.	There already are existing packing facilities that are under utilized as many are gone and others running well below capacity. The reality is that commercial farming has been minimized by existing development in the AG Reserve.	I do not believe that this will assist in leveling the playing field with the large tract developers that has already taken place.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	NO CHANGE TO COMPREHENSIVE PLAN	NO CHANGE TO COMPREHENSIVE PALN	1) PERMIT A FARM RESIDENCE IN PRESERVE AREA 2) ALLOW RESIDENCE TO BE BUILT ON LESS THAN 5 ACRES 3) ELIMINATE SIZE RESTRICTION ON CARETAKERS QUARTERS 4) PERMIT ONE SINGLE FAMILY FARM RESIDENCE IN A PRESERVE AREA 5) CODE REQUIREMENT OF DENSITY AT 1 UNIT FOR 5 ACRES TO BE MAINTAINED 6) MAINTAIN SIZE RESTIRCTIONS OF 1000 SQ ST ON CARETAKER QUARTERSNO CHANGE T
Interested Citizen	no, no, no. Small preserve areas scattered all around is not was intended in the Ag Reserve.	Must be looked at case by case. Legitimate Ag related use might be ok within certain perimeters. Larger packing houses might be ok for legitimately large farms with excessive amounts of produce to be shipped. Trucks should not bring produce into the Ag Reserve from other farms for shipping. Codes and restrictions are needed- do not completely do away with these.	A residence is not a good use of preserve land. Do not eliminate restrictions on size of caretakers quarters on preserve land. If larger quarters are needed, use development land, not reserve land.
Interested Citizen	no. The citizens envisioned the Ag Reserve to be an area of large, productive farms. This is very valuable farmland- a very special area in our country.	I don't know.	Again, preserve should be preserve. We are not in the business of making farmers rich. We should be in the business of making farms productive.
Interested Citizen	No changes.	Maybe allow larger packing houses, but individual review necessary. I would not like to see large trucks coming into the Ag Reserve from other areas with fruit and vegetables to be packed here. The packing houses should only be used for our local farms.	Not on preserve areas. Let them use the TDR's for their houses. Same for caretakers' quarters.

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Interested Citizen	No changes.	maybe allow more real agricultural related uses. Must be subject to review. BTW, how did we allow a garbage transfer site on preserve land? Is the county going to use the money to buy another beautiful farm to preserve in it's place?	No- keep the 5 acre minimum for homes.
Interested Citizen	As above - we need to grow our economy.	As above - we need to grow our economy.	As above - we need to grow our economy.
Interested Citizen	No more homes	No more	Np
Interested Citizen	No change except to not allow any building.	Allow agriculture. Maintain size restriction for packing houses until need is proven.	So, proposed a home of any size in preserve areas on less than 5 acres. NO. NO HOMES UNDER THE GUISE OF CONSRVATION. No elimination of restriction on size of caretakers quarters allowed.
Interested Citizen	No	No no	No No
Interested Citizen	Back when you were in biology class you learned that Malthus suggested that in any interval, food production increases arithmetically (2+2+4+8...) while human population growth increases geometrically (2x2x4x16x32...). The two curves quickly diverge. What sense does it make to take away a single acre of land perfectly suited for growing food and convert it into housing developments and so called preservation areas that do not produce food. 60/40 should be changed within the Ag. Reserve.	The farming that is under threat in the Ag Reserve is large tract, row-crop farming, an economic engine in Palm Beach County. Large tract, row-crop farmers who wish to grow their business in the Ag Reserve should receive accommodation on packing houses, providing they do not infringe on the ability of other farmers to operate successfully in the Ag Reserve.	There was an article in the 1/11/2015 PB Post titled "National Gross Harvest Decreased In 2014. This was just 3 days after a 6-1 vote that turned restricted easements into the hands of development. 60/40 does not work. It needs to be removed from the Ag. Reserve. Houses can be built in other areas with lesser density zoning. Do not destroy any more of this precious agriculture "Goldilock's zone".

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Nursery Operator	I have 2 5 acres pieces on acme dairy road. We live on one of the pieces and I have been in the business since 1980. Our area is surrounded by house developments, school just to the south of us and a hospital about 3 miles west. we are not big enough for preserve area even with all the neighbors and their are no preserves adjacent to us but we must remain in Agriculture. I don't understand how some landowners received the development rights to sell and others like myself have been left out but are forced to stay in agriculture.	Have no problem with landscape companies in ag Reserve but mulching needs to be zoned away from any existing home some that noise and fire risked are separated.	You want us to stay in ag. but have this notion that I can not live here. I would think that people like me and other small farmers would be allowed to participate like the large land owners did. I would like to stay and farm and love living on the property. it would make more sense to bull doze my house so that the 5 acres would get 5 development rights at \$80000 each and move to a different location. I don't want to do that.
Nursery Operator			this is a no brainer I am for this change.
Nursery Operator	THIS IS FAIR FOR THE SMALLER LAND OWNERS	if it pertains to agriculture it should be able to exist in the ag reserve	this works for someone who only has one or two acres. the small land owner should have the rights as the large land owner
Nursery Operator	• Since preserves are currently allowed to be "moved" and "swapped" – with other land, eliminate minimum size/contiguity requirement.	It is too late. The critical mass for the agriculture industry is already gone in the Ag Reserve.	Yes, allow a home to serve as a farm residence and eliminate restriction on size of caretakers' quarters.
Nursery Operator	Yes on all of these	yes on all of these	Yes

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Nursery Operator	<ul style="list-style-type: none"> <li>Since preserves are currently allowed to be "moved" and "swapped" – with other land, and I understand now it can even be swapped outside of the ag reserve - eliminate minimum size/contiguity requirement.</li> </ul>	<p>These changes that were suggested would not work. The county has already lost its critical mass for the agriculture industry. A welder was on our property for 50 years fixing farm equipment - and went to work directly for one farmer - because all the large tracts of land were sold - so there is no longer a need for his services. How could it be expected to product products that serve as an accessory to the agricultural industry when the industry has been decreased by more than 50% - just in the land area. With schools, hospitals and thousands of houses being built, this is no longer an agricultural area.</p>	<p>Yes, allow a home to serve as a farm residence and eliminate restriction on size of caretakers' quarters.</p>
Nursery Operator	<p>Yes, eliminate minimum size/contiguity requirement - many small farmers have been pleading to be allowed to sell their development rights. Unfortunately, under the current plan that is their only hope. Especially since their land value has diminished in the ag reserve - an unintended consequence.</p>	<p>Yes, allow more uses and eliminate current size restrictions for packing houses.</p>	<p>Note that the ag reserve master needs to be updated so it correlates to what is realistic. Agree with both recommendations above.</p>
Nursery Operator	<p>ELIMINATE MIN. SIZE CONTIUIITY REQUIREMENT.</p>	<p>ALLOW MORE USES .....ACCESSORIES TO AG INDUSTRY.</p>	<p>ALLOW HOME TO SERVE AS FARM RSIDENCE.....ON LESS THAN FIVE.....TO ALLOW SALE OF DEVELOPMENTRIGHTS ON ADDITIIONAL LANDS</p>
Nursery Operator	<p>not sure how I feel about this. I have the ability to sell mine but have not because I do not want to be doing this the rest of my life. Been in the nursery business since 1980 and VERY tired. I think you need to take a survey of those who have sold. Im sure most of them did just because they needed money. NOT because they wanted to stay in the ag business.</p>	<p>This just adds more of the non ag uses that are already out there. packing houses should have no size limit.</p>	

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Resident of the Ag Reserve		<p>In Appendix "B", page B-6 of the Ag. Reserve Master Plan it says: "The uses below are to be accommodated as a part of the continuation of the Reserve." FAITH FARMS Churches Faith Farm is a church, and runs its 9-month Residential Drug &amp; Alcohol Recovery Program on its 90-acres on U.S. 441 /State Rd. 7. Faith Farm was established when its frontage was on a 2-lane road. There were NO facilities available. That is why Faith Farm has its own Water AND Sewer Plants. Our Students in Recovery are allowed no vehicles, so Faith Farm is not even a burden on the Road System, no matter how many residents are in the Program. Faith Farm should NOT be required to adhere to ANY CONFORMING USES, because we were there BEFORE there were ANY uses, so there should be no comparison for Faith Farm. We should be (and we believe we are) exempt from the Ag Reserve Issues totally. Yet, Zoning is afraid to acknowledge that, and we are constantly limited in developing additional beds to save more people in the community from addictions. Judges sentence people to Faith Farm, taking \$92,500/year (we're told) off the costs of incarceration, yet we spend \$3,000 per month per student to transform people from being thieves, committing burglaries, etc. to get money to buy drugs into providing jobs, college grants, etc. and transforming them into renting, working tax-paying citizens, yet we cannot expand to increase this work? something's really wrong with this picture.</p>	

Topic:	Topic: Preserve Area Requirements for 60/40 PDs	Topic: Uses allowable in 60/40 PD Preserve Area	Topic: Single-Family/Caretaker's Quarters
Resident of the Ag Reserve	Stop your aggrandizement. Save our quality of life and preserve these sensitive wetlands. Conserve water, don't think you can commoditize it. We'll reach a tipping point from which we will not be able to return to the norm. We're headed to a calamitous ending of our quality of life and will look more like Martin county, teetering on the margins in all respects.	Some agricultural services might be permitted, but only by special, individual approval, according to environmental impact, traffic allowances, and of course necessity to support existing industries.	I would oppose breaking up 5 acre estates for the purpose of further development. A room in the barn, or a loft could serve as a housekeepers quarters. Should the house be bigger than the barn? I suppose it would be possible to have a servant's quarters that is actually bigger than the house. I can't imagine something like this in one of our gated communities but if the residence is in an accepted equestrian or farming community than I suppose the barn/servant's quarters could be as big as the owner of the property wants.
Resident of the Ag Reserve		Not a good idea. These operations detract from neighboring residential parcels	
Resident of the Ag Reserve	agreed	not sure that is what we want, depends on areas in the reserve.	no comment
Resident of the Ag Reserve	PLEASE GIVE ME THE LITTLE MAN THE RIGHTS TO MY OWN PROPERTY AGAIN	AS ABOVE	AS ABOVE

<b>Topic:</b>	<b>Topic: TDR Residential Overlay</b>	<b>Topic: Agricultural Enhancement Programs</b>
<b>Topic Description:</b>	Create overlay option for undeveloped lands allowing for a base potential density of 1 du/ac, a min. req. to purchase a TDR per acre from County TDR bank, an option to purchase an additional TDR, elimination of 60% preserve requirement, max of 3 du/ac on development area; Cap units transferred into Ag Reserve at 7,000; Make corresponding changes to TDR program	Post signs indicating designated Agricultural Reserve area and cautioning motorists about slow moving farm equipment; Encourage and support agritourism where practical; Seek public/private support for commodity festivals; Consider traffic modifications more conducive to farming/nursery operations
<b>Respondent Category:</b>		
Community Organization Representative	NO! This is the Ag Reserve- one of the most productive agricultural areas in our country. We MUST NOT dismantle the large tracts for farming. This cannot just be about the end game for farmers who are no longer interested in farming. Make it valuable to sell to farmers, NOT to developers and commercial interests. Take them out of the equation. Farmland is valuable! No new TDR's IN- only OUT. Change the rules so that preserved parcels remain preserve parcels. Stop the parking and moving of tdr's.	YES! Make our farmland valuable for what it is- one of the richest agricultural areas in our country. Promote the Ag Reserve and help our farmers!
Community Organization Representative	Make no changes in the TDR program.	Agreed
Community Organization Representative	No TDRs in the Ag Reserve	Agree

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Community Organization Representative	There should be no new development in the Ag Reserve. All agricultural land should remain agricultural forever. Any permits that have been granted to developers should be revoked. If any developers claim the right to develop agricultural land, they should be challenged in court. There has been too much development already in the agricultural reserve and any more development will have a devastating effect upon our economy, our quality of life, our environment, our health and well being, and will exacerbate global warming.	We support these measures.
Developer/Agent	This appears to open the area up for too much development. There is already a number of developments in the works. Do not support a TDR bank at this time. There needs to be a long term plan that limits the amount of development and guarantees a minimum threshold for farming to keep the area viable as an area of agricultural production.	We support these ideas. Roads should designed so that agricultural equipment can be safely operated. There may need to be reduced speed limits and greater enforcement. Support community festivals. Strongly support agritourism. This is a great idea to bring in more business to our area.
Developer/Agent	No major farming area in the United States allows for development of 3 homes per acre as proposed above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area.	Sounds good.
Developer/Agent	We cannot end the 60/40 requirement! That would be the end of the Ag Reserve. it was my understanding at the technical meetings that the commisssioners wanted to preserve the AG Reserve. This change would end it!	yes. we might want to consider water farming as well. We need an economic impact study on the whole area.
Developer/Agent	See comments above.	See comments above.

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Developer/Agent	<p>There is absolutely no rational justification for the TDR overlay option. Ultimately, the County would be pressured and allowed to sell TDRs with no requirement that these sales be used to acquire more agricultural lands. The end result would not encourage the preservation of agricultural but instead would allow for the proliferation of sprawling development. Eliminating the 60% requirement is a fundamental violation of the Ag Reserve program. From a planning perspective, 3/dus/acre is not compatible with agricultural protection. Accordingly, NO additional units should be allowed in the Ag Reserve.</p>	<p>YES to all of these. Add a requirement that all residential unit purchasers sign an acknowledgment disclosure statement regarding the Right to Farm Act. See Fla. Stat. 823.14.</p>
Developer/Agent	<p>To allow 60% of preserve to be established as residential homes will increase density and decrease the natural areas of the preserve.</p>	

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Developer/Agent	<p>I would oppose any changes to the TDR program. Farmers have said that their operations are becoming less viable as they are surrounded by more and more development. As more of the areas for farming are broken up, more of the remaining farmers will give up and the concept of an Agricultural Reserve will become a lost cause, not to mention a waste of taxpayers' money. More development also diminishes the value of the Ag Reserve as a buffer to Loxahatchee National Wildlife Refuge, in particular any development west of S.R. 7.</p>	<p>I absolutely would support ideas such as these that would let more county residents know that we have an Agricultural Reserve, it is something to be proud of, with many local benefits, that living in it is a privilege that comes with benefits but some restrictions. Those benefits include harboring wildlife from the neighboring Everglades, which by the way more residents should also be made aware of. I also heard some good ideas on helping farmers stay in farming at one of the recent technical sessions. One was to make sure that the county is not leasing county-bought land back to farmers at rates that undercut other owners in the Ag Reserve who could otherwise charge higher rates for leasing their own land. Another was to offer tax breaks to owners in the Ag Reserve who keep their land in farming, and to allow those breaks to continue if/when the land is sold, to partly compensate for the restrictions that prevent their selling out to developers for top dollar.</p>
Developer/Agent	<p>The proposal to end the 60 percent preserve requirement would effectively turn the Ag reserve and the buffer lands around the Wildlife into a densely populated residential area. I am definitely against this idea!!</p>	<p>This is the best idea!! It is important to advertise the ag reserve land and to make people aware of how lucky we have some of the best crops in the US. We definitely need to support agritourism and have commodity festivals (like the Everglades Day Festival put on at ARM Loxahatchee National Wildlife Refuge) and definitely consider traffic modifications more conducive to farming/nursery operations. WE NEED TO SUPPORT THE FARMERS! They are very very important to our future!</p>

<b>Topic:</b>	<b>Topic: TDR Residential Overlay</b>	<b>Topic: Agricultural Enhancement Programs</b>
Developer/Agent	<p>This proposed change is outrageously inconsistent with the premise of continued agriculture within the Ag Reserve. It is nothing more than a blatant attempt to drastically increase development to the detriment of agriculture and the environment. It directly contravenes the most fundamental and basic purposes and intents of the Transfer of Development Rights program which is to reduce development potential in sensitive areas like the Ag Reserve. These proposed changes and the others above, as a whole, would significantly undermine the long-term viability of agriculture and environmental protection within the Ag Reserve. Their basic purpose is nothing more than to increase development potential and land values to the benefit of landowners and to the detriment of long-term agriculture. They significantly undermine the massive public investment to protect and maintain agricultural land within the Ag Reserve in perpetuity. Because they are based upon increasing private profit as opposed to preserving agriculture, they fail to further any legitimate public purpose and instead irreversibly undermine the purposes for which the Ag Reserve was established. There is no legitimate planning purpose that supports these amendments and they fail to address the important state and local interest in long-term agricultural preservation. These changes should be rejected in total, as they are extremely detrimental to the purposes of the Ag Reserve and they provide no benefit to agriculture or the environment whatsoever.</p>	<p>These changes and other similar additions to the Ag Reserve plan seem appropriate and should be a key area of focus when looking for consensus. Additional agricultural enhancement ideas should be developed and considered, including, promoting farmer's markets to improve the visibility and importance of agriculture to the local community; re-instituting a PACE program for properties that are unable to qualify as preservation areas; utilization of "locally grown" or "PBC Ag Reserve" labels on all Ag Reserve produce; increased opportunities for "farm to table" agriculture; the promotion of "locally grown" CSA;s or consumer cooperatives, proper management of preserve areas to ensure they do not become infested with exotic species; and requiring disclosures for homebuyers of their location within an agricultural area. Additionally options should be explored to further the protection of agricultural land in perpetuity, such as providing 3rd party enforcement rights for conservation easements, requiring land use changes for preservation parcels, and / or requiring a super-majority vote for modification of conservation easements. As recommended in the Ag Reserve Master Plan, opportunities for agricultural education facilities should be explored. Such a program could be used to assist farms making the transition from one generation to the next. "Farm Link" programs have been initiated in several states, Through these programs, a farmer approaching retirement is linked with someone wanting to start farming through a coordinated effort and process.</p>

<b>Topic:</b>	<b>Topic: TDR Residential Overlay</b>	<b>Topic: Agricultural Enhancement Programs</b>
Equestrian	<p>It is an insult to the taxpayers of this county that this proposal is even being put out for consideration. No serious farming area in the United States allows for development of 3 homes per acre as envisioned above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. As one commentator stated at a previous Concerned Citizens' roundtable, "the outrage is the lack of outrage." And that outrage is lacking because the people are misinformed</p>	<p>These proposals came from those sincerely interested in protecting the Ag Reserve and should be given serious consideration. But other important recommendations from the public have been excluded from consideration: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. Why is it that all of the developer's wish list is on the table but concerned public citizens' cannot get valid proposals considered?</p>
Equestrian		<p>These proposals came from those sincerely interested in protecting the Ag Reserve and should be given serious consideration. But other important recommendations from the public have been excluded from consideration: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. Why is it that all of the developer's wish list is on the table but concerned public citizens' cannot get valid proposals considered?</p>

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Equestrian	This increased density consideration is not acceptable or in compliance with the \$100 Million in tax payer money to have been used to protect the Ag Reserve from developers. NO TDRS INTO THE AG RESERVE, NOT EVER	All valid, all necessary. More pro conservation proposals necessary as well.
Equestrian	I do not want and end of the 60 percent preserve because the ag reserve will be to densly populated	stop further development. we must not overbuild the ag reserve can not sustain itself
Interested Citizen	Overlays are a joke just like the Glades Area Protection Overlay (GAPO) written for Enrique Tomeu and Palm Beach Aggregates which gave us the biggest source of pollution in the world a 3800 megawatt power plant blowing 12 MILLION TONS OF POLLUTION , which needs 21 Million Gallons of water a day from 5 different permits , has 900 PSI, 36 inch natural gas pipeline with no Shut off valve for 34.7 miles and rock mining blasting daily within 200 feet till 2032. And they think they can steal more water and sell it to Broward from the 4000 acre pits right next to the power plant. Good luck with that dumb idea. HELL NO to any overlays ever again. This whole subject was brought up by a commission who thumbs their noses at bonds, commitments, and perpetuity. Our Commissioners sit on the dais speaking the exact words of the builders its uncanny that they repeat verbatim every nuance like puppets on the builders laps.	The Arthur Marshall is having it free day on February 14 2015 Valentines Day. That in itself is where I never see County Commissioners or Staff you need to go. That was what the entire area looked like before the rape and pillage started. 441 was a two lane road with canals on either side just a few years back.

<b>Topic:</b>	<b>Topic: TDR Residential Overlay</b>	<b>Topic: Agricultural Enhancement Programs</b>
Interested Citizen	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.
Interested Citizen	Stop any further PD's in the ag reserve	Do anything and everything to keep the ag reserve as what it's supposed to be, an ag reserve, as defined originally, and stop picking away at it and allowing development.
Interested Citizen	No commercial or residential development should be allowed and the county should not be selling any land for any purpose. The land should be preserved for agricultural use only.	Good idea if there will actually be any land left where some growing is going on. Perhaps a green market out there for the residents of the area. I do not live in the Ag Reserve area but that doesn't mean that I am not concerned about the future of it. More and more residents of Palm Beach county are waking up to what is happening here in this county. In the haste to develop all of Palm Beach county, the very reasons that many move here are being lost.

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Interested Citizen	It is an insult to the taxpayers of this county that this proposal is even being put out for consideration. No serious farming area in the United States allows for development of 3 homes per acre as envisioned above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. As one commentator stated at a previous Concerned Citizens' roundtable, "the outrage is the lack of outrage."	These proposals came from those sincerely interested in protecting the Ag Reserve and should be given serious consideration. But other important recommendations from the public have been excluded from consideration: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. Why is it that all of the developer's wish list is on the table but concerned public citizens' cannot get valid proposals considered?
Interested Citizen	Serious farming areas throughout the United States restrict residential development to one home per every 25 acres, or one home per 10 acres or one home per 5 acres. To suggest that it would be appropriate to allow 3 homes per acre in the Ag Reserve is all the proof one needs that these proposals are coming from a developer out to help himself and not to help farmers.	These are great suggestions but will only be helpful if NONE of the egregious proposals above to dramatically expand development are approved.
Interested Citizen	The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. The purpose of the Ag Reserve is to preserve Agriculture!!!	Excellent idea. Make farming profitable! Sell agricultural land for agriculture. Do NOT change zoning and rules. Make farmland valuable as farmland. Make it safe for tractors and horses to exist in the Ag Reserve. This is MOST important.
Interested Citizen	no, no, no. We want farmland. That is the purpose of the Ag Reserve.	Yes! Make our farmland valuable as farmland!
Interested Citizen	No. Preserve agriculture in this area. It is the Ag Reserve- a very special place for farming in America. Didn't we taxpayers already vote in 1999 and tell you that we value agriculture and open green space and want it to remain that way?	Yes- encourage agritourism and promote farm related , farm to table type projects, farmers markets, etc.

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Interested Citizen	It is an insult to the taxpayers of this county that this proposal is even being put out for consideration. NO SERIOUS FARMING AREA IN THE UNITED STATES ALLOWS FOR DEVELOPMENT OF 3 HOMES PER ACRE as envisioned above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. As one commentator stated at a previous Concerned Citizens' roundtable, "the outrage is the lack of outrage."	These proposals came from those sincerely interested in protecting the Ag Reserve and SHOULD BE GIVEN SERIOUS CONSIDERATION. But other important recommendations from the public have been excluded from consideration: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. Why is it that all of the developer's wish list is on the table but concerned public citizens' cannot get valid proposals considered?
Interested Citizen	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Interested Citizen	No!	Yes, yes, yes! Promote agriculture and buy local. This is the trend nationwide.
Interested Citizen		Seek additional dollars for purchase of lands for farming enhance family farming and promotion of local food in restaurants and hotels

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Interested Citizen		It is shameful that the overbuilding in the Ag reserve, continues to be manipulated by our politicians, & major developers, ie. GL homes. The overwhelming majority of Florida residents object to building in the Ag reserve as it will destroy farming, the water table, & ruin the habitat for many of nature's creatures. We desperately need to maintain the integrity of these lands, & listen to the majority of residents who our politicians are supposed to serve
Interested Citizen	It is an insult to the taxpayers of this county that this proposal is even being put out for consideration. No serious farming area in the United States allows for development of 3 homes per acre as envisioned above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. As one commentator stated at a previous Concerned Citizens' roundtable, "the outrage is the lack of outrage."	These proposals came from those sincerely interested in protecting the Ag Reserve and should be given serious consideration. But other important recommendations from the public have been excluded from consideration: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. Why is it that all of the developer's wish list is on the table but concerned public citizens' cannot get valid proposals considered?

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Interested Citizen	It is an insult to the taxpayers of this county that this proposal is even being put out for consideration. No serious farming area in the United States allows for development of 3 homes per acre as envisioned above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. As one commentator stated at a previous Concerned Citizens' roundtable, "the outrage is the lack of outrage	These proposals came from those sincerely interested in protecting the Ag Reserve and should be given serious consideration. But other important recommendations from the public have been excluded from consideration: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. Why is it that all of the developer's wish list is on the table but concerned public citizens' cannot get valid proposals considered?
Interested Citizen	Too much residential development is what should be eliminated as dangerous and incompatible to the Ag Reserve.	These are necessary and welcome aspects of keeping the Ag Reserve present and safe.
Interested Citizen	NO. This is a serious insult to the taxpayers of this county that this proposal is even being put out for consideration. Allow development of 3 homes per acre? Even in New Jersey, that's called a 'city'. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. For crying out loud - go back and re-read the 1999 vote and original plan. Barely 15 years in and the proposal is to totally destroy the Ag Reserve? Really? Then give me back my \$100M.	PROTECT THE AG RESERVE! THAT'S WHAT PBC CITIZENS VOTED FOR. These proposals came from those sincerely interested in protecting the Ag Reserve and should be given serious consideration. GO MUCH FURTHER: (1) stop all further development in the Ag Reserve because it is already overbuilt and driving farmers out; (2) conduct independent, economic impact studies to see how much this overdevelopment is costing taxpayers in both the short-term and long-term by converting unique farmland that produces up to 3 plantings in winter into zero lot line homes that produce high taxpayer costs for roads, schools, parks, etc. WHY ARE THE ONLY ITEMS UNDER CONSIDERATION THOSE THAT DEVELOPERS WANT? DID I MISS THE PART WHERE THE RESIDENTS DON'T MATTER ANYMORE?

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Interested Citizen	Correction: Transfer of Rights of Development (TRD). therde you go again,you are spreading more TRDs.	Post signs warning potential developers and home buyers that agriculture and residential development should not be contiguous, due to harmful herbicides, and pesticides being sprayed, and farm equipment noise starting at or near sunrise, and continuing throughout the day. ULDC- The Unified Land Developers' Caprice.
Interested Citizen	Please allow owners who bought their land prior to the AgReserve designation to sell their land. It is too difficult to farm it and impossible to sell it.	None of these ideas make farming in this area easier. We need to offer money to purchase the land of the homeowners who can no longer afford to farm the land. It is only fair. The owners bought the land prior to the Ag Reserve with the expectation that they would be able to sell the land. Currently it is too expensive and difficult to farm and there are no good options to sell the land.
Interested Citizen	The development of a parcel should be determined by what it is surrounded by now and what capacity it has for traffic to get in and out of the parcel. The elimination of 60% preserve is logical. The majority if not all of the preserve areas are controlled by the large tract builders.	As a native Floridian it is very difficult if not impossible to expect more commercial farming and slower traffic when existing major arterial's have already sliced the AG Reserve up. Traffic already travels at 65 mph on 441, Clint Moore Rd., Atlantic Ave, Boynton Beach Blvd., & Lyons Road.
Interested Citizen	NO CHANGE TO COMPREHENSIVE PLAN	FOR THESE ENHANCEMENT PROGRAMS
Interested Citizen	No TDR's should be transferred into the Ag Reserve. No change in housing density. The Ag Reserve is about farming, not about development.	Yes- this is the national trend and more PR is needed to help our farmers continue to farm.
Interested Citizen	No changes. Stop helping developers and start helping farmers.	Yes- this is just what we need.
Interested Citizen	No.	Great ideas! This is what is becoming very popular nationwide. Let's promote our farmers and make it enticing to be a farmer. Let's promote farm to table meals and markets.
Interested Citizen	No.	Yes! Promote agritourism and promote farmers!
Interested Citizen	As above - we need to grow our economy.	safety first! but be practical about the regulations we impose.

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Interested Citizen	No	
Interested Citizen	<p>NO RESIDENTIAL OR COMMERCIAL. PERIOD. We did not vote for residential building in the Ag Reserve. At least that's what most of us thought we were voting for. Personally, I feel those who voted for the hospital and the homes and the recent change for GL Homes should be run out of town.</p>	<p>Agricultural Enhancement Programs....who is kidding who? Developers and friendly Commissioners want to build out the area, then what will be left to "promote enhancement"? Just remember, 80 or 90% of what is in most of our homes is from China and the far east. How do you like your vegetable's coming from Central or South America? I don't think my vote is the only one that will be for those that protect what we the voters decided by more than 70% that we wanted and were willing to pay for.</p>
Interested Citizen	No no NO	More NO's
Interested Citizen	<p>It is an insult to the taxpayers of this county that this proposal is even being put out for consideration. No serious farming area in the United States allows for development of 3 homes per acre as envisioned above. The proposal to end the 60 percent preserve requirement would effectively turn the Ag Reserve and the buffer lands around the Wildlife Refuge into a densely populated residential area. As one commentator stated at a previous Concerned Citizens' roundtable, "the outrage is the lack of outrage."</p>	<p>I grew up in PB Co. learning that this was a major agriculture county for winter vegetables located east of the Mississippi. As we chip away at prime farm land, it is like "death by a thousand cuts" to this industry. This provides a sustainable income year after year for Palm Beach County. Changing this to housing produces a one-time profit. Most of this profit leaves us to go to investment banks and others somewhere else. I will be happy to put back on my retired biology teacher's hat, if anyone wishes to learn more in detail.</p>
Nursery Operator		<p>Traffic modifications are definitely needed since our tractors are driving 10 or 15 mph and cars are zipping past us beeping like we should not be here. as far as agritourism, this is a pipe dream for people that think commercial operations would want this. this would have to be set up like Bedners as a separate location from your working farm location. Don't really know any one that would be interested. liability is always a question and why I don't allow homeowners on my properties.</p>

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Nursery Operator	I am all for this change. Why should Ag.Reserve TDR's go out of the area. This is revenue for the County,and is an easy change. Allow 3 du/ac on land south of Atlantic to blend in with the area residential and Agricultural do not mix well. I have a church,kinder, St.Marys to north,Mizner CC.and Delray Estates to my Southeast.It is very hard for me to spray chemicals when needed do to the over spray on the kids.	All the nurserys should be in one area west of 441 as a buffer to the everglades it would be a businees hub for the shippers north and a one stop for the local trade.
Nursery Operator	this gives the rights to the small land owner, right now the small land owners rights have been taken away, and the land owners who were there before the ag reserve was created should have this	this is kind of late putting 6 lane road ways thru the ag reserve makes it kind of hard to move tractors, plant trailers and employees safely.

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Nursery Operator	I do not understand what is being proposed and therefore do not wish to comment.	<p>The four proposed Agricultural Enhancement Programs will not compensate for the decline in agriculture in the ag reserve. There is a need for a new plan for development that incorporates a way to keep this area special - but not "force" farming. We have passed the point when a "sign" will help enhance agriculture or a new nursery will make up for the loss of the critical mass. What will help is dealing with the reality that the primary goals of the Ag Reserve Master Plan to develop the large tracks of row crop farm land was accomplished, now we have to deal with the nurseries and other farm related companies that have been negatively impacted by this major decline in agriculture a.k.a. the small farmers and give them the same equal treatment as the large tract land owners. The small farmers are being unfairly treated and unduly burdened for the good of the public. that the Agricultural Reserve Master Plan be updated. Using a plan that is 15 years old that does not even talk about GL Homes - yet GL Homes is now the largest land owner in the Ag Reserve along with Palm Beach County. Table 1-1 Developments in the Agriculture Reserve be updated Table 2-1 Land Uses in the Agriculture Reserve be updated. Please note; there was not a category for agriculture land owner in the ag reserve. This is the category I would be in. My brother is the nursery operator - I am a plant broker. Thank you for your efforts. We look forward to a positive and fair outcome for all farmers, not just a few.</p>
Nursery Operator	Yes on all	Not possible where we are

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Nursery Operator		<p>There is a need for a new plan for development that incorporates a way to keep this area special - but not "force" farming. Please consider making the ag reserve where the property is that the county owns - and put signs there - this was public money. The public seems to be confused thinking that they bought the entire ag reserve - please clarify this for the public - so they know what their money bought - signs would help in those county owned areas.</p>
Nursery Operator		<p>I do not believe it is feasible to enhance agriculture now - we have passed that point. What we can do is preserve the land that the county bought with the public bond and put signs on those properties. As far as preserving agriculture, there has been too much development in eastern Palm Beach County to do that. There is plenty of land in Western Palm Beach County to preserve - why are we trying to preserve one of the most desired places to live in the world?</p>

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Nursery Operator	<p>A BASE POTENTIAL DENSITY ON ONE HOUSE PER ACRE. ONE HOUSE PER FIVE ACRES IS TOO RESTRICTIVE. MY FAMILY CAN NOT BUILD ANOTHER HOUSE ON THE FIVE ACRES WHERE I LIVE. MY FAMILY WOULD LIKE TO BUILD ON MY LAND SO WE CAN HELP EACH OTHER.....RAISE THE NEXT GENERATION. ....SO I CAN CONTINUE TO KEEP MY LAND AGRICULTURE. I THINK THAT THE GOVERNMENT SHOULD NOT BE ABLE TO RESTRICT MY RIGHTS ON MY OWN LAND!!!!WHEN I BOUGHT MY FIVE ACRES OVER THIRTY EIGHT YEARS AGO , IT WAS ZONED ONE HOUSE PER TWO AND HALF ACRES . HOW WOULD THE PBCC LIKE IT IF I RESTRICTED THE OWNERSHIP, OF THEIR HOME AND PROPERTY?? OUT OF THE AG RESERVE.....THERE IS MORE FREEDOM IN THE OWNERSHIP IN PROPERTY. PLEASE HEAR OUR PLEAS FOR FAIRNESS.....WE PUT IN OUR OWN WELLS,,,NO CITY WATER.....WE PUT IN OUR OWN SEPTIC TANKS.....NO CITY SEWER WE MAINTAIN OUR DIRT ROADS, ETC.....WHAT DO WE GET FOR OUR TAXES???? I CALLED 911</p>	<p>POST SIGNS.....MOST PEOPLE EVEN IF THEY HAVE LIVED HER TWENTY YEARS DO NOT KNOW WHERE THE AG RESERVE BEGINS AND ENDS. WHEN I TELL LOCAL PEOPLE I LIVE IN THE AG RESERVE.....THEY THINK THAT IT IS LOXAHATCHEE.</p>
Nursery Operator		<p>Have been saying this for years.Way to many crazy drivers. BUT its to late. The ag reserve is really no more.Needs to end with an exception of the land that we the tax payers own.</p>
Resident of the Ag Reserve	<p>Again, I want to reiterate my position that without a water impact and scarcity of resource study by PBCWUD or commissioned by them (FAU could be contacted and assigned this study), I am opposed to further aggrandizement in the Ag Reserve.</p>	

Topic:	Topic: TDR Residential Overlay	Topic: Agricultural Enhancement Programs
Resident of the Ag Reserve	This is a terrible idea for current land owners. We would be competing with the county for the sale of development rights.	These are all well and good but, we should be studying more specific enhancements to the AR to create value to the Ag Res. 1) Completing rural parkway along Lyons Rd.,that county committed to do when road was built. 2) Perimeters outside of the walls of residential developments should be open to public for walkers, biker and horses. Developers get credit for this being open space yet county allows them to fence it off. This would allow landowners to promote the AR having over 35 miles of open recreational trails. Talk about increasing land value. A special property tax program should be designed for AG where the purchaser receives a low tax rate as long as the land is used for agriculture. Currently the county tries to access land at the new purchase price. The developers proposal we have been asked to look at should be tabled and a committee created to put forth a plan to increase land values in the Ag Res. I have a 60 acre horse farm in the AR and would appreciate county help in increasing value.
Resident of the Ag Reserve	I agree with this, allows a middle ground.	some areas yes, some should become resi and commercial as it is a nuisance, dangerous with cars driving with kids or older drivers trying to pass huge and slow farm equipment...they do not mix well in a suburban area like this.

<b>Topic:</b>	<b>Topic: Development Area Requirements for 60/40 Planned Developments (PD)</b>
<b>Topic Description:</b>	Reduce minimum size of development area from 100 acres to 35 acres; Allow 60/40 PDs anywhere in the Ag Reserve; Eliminate frontage requirement
<b>Respondent Category:</b>	
Community Organization Representative	No! This is the Ag Reserve! This is not about how many homes and commercial properties CAN be developed. The focus should be on , how do we best preserve agriculture? Already, horses and farmworkers are endangered by increased traffic. Create safe horse and tractor paths, NOT roadways, homes and commercial projects. Stop!
Community Organization Representative	There should be no development west of State Road 441.
Community Organization Representative	Reduce minimum size of PUD to 35 Acres. Permit one residence by farmer or caretaker on up to 5 acres in Preserved parcels
Community Organization Representative	There should be no new development in the Ag Reserve. All agricultural land should remain agricultural forever. Any permits that have been granted to developers should be revoked. If any developers claim the right to develop agricultural land, they should be challenged in court. There has been too much development already in the agricultural reserve and any more development will have a devastating effect upon our economy, our quality of life, our environment, our health and well being, and will exacerbate global warming.
Developer/Agent	Frontage is important to the look and feel of developments. We do not support removal of frontage requirements. We are concerned that the Ag Reserve remain as conducive to agriculture as possible. The more fragmented the more difficult for agriculture. We need to find a way to assist land owners without encouraging fragmentation of the Ag Reserve. Further, those areas not deemed housing need to be considered in a more restrictive manner as many are not either open space, natural areas, farmland or ag use.
Developer/Agent	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Developer/Agent	This is a threat to the survival of the birds and other wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Developer/Agent	There can be absolutely no further development West of State Road 7. Water availability is the biggest threat to our future, and RCAP includes this this area for our future water supply and climate resiliency. Farmers use best management practices because it is good business, homeowners don't. Presently we cannot manage the phosphorus levels, we certainly cannot add more. No more roads! Riders and farmers are already having trouble moving their horses and equipment. More roads give more frontage and allow for more development. I am against changing any of these items, they are presently against the law and need to stay that way!
Developer/Agent	The Refuge supports the protection and preservation provided to lands in the Agricultural Reserve and the goals and objectives put forth in the comprehensive plan voted on by the residents of Palm Beach County. Wildlife usage of the ag reserve has been observed by both Refuge biologists and area University researchers. Species such as the critically endangered Everglade snail kite and the endangered wood stork use the ag fields to forage during rain events and field flooding. When farm fields adjacent to the Refuge are flooded between crop rotations, birds such as wood storks, roseate spoonbills, white ibis, and shore birds can forage in these areas for food. The Refuge is concerned about the requests that have recently come up for re-zoning in the ag reserve and would result in the reduction and/or fragmentation of existing conservation easements. Wildlife use of fragmented land parcels is of much less quality than larger tracts. Therefore, the Refuge supports the conservation of the adjacent ag lands for protection of the Refuge from urban runoff and invasive species, as well as for the benefit of wildlife that utilizes the Refuge and the adjacent lands.
Developer/Agent	There is no rational basis that substantiates the reduction of development area to 35 acres. This benefits development interests at the detriment of agricultural production. Similarly, allowing these PDs anywhere will lead to a sprawl development pattern that has an adverse effect on existing farming operations and only promotes more development. Finally, there is no rational benefit to agriculture by eliminating the frontage requirement.

Topic:	Topic: Development Area Requirements for 60/40 Planned Developments (PD)
Developer/Agent	I would oppose relaxing the Development Area Requirements for 60/40 PUDs. Farmers have said that their operations are becoming less viable as they are surrounded by more and more development. As more of the areas for farming are broken up, more of the remaining farmers will give up and the concept of an Agricultural Reserve will become a lost cause, not to mention a waste of taxpayers' money. More development also diminishes the value of the Ag Reserve as a buffer to Loxahatchee National Wildlife Refuge, in particular any development west of S.R. 7.
Developer/Agent	This is currently against the law and should remain that way. This would infringe on the birds and wildlife at the ARM Loxahatchee National Wildlife Refuge. We are so lucky this refuge exists to show people up close and personal what the everglades looks like. It is so important to maintain the wildlife as they exist today.
Developer/Agent	The minimum size of development areas for AGR-PUD's was intentionally established to limit the amount of development that could be approved within the Ag Reserve. There is a perception that large landowners "got to participate" in the Ag Reserve development program while many smaller landowners did not. The 100 acre minimum size for development areas was intentionally selected because large parcels of land are much more valuable for maintaining large-scale agriculture production than smaller parcels. While some smaller landowners have suggested that their inability to "cash out" by selling their development rights constitutes a violation of their property rights, there is no legal property right to a density increase. The fact that one property owner meets the criteria for a development increase while a second property owner fails to meet those criteria does not constitute a taking or violation of the latter's property rights. Allowable development densities within the Ag Reserve have only increased since the 1980's. Claims of takings or other private property rights violations relative to the Ag Reserve are completely unsupported by the law. Reducing the minimum development size would undermine agriculture by increasing development within the Ag Reserve, by segmenting farming operations, by increasing traffic within and adjacent to farming areas, and by increasing land use conflicts between farming and residential use. It is also important to note that there is (and has been since the 1980's) an existing development option for these smaller landowners. The 80/20 PUD option requires a minimum of only 40 acres, while providing the same 1 unit per acre density overall. While the smaller development size does result in a denser development than the 60/40 option, developers can certainly choose to build less than the maximum number of units if lower densities are desired. This option has been and remains as a viable development option for smaller parcels. There is no justification to change the plan in order to provide additional development options for smaller land-owners, when legitimate development options already exist for these parcels. Allowing 60/40 PUD's anywhere within the Ag Reserve / eliminating the frontage requirement would undermine efforts to preserve land west of SR-7 which is a fundamental goal of the Ag Reserve program. Land west of SR-7 provides a critical buffer to the adjacent Everglades and allowing 60/40 PUD development there would significantly exacerbate land use conflicts between farming and residential use by forcing these uses to exist in much closer proximity. Already farmers complain that they have difficulty farming due to the existing encroachment of urban uses. Changes such as these, which are intended for the sole purpose of increasing development potential within the Ag Reserve stand to weaken the very significant public investment in Ag by undermining the long term viability of farming due to the known conflicts and incompatibilities of agriculture and urban development. It is important to remember that the fundamental purpose of the Ag Reserve, the master plan, and the County's \$100 million dollar public investment in land is to promote and advance the long-term sustainability of agriculture in the region. It is NOT to benefit private property owners or to ensure that each and every property owner can "cash-out" by building homes or selling development rights.
Equestrian	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Equestrian	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Equestrian	There has to be frontage requirement. There has to be setbacks and safety guidelines. There are less than adequate horse paths and designated horse crossings. There are increasingly precarious narrow roadway lanes currently used by tractors and other types of farm vehicles. Adding thousands more homes with too many cars, plus the fact that there is little or no regard for the safety setbacks is not well thought. Row farms need large plots of land. The piece meal chipping away of the Ag Reserve's land is contrary to this type of farming. With no respect of the investment made by the tax payers of Palm Beach County to keep the Ag Reserve whole, this proposal mirrors the avarice of GL Homes and/or the next enthusiastic developer who comes courting the staff and commissioners. Please, Make no further changes through the zoning department.
Equestrian	the additional homes in the ag reserve were never contemplated under the master plan the comprehensive plan or the unified land development code.t is against the law to do so.

Topic:	Topic: Development Area Requirements for 60/40 Planned Developments (PD)
Interested Citizen	NO and Hell no. No reduction period. Anyone who watched the origami BS with the GL land swaps in the last month knows whats coming. Deck chairs on the Titanic. The theme that Were Entitled is a lie. You bought what you bought. no rezoning. The zoning is one per 10 acres changed to one in 2.5 acres under the guise "We need to be able to borrow money." Development does not go hand in hand with farming. The 60% set aside is a crock the developers come in and say we need a variance. In fact one of the weasels who chanted the 60% set aside mantra is working for a developer right now and sat at the round-table. Again What a Crock.
Interested Citizen	Please do not restrict the discussion to these preconceived issues. The issue of whether or not to develop the Ag Reserve at all has not been settled. In other words, many concerned residents, individuals, and stakeholders favor the continued enforcement of the moratorium blocking any development of the area. While it is controversial as to whether Boca Raton and surrounding areas can absorb an additional condominium building or housing development, it is clear that a new community or city to be developed on the Ag Reserve will serve to strain Boca and its residents in many more ways than imagined here.
Interested Citizen	Stop any further PD's in the ag reserve
Interested Citizen	There should be NO residential or commercial development in the Ag Reserve. I am very concerned about development west of 441. That is a buffer area for the water supply of the residents of south Florida, i.e. Loxahatchee National Wildlife Refuge. Development is already to north and south of the entrance of the refuge and people are not able to enjoy the refuge as a refuge with so much commercial and residential development. Just because people want to move here doesn't mean that we have to develop every vacant area to support those people. We are recreating the big cities of the northeast but we don't have the public transportation that those large cities have. Here, we just have gridlock which is getting worse every year as you build out Palm Beach county.
Interested Citizen	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Interested Citizen	This is a radical and dangerous plan that serves the interests of GL Homes while further encroaching on the ability of large-tract farmers to survive in the Ag Reserve. Allowing 60/40 developments "anywhere" in the Ag Reserve means allowing them to move west of Route 441 (where they are not currently allowed) into the prime farming areas and buffer lands surrounding the Arthur R. Marshall Loxahatchee National Wildlife Refuge.
Interested Citizen	This would allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. There was a reason that this was against the rules and must remain against the rules. Piecemeal farming and piecemeal development are wrong for our Ag Reserve.
Interested Citizen	No changes. Keep large parcels for farming.
Interested Citizen	No change. This is about agriculture and keeping it in PBC. Development will never pay for itself- the taxpayers will be left with the financial burden. New development, where it doesn't belong, will de-value our existing homes.
Interested Citizen	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently AGAINST THE LAW and it MUST REMAIN AGAINST THE LAW.
Interested Citizen	Who put you all in office GL Homes or the citizens of Palm Beach County do what is right for the State of Florida, protect the wild life and Ag Reserve. This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.

Topic:	Topic: Development Area Requirements for 60/40 Planned Developments (PD)
Interested Citizen	No! This is prime agricultural land. The only change that should be made is that institutions should not be allowed on reserve land. They should only be allowed on developed land. Also, did the county buy other reserve land after they sold county owned reserve land for the garbage transfer site?
Interested Citizen	No need for these changes. The current system works.
Interested Citizen	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Interested Citizen	This is the dream of GL Homes and a nightmare for those who want to ensure the survival of the Ag Reserve and protect the birds and wildlife at the Loxahatchee National Wildlife Refuge. The above proposal would do the following: allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge; add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code. It's all currently against the law and it must remain against the law.
Interested Citizen	The lands need to be maintained as permanent land and not allowed to be developed.
Interested Citizen	NO. Large contiguous areas of undeveloped land are essential to protecting the nature of the Ag Reserve. Why is it so important to cater to a single commercial interest, GL Homes? Once this land is built on, it's destroyed. Why allow development west of Route 441 in the buffer lands surrounding the Wildlife Refuge? Why add thousands of additional homes and roads in the Ag Reserve that were never contemplated under the Master Plan, the Comprehensive Plan or the Unified Land Development Code? It's all currently against the law and it must remain against the law.
Interested Citizen	The preservation ballot said nothing about any residential development in the Ag Reserve. Once the voters approved the Ag Reserve, planners came trotting that out in their sherets (Sp). There should not have been any developments in the AG Reserve. Corruption County.
Interested Citizen	please make it easier to sell the land.
Interested Citizen	Eliminating the frontage requirement will create inequities for the owners that purchased their parcels on the main arteries and create mid-block development.
Interested Citizen	NO CHANGE TO COMPREHENSIVE PLAN
Interested Citizen	No. Keep the rules as they are. Large plots are needed for farming, not for development. We don't need more development scattered about in small parcels. Main road frontage is necessary to keep more traffic away from horses and farm vehicles. Safe crossings and paths are needed for farm vehicles and horses.
Interested Citizen	We should not be talking about development at all. We should be talking about how to keep agriculture in this area and how to keep out development. Also, why are schools, churches and other civic uses allowed on preserve land? The citizens believe that Preserve means Preserve. No more pavement. Let's change the rules to favor green land and farming, not development.
Interested Citizen	No changes.
Interested Citizen	No. Do not change any rules for developers. Help farmers to farm, not to become rich from selling land. BTW, change the rules so that civic building must be done on development portion of land, not preserve portion. What is environmentally sound or green about more pavement and traffic into the Ag Reserve?
Interested Citizen	As above - we need to grow our economy or things will erode quickly. Essential services are at stake.
Interested Citizen	We have enough homes and need our land statics are showing retirees cannot afford Florida and are moving to Carolina's we don't need more housing
Interested Citizen	No further development. Period. We need to plan for the future. We have already reduced the number and size of our dairies. Our orange groves and farms are also struggling. We may soon no longer be able to depend on California for vegetables and fruit. Our county's cattle ranches are also struggling. If we continue to build on our farm land, we will eventually need to import all our food. Work out a plan so that there will not be any more building on the Ag Reserve. OR....get our \$100 million back plus interest. Also, as I mentioned, I will vote against anyone not fighting to save the Ag Reserve.
Interested Citizen	No, no, no

Topic:	Topic: Development Area Requirements for 60/40 Planned Developments (PD)
Interested Citizen	I recently officiated a Somerset Canyon soccer game on a field adjacent to Valencia Cove at Lyons Rd. and Boynton Beach Blvd. As I looked at this parcel located on the southeast corner of the intersection, I saw a perfect example of why 60/40 does not work. This parcel had a beautifully landscaped buffer next to the road designed to hide the shopping center. There were a couple of large retention ponds and two soccer fields. 60% "preservation", 40% development, and 0% agriculture was occurring at this plot.
Nursery Operator	I am all for reducing development to 35 acres and allowing 60/40 anywhere, or 3 houses per acre, specially property surrounded by development
Nursery Operator	THIS ONLY MAKES IT FAIR FOR THE SMALLER LAND OWNERS, THEY WERE LEFT OUT. THE LARGER LAND OWNERS WERE THE ONLY ONES THAT COULD PARTICIPATE
Nursery Operator	<ul style="list-style-type: none"> <li>The County can preserve whatever tracks they own they own in the Ag Reserve. Let the land owners who want to develop, develop and if they want to farm, farm. Please stop forcing small farmers to farm.</li> </ul>
Nursery Operator	Yes on all of these
Nursery Operator	The county has more than 30,000 acres of preserve land. If they would like to preserve more that is fine, but please do not require the small farmers to preserve theirs. All the development in the county has already diminished the nursery industry to the point that there is no longer a critical mass of nurseries in Palm Beach County. Besides, the prices of plants are actually priced less than they were in the 1980's - making it very difficult for the nursery industry - especially on small tracts of land - to succeed.
Nursery Operator	Yes, reduce minimum size of development area from 100 acres to 35 acres - not everyone wants to live in large gated communities. It's not healthy planning to just have one massive development after another.
Nursery Operator	ELIMINATE FRONTAGE REQUIREMENT. REDUCE MIN. SIZE OF DEVELOPMENT AREA FROM ONE HUNDRED TO THIRTY FIVE.
Nursery Operator	great idea. the small land owner has no options to sell their property. They are stuck farming whether they want to or not. not fair.
Resident of the Ag Reserve	Recently the governor set aside state land for sensitive wetlands. Why don't the county commissioners do the same. We are heading towards \$400 a month water bills according to PBCWUD. I don't want to get there tomorrow. If the county commissioners feel the need to pour more concrete, why not follow Miramar's example and build a Mondo track out there. While promoting track and field, they can still help their friends!
Resident of the Ag Reserve	This would for the most part eliminate the AR
Resident of the Ag Reserve	I think between Lyons and Clint Moore this is inevitable and should be done when the road opens. The ag vehicles are a nuisance, dangerous to traffic and an eyesore in this clearly residential belt.
Resident of the Ag Reserve	PLEASE GIVE ME THE LITTLE MAN THE RIGHTS TO MY OWN PROPERTY AGAIN

**The following comments were received following the  
February 2015 Technical Sessions and Roundtable**



## RECOMMENDATION FOR FUTURE OF AGRICULTURE RESERVE

### INTRODUCTION

This proposal is submitted on behalf of the equine community in the Agriculture Reserve that is interested in enhancing land values and preservation. We have had horses in the Ag. Reserve since 1995. Currently we own three properties, including a 60 acre working horse farm in the Ag. Reserve.

### ROUND TABLE/ DEVELOPER SPONSORED PROPOSAL

As an active member of the Round Table and workshop participant it is my belief we should not be responding to a developer authored proposal to continue building in the Ag. Reserve. We should be working on a new vision.

### CREATING UPDATED VISION

- 1) Vision that protects real-estate values of existing property owners in Southern Palm Beach County.
- 2) Vision that enhances land values in Ag. Reserve.
- 3) Vision that protects quality of life in Ag. Reserve.
- 4) Vision that turns owning land in Ag. Reserve into an advantage not an anchor, as currently perceived by some.

### RECOMMENDATIONS

Currently there is little competition for sale of land in the Ag. Reserve. Land owners may feel developers are their only option if they choose to sell. County government should help create a competitive environment in the Ag. Reserve.

Compare the Ag. Reserve to Wellington. Agriculture land in the Ag. Reserve is valued at \$7,000 per acre for property tax purposes. The county is considering increasing acre valuations from \$7,000 to \$25,000 in Wellington due to soaring land prices and increased earning power of the land. With county guidance this could happen in the Ag. Reserve. What can the County Commission do to help increase land values in the Ag. Reserve and have it look more like Wellington?

- 1) Complete the Rural Parkway along Lyons Road. The County Government committed this would be part of the Lyon's Road Project. The recreation trails on both sides of Lyons would be a great beginning to the Ag. Reserve looking like Wellington and all the good things that go with it.
- 2) Open the perimeters outside the fortress like walls of developments to the public. The county gives developers credit for land outside the walls as open space, but allows them to fence it off. If it is open space it should be open to the public.

If there were no wire fences outside the fortress like walls of developments the resulting grid, with the Rural Parkway forming the backbone would result in over 30 miles of trails for runners, walkers, bikers fisherman and horses along Lyons Road in the Ag. Reserve. This would make the Ag. Reserve look more like Wellington and all the good things that go with it.

It has been proven all over the country including: NY, GA, NC, PA, TN, MI, VA and KY that access to a trail system increases land value and liquidity. The Palm Beach County Farm Bureau is on record that open space increases land value.

- 3) Change the property tax code to provide an incentive for someone purchasing land in the Ag. Reserve that will be used for agriculture, or follows current zoning rules of one house per acre. The current approach penalizes buyers and sellers by trying to tax property at the purchase price.
- 4) Prior to planning and zoning approving a new development, the developer should be obligated to meet with a representative group of land owners in the Ag. Reserve, to insure the new development contributes to the community. Currently developers do not work with residences. They do the minimum required as dictated by planning and zoning in the projects approval. This would make the Ag. Reserve look more like Wellington and all the good things that go with it.

Thank You

Joseph O'Donnell

March 6, 2015

## Proposals for Alternate Agricultural Development and Sustainability

### Equestrian

Each year equestrian sports increase in popularity. The Winter Equestrian Festival has become a major international venue in southeastern Palm Beach County and polo matches featuring clubs from all over the globe come to the area to compete and enjoy our accommodations. There are 3 racehorse training facilities in the Ag Reserve, approximately forty privately owned stables, and 4 large acreage equine sport facilities servicing participants. Ownership of horses in the Ag Reserve year round supports numerous providers of goods and services, and equine businesses provide jobs. Equine sport related activities bring hundreds of millions of dollars into the county yearly, and statistics indicate an increase in revenue annually. Beyond the success of equestrian sport, agriculture is prospering in the southeastern section of Palm Beach County.

**Take** a poll of residents, property owners, and those in surrounding communities addressing ongoing and further development in the Ag Reserve

**Review** by the Commissioners of Palm Beach County's own *2011 Equestrian Season Economic Impact Report*, and request a current *Impact Report* ordered and reviewed before allowing any further Development

**Study** by Land Use Planning and Management Development Departments from U of Florida, FAMU, or FSU, to determine the inherent value of the land in the Ag Reserve. Investigate of how homes currently under construction and approved thousands of new homes will impact the traffic infrastructure, public utilities, and how much necessary modifications will cost the county. Evaluate real estate listings that provide the number of comparable homes for sale in neighboring communities before scores of empty mc”mansions clutter the Ag Reserve

**Continue** the public discussion meetings for residents in and around the Ag Reserve, farmers, developers, use of land planning and management professionals, and equestrians to address all proposed zoning changes as they are presented to the planing and zoning board and before approval is granted. Contact Agriculture Realtors, analyze means to attract outside sources and find viable advertising sources available to those seeking to lease or sell their property.

**Provide** a natural broad easement to border Developments and farms for designated use as walking trails and equine paths like Davie and Wellington have done.

**Schedule** a plan that includes a Reasonable Tax Relief Policy, one like the Federal Tax Plan that allows appropriate tax write offs that will encourage smaller hobby farm communities such as Horse Shoe Acres on single and combined tracts that are not used for large tract farming

**Uncover** reasonable options to increase the County War Chest using discretionary sales surtaxes. Borrowing from Peter to pay Paul by relying on funds generated from Development in the Ag Reserve is not a healthy resolve to increase funding for county funded projects in process

**Prepare** for the future. Protect Conserve Encourage the preservation of farms, large and small in the Ag Reserve and it will continue to ensure a prominent source of economic and social value

# **Palm Beach County Agricultural Reserve Roundtables**

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John Streitmatter, LRI, Inc.

This document contains the principal outputs of the Agricultural Reserve Roundtable process conducted in conjunction with the Palm Beach County Planning Division in the fall of 2014 and spring of 2015.

# **PALM BEACH COUNTY AGRICULTURAL RESERVE ROUNDTABLES**

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## **Roundtable Overview**

The Board of County Commissioners chartered the Roundtable process as a result of a March 25, 2014 session to consider a number of proposals to the policies concerning the Agricultural Reserve. The objective of the Roundtable process was to gather input from a number of interest groups to enable the Board to better understand the issues and perspectives on the proposed changes.

## **Roundtable Process Summary**

County staff determined 9 distinct interest groups as follows:

- Agents and Developers
- Agricultural Reserve Residents
- Community Organizations and Groups
- Environmental Organizations and Groups
- Equestrian
- Farmers and Food Brokers
- Interested Citizens
- Non-Residential Uses
- Nursery Operators

The interest groups each met independently to:

- Provide input on the long term vision and objective of the Agricultural Reserve.
- Consider the various components of the proposal and provide input on those components.
- Provide input on any other ideas or aspects of the Agricultural Reserve that they wished to provide.
- Select three people to serve as the group's representative at the Roundtable.

All the input from each of the interest group sessions was captured and shared with the Roundtable representatives and is also available on the County website.

## **Roundtable Session 1**

The focus of the first Roundtable session was to surface common ground across the interest groups on the various components of the proposal.

### ***Roundtable 1 Process Flow:***

- 3 groups, each with one representative from the 9 interest groups

- Discussed each component of the proposal
  - Individual thoughts
  - Then group discussion
  - Then thoughts of the table
  - Then synthesis of the three tables
- Review and discussion of input
- Public Comment

The components of the proposal to be considered were:

- Objective of the Agricultural Reserve
- Commercial Land Uses
- 60/40 PUD Development Area Size and Location
- Preserve Area Size/Location Criteria
- Preserve Area Uses
- Single Farm Residence / Caretaker's Quarters
- TDR Residential Overlay

### ***Output from Roundtable 1***

Finding common ground across the interest groups proved to be very elusive. A few overall themes emerged from the session and are outlined in the following section.

#### Overall Themes:

- Overall desire to support agriculture in the reserve.
- It is important to understand the overall implications to the reserve of any specific change.
- Even more important is the need to understand the overall implications of the entire set of any changes – taken as a whole.
- Overall desire to see a number of options for the various topics, not just one proposal.

The following section synthesizes the output from the entire Roundtable on each of the components of the proposal.

#### Output by Component:

- Objective of the Agricultural Reserve
  - Consensus to keep public owned lands in agricultural uses
- Commercial Land Uses
  - Supportive of some additional commercial to support agricultural purposes

# **PALM BEACH COUNTY AGRICULTURAL RESERVE ROUNDTABLES**

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- Need based
- Some support for some additional commercial to support other uses (e.g. residents)
- Need based
- 60/40 PUD Development Area Size and Location
  - No clear consensus on this topic
- Preserve Area Size/Location Criteria
  - Agreement in concept to this idea
  - Some concerns about the specifics about how it would be put in place
- Preserve Area Uses
  - Supportive of allowing increased size of packing houses
  - Open to additional uses but that support greatly depends on:
    - The specific use being proposed, and
    - The linkage of that use to agriculture
- Single Farm Residence / Caretaker’s Quarters
  - Support concept of on property residence
    - Many questions about implementing it in practice
  - Additional option for single farm residence tied to bona fide agricultural uses without size restriction
  - Clarify that the option is a Residence OR Caretaker’s Quarters, not AND
- TDR Residential Overlay
  - No clear consensus on this topic
  - Generally believe that the Agricultural Reserve should not be a receiver of additional TDR’s.

## Public Comment Themes:

- Why are we contemplating changes to the Reserve?
  - Unclear that there is a problem currently
  - What are we trying to solve?
- Importance of Reserve for water and wildlife
- Importance of individual’s property rights
  - County restriction on property uses
- The public spoke about the desire to preserve agricultural lands with the bond issue. To

further develop the Reserve would represent a violation of public trust.

## **Technical Sessions**

As a result of the input from the Roundtable regarding a desire to more fully understand the impacts of a number of the components of the proposal, County Staff performed additional analyses and then conducted in depth technical sessions to share the analyses with the interest groups.

At the conclusion of the technical sessions attendees were asked to submit their input in advance of the second Roundtable session.

Complete information regarding the technical sessions can be found on the County website.

## **Roundtable Session 2**

The focus of the second Roundtable session was to gain input regarding the components of the proposal in light of the additional analyses and information shared at the Technical Sessions. The input from the Roundtable was consolidated into a Red, Yellow, Green Report Card to reflect each group’s position on a component by component basis.

One additional component was considered as a result of input from Roundtable 1 – Agricultural Enhancement Measures.

### ***Roundtable 2 Process Flow:***

- Technical Sessions and Comment Period review
- Interest Group discussions, including members of the public.
- Input from all attendees for consideration by the Roundtable representatives through a structured exercise.
  - In this exercise, all attendees were given three “dots”, one green, one red, and one yellow.
  - The “dots” were to be used as follows – green to reflect general agreement with the elements of the component, red to reflect general disagreement with the elements, and yellow to reflect mixed reaction to the

# PALM BEACH COUNTY AGRICULTURAL RESERVE ROUNDTABLES

element, or support with some specific concerns.

- Public Comment period
- Roundtable representative discussion by interest group (9 discussions of the 3 reps).
  - During this discussion the representatives considered the results of the structured exercise and the comments that were received during the technical sessions to determine their overall positions.
- Debriefs from each interest group on a component by component basis to fill out the Red, Yellow, Green Report Card

### ***Output from Roundtable 2***

Finding common ground across the interest groups again proved to be very elusive. However, two distinct groupings of interest groups emerged when the groups were asked to categorize their input for the Report Card. In general, the input of the Agent/Developer, Farmer/Food Broker, Nursery Operator, Agricultural Reserve Resident, and Non Residential Uses groups aligned. The Community Organizations, Environmental, Equestrian, and Interested Citizens groups also aligned. In general the two “groups of groups” saw the components from different perspectives. The only exception to that difference was regarding the Agricultural Enhancement Measures component, where most of the 9 groups supported the component, though with a number of reservations.

### Overall Themes:

At the conclusion of the session, two overall themes emerged.

- Sensitivity and openness to addressing the concerns of the small landowners and agricultural operators who may have been inadvertently restricted in their ability to either continue farming or selling their land for other purposes by the existing policy and regulatory environment.
- Any change to the existing policy and regulatory environment must be considered in light of the totality of any other changes being considered in order to minimize the likelihood of creating unintended consequences for the future – a more integrated approach. Ideally, alternative

proposals would be considered in addition to the proposal currently being considered.

### Output by Component:

The one page Red, Yellow, Green Report Card best summarizes the input of the Roundtable and the Interest Groups within it. A thumbnail is included below. The full size Report Card is included in the appendices to this report. In addition, a table including the specific thoughts of each of the groups is included immediately after the Report Card in the appendices.

Topic:	Commercial	60/40 PUD Dev Area	60/40 PUD Preserve Area	Preserve Area Uses	Farm Res/ Caretaker Quarters	TDR Overlay Option	Ag Enhancement Measures
Interest Group:							
Community Groups	Red	Red	Red	Red	Yellow	Red	Green
Environmental	Red	Red	Red	Red	Red	Red	Green
Equestrian	Red	Red	Red	Red	Red	Red	Green
Developer/Agent	Yellow	Green	Green	Green	Green	Yellow	Yellow
Farmer/Food Broker	Yellow	Green	Green	Green	Green	Green	Yellow
Nursery Operator	Green	Green	Green	Green	Green	Green	Green
Ag Reserve Resident	Green	Green	Green	Green	Green	Green	Green
Non-residential Uses	Green	Green	Green	Green	Green	Green	Red
Interested Citizen	Red	Red	Red	Red	Red	Red	Green

### Legend:

- Green – Generally agree with the elements of the component
- Red – Generally disagree with the elements
- Yellow – Mixed reaction to the elements, or support with some specific concerns.

**Appendix**

The following pages contain a number of slides and documents which summarize the Roundtable sessions in a more complete fashion.

# **PALM BEACH COUNTY AGRICULTURAL RESERVE ROUNDTABLES**

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## **Red, Yellow, Green Report Card**

The following pages contain the Report Card, and a synthesized summary of the comments of the Interest Groups.



**Red, Yellow, Green Report Card – Facilitator Notes**

<b>Topic</b>	<b>Commercial Land Uses</b>	<b>60/40 PUD: Development Area Size/Location</b>	<b>60/40 PUD: Preserve Area Size / Location</b>	<b>Preserve Area Uses</b>	<b>Farm Residence / Caretaker's Quarters</b>	<b>TDR Overlay Option</b>	<b>Ag Enhancement Measures</b>
<b>Interest Group</b>							
<b>Community Groups</b>	No devp. West of 441	West of 441	Sensitive to smaller owners, but by and large OK with current	Open to larger packing houses. Mulching and chipping aren't environmentally friendly.	Depends on the specifics Enforcement is very difficult	No need. Plenty of existing opportunities for Agriculture.	
<b>Environmental Groups</b>	Negatively impact agriculture	Development options already exist for smaller owners Need to preserve west of 7 buffer Exacerbate adjacency issues	Purpose was to enable large scale farming areas No legal right to a density increase or upzoning	Landscape and mulching aren't really agricultural uses. Additional uses are not environmentally friendly. Open to larger packing houses	Difficult to tease out the actual implications are	Strongly opposed – fundamentally opposite to the purpose of the Ag Reserve	This is where we should be focused
<b>Equestrian</b>	Not needed	No need	No need to change	Horses and cattle need open space	Need more clear guidelines – difficult to enforce	No new development.	
<b>Devp. + Agents</b>	200 acres too much	Allow smaller owners to participate	Master plan is the inequity	Yes to ancillary uses that support Ag	Replace caretaker with Farm resident		There are more important issues than this one
<b>Farmers/Food Brokers</b>	200 acres is too much	Promote property rights	Property rights – 5 and 10 acre owners were left out	Enhanced some uses, related ag uses, packing house size	Supports family farms. Already OK for Nursery.	Realistic solution to the end of the ag reserve	There are more important issues than this one

**Red, Yellow, Green Report Card – Facilitator Notes**

<b>Topic</b>	<b>Commercial Land Uses</b>	<b>60/40 PUD: Development Area Size/Location</b>	<b>60/40 PUD: Preserve Area Size / Location</b>	<b>Preserve Area Uses</b>	<b>Farm Residence / Caretaker's Quarters</b>	<b>TDR Overlay Option</b>	<b>Ag Enhancement Measures</b>
<b>Nursery Operator</b>	Doesn't need to be 200	OK in smaller properties	Small owners left out	Non ag uses already – make it fair for everyone		Time to do something different	
<b>AGR Residents</b>	Don't need 200 acres Targeted to need	OK in smaller properties	Small owners left out	Non ag uses already			Not an important issue.
<b>Non-Residential Uses</b>	Should be located where there is already commercial instead of new locations	OK in smaller properties	Best way to preserve agriculture in the reserve	Non ag uses already exist – need to make it official		New approach needed	The ship has sailed – too late.
<b>Interested Citizens</b>	No need	No demand	Want to consider other proposals	Want to consider other proposals		Not needed	Needs to be more than just signs. Would like to see this be expanded to be a true set of enhancements
<b>Summary of Component</b>	Two different groups of input	Two different groups of input	Two different groups of input	Two different groups of input	Open to a solution – it's all about the details.	Two different groups of input	General support, but not an important issue

## **PALM BEACH COUNTY AGRICULTURAL RESERVE ROUNDTABLES**

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### **Red, Yellow, Green Report Card - Detail**

The following pages contain the actual Report Cards from each of the Interest Groups.



## Red, Yellow, Green exercise

- On each of the seven charts around the room
- Place one sticker (R,Y,or G) that reflects your point of view.
- Place the sticker in the box that reflects your interest group.
- Color code
  - **Green** – generally agree with the elements
  - **Red** – Disagree with the elements
  - **Yellow** – Mixed reaction to the element, or support with some specific concerns



## Red, Yellow, Green Report Card – Agents and Developers

Interest Group: Agents and Developers		
TOPIC:	POSITION (red, yellow, or green)	COMMENT/RATIONALE, especially if yellow
Commercial Land Use	<b>D</b>	Commercial is needed, but 200 acres is too much. In addition, it should be non-residential uses, not just shopping centers.
Development Area Requirements for 60/40 PDs	<b>D</b>	Lowering development sites to 35 acres would allow more properties to be in play and still require the necessary preservation. It shouldn't matter what the size of a development is.
Preserve Area Requirements for 60/40 PDs	<b>D</b>	By eliminating the 150 acre rule, it would enable almost all property owners to be included. There is no magic in a nursery site being adjacent to a 150 acre row crop farm. P&C should want as much preservation as possible.
Uses allowable in 60/40 PD Preserve Area	<b>D</b>	Expanding uses for such things as mulching, soil production and maintenance are all ancillary uses for nurseries, whether trees or plants. It's like a parking house for a local crop farmer.
Single-Family/Caretaker's Quarters	<b>D</b>	A caretaker quarters of 1000 sq ft doesn't require any development rights. If a property is in bonafide agriculture, then leave one unit behind for an operator and his family to live on their land. Cap size at 4000 sq ft.
TDR Residential Overlay	<b>D</b>	The County TDR bank has density that is expected to be used within the County, but it rarely gets used. The County could make it attractive and buy environmentally sensitive land or more farms in the ag reserve.
Agricultural Enhancement Programs	<b>D</b>	These are worthless changes that won't help agriculture, but they don't harm anything.



## Red, Yellow, Green Report Card – Agricultural Reserve Residents

Interest Group: <b>AGR Residents</b>		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use <i>Township CELEBRATES + CONGRATS PROPOSERS BORN + AGRICULTURE ALREADY MOSTLY COMM.</i>	GREEN - # AGRS	Del Rio Market + Downtown + Lyons are so busy that hard to get parking. Need businesses that support Ag, chemical, tractor, hardware, no hotel in area.
Development Area Requirements for 60/40 PDs	GREEN	Small Average is Bored in with NO WAY OUT BUT to Stay Farming. Housing Surrounds some of these already.
Preserve Area Requirements for 60/40 PDs	GREEN	Smaller Properties were eliminated from participating in PARTICIPATING.
Uses allowable in 60/40 PD Preserve Area	GREEN	<del>Smaller</del> Landscape Companies already out there. Molding OK if AWAY FROM HOUSES, increase size of making it about FARMERS to STAY.
Single-Family/Caretaker's Quarters	GREEN	THE 5 Acre parcels with homes that are nurseries are eliminated from programs ok. The houses should be 1 acre + other 4 acres should get the rights.
TDR Residential Overlay	GREEN	For the MINIMAL overlap, lets we are discussing - it would be advantageous to have the Ag as a Reserving area.
Agricultural Enhancement Programs	GREEN	Change Retail Operations so we can do them on Side Streets, otherwise a commercial nursery acceptable would NOT do.

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## Red, Yellow, Green Report Card – Community Organizations

Interest Group: <b>Community Organizations</b>		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use	<b>C</b>	No development west of 441, in particular.
Development Area Requirements for 60/40 PDs	<b>C</b>	No development west of 441, in particular.
Preserve Area Requirements for 60/40 PDs	<b>C</b>	The larger the preserve parcels, the better.
Uses allowable in 60/40 PD Preserve Area	<b>C</b>	Packing + storage (passive uses) on a site specific basis. No mulch, chipping or environmentally deleterious effects from use.
Single-Family/Caretaker's Quarters	<b>C</b>	This item needs work to be acceptable to the groups. Would permit some possible change.
TDR Residential Overlay	<b>C</b>	No!
Agricultural Enhancement Programs	<b>C</b>	Great suggestions, thank you.

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# Red, Yellow, Green Report Card – Environmental Groups

Interest Group: Environmental Groups		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use	Red	
Development Area Requirements for 60/40 PDs	Red	
Preserve Area Requirements for 60/40 PDs	Red	
Uses allowable in 60/40 PD Preserve Area	Red	
Single-Family/Caretaker's Quarters	Red	
TDR Residential Overlay	Red	
Agricultural Enhancement Programs	Green	

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# Red, Yellow, Green Report Card – Equestrians

Interest Group: Equestrians		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use	RED	plunders the land
Development Area Requirements for 60/40 PDs	<sup>smaller</sup> Red <sup>proposed</sup>	plunders the land
Preserve Area Requirements for 60/40 PDs	Red	plunders the land The best reason is compelling reason to deviate from the Master Plan created in 1999
Uses allowable in 60/40 PD Preserve Area	Red ✓	plunders the land Reserve the land for agriculture and keep the development out of Reserve
Single-Family/Caretaker's Quarters	Red	plunders the land
TDR Residential Overlay	Red	plunders the land
Agricultural Enhancement Programs	Green	Always green preserves the land

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# Red, Yellow, Green Report Card – Farmers and Food Brokers

Interest Group: <b>Farmers and Food Brokers</b>		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use	yellow	200 acres might be to intense. Limit (reference to major interlocking that are economically feasible) Budget for 2000 and 2001 and 2002 and 2003 and 2004 and 2005 and 2006 and 2007 and 2008 and 2009 and 2010 and 2011 and 2012 and 2013 and 2014 and 2015
Development Area Requirements for 60/40 PDs	green	promote property rights
Preserve Area Requirements for 60/40 PDs	green	"
Uses allowable in 60/40 PD Preserve Area	green	provide additional uses that promote agriculture/ uses and support i.e. tractor hardware
Single- Family/Caretaker's Quarters	green	Support family farming - permit farmer/nurseryman to live on farm/nursery
TDR Residential Overlay	green	realistic solution to final phase of Gg Reserve
Agricultural Enhancement Programs	yellow	1. More important issues that the Ag reserve faces than 50 acres 2. There is no time and very little benefit from continuity programs

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# Red, Yellow, Green Report Card – Interested Citizens

Interest Group: <b>Interested Citizens</b>		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use	3 Red 2 Green 1 Yellow (2)	NO - NO need
Development Area Requirements for 60/40 PDs	2 Red 5 Green (4)	NO NO need for change
Preserve Area Requirements for 60/40 PDs	2 Red 3 Green (6)	NO need to be adjacent
Uses allowable in 60/40 PD Preserve Area	1 Red 3 Green 3 Yellow (7)	unclear what uses
Single- Family/Caretaker's Quarters	<del>1 Red</del> 1 Red 2 Green 3 Yellow (6)	question the need - case by case
TDR Residential Overlay	2 Red 2 Green 1 Yellow (5)	NO
Agricultural Enhancement Programs	1 Red 5 Green 1 Yellow (7)	YES - need more hands on more farm options expanding farmland area buy into in small farm

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## Red, Yellow, Green Report Card – Non Residential Uses

Interest Group: Reps of Non-Residential Uses		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use		
Development Area Requirements for 60/40 PDs		
Preserve Area Requirements for 60/40 PDs		
Uses allowable in 60/40 PD Preserve Area		
Single- Family/Caretaker's Quarters		
TDR Residential Overlay		
Agricultural Enhancement Programs		<i>Much to late for this. Signs saying "buyer beware" should have been put up 30 years ago.</i>

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## Red, Yellow, Green Report Card – Nursery Operators

Interest Group: Nursery Operators		
TOPIC:	POSITION (red, yellow, or green)	Comment/Rationale, especially if yellow
Commercial Land Use	<i>a) Green ✓</i>	
Development Area Requirements for 60/40 PDs	<i>Green ✓</i>	
Preserve Area Requirements for 60/40 PDs	<i>Green ✓</i>	
Uses allowable in 60/40 PD Preserve Area	<i>Green ✓</i>	
Single- Family/Caretaker's Quarters	<i>Green ✓</i>	
TDR Residential Overlay	<i>Green ✓</i>	
Agricultural Enhancement Programs	<i>Mixed sign</i>	

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**NOTE: The proposals from community groups and organizations provided here are those received to date. Any proposals and updates received subsequently will be forwarded to the Board of County Commissioners and will be posted on the planning Division website:**

**[http://www.pbcgov.com/pzb/Planning/ag\\_reserve/ag\\_reserve.htm](http://www.pbcgov.com/pzb/Planning/ag_reserve/ag_reserve.htm)**



**ATTACHMENT 12  
PROPOSALS FROM COMMUNITY GROUPS AND ORGANIZATIONS**

Communities

Abbey Village  
Addison Reserve C.C.  
Addison Trace  
Aspen Ridge  
Boca Delray C.C.  
Bonaire Village  
Bridgeview  
Bristol Pointe  
Camelot Village  
Casabella  
Cloister Del Mar  
Coco Wood Lakes  
Country Lake  
Crosswinds of Delray  
Deauville Village  
Delaire C. C.  
Delray Harbor Club  
Delray Lakes Estates  
Delray Villas I  
Delray Villas III  
Delray Villas IV/V  
Delray W. Townhouses  
Drexel Park  
Emerald Pointe  
Evergreen 1  
Floral Lakes  
Four Seasons  
Gleneagles C. C.  
Grand Orchid  
Hamilton House  
Hamlet C. C.  
Heritage Park West  
High Point of Delray Beach  
High Point West I  
High Point West 2  
Hunter's Run C.C.  
Huntington Lakes (5)  
Huntington Pointe  
Huntington Towers  
International Club  
Kings Point  
Lakes of Delray  
Las Verdes  
Lexington Club  
Mizner Master Assoc. HOA  
Monterey Lakes  
Morningstar  
Newport Cove  
Palm Beach Bath & Tennis  
Palm Greens 1  
Palm Greens 2  
Pelican Harbor  
Pines of Delray E.  
Pines of Delray N.  
Pines of Delray W.  
Pine Ridge  
Pinewood Cove  
Polo Trace C. C.  
Rainberry Bay  
Saturnia Isles  
Shadywoods  
Spanish Wells  
Stone Creek Ranch  
Tierra Del Rey  
Tierra Verde at Delray  
Beach  
Tropic Bay  
Tropic Isle  
Valencia Falls  
Valencia Palms  
Villa Borghese  
Vizcaya  
Waterways  
Whisper Walk (5)

*Alliance of Delray Residential Associations, Inc.*

10290 W. Atlantic Ave. #480504

Delray Beach, FL 33448

Phone (561) 495-9670 FAX# (561) 495-0888

Visit our Website: [www.allianceofdelray.com](http://www.allianceofdelray.com)



September 29, 2014

Palm Beach County Planning, Zoning, & Building  
ATT: Rebecca Caldwell, Director  
2300 North Jog Road  
West Palm Beach, Florida. 33411  
Re: Agricultural Reserve Roundtable Discussion

Dear Ms. Caldwell:

Following BCC direction and under your supervision Staff has succeeded in bringing together interested parties and the public to contemplate changes to the Agricultural Reserve Comprehensive Plan. This is an ambitious project addressing multifaceted proposed changes. The current Development Plan has been generally successful, is technically detailed, and even a perceived minor text amendment requires study to grasp the resulting impact on established agricultural, environmental and water resource goals.

The Alliance has met with farmers, nursery owners and other interested parties over the past six months in preparation for the Roundtable Discussions. The Alliance also has a history of being "Guardians of the Agricultural Reserve" and addressing the needs of its member communities and the public as demonstrated by a successful request from the Alliance to the BCC for denial of a 2011 application to construct a biofuel processing facility in the Agricultural Reserve.

An Alliance survey of its Membership and the public indicated the following:

1. Commercial Development should be confined to the Atlantic Avenue and Lyons Road and Boynton Beach Boulevard and Lyons Road intersections.
2. No development is desired west of State Road 7/441.
3. Preserve Parcels should not support mulching facilities or other bioconversion industries which impact regional hydrology and water resources.
4. Smaller preserve parcels, even though not contiguous with larger ones would be desirable.
5. The addition of more residential units from the County TDR program or other source is not desirable.

The Alliance thanks you, Staff, and our Commissioners for your work on this project.

Sincerely,

*Lori Vinikoor*

Dr. Lori Vinikoor, Executive Vice President

Cc: Mayor Taylor, Commissioners Abrams, Burdick, Santamaria, Valeche, Vana; Lorenzo Aghemo; Jon MacGillis; Verdenia Baker, Bob Banks

\*\*\*\*\*

***Officers:*** Robert Schulbaum, *President*; Lori Vinikoor, *Executive Vice President*  
Stan Goodman, *Vice President Communications*; Evelyn Spielholz, *Secretary*; Stan Kalish, *Treasurer*  
***Directors:*** Norma Arnold; Harold Kleiner; Carol Klausner; Phyllis Levine;  
Larry Zalkin; Susan Zuckerman; Marianne Weisman & Arnie Katz, *Assistants to the President*  
Joshua Gerstin, *Legal Counsel*

\*\*\*\*\*

***PRESERVING THE COMMUNITY LIFESTYLE & KEEPING ITS MEMBERS INFORMED  
FROM THE EVERGLADES TO THE OCEAN***



# **The Case for a Building Moratorium in the Ag Reserve**

## **A Proposal from STAR: Save the Ag Reserve March 3, 2015**

### **STAR Background:**

**STAR: Save the Ag Reserve,,** is a grassroots organization which promotes the Agricultural Reserve on its Facebook page along with innovative, sustainable farming. Our supporters regularly attend and speak out at public hearings on these issues.

We have spent much of the past eleven months addressing the proposals made by developer interests at the last Board of County Commissioners workshop. While these proposals need to be addressed, it is the position of **STAR: Save the Ag Reserve**, that these are only one set of options and that PBCC should go well beyond examination of development and examine all potential uses for land in the Ag Reserve. **STAR: Save the Ag Reserve** proposals intend to go beyond addressing the developers' proposals.

It is the position of **STAR: Save the Ag Reserve** that a comprehensive evaluation of the value of land in the Ag Reserve for use as agricultural land is a first step in any process which seeks to formulate logical land use policy for this district.

There are many types of "new crop" farming which are thriving in other parts of the US but are not now in the Ag Reserve. Many of these can be done on both small and large parcels. If PBCC were to bring in the right expert and appraise the value of Ag Reserve land based on all types of agricultural uses, we strongly believe we would discover that the land is worth more for agriculture than for development. And since agricultural use allows the land not to be captured by the one-time use as development, the land would be continually more valuable and could be sold over and over for increasing values as agriculture morphs in new directions. This winter should have fully illustrated that agricultural land where it doesn't freeze needs every effort to remain available for agriculture.

### **Agricultural Reserve Background:**

While farming regions throughout the United States that are serious about preserving farmland have increased the number of acres of protected farmland, Palm Beach County has been going in reverse where the Agricultural Reserve is concerned. According to County documents, in 1989 the County's Comprehensive Plan revised the boundaries of the Agricultural Reserve, reducing "the area by more than 5,000 acres resulting in its current boundaries encompassing 21,981 acres."

This shrinkage in area occurred despite the fact that the Agricultural Reserve is a critical economic engine in Palm Beach County. The following bulleted points highlight the findings of a January 17, 2012 study released by Palm Beach County: [1]

- The Palm Beach County agricultural industry is one of the largest industries in the County. The total economic impact to the county from agriculture is \$2.6 billion;
- The industry employs a range of between 9,000 – 12,000 workers in Palm Beach County with agricultural wages reaching \$340 million;
- Palm Beach County leads the state in agricultural sales;
- Palm Beach County is among the top ten largest agricultural counties in the United States;
- Palm Beach County is the largest agricultural county east of the Mississippi River;
- Palm Beach County leads the nation in the production of sugarcane and bell peppers.

Per Exhibit 1 AG RESERVE WORKSHOP January 17, 2012:

The future of agriculture in Palm Beach County is very optimistic. As our population increases, so does the demand for food. Our growers meet the demand for high quality produce for hotels and restaurants, adding to the quality of life for residents and visitors. There is an unprecedented interest in locally grown foods, better nutrition and recommendations for increased consumption of fruits and vegetables. Many tropical plants, so desired by consumers, are grown in the Agricultural Reserve. No one can predict the future, but exciting prospects are on the horizon, including energy crops for fuel and plastics, tropical fruit, essential oils from herbs, plants for pharmaceuticals and more.

The Agricultural Reserve in Palm Beach County consists of 22,000 acres running east from the Arthur R. Marshall Loxahatchee National Wildlife Refuge in Boynton Beach to the Florida Turnpike; bordered by Clint Moore Road in Boca Raton to the South, and just past the Strazzula Wetlands to the North.

Development interests have misinformed the public by suggesting at public hearings that little would be lost if the fertile sandy soils in the Agricultural Reserve were converted into sprawling gated communities and shopping centers because Palm Beach County's largest farming area is in Belle Glade, not the Agricultural Reserve.

The critical, missing piece of this misinformation campaign is that the Belle Glade farmland consists of muck soils while the Agricultural Reserve consists of fertile, sandy soils. According to Dr. Richard Raid, a leading expert on farming in Palm Beach County who has conducted research for the University of Florida for the past 27 years, tomatoes, squash and bell peppers cannot be grown in commercial quantities in muck soils. These three vegetables are abundantly grown in the Ag Reserve and contribute mightily to farming revenues for the county.

In a September 8, 2014 communication, Cooperative Extension Agent, Chris Miller, confirmed that no tomatoes, bell peppers or squash are being grown in the muck soils in the Belle Glade/Everglades Agricultural Area.

**Successful Ag Reserve Farming Model:**

On February 27, 2015, the radio program “Chef Pantone” aired an interview with Scott Seddon of Pero Family Farms, the largest farming operation in the Agricultural Reserve and a business whose intellectual capital on farming dates back to 1908. Mr. Seddon stated the following:

“We’re [Pero Family Farms] going into just about every grocery store East of the Mississippi, into Canada and throughout the Caribbean...What’s so great about Palm Beach County, we’re the closest spot to the Gulf Stream and that warm water provides us this warm land to grow on all winter long. ”

“It will freeze in Homestead and Miami before it freezes in West Palm Beach and Delray because of that Gulf Stream. That’s what’s so special about this land. You have the Agricultural Reserve out there -- Palm Beach County set aside years ago cause they realized how important that was.”

In terms of just how successful this independent family farming operation is on a national scale, Mr. Seddon stated:

“We have the number one brand of mini-sweet peppers nationwide...We’re packaging almost 800,000 pounds of those alone each week in Delray Beach.”

Palm Beach County is extremely fortunate to have a business located in its Agricultural Reserve with a number one *national* brand and yet some County Commissioners are *seriously* considering putting more rooftops and asphalt in this area to further restrict farming efficiency and ease of operation.

At the February 17, 2015 Agricultural Reserve Roundtable, two nurserymen effectively declared the Ag Reserve dead and indicated that it is no longer possible for farmers to make a living there. Other nurserymen nodded in agreement. These same nurserymen are fatally conflicted in their viewpoint because they also want the laws in the Agricultural Reserve changed so that they can sell either development rights or their property outright to a homebuilder, GL Homes. In other words, they have been incentivized to declare failure.

What our County Commissioners are effectively being asked to do today is to reward failure and punish success. Steve Thomas of Thomas Produce stated the following at a public hearing on March 25, 2014:

**Thomas:** “If we continue to lose land at the torrid pace we have in the last ten to fifteen years, it’s very difficult to operate a facility we’re in – we have a lot of commercial traffic, we’re book-ended in an area between a shopping center and a very upscale residential neighborhood...”

Thus, it is clear that more development is a radical and dangerous path toward further harm to vegetable growers in the Agricultural Reserve.

### **The Case for a Moratorium on Building:**

On February 28, 2015, the Palm Beach Post newspaper, which has been covering the evolution of the Agricultural Reserve for decades, wrote the following in a lead editorial:

“At the public meeting, there were proposals to add new zones for commercial development. There was also a proposal to lower the threshold on developments so that smaller parcels can to be urbanized. If these proposals are approved, the county will allow the reserve to be whittled to death.”

The editorial page editors went on to recommend the following:

“But agriculture and land preservation are under increasing pressure from development. And county commissioners, rather than continue to chip away at the 22,000-acre Agricultural Reserve, should stop yielding to this pressure long enough to at least conduct a study of the economic and environmental impact.”

This recommendation to conduct proper studies prior to voting on radical and dangerous rezoning of an area containing critical farming soils follows the same demands of public speakers at county-sponsored hearings and Roundtables over the past year as well as recommendations from community groups.

The Audubon Society of the Everglades, Palm Beach County's local chapter, carried an article by Pam and Russ Martens in its October 2014 newsletter, *Kite*, revealing the following about studies conducted in the 1990s on the Agricultural Reserve:

“A 1993 study conducted by the County's own planners found that it would cost taxpayers \$92.3 million for schools, solid waste, roads, police, fire stations and other services if residences were built for 36,000 people.

“A 1994 study conducted for the County by the American Farmland Trust found that each \$1 generated from agriculture created an 88 cent surplus because the county was only spending 12 cents on services. But for every \$1 generated from residential, the county would spend \$1.10 in services.

“An even more dramatic finding was what happens over time when an acre of productive farmland becomes a residential unit(s). The value lost per acre over 50 years was \$1,106,582. Multiply that by the 10,000 acres of former farmland now buried, or approved to be buried, under brick and mortar and the cost is over \$11 billion over 50 years.

“Before one more house is built, or one more forest clear cut, or one more farmer driven out of the Ag Reserve, we need updated, independent economic impact and cost of community services studies.”

The case for a moratorium on building is further buttressed by the fact that the Palm Beach County taxpayer has a vested, significant financial stake in what happens in the Agricultural Reserve. Area taxpayers would have more money in their savings accounts, in their children's tuition accounts, in their retirement accounts had they not approved a Voter Referendum in 1999, agreeing to tax themselves in order to preserve \$100 million in land in the Agricultural Reserve.

The critical importance of this farmland to the County's economy was enshrined in the county's Comprehensive Plan where it is given its own designation as an “Agricultural Reserve Tier,” consisting of “unique farmland and wetlands” to be “preserved primarily for agriculture.” Specific laws pertaining to it are further codified in the Unified Land Development Code of Palm Beach County (ULDC).

If the law requires that the Tier be “preserved primarily for agriculture,” how is it that the following now reside in the Agricultural Reserve: 23 gated communities; two charter schools; one elementary school; a massive hospital complex with medical buildings; two shopping centers with banks, restaurants, and an Imax theatre.

Only an independent study by an arms-length law firm together with knowledgeable agriculture experts will restore public trust that our laws have not been compromised by special interests.

**Additional Proposals from STAR:**

**STAR Proposes That There Should Be No Increase In Residential Or Commercial Development in the Ag Reserve.** The process of changing the Comprehensive Plan should not move forward. No Changes should be made to the Ag Reserve Plan.

**Impose Traffic Restrictions Consistent With County Law That Requires That This Land Be "Preserved Primarily for Agriculture."** Driving through the Ag Reserve, one would never dream this is a protected farming area. In key stretches of farm land along Route 441, and along the Lyons Road Rural Parkway, the speed is 55 MPH. This is not a speed compatible with a protected farming Tier. A right hand lane should be designated as a Farm Vehicle Lane with an appropriate speed to safeguard farm workers moving farming equipment from field to field. Farm Vehicle Lanes, with appropriate road crossings, should be adopted on other roads deemed by farmers to pose a current threat to the safety of drivers and efficient movement of farm vehicles. Provide signage at each entrance to the Ag Reserve stating that this is the Ag Reserve, a protected area, and please slow for farm vehicles and horses.

**Create the Long-Promised Horse Trails Along the Lyons Road Rural Parkway.** Equestrian-related businesses and horse owners form a material part of the Agricultural Reserve. The study should examine how their rights have been sacrificed to developers. Additionally, equestrian trails should be established on frontage roads and perimeter roads around developments.

**Taxpayer Purchase of Critical Farmland:** One does not buy a home and fail to insure it. One does not buy an expensive auto and fail to insure it. But we, county taxpayers, spent \$109.8 million on land inside the Ag Reserve and we have failed to insure it from encroachment by developers. To make certain that farming can continue to survive in the Ag Reserve, we need to identify key parcels of good farm land that can be joined together to form one large parcel and purchase those with taxpayer funds to make certain we retain adequate large parcels suitable for large tract farming in the Ag Reserve. This would be the insurance that our original \$109.8 million in land will not end up in the hands of developers. Explore use of State Amendment 1 money for land conservation in our Ag Reserve. Provide County funds to purchase TDR's from small nursery owners and retire them.

**Innovative Methods to Encourage Future Farming in the Agricultural Reserve:**  
**STAR: Save the Ag Reserve,** recommends that the County set up a team of innovative farming specialists to examine cutting edge strategies being used elsewhere in the United States. One idea would be to create a national network of farmers wishing to relocate to our area and make this network easily accessible to local farmers wanting to retire or sell this farming operation. Selling to a residential developer should not be the only option on the table. If we are to consider proposals for development, which are irreversible once the land is built on, we must first have a true evaluation of alternative uses for our land.

Many of these ideas were spelled out in the Agricultural Reserve Master Plan prepared by our own planning division in 2000. These included, but are not limited to, alternative types of agriculture such as niche or specialty crops, organic farming, rural restaurants and farm stands, beginning farmer programs, farmer to chef opportunities, linking farmers to consumers, community supported agriculture, green markets, agricultural education.

**Conservation Easements. STAR: Save the Ag Reserve** requests an independent review by outside legal counsel on the manner in which the County Commission has revoked Conservation Easements on large parcels in active row-crop production to enable GL Homes to build ever-larger gated communities in the Agricultural Reserve. Once a conservation easement is established, it should remain in perpetuity and not traded for piecemeal parcels of inferior value to farming and environmental benefit.

**A New Voter Referendum After the Studies Are Conducted.** It is the position of **STAR: Save the Ag Reserve**, that once genuinely independent and comprehensive studies are conducted on the Agricultural Reserve – something that has not been done for 15 years as sprawling, gated communities of 1400 homes were approved by the County Commission, the vote on this matter should not be left in the hands of seven County Commissioners.

The taxpayers who taxed themselves on a \$100 million bond issue to preserve this land should have the right to another Voter Referendum to decide the future of the Agricultural Reserve.

**Summary:**

**STAR: Save the Ag Reserve** is committed to preserving the Agricultural Reserve as it was originally intended – “to be preserved primarily for agriculture” – and for returning the public voice to this debate.

Footnote [1]: [www.pbcgov.com/pzb/Planning/ARG\\_workshop/Exhibits.pdf](http://www.pbcgov.com/pzb/Planning/ARG_workshop/Exhibits.pdf)



## **Everglades Law Center Ag Reserve Proposals for Consideration**

March 6, 2015

Thank you for the opportunity to submit these concepts regarding the Agricultural Reserve for your consideration. We recommend the County consider the following.

1. Reiterate the County's support for and intent of preserving agriculture in the Ag Reserve. The public trust in the County's long-term commitment to the Ag Reserve has been shaken by consideration of the developer-driven proposals over the last year, as well as by development decisions that have allowed existing preserve areas to be modified and changed, and increasing non-agricultural uses to be sited in the Ag Reserve, including on preserve parcels.
2. Ensure preserve parcels are preserved in perpetuity. Allowing parcels that were intended to be preserved in perpetuity to be used to accommodate more development within the Ag Reserve undermines the purposes for which the Ag Reserve was established. Allowing preserve parcels to be "swapped" undermines the long term viability of agriculture by allowing larger parcels that have greater agricultural value to be replaced by a greater number of smaller parcels with less overall value agriculturally. We have several recommendations on this issue:
  - a. Revise the comprehensive plan to require conservation easements to have 3<sup>rd</sup> party or public enforcement rights. This change will ensure public confidence that the land will, in fact, be preserved as farmland, in perpetuity.
  - b. Require the land use of preserve area parcels to be changed to conservation.
  - c. Consider requiring a super-majority vote prior to releasing conservation easements on preserve parcels.
  - d. Consider requiring deed restrictions on preserve parcels that limit the use to agriculture, in perpetuity.
  - e. Consider implementing a policy that implements qualitative criteria for any preserve area parcel swap. Only allow preserve areas to be released if they are being replaced by land with equal or greater agricultural value and / or acreage.
  - f. Revise the comprehensive plan to prohibit non-agricultural uses (such as schools ) on TMD preserves.
  - g. Require preserve parcels and publicly owned land in the Ag Reserve to be maintained free of exotics. This area is directly adjacent to the Loxahatchee National Wildlife Refuge, which has a significant problem with invasive exotic plants. Publicly owned land and preserve parcels with exotic species serve as a seed bank which harms efforts to reduce and eliminate invasive plants within the Refuge.
3. Consider changes to Transfer of Development Rights Program to create a market outside the Ag Reserve for Ag Reserve development units by:
  - a. Maintaining the Ag Reserve as a sending area only for TDR's,

- b. Maintaining the Urban / Suburban tier as a receiving area while ensuring these areas are not negatively impacted by increased density,
  - c. Requiring all density increases County-wide to be implemented through TDR program (the current exceptions to this rule result in extreme underutilization of TDR's),
  - d. Consider allowing density transfers from Ag Reserve to Urban Suburban Tier at a higher rate than current densities development densities (2 units per acre?), and
  - e. Temporarily suspending sale of existing county TDR units to create market for Ag Reserve Units.
4. Implement or consider developing similar programs to the "Beginning Farmer" and "Farm Link" programs described in the Ag Reserve Master Plan. As discussed in the Master Plan:
- a. "A County-sponsored agribusiness enterprise program for "Beginning Farmers," those wishing to begin agriculture cultivation with little or no past record, who have developed a business plan and the ability to obtain the necessary capital to establish the initial cash flow required to enter the industry could utilize the facilities of a packing house. The large capital inputs needed for a person to start a new agricultural production operation can be prohibitive, especially if land acquisition is added to the other start-up costs. Using the facilities of a converted packing house, the County could provide access to some of the resources required by "Beginning Farmers".
  - b. An agricultural education center located in the Ag Reserve could provide additional opportunities for South Florida farmers and those interested in agriculture, enabling them to pursue the continuation of agriculture in the area, encouraging new generations of farmers in the County.
  - c. Agricultural education facilities could be used to assist farms making the transition from one generation to the next. "Farm Link" programs have been initiated in several states including California and Iowa. Through these programs, a farmer approaching retirement is linked with someone wanting to start farming through a coordinated effort and process. A "Farm Link" program, undertaken through a university, could complement the "Beginning Farmers" program described in section 2.4.
  - d. University facilities could also be used to assist in the establishment of growers' cooperatives. These enterprises can be organized as marketing, bargaining, services, farm supply, machinery or "new generation" cooperatives, depending on the specific needs of the growers involved. The University of Florida Food and Resource Economic Department and the Florida Department of Agriculture and Consumer Affairs' Marketing Division, working with the County's Agriculture Economic Development Program, may be able to assist in the establishment of such a program."
5. Consider implementing (or re-implementing) a Purchase of Conservation Easement or Willing Seller purchase program. The Ag Reserve Master Plan identifies

programs that may be able to provide grants or other assistance in conservation easement acquisition:

- a. The Farmland Protection Program, which can be used to help purchase development rights and keep productive farmlands in agricultural use. Eligible applicants are "any local or State agency, county or group of counties . . . that has a farmland protection program that purchases conservation easements [emphasis added] for the purpose of protecting topsoil by limiting conversion to non-agricultural uses of land, and that has pending offers." <sup>2</sup>
  - b. The U. S. Department of Agriculture (USDA) Natural Resources Conservation Service has a number of programs that provide incentives to farmers or funding for acquisition of easements.
6. Consider, develop and fully evaluate other ways of promoting the Ag Reserve as a "local" agricultural resource, such as the labeling of produce ("locally grown – PBC AG Reserve"), signage, etc. Consider establishment of a task force to assist with this issue.
  7. In response to suggestions that the existing 80/20 development option is "non-viable because it results in too dense of development", consider changes to the 80/20 development option to clarify that less than maximum density can be built.
  8. Consider implementing a moratorium on land use / zoning changes while the County evaluates all available options to enhance and promote the long-term viability of agriculture in the Ag Reserve.



**PROPOSED POLICY**  
**THE FUTURE OF THE**  
**AGRICULTURAL**  
**RESERVE**

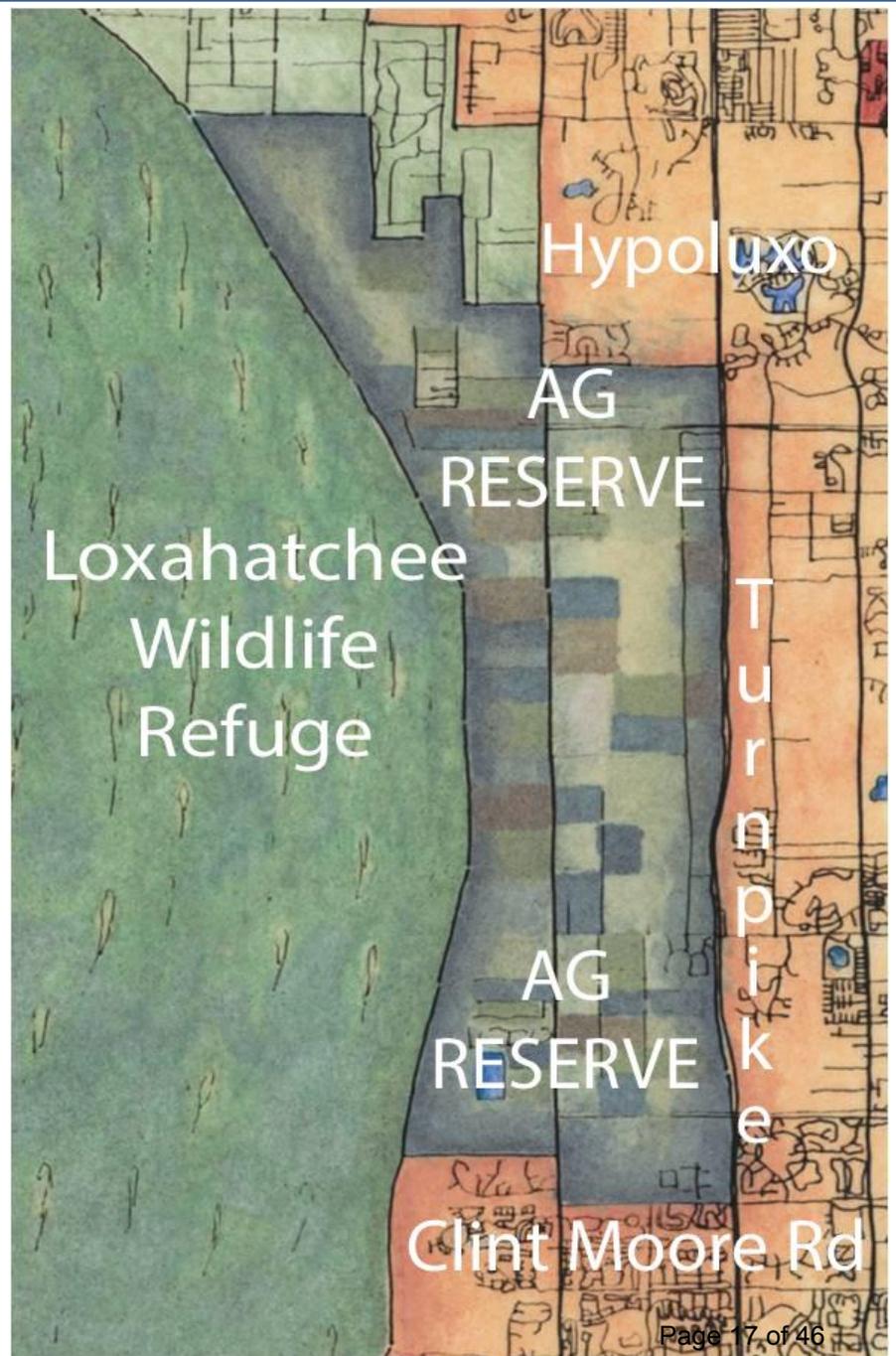
## **AG RESERVE VS. AG PRESERVE**

**Ag Reserve:** Refers to the area bounded by the Turnpike on the east, Clint Moore Road on the South, the Arthur Marshall Loxahatchee National Wildlife Refuge on the West and a zigzag line between Hypoluxo Road and Boynton Beach Blvd. on the North. The Ag Reserve area is 21,981 acres. The Ag Reserve was created to preserve agriculture, wetlands and open space.

**Ag Preserve:** This is the designation for parcels within the Ag Reserve set aside to be preserved exclusively forever for agricultural uses and these parcels have no development rights. There are 6,058 acres set aside for preservation. There are two types of Preserve areas within the Ag Reserve. Each has its own rules for land use:

- County Owned preserve areas purchased with \$100,000,000 in funds approved by the Public Bond issue of 1999.
- Preserve areas set aside by developers as part of the 60% preserve – 40% development rule in the Ag Reserve.

**PROPOSED POLICY FOR THE  
FUTURE OF THE  
AGRICULTURAL  
RESERVE**



## **INDEX TO ADOPTED POLICY:**

**1. RESIDENTIAL DEVELOPMENT WEST OF ROUTE 441**

**2. COMMERCIAL DEVELOPMENT**

**3. 60/40 RESIDENTIAL DEVELOPMENT**

**4. PRESERVE AREA**

**4a. PRESERVE AREA**

**Single Farm Residence/Caretaker Quarters**

**4b. PRESERVE AREA USES**

**5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM**

**6. SUGGESTIONS IN SUPPORT OF THE AG RESERVE**

## **THE COUNTY AGRICULTURAL RESERVE COMPREHENSIVE PLAN IS CURRENT LAW.**

- **The Plan was adopted to preserve and enhance agricultural activity, environmental and water resources, and open space through low density residential development and limited non-residential development.**
- **COBWRA supports the Comprehensive Plan with minimal modifications.**

## 1. RESIDENTIAL DEVELOPMENT WEST OF ROUTE 441

### COMPREHENSIVE PLAN

No 60/40 residential development permitted.

(Note: 60/40 = 60% of land in preserve, dwelling units on 40% of the land.)

---

### CHANGE REQUESTED

Allow 60/40 residential development anywhere in the Ag Reserve.

---

### COBWRA PROPOSAL

### NO CHANGE TO COMPREHENSIVE PLAN

- The land to continue to be preserved for agricultural use and wetland conservation.
- Continued support of the integrity of the Everglades and the Arthur R. Marshall Loxahatchee National Wildlife Refuge.

## **2. COMMERCIAL DEVELOPMENT**

### **COMPREHENSIVE PLAN**

- (a) Limits commercial area to serve the farming community and Ag Reserve residents.**
  - (b) Located in two marketplaces: one at the intersection of Lyons Rd. and Boynton Beach Blvd. and the other at the intersection of Lyons Rd. and Atlantic Ave.**
  - (c) Allows a maximum commercial area of 80-acres containing 750,000 sq. ft. between the two locations.**
- 

### **CHANGES REQUESTED**

- (a) Permit an additional 200 acres containing 2,000,000 sq. ft. of commercial development.**
- (b) Create commercial corridors on Lyons Rd., Route 441, Boynton Beach Blvd., and Atlantic Ave. to accommodate the additional 200 acres of commercial development.**

## **2. COMMERCIAL DEVELOPMENT, continued**

### **COBWRA PROPOSAL      MODIFICATION TO COMPREHENSIVE PLAN**

- **Continue the prohibition of commercial development west of Route 441.**
- **Permit commercial development at the major intersections of:**
  - **Route 441 and Boynton Beach Blvd.**
  - **Route 441 and Atlantic Ave.**
  - **Lyons Rd. and Boynton Beach Blvd.**
  - **Lyons Rd. and Atlantic Ave.**
- **Permit a maximum of 400,000 sq. ft. of additional commercial development allocated among these major intersections.**

### **3. 60/40 RESIDENTIAL DEVELOPMENT**

#### **COMPREHENSIVE PLAN**

**Development area must:**

- (a) Be located east of Route 441.**
  
- (b) Have a minimum of 100 acres for development with 150 acres for preserve (250 acres provided in total).**
  
- (c) Have frontage on Rte. 441, Boynton Beach Blvd., Lyons Rd., Atlantic Ave., or Clint Moore Rd.**

### **3. 60/40 RESIDENTIAL DEVELOPMENT, continued**

#### **CHANGES REQUESTED**

- (a) Allow 60/40 residential development anywhere in the Ag Reserve.
  - (b) Reduce development area from 100 acres to 35 acres.
  - (c) Eliminate frontage requirement.
- 

#### **COBWRA PROPOSAL**

#### **NO CHANGE TO COMPREHENSIVE PLAN**

- **The Comprehensive Plan provides efficient management of residential development.**

## **4. PRESERVE AREA**

**COMPREHENSIVE PLAN**      Preserve area must be a minimum of 150 acres, or be contiguous to existing preserve area totaling 150 acres.

---

**CHANGE REQUESTED**      Eliminate minimum size and/or contiguous requirement for preserve parcels.

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**COBWRA PROPOSAL**      **MODIFICATION TO COMPREHENSIVE PLAN**

- Eliminate minimum size and/or contiguous requirement for preserve parcels.
- This will provide opportunity for smaller landowners to preserve parcels.

## **4a. PRESERVE AREA – Single Farm Residence/Caretaker Quarters**

### **COMPREHENSIVE PLAN**

- (a) A residence is not permitted in preserve areas.**
  - (b) Density limited to 1 unit for 5 acres.**
  - (c) Caretaker quarters limited to 1,000 sq. ft.**
- 

### **CHANGES REQUESTED**

- (a) Permit a farm residence in preserve areas.**
- (b) Allow residence to be built on less than 5 acres.**
- (c) Eliminate size restriction on caretaker quarters.**

## **4a. PRESERVE AREA – Single Farm Residence/Caretaker Quarters**

### **COBWRA PROPOSAL      MODIFICATION TO COMPREHENSIVE PLAN**

- **Permit one single family farm residence in a preserve area.**
- **Code requirement of density at 1 unit for 5 acres to be maintained.**
- **Development Rights must be re-acquired (through purchase or exchange) for acreage converted back from preserve to single family farm residence.**
- **Maintain size restrictions of 1,000 sq. ft. on caretaker quarters.**

## **4b. PRESERVE AREA USES**

### **COMPREHENSIVE PLAN**

- (a) Preserve area to be utilized for crops, pasture, equestrian, fallow, water preserve, regional water management, environmental resources.**
  - (b) Accessory agricultural structures (such as barns and pump structures) and uses accommodated within the rules.**
- 

### **CHANGES REQUESTED**

- (a) Permit increased uses such as mulching, landscape maintenance, production and sale of products related to agriculture.**
  - (b) Eliminate restrictions in the code for size of packing houses.**
- 

### **COBWRA PROPOSAL      NO CHANGE TO COMPREHENSIVE PLAN**

- These activities and buildings are allowed currently in the Ag Reserve, but not in Preserve areas.**

## **5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM**

### **COMPREHENSIVE PLAN**

Land in the Ag Reserve has Development Rights on it of one unit per acre. They can be transferred within the Ag Reserve or transferred out of the Ag Reserve. No Development Rights (TDR's) from other areas may be imported into the Ag Reserve.

*[Note: The Transfer of Development Rights is used to increase density. Current price from the County is reported to be \$25,000 per TDR Unit.]*

## **5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM**

### **CHANGES REQUESTED**

- This is a complex change to the TDR program affecting land that:
  - (a) Has not been developed.
  - (b) Is not in Preserve.
  - (c) Includes land approved by the County for 60/40 Ag Reserve Planned Unit Development, but not yet built.
  - (d) Includes the 60% of the 60/40 PUD set aside for preservation but not yet built.
  
- For this acreage, it is proposed to:
  - (a) Open up the Ag Reserve into a Receiving Area for 7,000 TDR's owned by the County.
  - (b) Eliminate the requirement of preservation area for development.
  - (c) Change zoning requirement from 1 unit per 5 acres, to a base of 1 unit per 1 acre, climbing to a permitted density of 3 units per acre achieved through developer purchases of TDR's.

## **5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM**

### **CHANGES REQUESTED, continued**

- Result of change

- (a) Using all 7000 County TDR's in the Ag Reserve results in a three-fold increase in density.

- (b) To explain: using 3,500 acres and adding 7,000 TDR's, the density increases from 3,500 dwelling units to 10,500 dwelling units (3,500+7,000 = 10,500).

---

**COBWRA PROPOSAL**

**NO CHANGE TO THE COMPREHENSIVE PLAN  
NO CHANGE TO THE TDR PROGRAM**

## **6. SUGGESTIONS IN SUPPORT OF THE AG RESERVE**

**TO KEEP AGRICULTURE AND THE AG RESERVE VIABLE, COBWRA RECOMMENDS:**

- **Creation of a Preservation Land Trust to buy additional land for preserve and conservation.**
- **Economic assistance, such as low interest loans, to small growers to increase profitability.**
- **Assistance provided for crop diversification, organic and niche farming, farm-to-table, and community cooperatives.**
- **Encouraging development of community gardens.**
- **Erecting signage to identify and promote the Ag Reserve.**
- **Encouraging agricultural tourism.**



# Misconceptions and Facts: The Agricultural Reserve in Palm Beach County

Forced to Farm Political Action Committee

# Introduction

- ▶ **This presentation outlines misconceptions and facts regarding the Palm Beach County Agricultural Reserve. We hope you find clarity on issues that are often misconstrued and support us in lifting the burdensome property restrictions placed on the private property owners in the Agricultural Reserve.**

# Misconceptions and Facts

- ▶ Misconception: The Agricultural Reserve was established to preserve farmland.
  - ▶ **FACT: The Agricultural Reserve Master Plan allowed for commercial and residential development as well as other uses within the Ag Reserve.**
- ▶ Misconception: The public owns all of the Agricultural Reserve.
  - ▶ **FACT: The \$100 million bond purchased 2,400 acres. In total, the public owns about 10% of the Ag Reserve, according to the 2000 Ag Master Plan.**

# Misconceptions and Facts

- ▶ **Misconception: The soil in the Ag Reserve is special.**
  - ▶ **The soil in the Ag Reserve is very poor at best, it is mostly sand. Vegetable farmers must use large amounts of expensive fertilizer in order to produce a crop.**
  - ▶ **The container nursery growers never use the soil on their property to produce plants. The soil used in potted plants must be purchased.**

# Misconceptions and Facts

- ▶ **Misconception:** Freezes do not occur in the Ag Reserve.
  - ▶ **FACT:** Freezes occur frequently in the Ag Reserve and damage crops and some growers do not recover.
    - ▶ In December of 1989 over Christmas a 3 Day freeze destroyed many nurseries and vegetable farms, some did not recover and they went out of business.
    - ▶ During the 1990's we had not only freezes but Hurricanes and so called storms of the century (March 1993). Many farms did not recover.
    - ▶ 2000's ongoing freeze events every winter, some worse than others. As well as other weather events, i.e. Hurricane Wilma 2006.

# Misconceptions and Facts

- ▶ Misconception: The policy changes that are being discussed will impact the entire Ag Reserve.
  - ▶ **Fact: The changes being discussed will only impact about 13% of the Ag Reserve.**
- ▶ Misconception: With changes in the Ag Reserve no land will be preserved.
  - ▶ **FACT: Land has been preserved in the Agricultural Reserve; 28% or 6,680 acres have been preserved in the Agricultural Reserve**

# Misconceptions and Facts

- ▶ Misconception: There is only agriculture in the Ag Reserve.
  - ▶ **FACT: Currently there is both Residential/Commercial Development which has increased from 1,721 acres (8%) of the Ag Reserve to 6,290 acres (29%).**
- ▶ Misconception: Land owners knew they were purchasing land in the Ag Reserve
  - ▶ **FACT: Many private property owners purchased their land before the Ag Reserve existed and were never notified of the land use change.**

# Misconceptions and Facts

- ▶ **Misconception:** Agriculture is sustainable in the Ag Reserve:
  - ▶ **FACT:** The “critical mass” for Agriculture has been lost.
    - ▶ Nursery industry acreage in the Ag Reserve has declined by 21%. (2000-2014) (1,759 acres to 1,396 acres).
    - ▶ Row crop farming has significantly declined and many of the current row crop farms are currently leasing land that is approved for future development.
- ▶ **Misconception:** All vegetable grown in Palm Beach County are grown in the Ag Reserve.
  - ▶ **FACT:** Only 1.5% of the vegetable crops produced in Palm Beach County are in the Agricultural Reserve.

Sources: <http://edis.ifas.ufl.edu/fe941> and Property Appraiser's Office

# FACT: County Commission has approved schools, hospitals, churches, and roads to support the growing residential community in the Ag Reserve

## ▶ Hospital

- ▶ West Bethesda Hospital - 80 bed hospital with 300 employees - opened in January 2013.
- ▶ Can expand to a 400-bed hospital with two onsite physician offices.

## ▶ Schools

- ▶ Somerset Academy Charter School

## ▶ Churches

- ▶ Boynton Beach Community Church
- ▶ Our Lady Queen of Peace
- ▶ Coptic Christian Church

## ▶ Roads

- ▶ Lyon's Road Extension
- ▶ Flavor Pic Road Extension (approved and planned for Jan 2015)
- ▶ Widening of West Atlantic Ave.

## **FACT: Private property owners, including nursery owners, are paying \$1.5 million for a water line that is of no use to them with their current land use**

- ▶ **Palm Beach County Commission approved Resolution No. R 2005-0588 - 0590 for the Special Assessment process for the West Atlantic Avenue and State Road 7 Area Wastewater Force Main Extension Project, whereas it states, “This project will serve 41 commercial and 2 residential properties.” There was a vision that these properties would become commercial properties.**
- ▶ **Given the purpose of the water main, agriculture does not benefit from this assessment.**

## Agriculture was not considered when expanding roadways within the Ag Reserve

- ▶ As quoted by a private property owner, “We purchased our Ag land in 1985 on 156th Court South. This is now an Ag area that must deal with the heavy traffic on Lyons Road south of Atlantic Ave. To the South we have Mizner Country Club, to the North we have a Coptic Christian Church and the Delray Market Place. It is impossible to get large trucks onto Lyons Road and some of the companies that deliver to us and buy from us have refused to drive down 156th court. The Ag Reserve was not in place when we bought and we were never notified or ask for our opinion. This section of Lyons Road is two lanes and no turning lanes for 156th Court (which are primarily nurseries).”

# Misconceptions and Facts

- ▶ Misconception: The Ag Reserve Master Plan was adopted by the Palm Beach County Commission.
  - ▶ **FACT: The Master Plan was never adopted by the county commission; however, policies were set based on this never-adopted plan.**
- ▶ Misconception: There are ways to save the agriculture within the Agricultural Reserve.
  - ▶ **FACT: It is too late. The critical mass for agriculture in the Ag Reserve has been lost.**

## Conclusion

- ▶ **The land owners of the 13% of remaining lands within Palm Beach County's Agricultural Reserve have been unduly burdened by property restrictions. We advocate that the Palm Beach County Government treat the private property owners in the Agricultural Reserve equally to private property owners throughout Palm Beach County and restore their property rights.**



# Misconceptions and Facts: The Agricultural Reserve in Palm Beach County

Prepared by: Forced to Farm Political Action Committee

March 6, 2015



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

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[www.palmbeachschools.org/planning](http://www.palmbeachschools.org/planning)

March 11, 2015

Mr. Lorenzo Aghemo, Director  
PBC Planning Department  
2300 N Jog Road  
West Palm Beach, FL 33411

Re: Schools in the AgReserve

Dear Mr. Aghemo:

The School District would appreciate the County allowing public schools as a permitted use on preserve parcels for residential developments in the AgReserve, including areas west of State Road 7. If these areas continue to develop for residential use, there will be a need for public schools to serve the children from these developments. This change would allow for public schools proximate to residential developments.

Thank you for your consideration.

Sincerely,

Angela D. Usher, AICP, Manager  
Planning and Intergovernmental Relations

c: Maria Bello, PBC Planning Department  
Kristin Garrison, SDPBC Planning and Intergov.

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