

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

**Meeting Date:** October 26, 2021

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

I. EXECUTIVE BRIEF

**Title:** Agricultural Reserve Tier


**Summary:** The item before the Board is to present a workshop on potential new industrial future land uses and workforce housing in the Agricultural Reserve Tier following Board direction at the May 5, 2021 Comprehensive Plan Public Hearing. Staff will provide the background and current status of the Agricultural Reserve as well as options on the various topics. This workshop will also include additional Board directed items, including a presentation on countywide agriculture, a history of previous efforts to allow preserves in other areas of the county, and a brief history of the bond referendum with a status of acquired lands. Districts 5 and 6 (RPB)


**Background and Policy Issues:** On May 5, 2021 under Board discussion on privately proposed future land use amendments, Commissioners discussed the concept of a new light industrial future land use designation and requested a workshop to discuss new industrial future land use in the Tier. On the same date under Board discussion on privately proposed text amendments to increase density, the Board directed staff to bring back the concept of increasing residential density and the Workforce Housing Program in the Tier at the same workshop.

Since 1980, 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 Tier. Current policies reflect the Agricultural Reserve Master Plan completed approximately 20 years ago. In order to protect and preserve agricultural and environmentally sensitive lands, development within the Tier is limited and requires preserve area for most development options.

Land uses today in the Agricultural Reserve largely reflect the desired pattern envisioned in the Master Plan. To date approximately 58% of the Tier 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 approximately 2,400 acres purchased through a \$100 million bond issue approved by voters in 1999. Approximately 31% of the Tier is either developed or planned for development, 3% includes rights-of-way and canals and approximately 8% is currently un-committed. Residential development options include 1 dwelling unit (du) per 5 acre (ac) 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 specified locations and commercial square footage is capped.

- Attachments:**
- 1. Executive Summary
  - 2. Map

**Recommended by:**  **Department Director** **Date:** 9/29/2021

**Approved By:**  **Assistant County Administrator** **Date:** 10/14/21

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income(County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match(County	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
#ADDITIONAL FTE	-0-	-0-	-0-	-0-	-0-
POSITIONS (CUMULATIVE	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes\_\_\_ No X

Does this item include the use of federal funds? Yes\_\_\_ No X

**Budget Account No:**

Fund	Agency	Organization	Object
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**B. Recommended Sources of Funds/Summary of Fiscal Impact:** There is no fiscal impact associated with this agenda item.

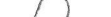
### C. Departmental Fiscal Review:

Departmental Fiscal Review:

Brenda J. Conner

### III. REVIEW COMMENTS:

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

  
 OFMB *PA 9-29-01*  
*MG 9/29/21*

Control Comments.

*J. J. Jacoby* 10/13/12

**Contract Dev. & Control**

10-18-21 TW

### B. Legal Sufficiency

**Assistant County Attorney**

### C. Other Department Review

Department Director

**(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)**

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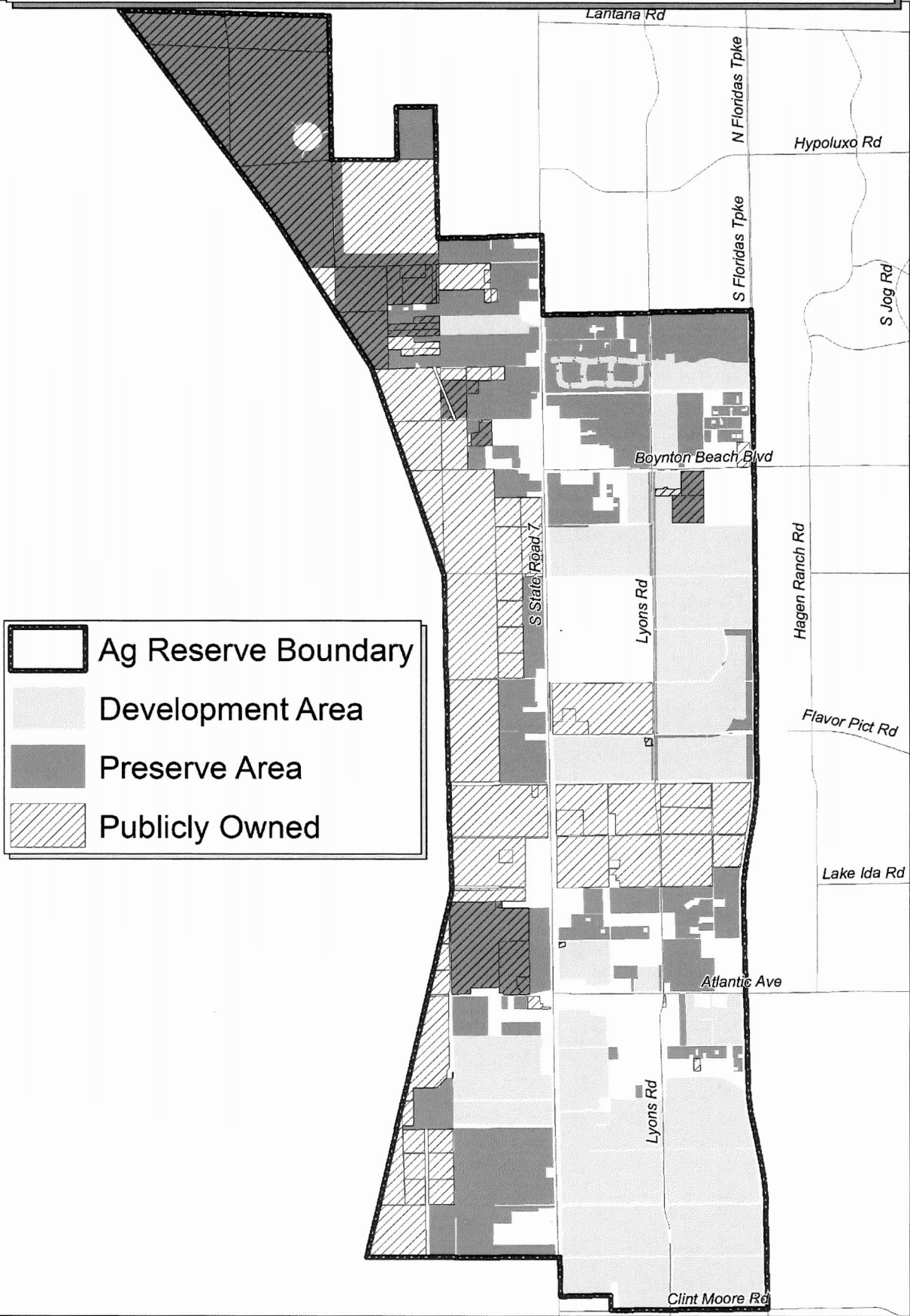
## EXECUTIVE SUMMARY

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At the May 5, 2021 Public Hearing, the Board considered various requests to initiate text amendments to the Comprehensive Plan to change policies in the Plan to accommodate additional uses and workforce housing within the Agricultural Reserve Tier.

- **Industrial:** The Comprehensive Plan recognizes that Industrial future land use is important to satisfy the need for industrial space and promote economic development. However, additional industrial future land use designations within the Tier were not supported by the Board at the time the Master Plan was completed. Therefore, unlike commercial future land use, there is no policy guidance in the Plan directing the appropriate locations, amounts, and uses for industrial future land use designations within the Tier. Staff will present options for the Board to consider regarding industrial future land use designations, suitable locations, and allowable uses within the Tier.
- **Density:** Over the past several years, the County has received multiple requests for private text amendments to increase residential density within the Tier. Currently, density is limited to a maximum of 1 unit per acre clustered onto 40 or 20 percent of the total planned development, for a typical density of approximately 3 units per acre. This density has resulted in single family or zero lot development within the Tier. Staff will present options for the Board to consider regarding options to allow increases in density, including suitable locations, and housing bonus options within the Tier.
- **Service Delivery Impacts:** Development within the Tier has largely developed as planned as part of the Master Plan. This development is in line with the service delivery analysis prepared to accommodate the development options. Any change to the Comprehensive Plan to allow additional residential density and non-residential development needs to be accompanied by an analysis of the service delivery impacts, including any additional need for roadway capacity and linkages. The long range traffic impacts of the Agricultural Reserve Master Plan were analyzed during the preparation of the Plan, and subsequent revisions were made to the Thoroughfare Right of Way Identification Map (TIM) to ensure that there were adequate planned roadways to support the intended growth. The current and planned roadway network in the Agricultural Reserve was developed using the assumptions that all residential development would be built at 1 unit per 1 acre maximum density, and that the commercial development was limited. Future amendments would impact existing and long range traffic, although at this time the full traffic analysis has not yet been completed in order to present the full and collective impacts. Further, the analysis and discussion of future amendments will need to take into account any associated changes to the TIM, and may need to include TIM changes in tandem with any text amendment increasing density or intensity.

# Agricultural Reserve



Date: 09/23/2021  
Contact: PBC Planning Division  
Filename: N:\Division Projects\Ag Reserve\2021\AQRWorkshop  
Note: Map is not official, for presentation purposes only.

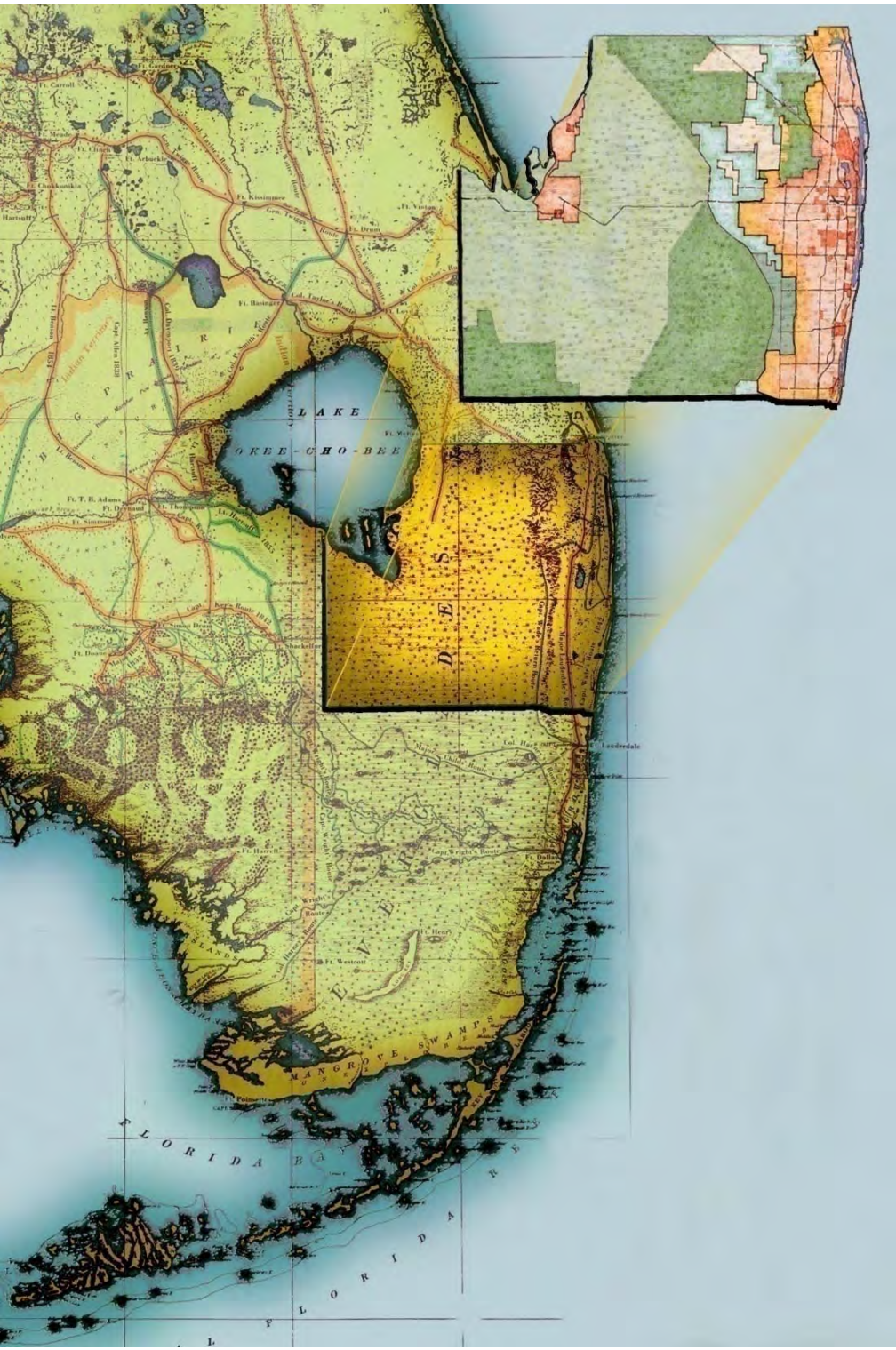
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Planning, Zoning  
& Building  
2200 N. Jog Rd  
West Palm Beach, FL 33411  
Phone (561) 233-5300







# Agricultural Reserve Tier

Board of County Commissioners Workshop  
October 26, 2021

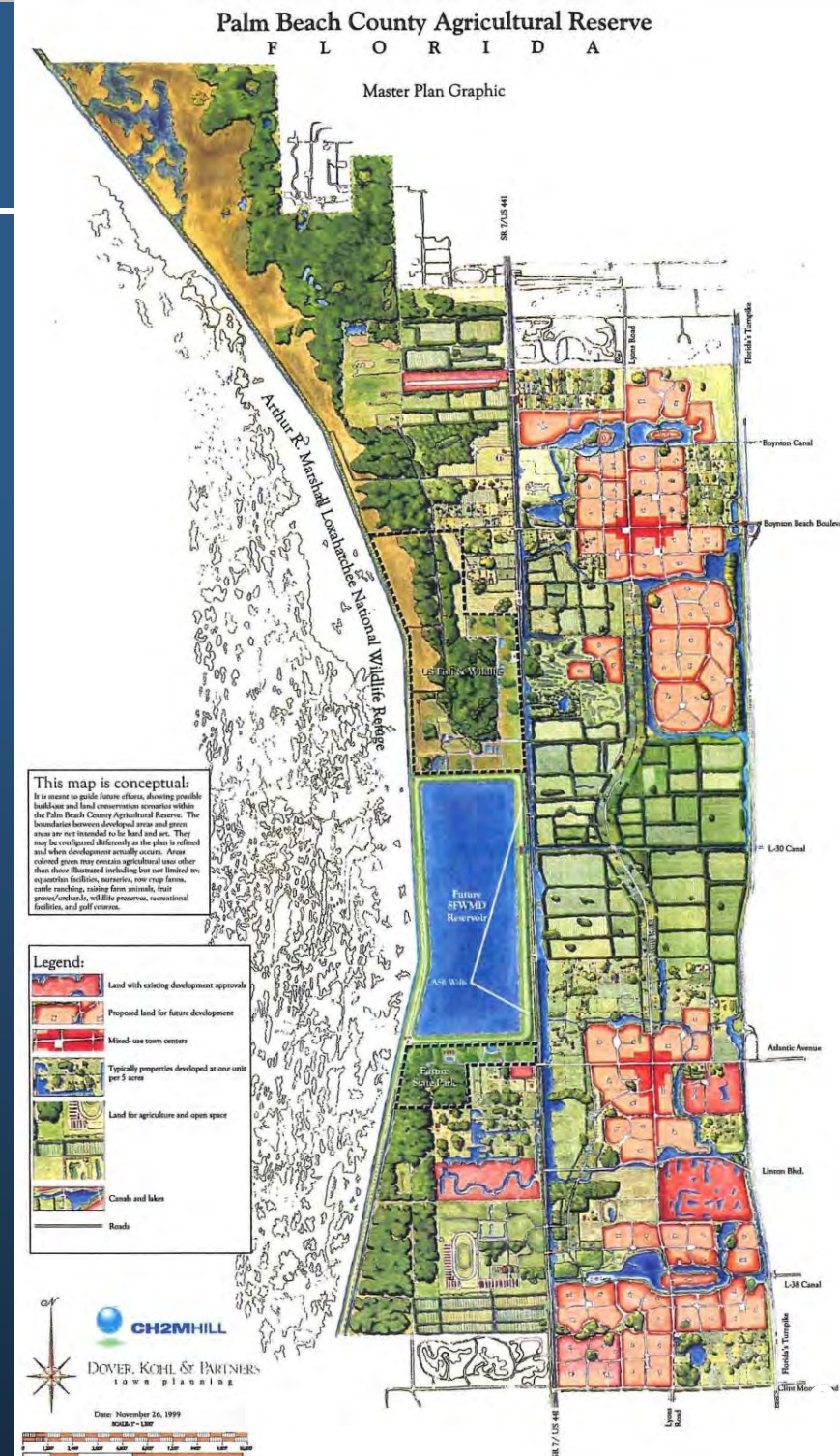






# Workshop Purpose

- **Board Direction – Present Options:**
  - New industrial land uses
  - Higher density and workforce housing
- **Staff Presentation:**
  - Agriculture in PBC
  - Agricultural Reserve Tier History
  - Options for Board Consideration





# Staff Presentation

- Agriculture in Palm Beach County
- Managed Growth Tier System
- Agricultural Reserve Master Plan
- History 2001-2021
- Comp Plan Policies
- Implementation Assessment
- Bond
- Self-Sustaining Form
- Preserves & Density
- Residential Clustering
- Service Delivery & Providers
- Industrial Options
- Residential Options
- Summary



# Agriculture in Palm Beach County



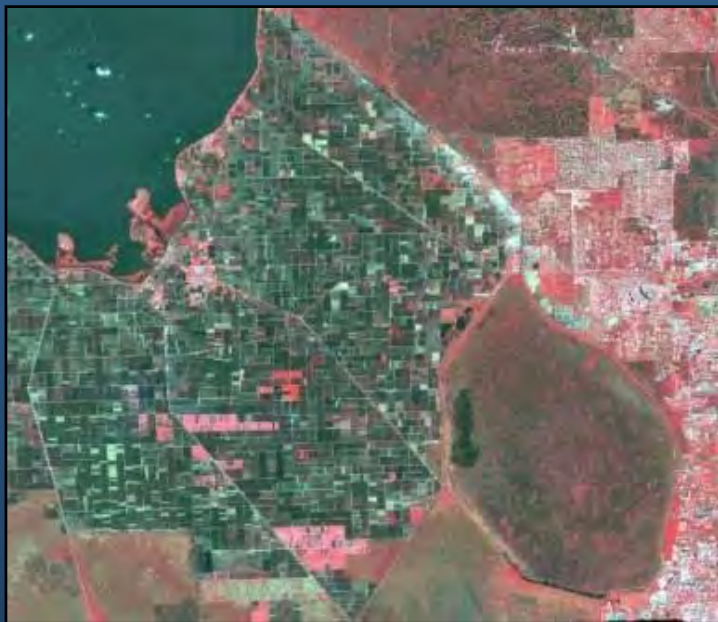


# Agriculture in Palm Beach County

Ron Rice, Director, Ag Extension Office

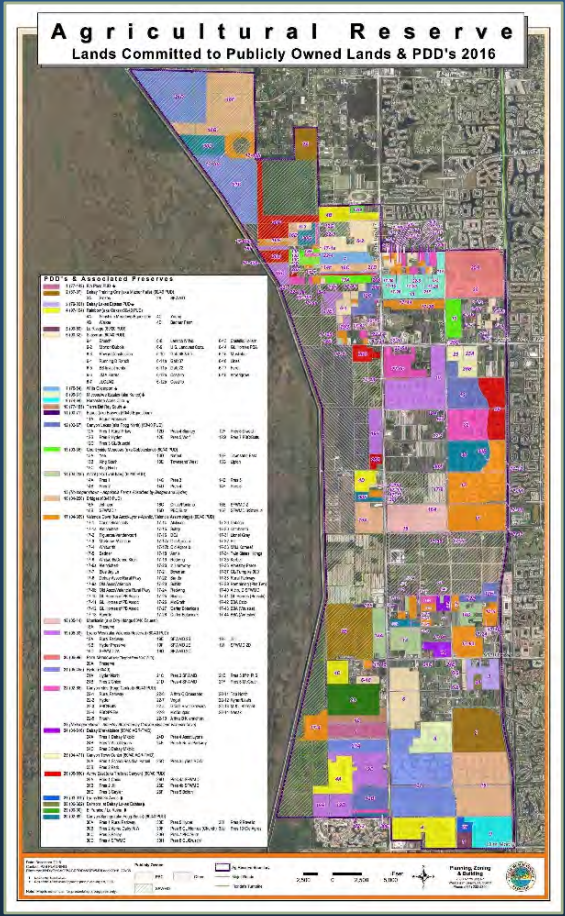


West Palm Beach



Everglades Agricultural Area

## Agricultural Reserve







# Agriculture in Palm Beach County

- PBC agriculture sales exceed all counties east of the Mississippi River (\$1.4 billion in 2019)
- PBC gross agriculture acreage  $\approx$  440,000 acres  
 $\approx$  35% of the PBC's land area



Sugarcane  $\approx$  88% of the agriculture acreage

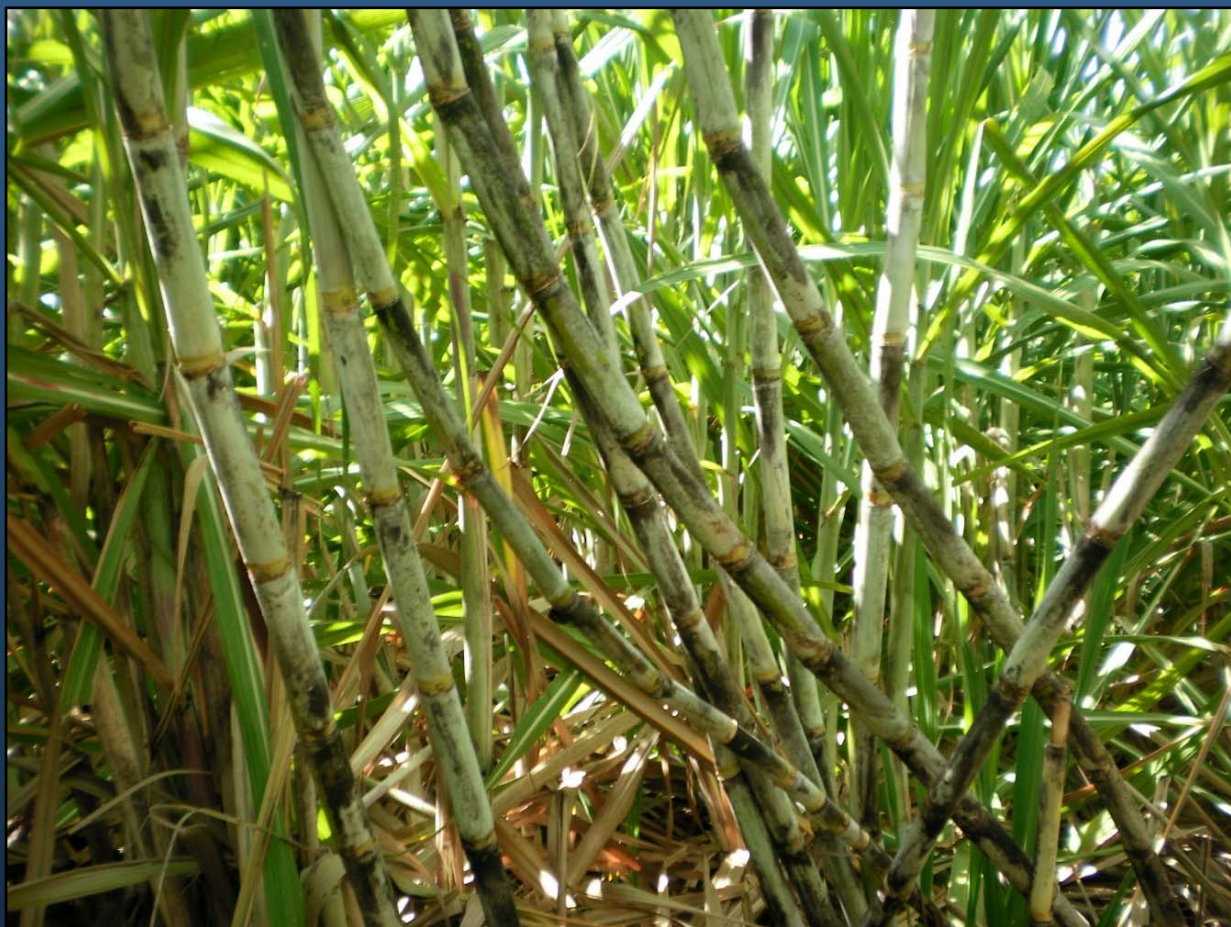




# Agriculture in Palm Beach County

PBC leads the nation:

- Sugarcane
- Fresh sweet corn



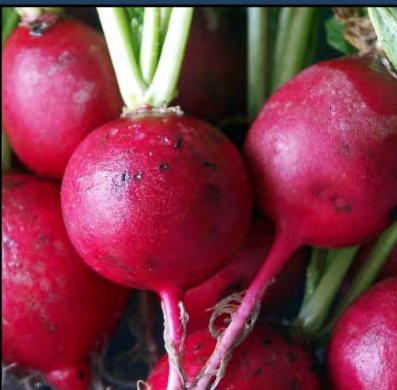
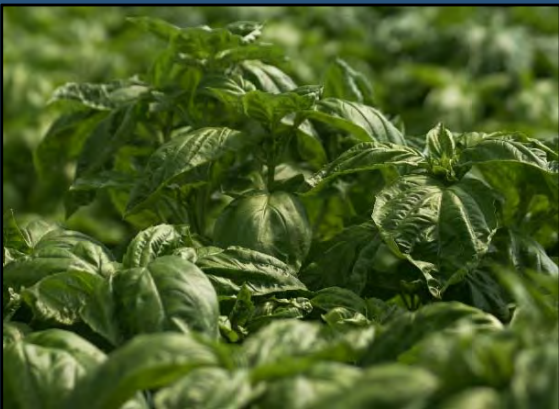
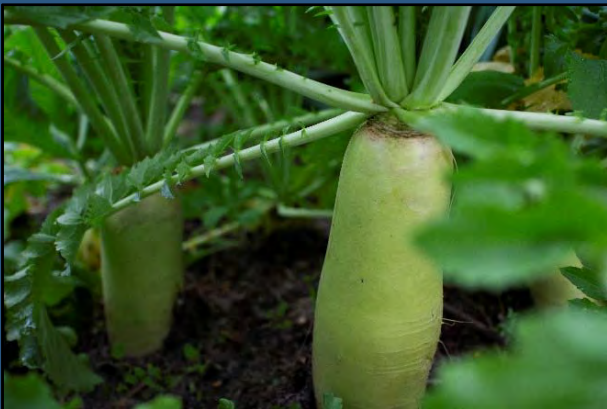
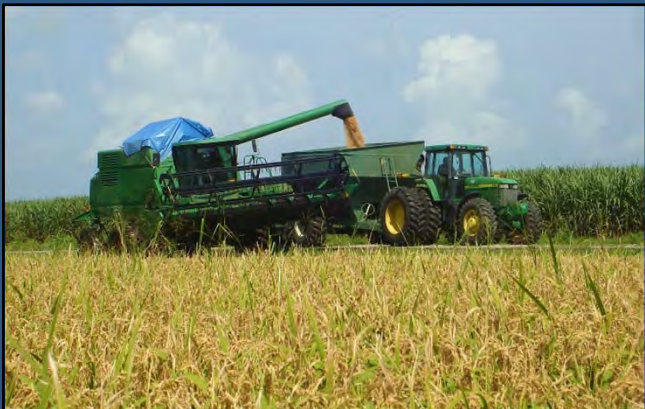




# Agriculture in Palm Beach County

## PBC leads Florida:

- Sweet peppers
- Cucumbers
- Specialty leaf
- Eggplant/Okra
- Herbs
- Lettuces
- Rice
- Radishes
- Celery
- Sod







# Agriculture in Palm Beach County

## Histosols

- Soils with > 30% organic matter
- Derived from partially decayed aquatic plants
- EAA soils series:  
Torry, Terra Ceia, Pahokee, Lauderhill, Dania
- EAA organic muck soils have uniquely high (basic) soil pH
- Poorly drained soils
  - ✓ Given good drainage infra-structure, excellent for specific row crops



EAA



Ag Reserve

## Spodosols & Alfisols

- Sandy soils with deeper accumulations of organic matter and clay-like material
- Derived from rocky minerals
- Ag Reserve soil series:  
Myakka, Oldsmar, Immokalee, Boca, Riviera
- Florida's official state soil =  
*Myakka fine sand*
- Poorly drained soils
  - ✓ Given good drainage infra-structure, excellent for specific row crops



# Agriculture in Palm Beach County



EAA ≈ 420,000 acres

- Sugarcane
- Winter vegetables  
Lettuces, romaine, escarole, endive, celery, parsley, cilantro, radish, sweet corn, green beans
- Rice
- Sod
- 3 sugar mills, 1 rice mill
- 6 vegetable packing houses
- Tellus (bagasse flatware, compostable)
- Okeelanta co-generation plant

Agricultural sales ≈ \$1.25 billion/year

*2020 data*



Ag Reserve ≈ 10,000 acres

- Vegetables  
Bell pepper, Asian vegetables, cabbages, squashes, eggplant, tomatoes, okra, herbs, green beans, peas, cucumbers
- Protected agriculture is evolving  
✓ high tunnels, hydroponics
- Focus on high-value, multiple-harvest per season crops
- Several packing houses
- Equestrian and pasture
- Plant/tree nurseries, landscaping operations

Agricultural sales ≈ \$120 million/year

*2017 data*



# Agriculture in Palm Beach County

## EAA - Best Management Practices

- Mandatory BMP Program, 1994 Everglades Forever Act.
- SFWMD is the regulatory agency, rigorous audits.
- Beginning 1995, EAA farmers must implement science-based P-reduction BMPs.
- Concept: Farm-level BMP implementation will significantly reduce EAA basin-level P discharges.
- Farm-level BMP operations include combinations of improved:
  - ✓ nutrient (fertilizer) management
  - ✓ water management
  - ✓ particulate/sediment control





# Agriculture in Palm Beach County

## EAA BMPs

### Fertilizer Control



Calibrated soil testing



Fertilizer spill prevention



Banding, increased P-use efficiency

### Water Control



Internal pumps to reduce off-farm drainage



Rain gauge, ½ to 1-inch rainfall detention



Staff gauge, sets pumping limits





# Agriculture in Palm Beach County

## EAA BMPs



Canal cleaning and capacity improvements



Raised culverts for slower drainage



Aquatic weed racks to capture particulates



Laser leveling reduces sediment transport

## Sediment and Particulate Control



Summer cover crops like flooded rice



Flooded fallow fields



Canal bank vegetation to minimize erosion



Field ditch sediment sumps/traps



# Agriculture in Palm Beach County

## EAA - Best Management Practices

EAA basin must annually record at least a **25%** P load reduction (*kg P units*).

- ✓ Recent WY 2021, the EAA recorded a **59%** P load reduction
- ✓ 25-year annual average  $\approx$  **55%** P load reduction
- ✓ Cumulative 25-year result = 4,282 metric tons P that has not left the EAA basin

## Take-home message

*Farmers are working hard to be good stewards of the environment*



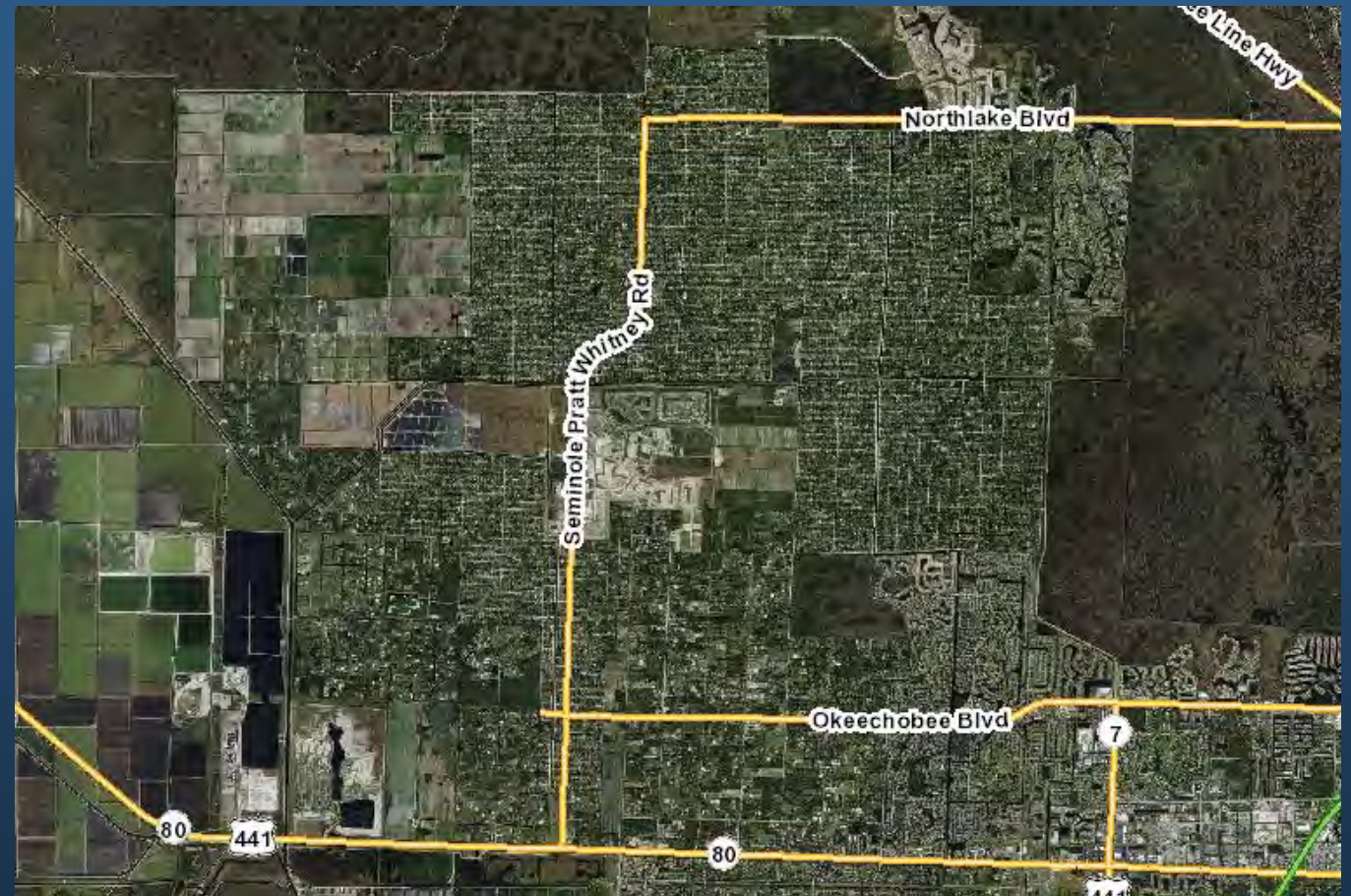


# Agriculture in Palm Beach County

## Central Western Communities Agriculture

Soils, water management and growing environment is more similar to Ag Reserve than the EAA

- ✓ Capital Investment has occurred
  - ✓ Land and soil improvement
  - ✓ Installation of water management control





# Agriculture in Palm Beach County

## Ag Reserve - Best Management Practices

BMPs are implemented at 7 row crop farms and plant nurseries that lease property from PBC.

- ✓ Growers established Notice of Intent to implement BMPs through FDACS protocols
- ✓ Quarterly, BMP plans are reviewed/documentated by the Palm Beach Soil Water Conservation District
- ✓ Presumption of compliance (similar to other agricultural areas of Florida)

Row crops – BMPs are selected from the *Water Quality/Quantity BMPs for Vegetables and Agronomic Crops Guide (FDACS)*

- ✓ Pesticide management
- ✓ Soil conservation practices and buffers
- ✓ Erosion control and sediment management
- ✓ Nutrient and irrigation management
- ✓ Water use management



# Agriculture in Palm Beach County

## Ag Reserve - Best Management Practices

Nurseries – BMPs are selected from the *Florida Container Nursery BMP Guide (FDACS)*

- ✓ Nursery layout (minimizing water/nutrient losses)
- ✓ Container substrate and planting practices
- ✓ Fertilizer management
- ✓ Container substrate nutrient monitoring
- ✓ Irrigation water quality, application, uniformity
- ✓ Erosion control and runoff water management
- ✓ Pesticide management
- ✓ Waste management

172 individual BMPs are described in the *Florida Container Nursery BMP Guide*

- ✓ Nursery #1 is using 126 BMPs (73%)
- ✓ Nursery #2 is using 134 BMPs (78%)





# Agriculture in Palm Beach County



Cover crops (sorghum grass) to protect soils from rain/wind erosion



Pump station foundation improvements, fuel tank in protection basin



Plastic mulch reduces water use and herbicide needs



Replacing traditional rotary sprinkler with Mini-Wobbler, reduces water and energy use



Laser leveling fields for improved subsurface irrigation



Drip irrigation reduces water use

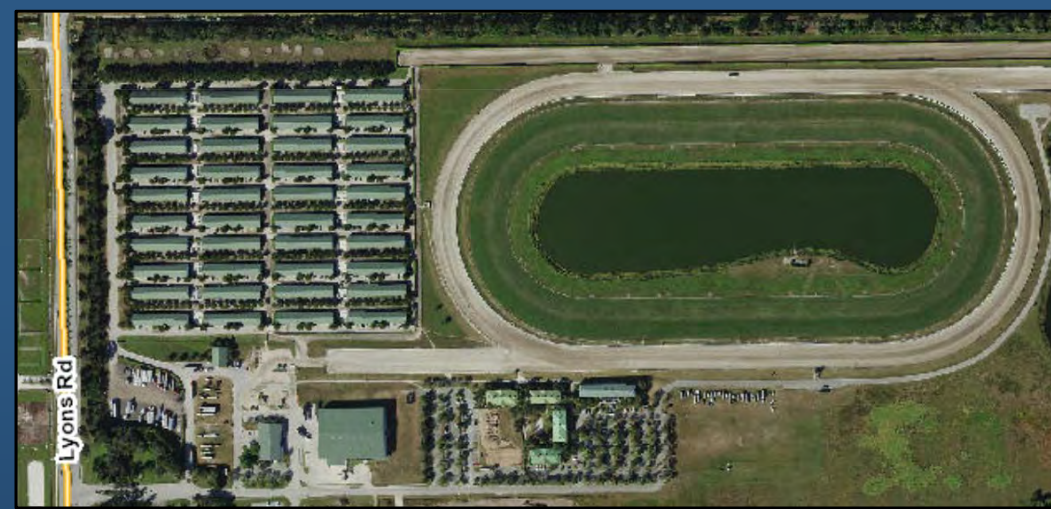


Pepper crop removed, plastic mulch is re-used for rotation crop (yellow squash)





# Agriculture in Palm Beach County







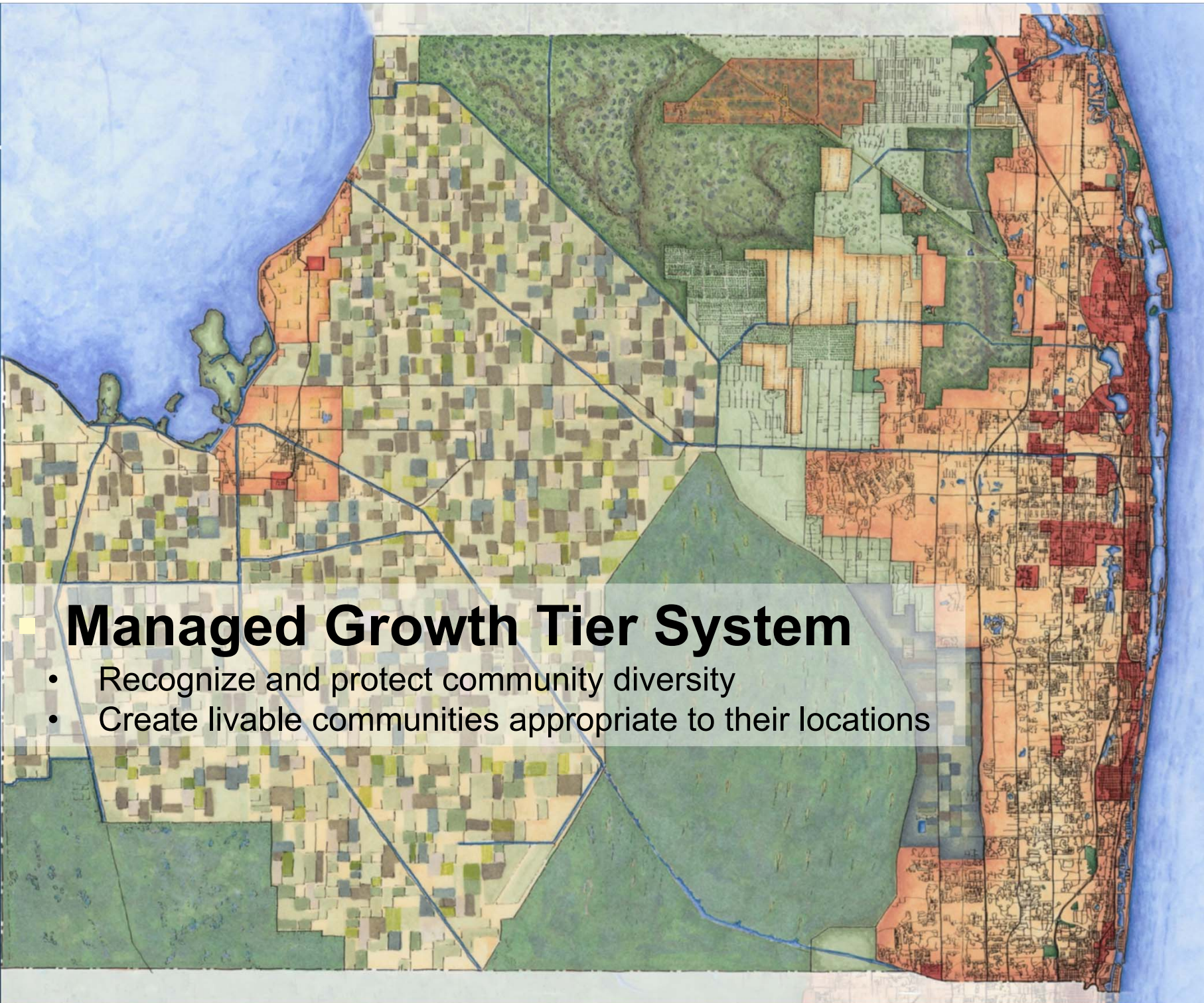
# Agriculture in Palm Beach County





# Managed Growth Tier System

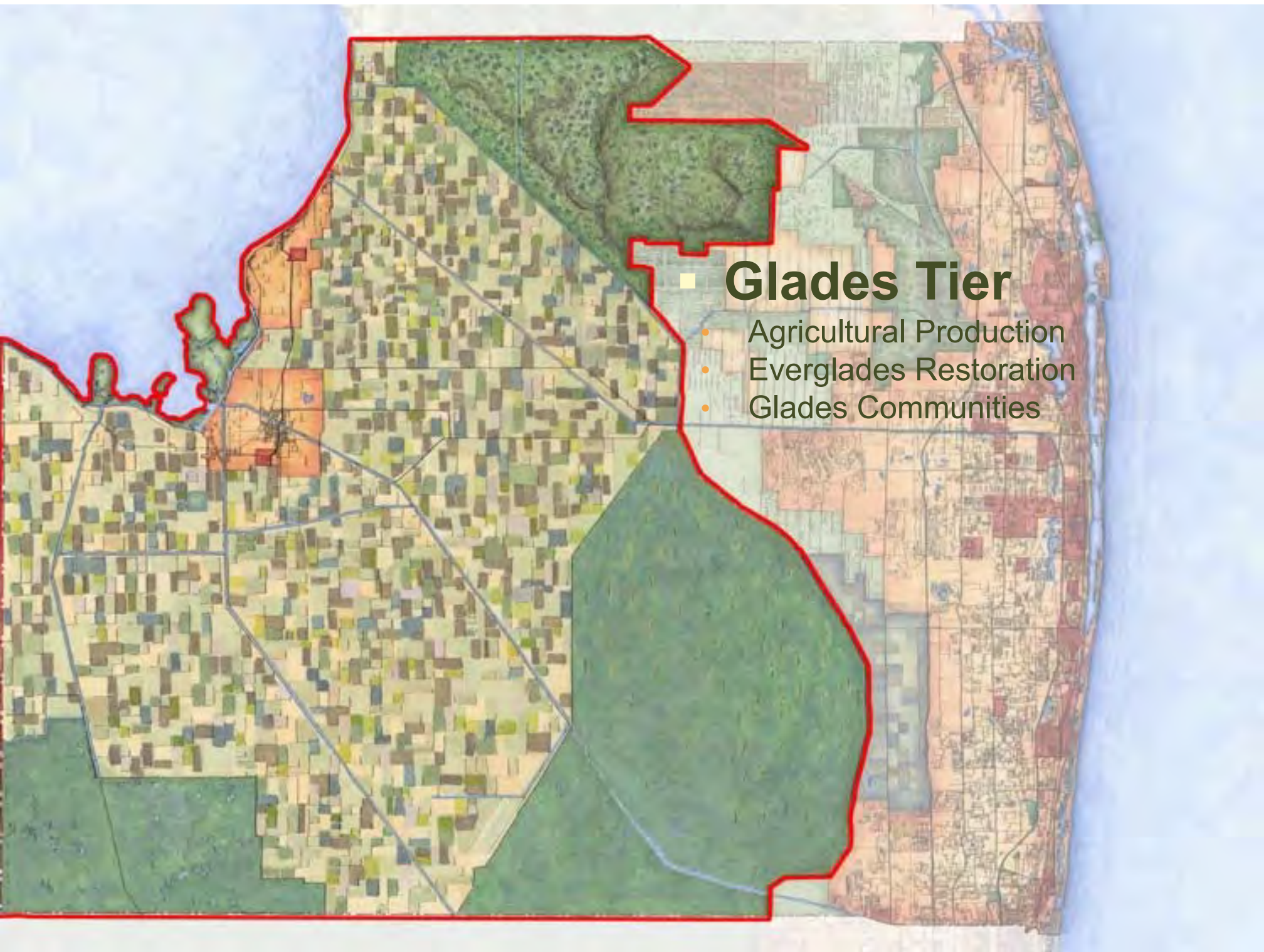




## Managed Growth Tier System

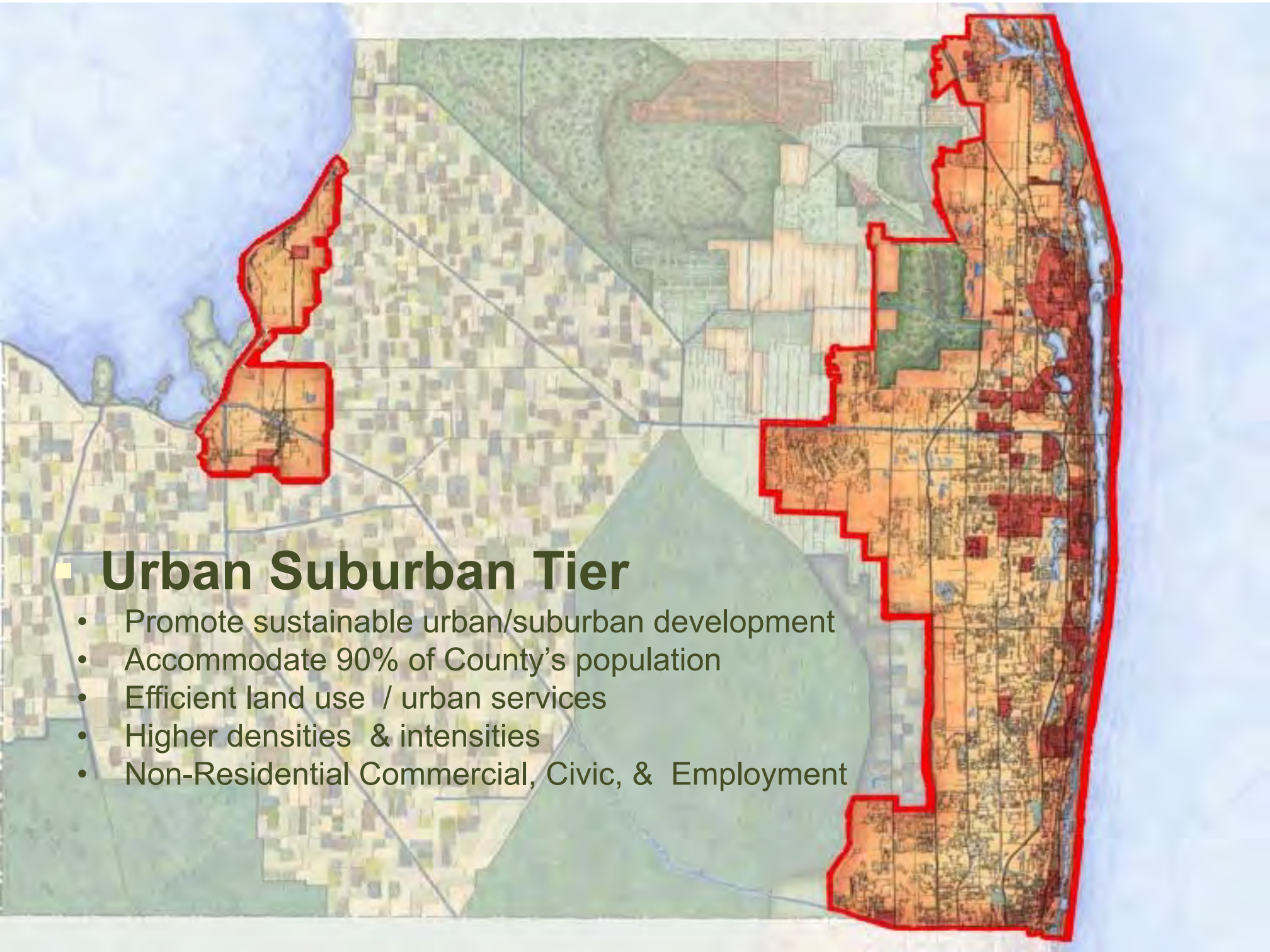
- Recognize and protect community diversity
- Create livable communities appropriate to their locations





- **Glades Tier**
  - Agricultural Production
  - Everglades Restoration
  - Glades Communities

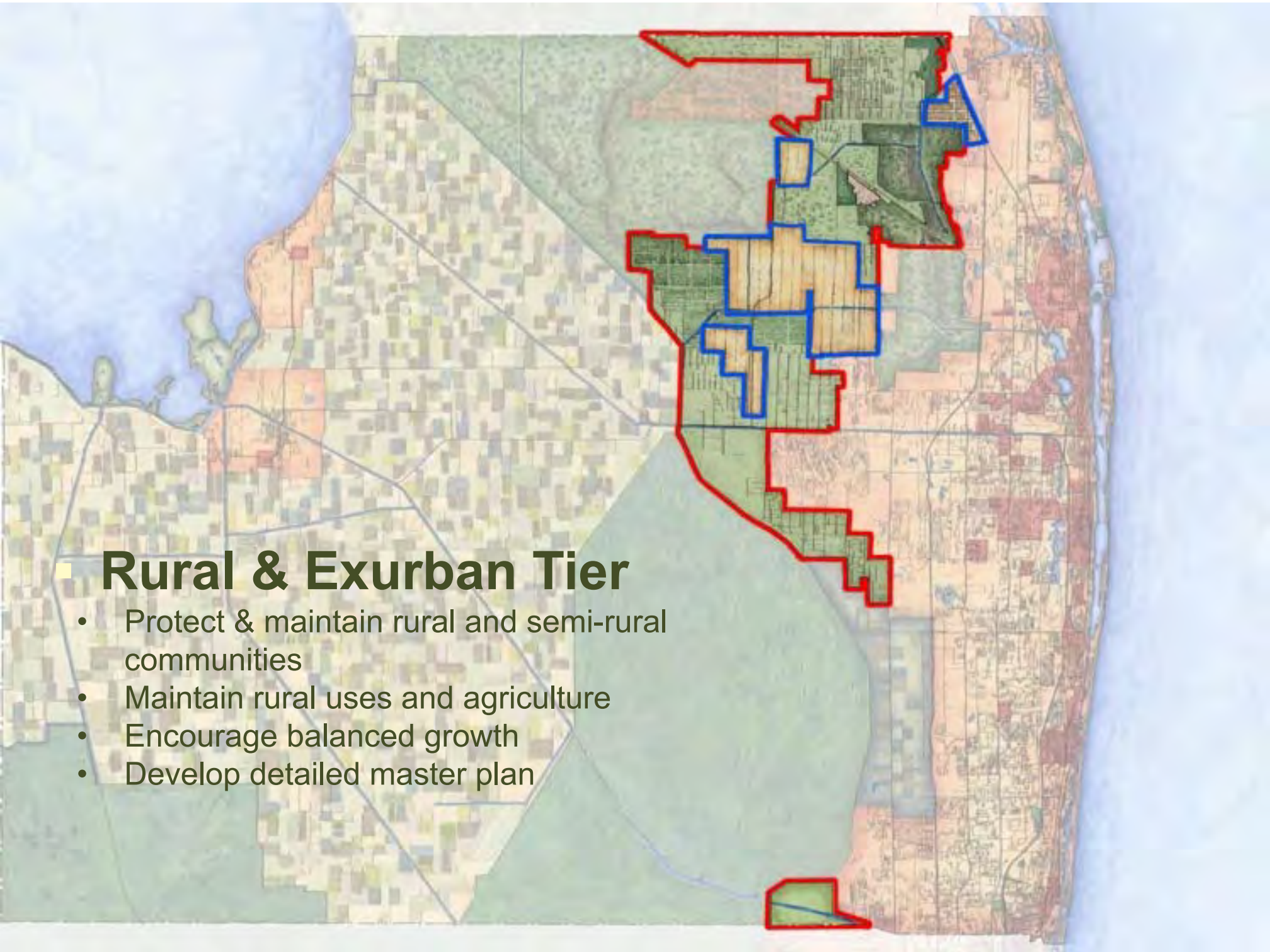




## ■ Urban Suburban Tier

- Promote sustainable urban/suburban development
- Accommodate 90% of County's population
- Efficient land use / urban services
- Higher densities & intensities
- Non-Residential Commercial, Civic, & Employment

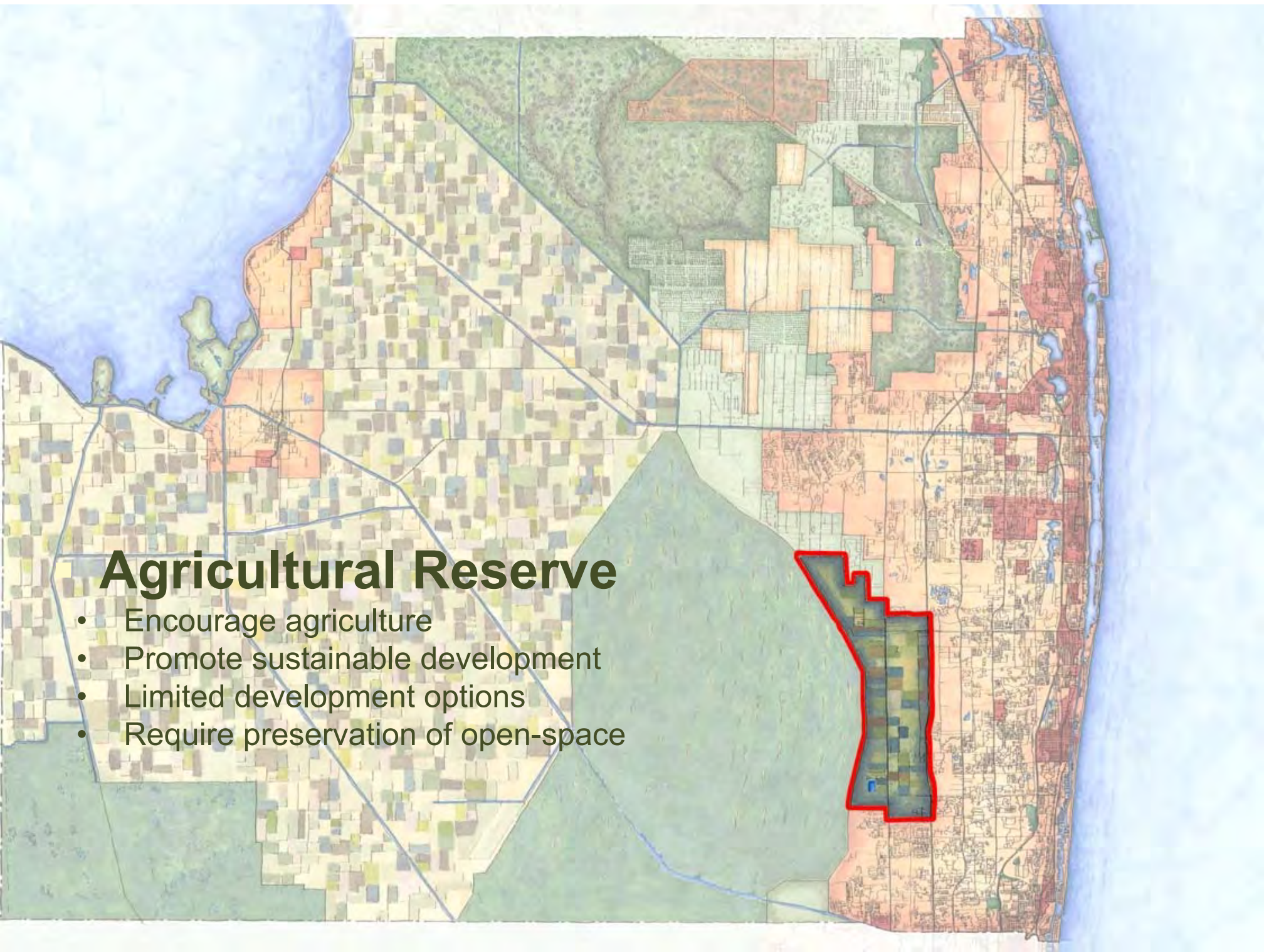




## ■ Rural & Exurban Tier

- Protect & maintain rural and semi-rural communities
- Maintain rural uses and agriculture
- Encourage balanced growth
- Develop detailed master plan





## Agricultural Reserve

- Encourage agriculture
- Promote sustainable development
- Limited development options
- Require preservation of open-space



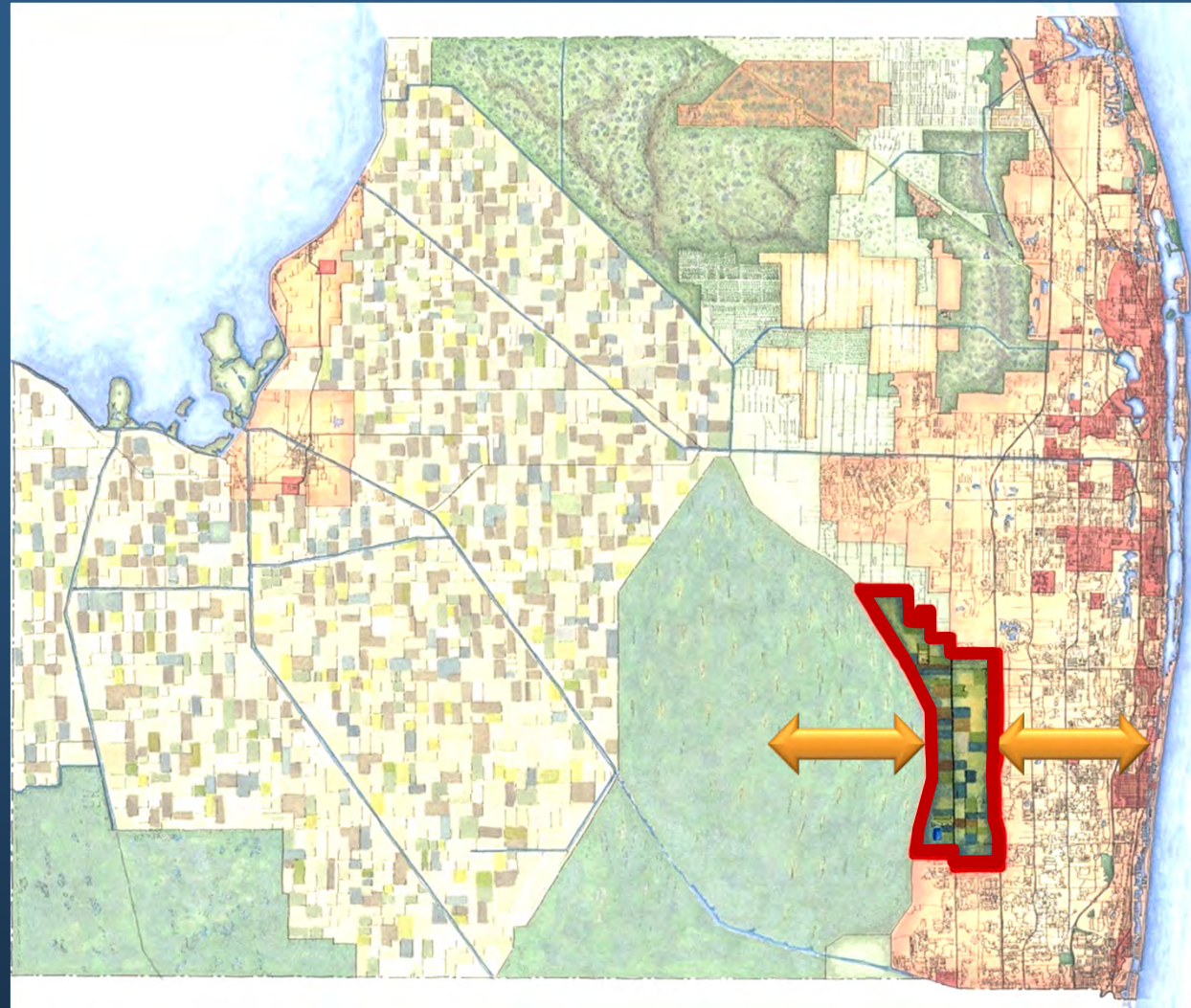
# Agricultural Reserve Master Plan History





# Agricultural Reserve Tier

- One of 5 Tiers
  - Each has a unique set of policies & directions
- Agricultural Reserve
  - Objective is to preserve agriculture, environmental and water resources, & open space





# Agricultural Reserve

- Dates back to 1980
- Master Plan
  - Completed in 1990s with a consultant with public input and Board direction
- Comprehensive Plan Policies
  - Adopted 2001
  - Changes through the years
  - Round Tables 2014-2015





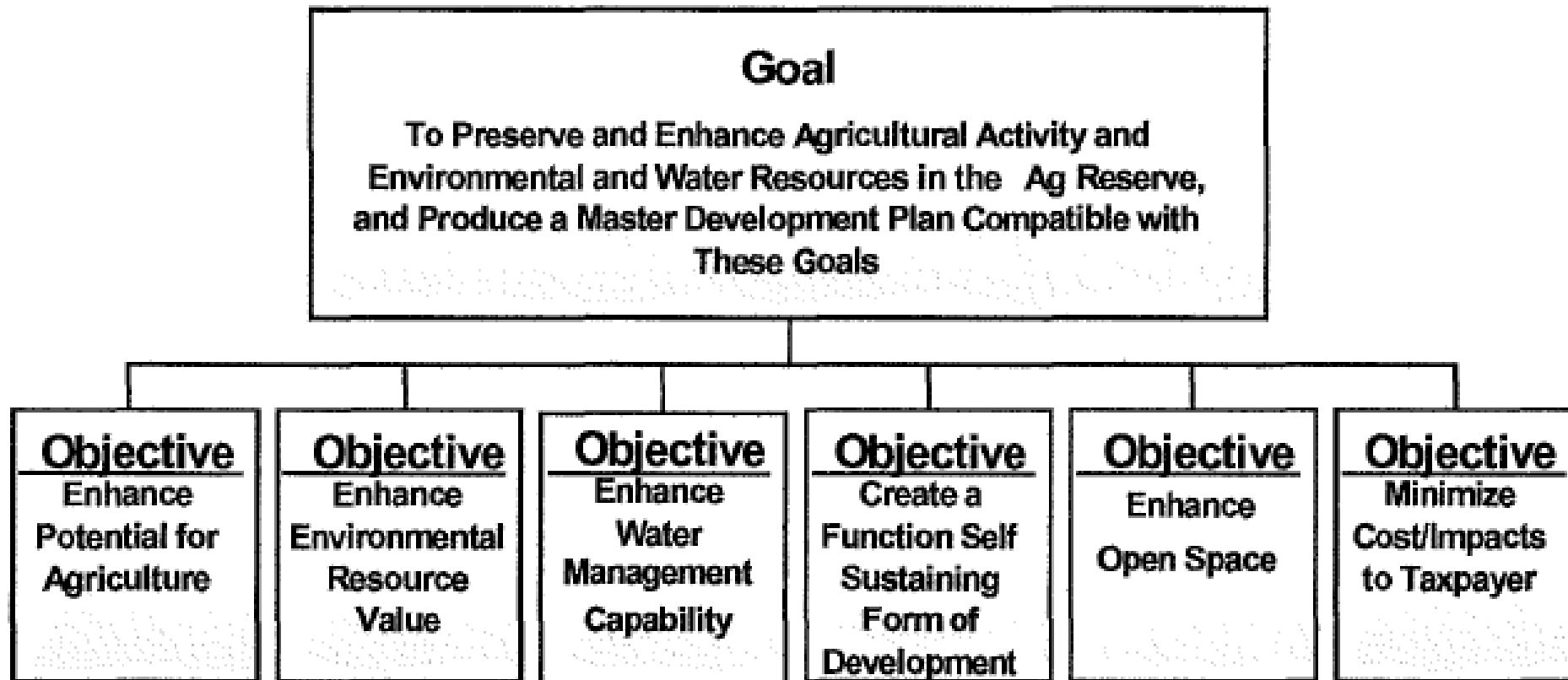


# Consultant Prepared

## Palm Beach County Agricultural Reserve Master Plan

## Interim Reports

- Interim Reports
  - Established Goals



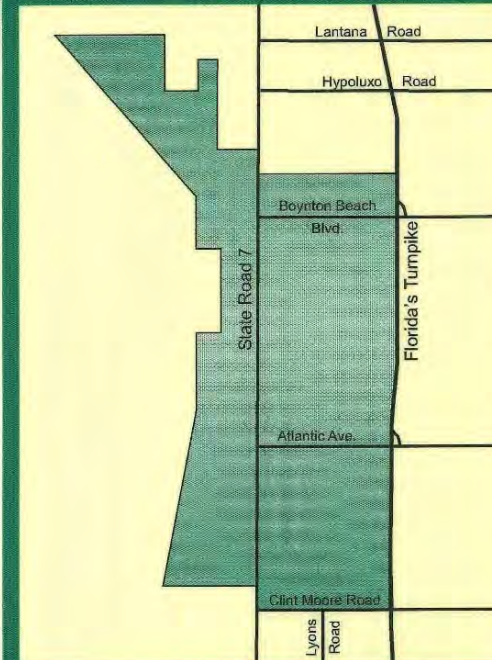
**Exhibit 8**  
Value Model Developed for the Ag Reserve Master Plan





# Consultant Prepared

- Phase I Report
  - Three Scenarios Proposed
    - Status Quo
    - No Bond
    - Bond (selected)
  - Purpose of Bond
    - Preserve Ag & Env. Lands
    - Manage infrastructure costs & service delivery
    - Goal of reducing number of units from approx. 20,000 to 14,000



## Palm Beach County Agricultural Reserve Master Plan

### Phase I Summary Report

A Cooperative Agreement Between



Palm Beach County  
Planning, Zoning, and Building  
Department  
Planning Division



South Florida Water  
Management District

Prepared by

**CH2MHILL**

In association with  
**Dover-Kohl and Partners**

December 1998





# Phase II

## Other Plan Components and Service Provider Requirements

To fully understand the potential needs of the various service providers within the Ag Reserve, the Consultants estimated the maximum number of residential units based on existing regulations and the appropriate square footage of retail, office park, and industrial park uses, noting that land acquisition and future development approvals will likely reduce this estimated square footage. This maximum development scenario, which is neither the vision expressed by the BCC nor reflected in the Master Plan, assumed this potential build-out:

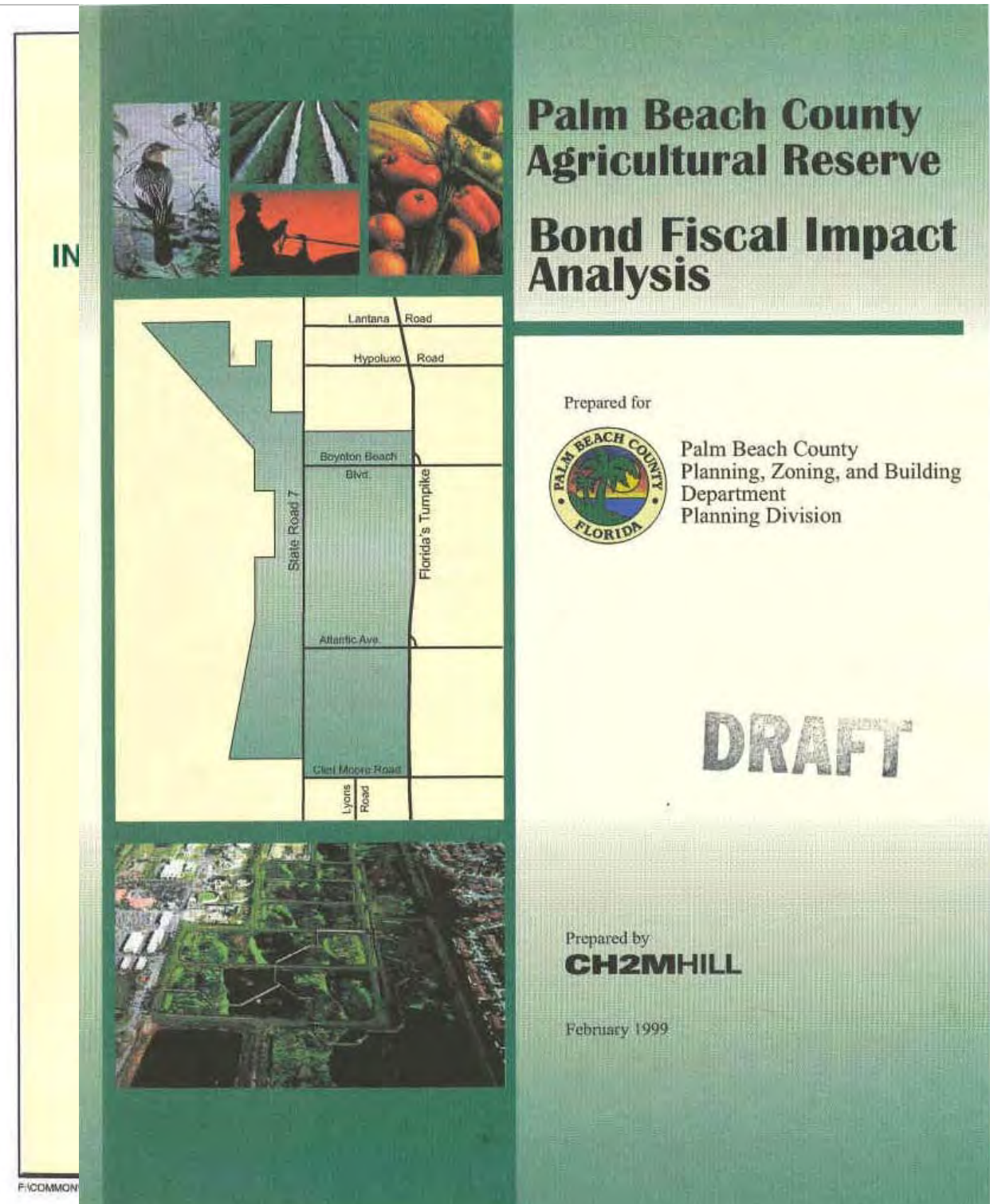
- No more than 14,000 new residential units
- No more than 500,000 square feet in retail
- No more than 600,000 square feet in offices
- No more than 330,000 square feet in industrial park

Based on the details of this plan, County service providers indicated how the Master Plan impacted their capacity to serve the Ag Reserve, and anticipated their future needs. Exhibit ES-3 summarizes the various service provider requirements in the Ag Reserve based on the maximum potential development criteria listed above.



# Consultant Prepared

- Bond Analysis
  - Bond Scenario Selected
    - Reports on fiscal impacts
    - Basis for Bond Referendum
  - \$100 Million Referendum
    - Passed March 9, 1999







# Consultant Prepared

- Phase II Report
  - Extensive research & data
  - Consultant recommendations
  - Support for Bond
  - Master Plan Graphic
  - New Urbanism pattern
    - Mixed uses,
    - Housing Diversity
    - Employment Centers



## Palm Beach County Agricultural Reserve Master Plan Phase II Final Report

A Cooperative Agreement Between



Palm Beach County  
Planning, Zoning, and Building  
Department  
Planning Division



South Florida Water  
Management District

**CH2MHILL**  
and  
**Dover, Kohl & Partners**

November 1999

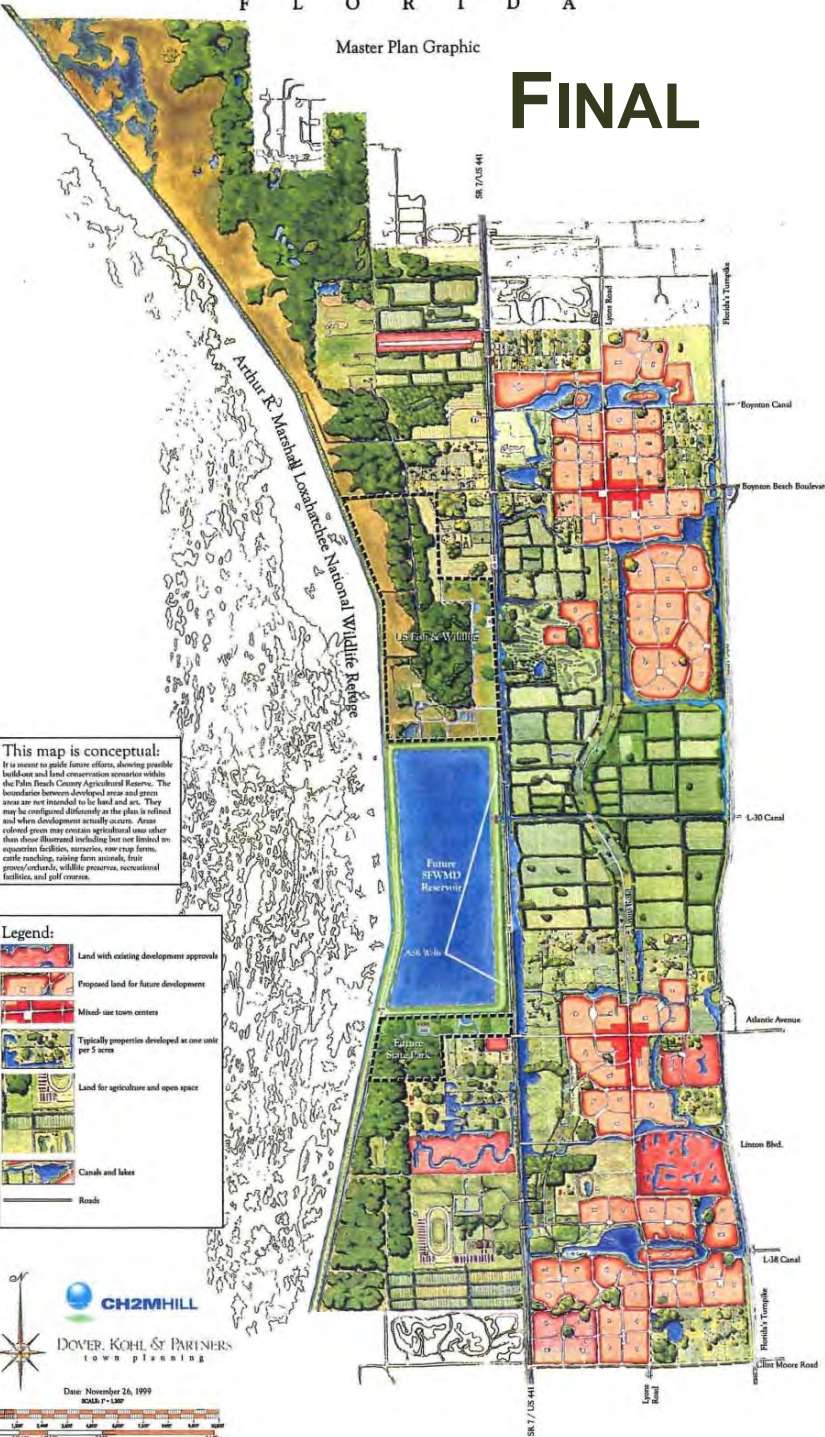




Palm Beach County Agricultural Reserve  
F L O R I D A

Master Plan Graphic

FINAL

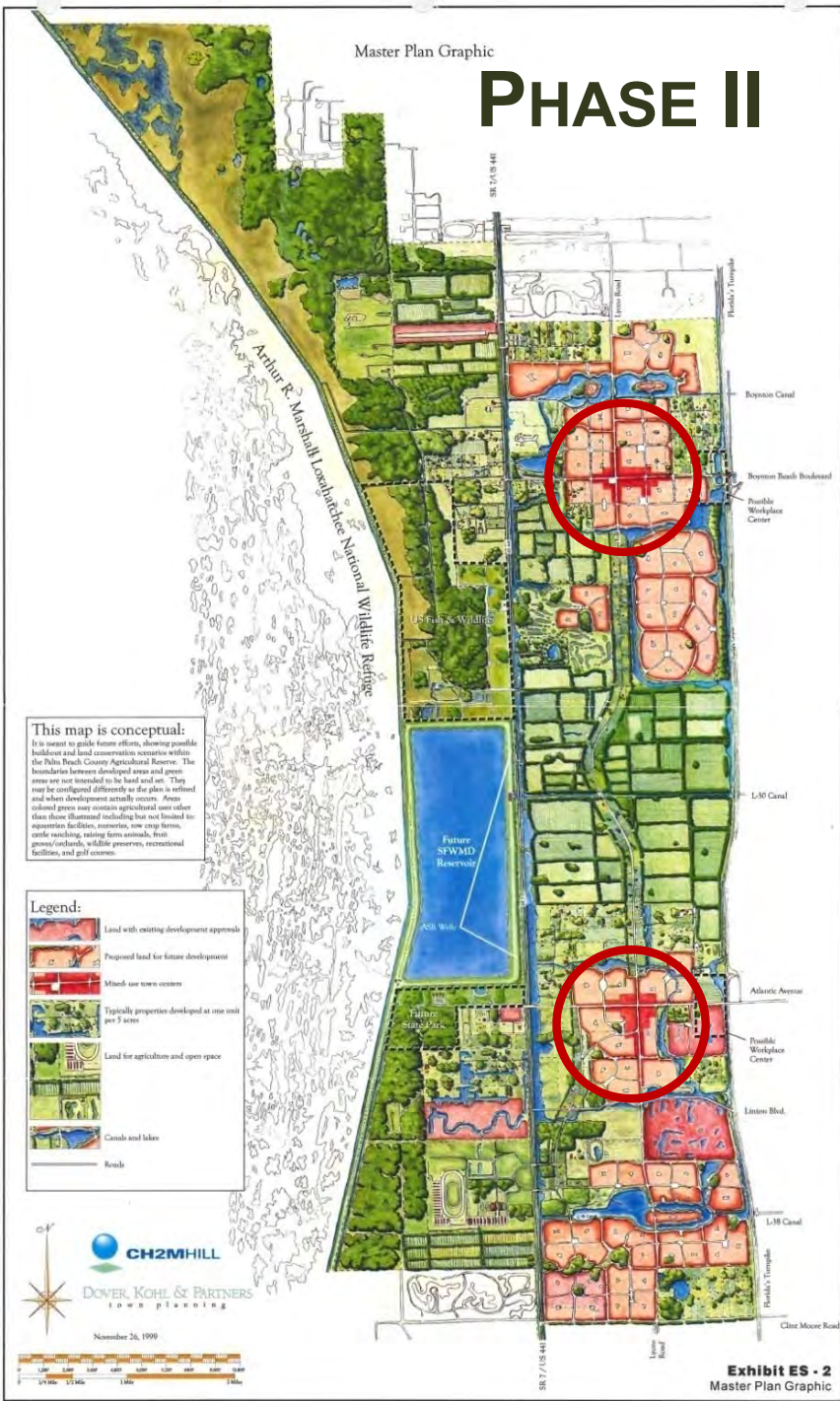


This map is conceptual:  
It is meant to guide future efforts, showing possible build-out and land conservation scenarios within the Palm Beach County Agricultural Reserve. The boundaries between developed areas and green areas are not intended to be final and are. They may be configured differently as the plan is refined and when development actually occurs. Areas colored green may contain agricultural uses other than those illustrated including but not limited to: equine facilities, nurseries, cow crop farms, cattle ranching, raising farm animals, fruit groves/orchards, wildlife preserves, recreational facilities, and golf courses.

- Legend:
- Land with existing development approvals
  - Proposed land for future development
  - Mixed-use town centers
  - Typically properties developed as one unit per 5 acres
  - Land for agriculture and open space
  - Canals and lakes
  - Roads

CH2MHILL  
DOVER, KOHL & PARTNERS  
town planning  
Date: November 26, 1999  
Scale: 1" = 1/4 mile  
0 1/4 1/2 3/4 1 1 1/4 1 1/2 1 3/4 2 2 1/4 2 1/2 2 3/4 3 miles

PHASE II



This map is conceptual:  
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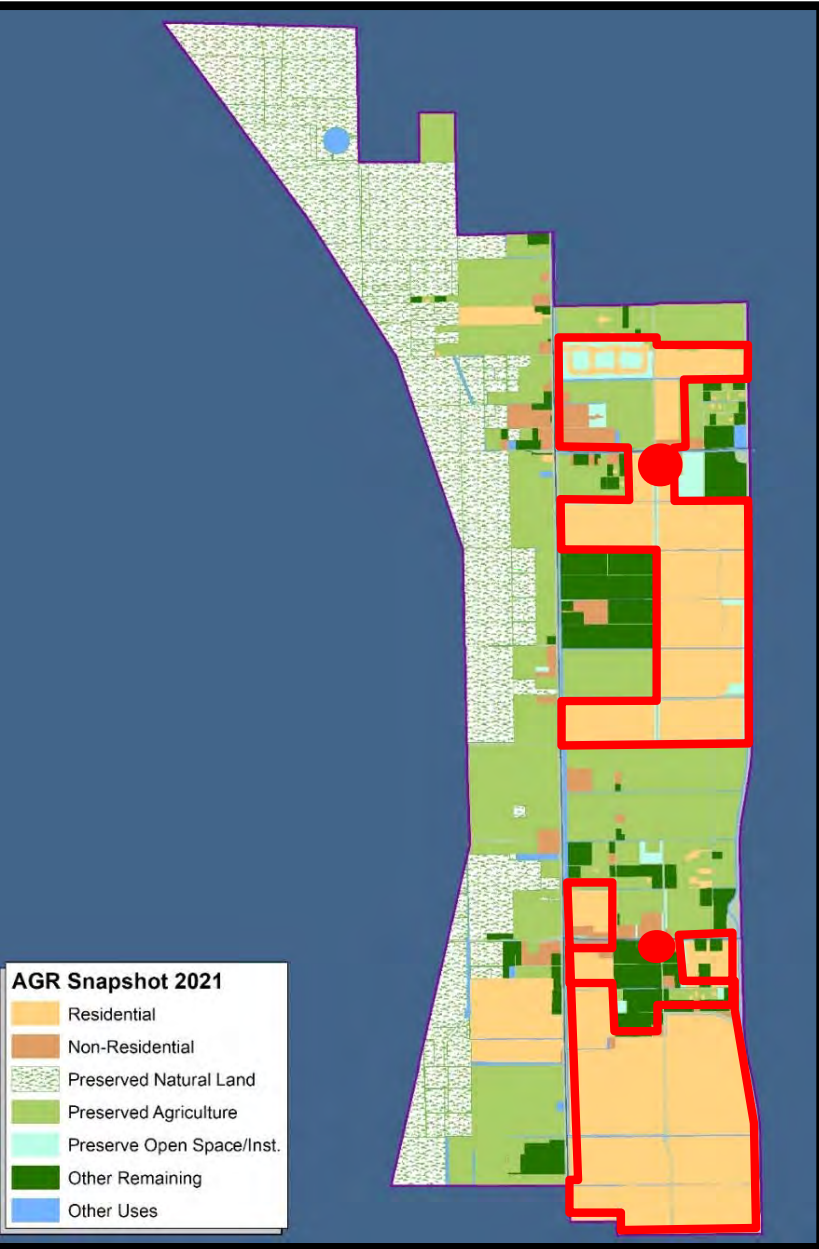
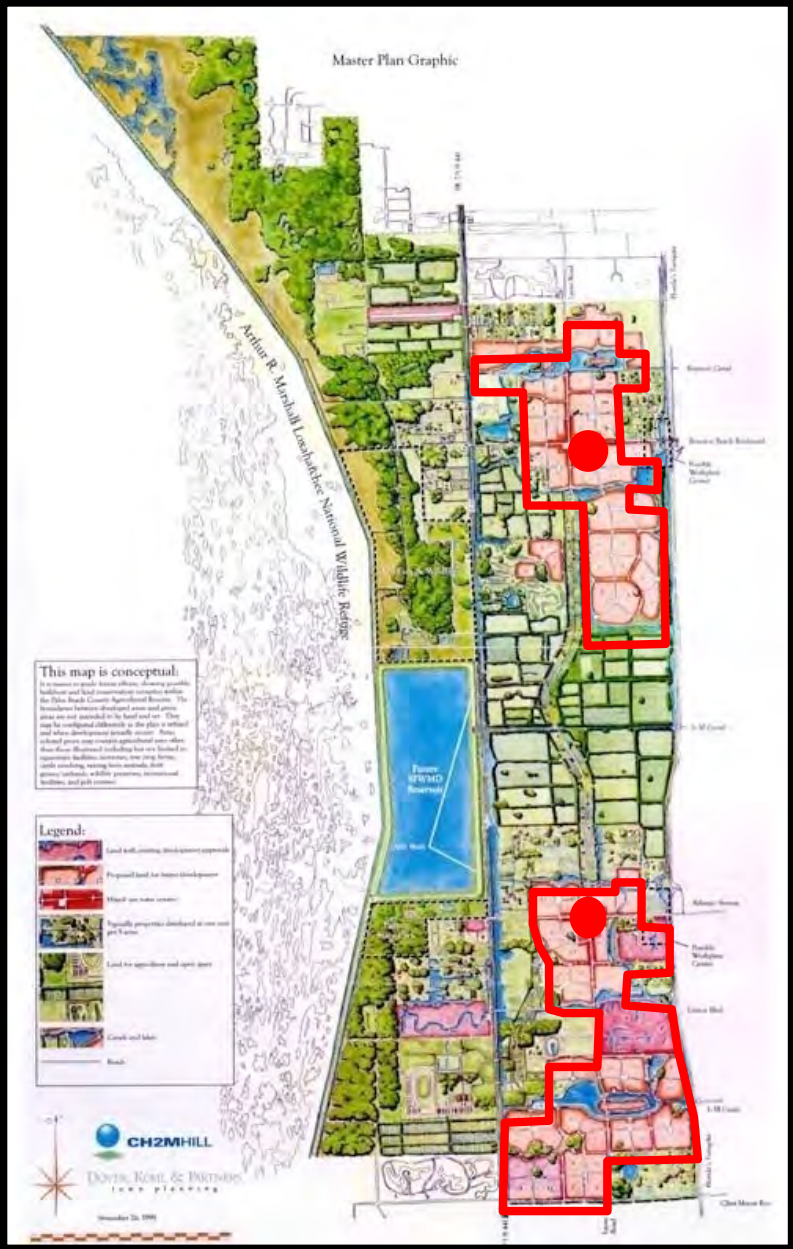
CH2MHILL  
DOVER, KOHL & PARTNERS  
town planning  
November 26, 1999  
Scale: 1" = 1/4 mile  
0 1/4 1/2 3/4 1 1 1/4 1 1/2 1 3/4 2 2 1/4 2 1/2 2 3/4 3 miles

Exhibit ES - 2  
Master Plan Graphic





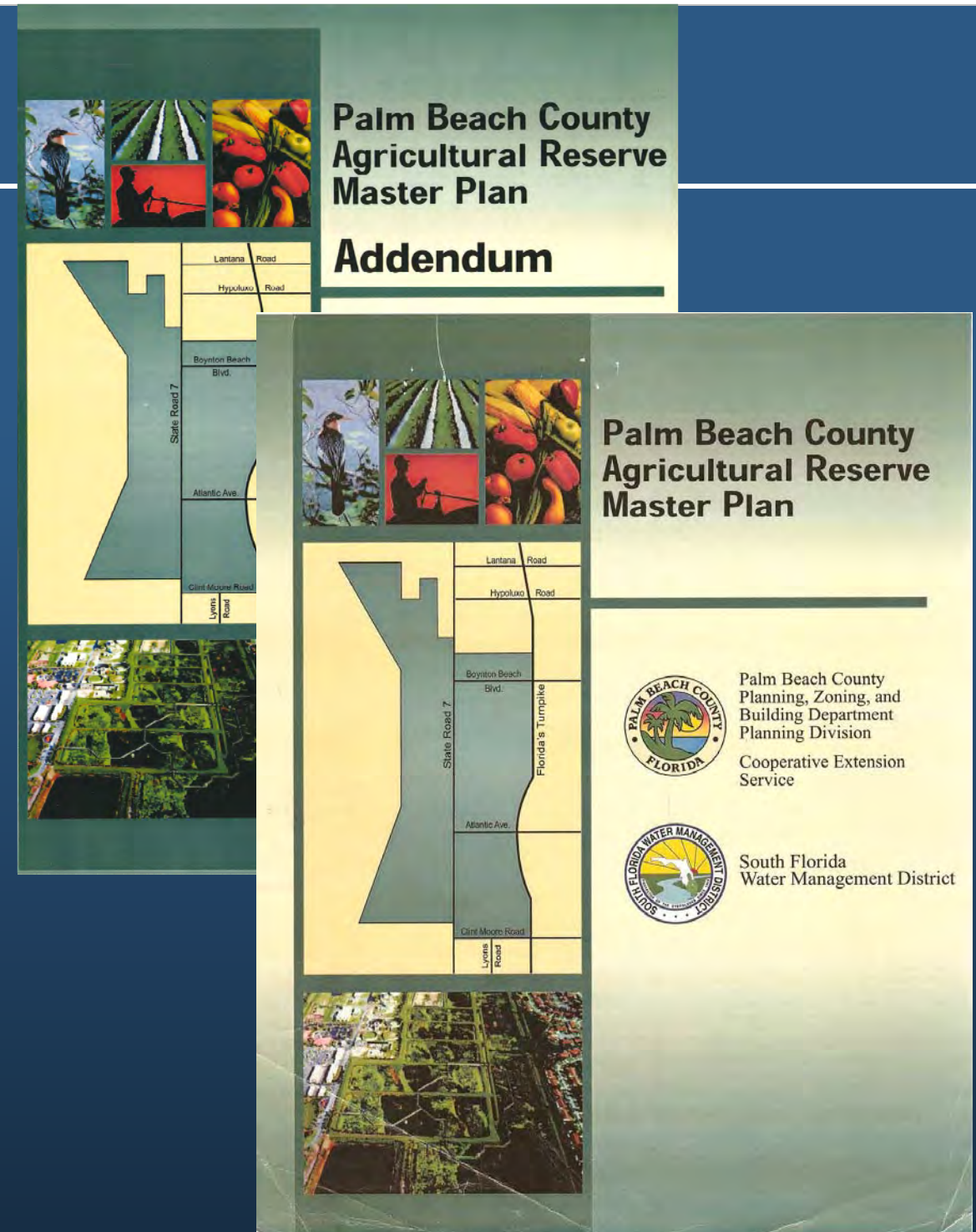
# Goals Achieved – Overall Development Pattern





# Staff Prepared

- Addendum
  - Additional information
  - Staff review/summary of Consultant recommendations
  - Staff recommendations
- Final Master Plan
  - Final Board Direction on each topic
  - Established implementation
- Comprehensive Plan Policies
  - Adopted in 2001
  - Changes subsequent amendments







# **Agricultural Reserve 2001-2021**



## Changes during 2001-2009

- Appolonia Farms 60/40 AGR-PUD Approval (2004)
- Hospital (2005)
- Bond Property Sales (2005-2006)
- SFWMD Lands (2005-2006)





# Comprehensive Plan Changes Since 2010

- Packing Plants (2012)
- Tier Change (2014)
- Preserve Contiguity (2015)
- Pre-existing commercial (2016)
- Farm Residences (2016)
- Additional commercial (2016)
- Landscape Services (2020)
- LWDD Preserve (2021)



# Recent Development Requests

- Allowing Congregate Living Residential (2021 Still Pending)
- Allowing of preserve parcel excavation for a waterski lake
- Converting Delray Marketplace preserve to office use
- Removing preserve requirement for mixed uses
- Increasing Commercial sq. ft. cap
- Increasing Industrial uses west of SR7
- Allowing higher density with WHP
- Allowing preserves outside of AGR Tier





# Central Western Area

- 4,871 acres in Agriculture
- Current use

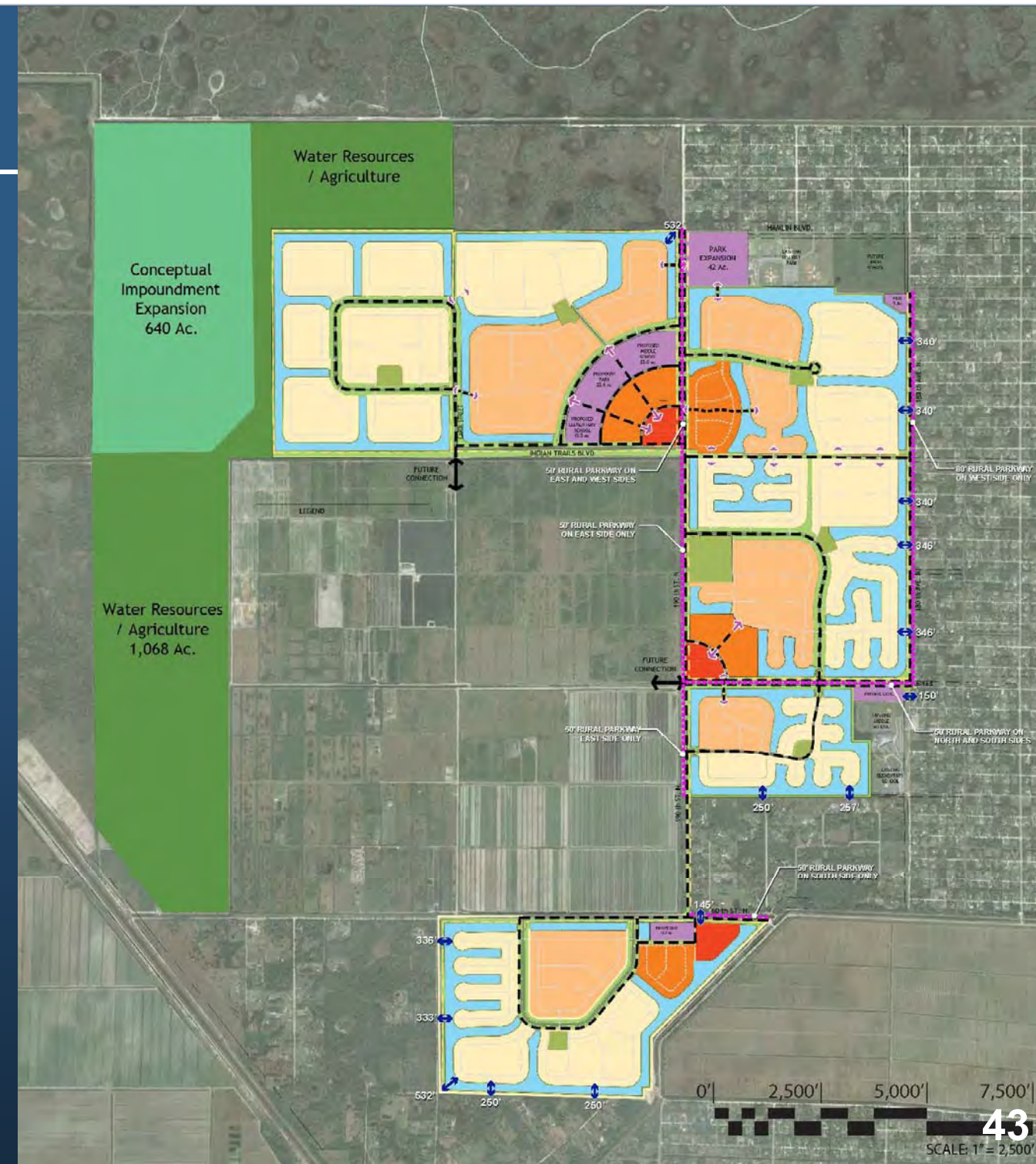






# Approval (2016)

- 4,871 acres (0.8 units/acre)
- Conceptual Plan, based on CWC Sector Plan Concepts
- 3,897 units; 350,000 sf non-res uses
- 1,068 acres in Water Resources/Ag
- Required Public Benefits:
  - ITID flood basin, Trails, Parks, Schools, etc.
- 16 Conditions of Approval
  - 390 Workforce Housing Units







# Request Summary

- Results in 25% more land preserved in WCRO
- Proposed fundamental changes to Ag Reserve Tier
  - Undermined preservation of agriculture in the Tier
  - Allowed more units in Tier than envisioned
  - Allowed Institutional uses west of SR 7
  - Revised 80/20 AGR-PUD contiguity rule
- Application was scheduled for PLC but withdrawn in 2016

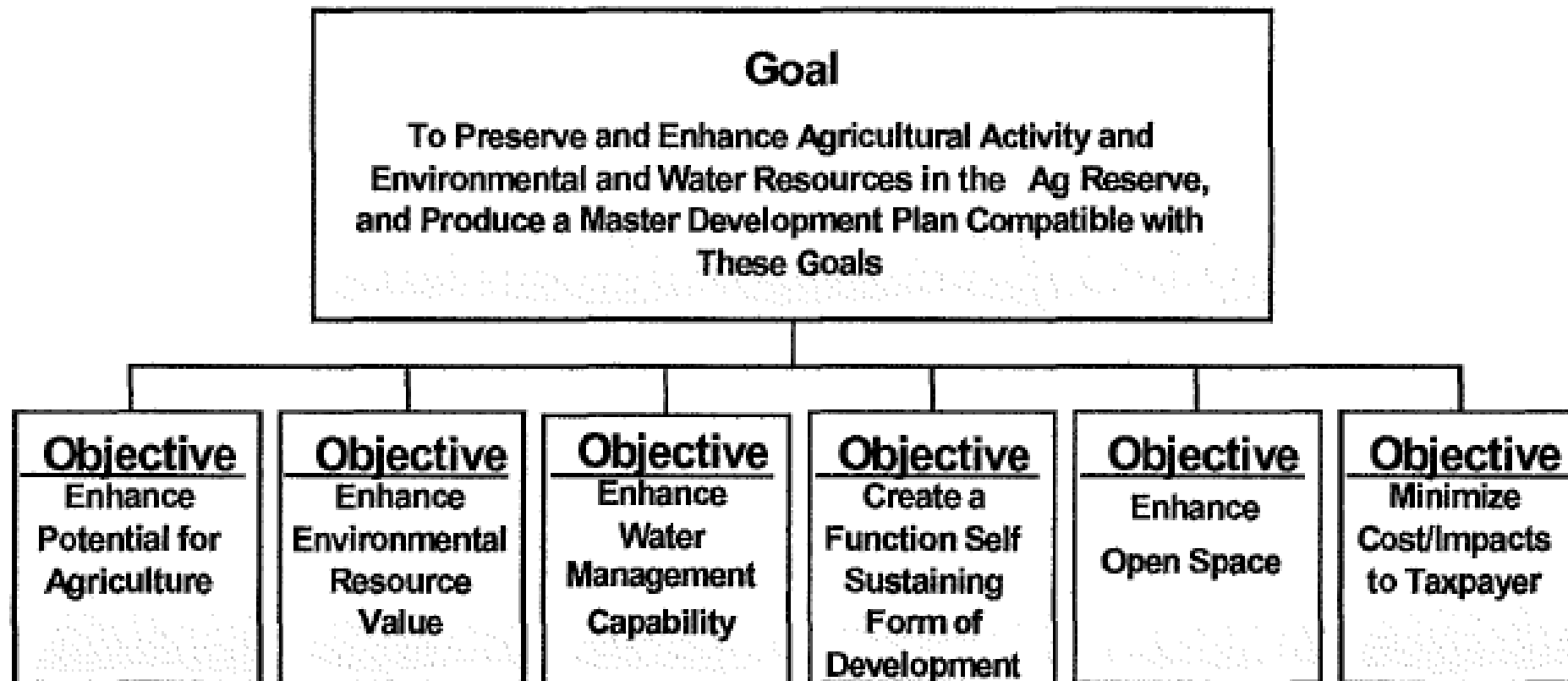


# Agricultural Reserve Policies





# Goal & Objectives



**Exhibit 8**  
Value Model Developed for the Ag Reserve Master Plan



# Objectives - Policy Directives

- Enhance
  - Potential for Agriculture - Environmental Resource Value - Open Space
    - Limit residential to 1 du/acre maximum (no bonus) with 60-80% preserve AGR-PDD
    - Limit non-residential to cap acreage/square feet & limit to residents & farmworkers
    - Pursue the Bond
- Create
  - A Self Sustaining Form of Development
    - Establish Mixed Use Centers & Housing Diversity
- Minimize
  - Costs/Impacts to Development
    - Bond Referendum & Bond Purchases
    - Limit development to manage traffic/service impacts







# Implementation Assessment



# How Have We Done?

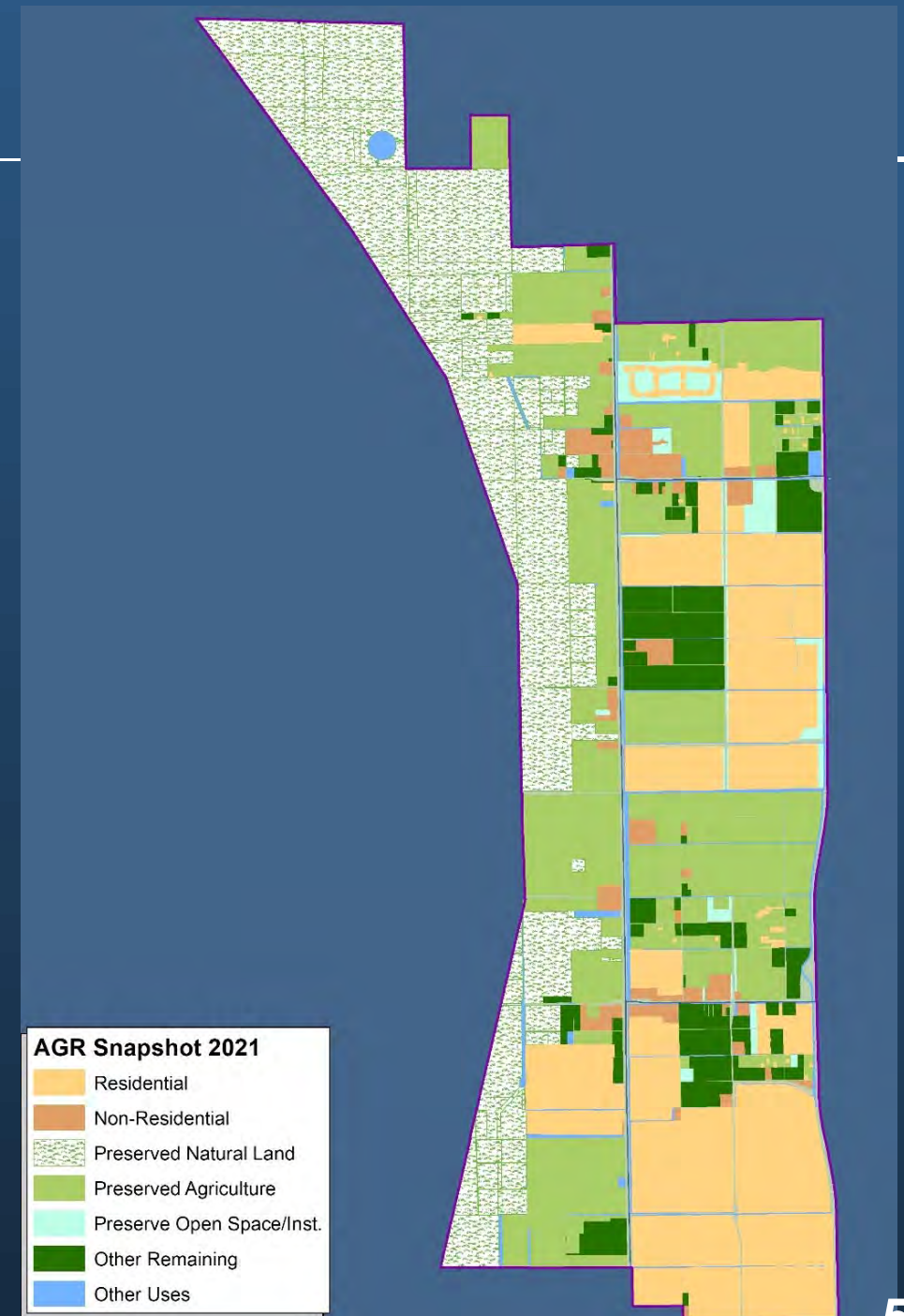
- Enhance Agriculture, Environment, Open Space
  - Bond
  - Preserve & Density
- Self-Sustaining Form of Development
- Costs/Impacts to Tax Payer
  - Bond
  - Costs/Impacts to Development





# 2021 Snapshot

Approval Status	Acres	%
<b>Residential</b>	<b>6,039</b>	<b>27%</b>
<b>Non-Residential</b>	<b>761</b>	<b>3%</b>
<b>Lands Preserved</b>	<b>12,839</b>	<b>58%</b>
<i>Natural/Conservation</i>	6,193	28%
<i>Agriculture</i>	6,059	27%
<i>Other preserve uses</i>	587	3%
<b>Other Remaining Lands</b>	<b>1,779</b>	<b>8%</b>
<b>Other Uses</b> <i>(Right-of-way, canals, etc.)</i>	<b>652</b>	<b>3%</b>
<b>Total Land Area</b>	<b>22,069</b>	<b>100%</b>





# Agricultural Reserve Bond

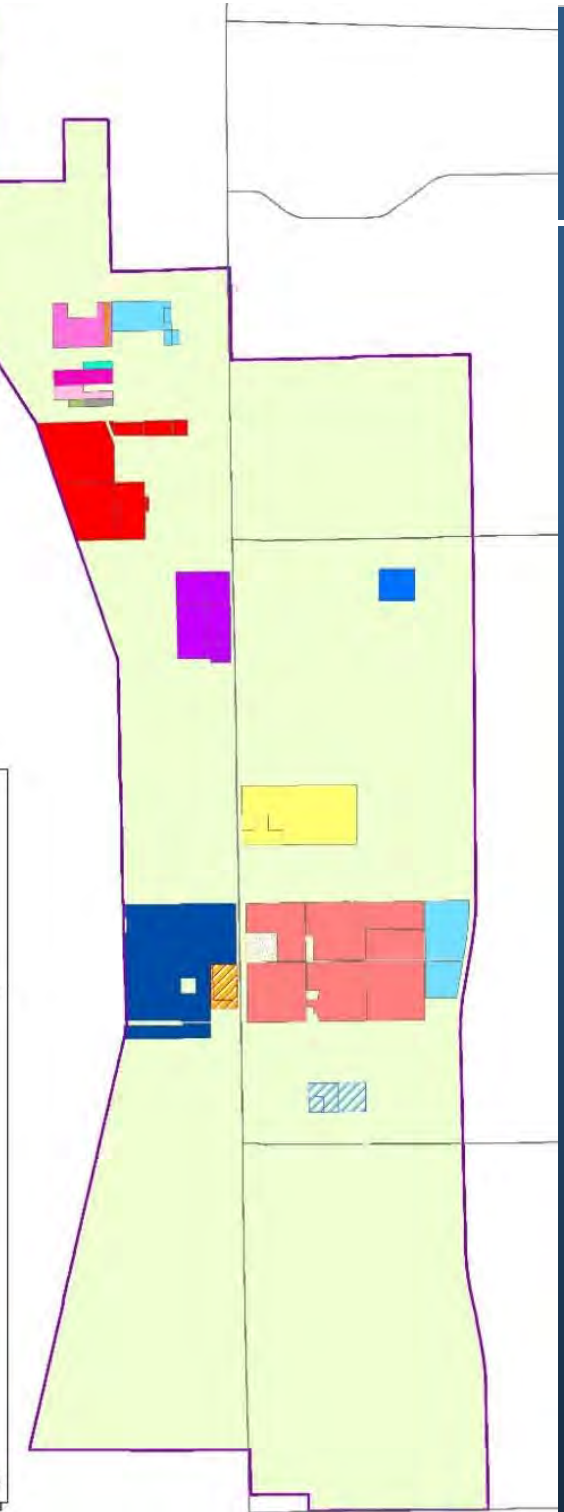




# Bond

- Bond Referendum
  - 1999 for 150 million
  - 100 million in Ag Reserve
- 2,455 acres PBC owned
  - 12 active leases

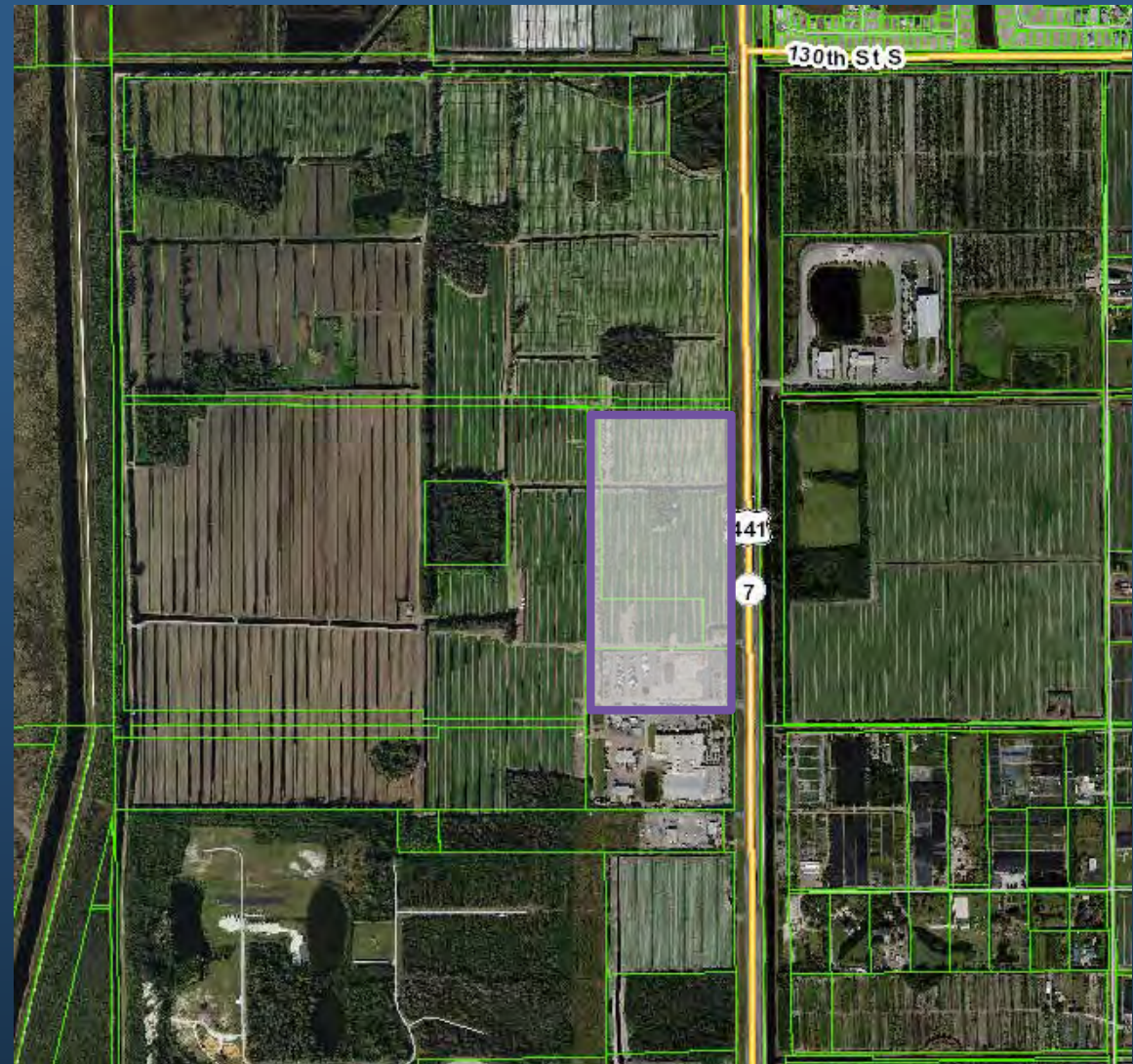
Bond	
1-Amestoy 216.50 ac	
2-Bedner 261.70 ac	
3-Bowman 938.09 ac.	
4-Butts 91.19 ac. Non-Bond	
5-Canyon Springs 9.26 ac. Non-Bond	
6-Cummings 10.05 ac.	
7-Falowski 10.1 ac.	
8-Fogg Park 52.16 ac. Non-Bond	
9-Malagodi & Tobin 5.03 ac.	
10-McMurrian 627.00 ac.	
11-Miller 30 ac.	
12-York 310.58 ac.	
Bond - 13-West Boynton Farms	
14-Indian Mounds Park	
Former Brookside-Bond Sale	
Former McMurrian-Bond Sale	
Replaced Former Bowman-Bond Sale	





# Bond Purchase – McMurrain/Pero Farms

- 2000 County Purchased with Bond
  - \$23.5 Million for 624 acres
- 2002 SFWMD Disposition
  - \$13.7 Million for 60.6% Ownership Interest
- 2006 RFP for Sale of Property
  - \$1.06 Million sale of 53 acres to Pero Farms
  - Conservation Easement recorded
  - Uses limited to preserve area & development rights extinguished per Comprehensive Plan
- Requests:
  - 2017 County acquired full ownership of McMurrain

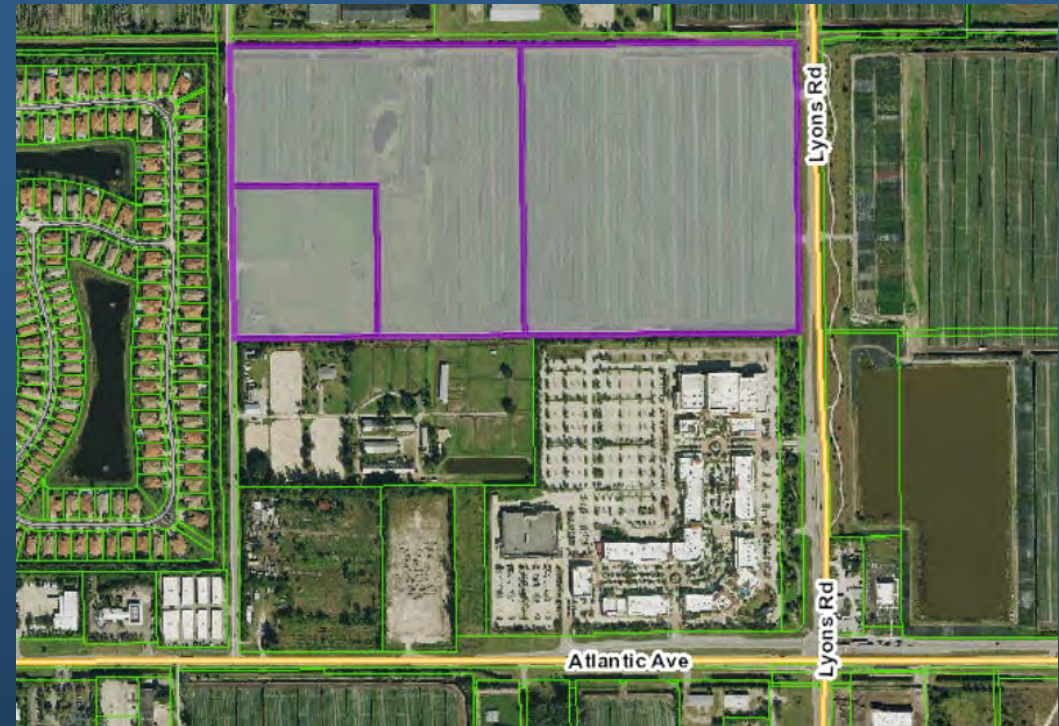






# Bond Purchase – Brookside

- 2003 County Purchased with Bond
  - \$5.3 Million for 75 acres
- 2006 RFP for Sale of Property
  - \$3.2 Million
  - Conservation Easement recorded
  - Uses limited to preserve area & development rights extinguished per Comprehensive Plan
- Requests
  - 2007 Farmer's Market
  - 2010-2011 Institutional and Public Facilities
  - 2014 pre-application Commercial Low Amendment





# Self-Sustaining Form





# Phase II

## 3.2.5 Create a Functional, Self-Sustaining Form of Development

Also during the first public workshop, it became clear that the form of development in the Ag Reserve required some discussion. The public workshop, then, prompted the development of the fifth objective: creating a functional, self-sustaining form of development. This objective focused on the functionality of the development under each land use alternative, and how well the alternative can serve area residents with respect to providing employment, shopping, recreation, services, and quality of life. Reducing the necessity for area residents to travel outside the area to receive services lessens the impact on surrounding area services and roads. Three criteria were developed to measure this objective:

- The first criterion treated the entire Ag Reserve as an individual Planned Unit Development (PUD) and was used to examine the estimated external trip generation (peak hour) based on estimated number of units. An external trip generation refers to the estimated number of trips made by vehicles traveling outside of the Ag Reserve.
- The second criterion was used to describe the mix of uses expected to occur within each of the three alternatives, including residential, commercial, office, institutional, recreational, and open space.
- The third criterion was used to measure the amount of vistas expected to be created from each of the three alternatives. Those vistas were seen as an essential part of maintaining the rural character of the area. This criterion assumed that a vista would occur along the major north-south roads (i.e., SR7/US441 and Lyons Road) where no development or reservoir (due to the height of the levees) exists.



## Phase II

### 4.3.4.4 Mixed Use Center

To meet the objective of creating a sustainable form of development, the mixed-use center has been suggested for two important areas in the Ag Reserve, one in the north and one in the south.

Currently there are very few housing options for people who choose to live in the Ag Reserve. The mixed-use centers will provide more variety in housing types, giving people of different incomes more choices. The benefit of having places to shop, work, and live all within close proximity enables residents to take care of daily needs without the use of an automobile, thus reducing traffic. Also, a short drive on a local street network reduces traffic on the regional roads. Reducing automobile dependency often can improve the quality of life for people by saving them time and money. Other benefits include a stronger community bonding between the people who live and work there, and greater community pride.





## Phase II

### 4.3.4.5 Economic Centers

Many Florida farmers, especially those who own smaller farms, work second jobs. In fact, the 1997 U.S. Census of Agriculture found that 43 percent of Palm Beach County farmers supplemented their income with another job. To accommodate these farmers and provide opportunities for other nearby County residents, the Master Plan incorporates economic centers.

There are two economic centers identified on the plan at the intersections of the Florida Turnpike with Boynton Beach Boulevard and Atlantic Avenue. Like the mixed-use centers, these centers are intended to be employment hubs for the Ag Reserve and the region. Both are located within a quarter mile of Florida Turnpike interchanges. Situating these centers near the Florida Turnpike reduces the impact of traffic caused by regional employees and patrons, yet provides the following:

- A greater variety in job opportunities for the residents of the Ag Reserve than are likely to be found elsewhere in the Ag Reserve. These opportunities could reduce traffic impacts outside of the Ag Reserve.
- A location for businesses that can offer farmers a second job if they need to supplement their income.
- Light industrial uses in two locations that will have the least negative impact on agricultural uses.



# Non-Residential & Mixed Use Policies

- Commercial & Mixed Use Development
  - Policy Directive - Limit to residents & farmworkers
    - Commercial cap – currently 1,015,000 sf
    - Two primary centers - 60% preserve >16 acres
  - Identified Issue
    - New urban mixed use corridor & multifamily not as anticipated
- Industrial Development
  - Policy Directive – Do not allow additional industrial
    - No policies for new industrial future land use
  - Identified Issue
    - Requests for employment centers & industrial no policy guidance



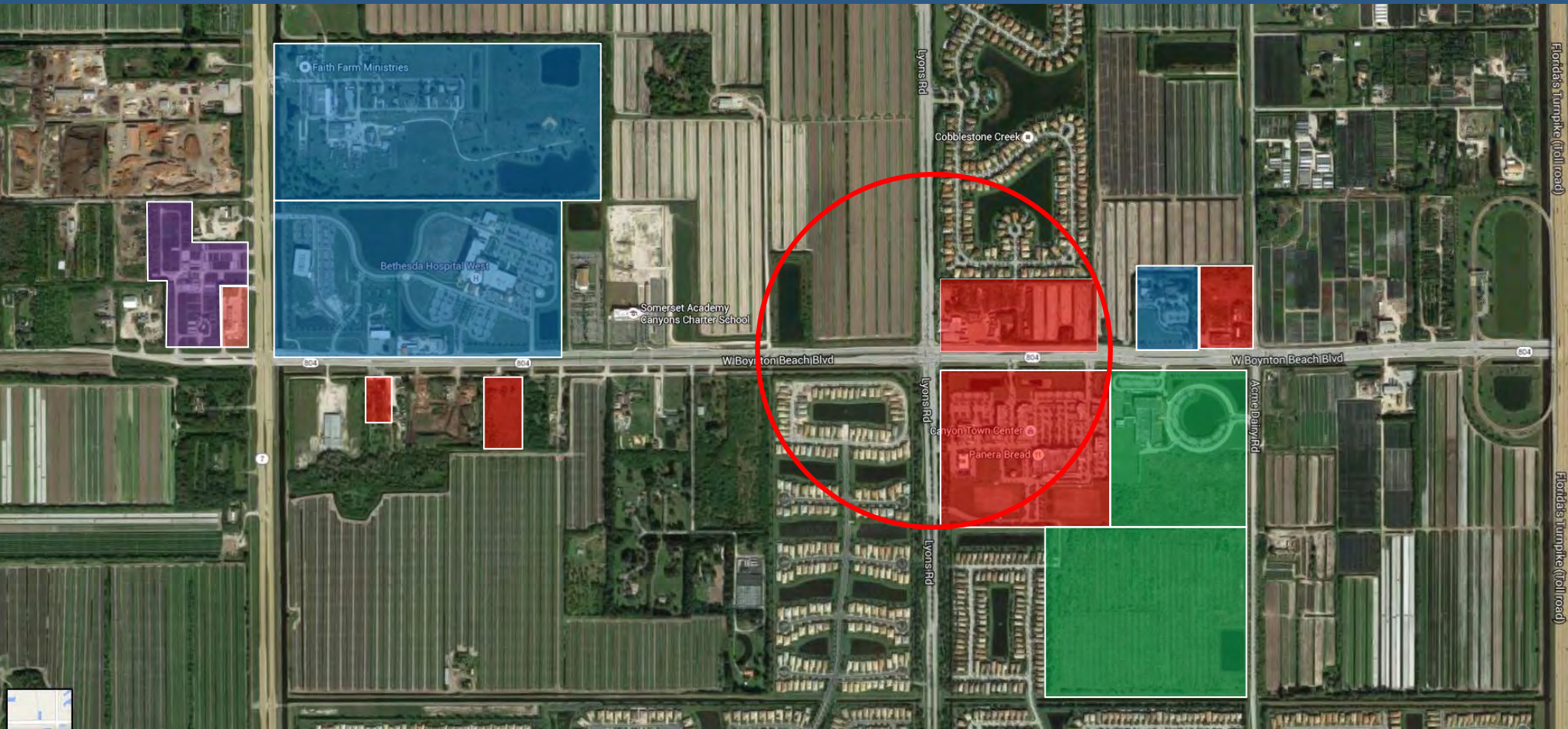



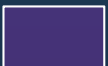









# Boynton Beach Boulevard



- |   |  |   |
|---|--|---|
|  Commercial FLU    |  Com/Industrial FLU |  Pre-existing Commercial |
|  Institutional FLU |  TMD/MUPD Preserve  |   |

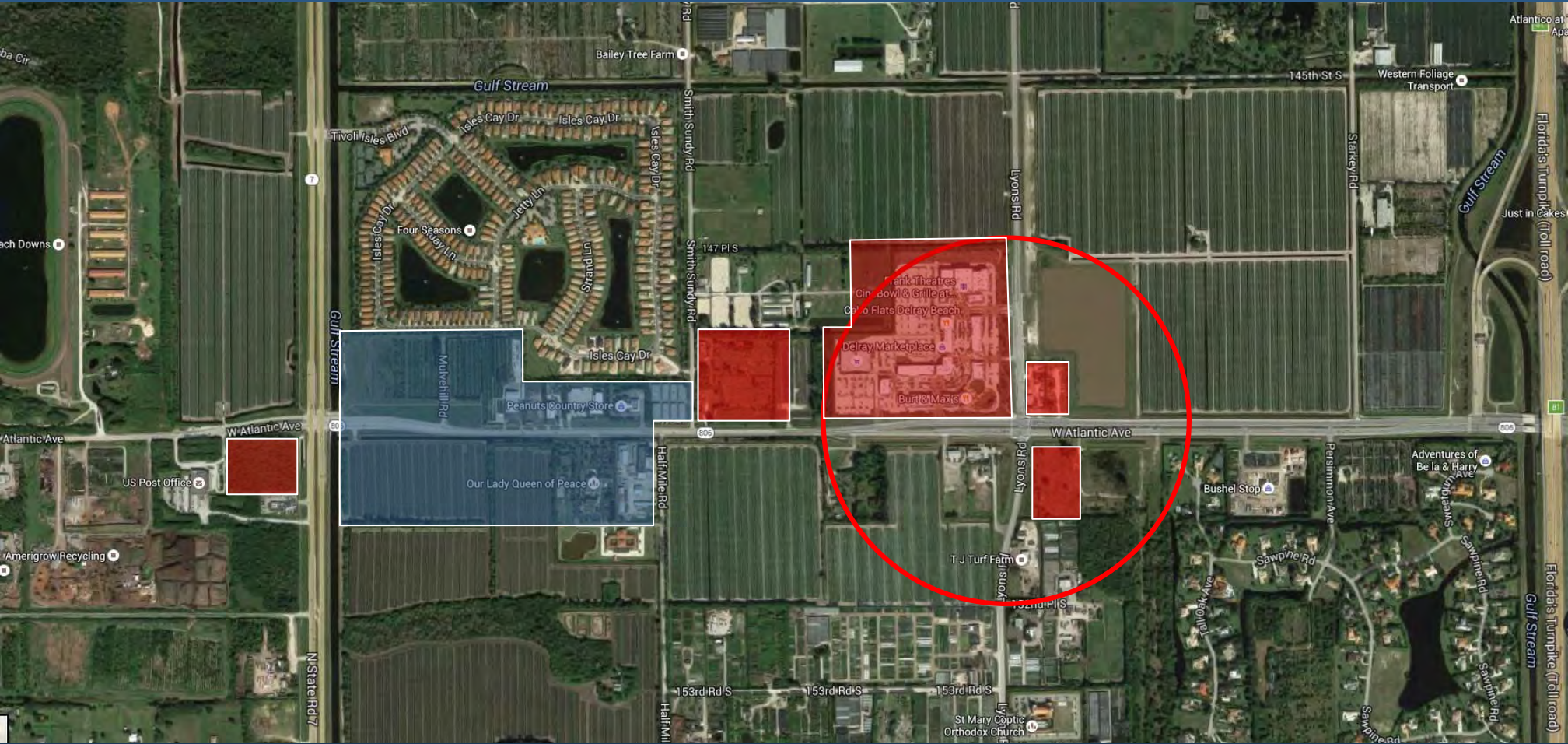








# Future Land Uses on Atlantic Avenue











# Preserves & Density



# Preserve & Density Policies

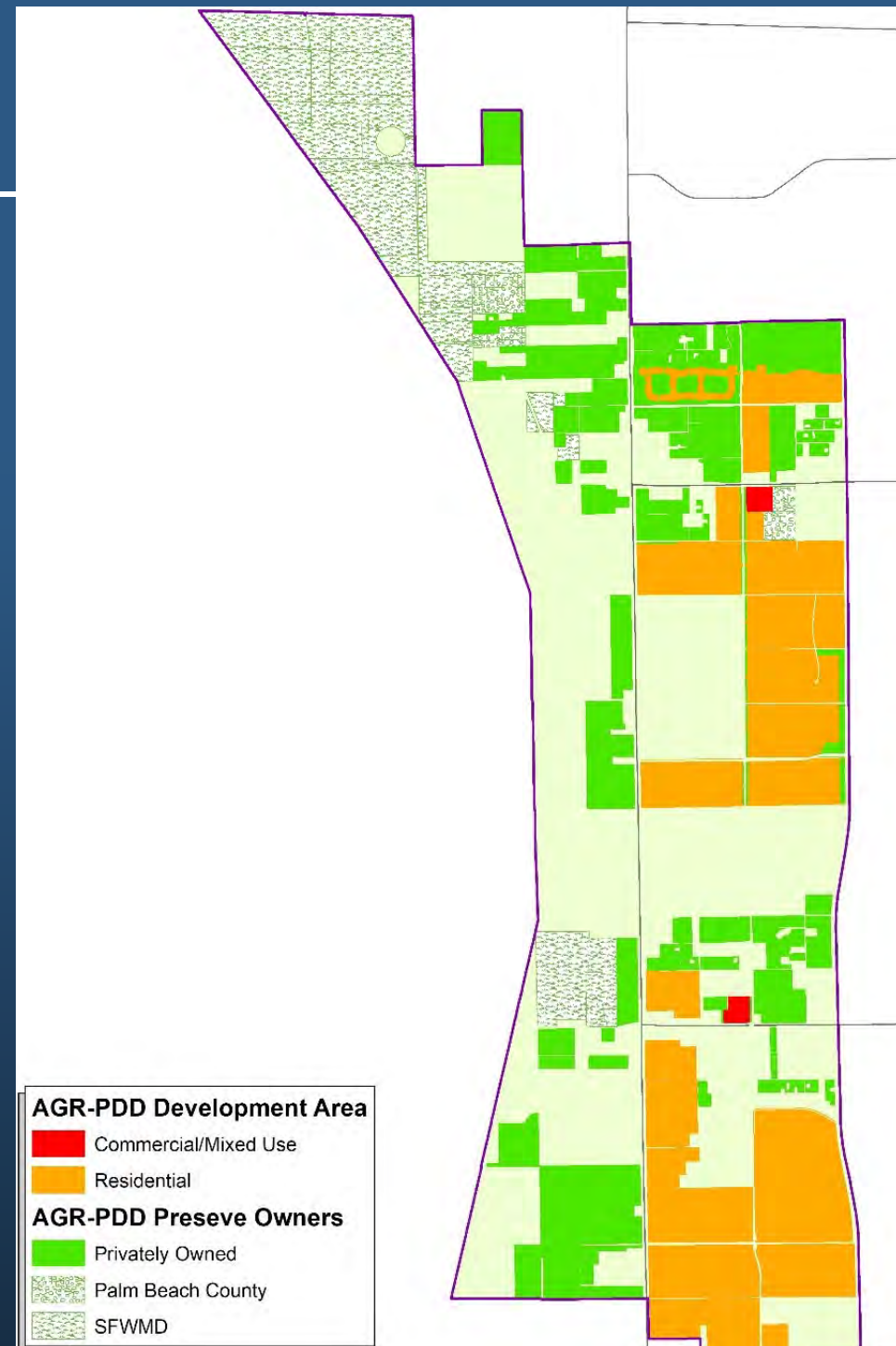
- Preserve Agriculture & Natural Lands
  - Policy Directive
    - Preserve lands through clustering density
    - Low density with no higher density through future land use amendments or density bonus (TDR or WHP)
  - Implementation
    - Subdivisions at 1 unit per 5 acres
    - Planned Developments at 1 unit per acre
      - 60% or 80% preserve





# AGR-PDDs

- Acreage
  - 12,431 total acres
  - 4,819 Development acres
  - 7,487 Preserve acres
- Dwelling Units
  - 10,779 approved
  - 9,302 built
- Preserve Ownership
  - 2,791 government
    - 2,534 SFWMD
    - 256 PBC
  - 4,664 private
- All Single Family & ZLL





## Sixteen Approved AGR-PUDs

Common Name	Total Acres	Dev. Ac.	Preserve Ac.	Apr DU	Built DU	Remain
The Oaks at Boca Raton	713	282	432	469	469	-
Le Rivage	41	10	31	18	17	1
Saturnia Isles & Dakota	743	292	445	743	743	-
Equus	280	112	168	280	280	-
Cobblestone Creek	250	100	150	250	250	-
Four Seasons at Delray Beach	331	130	200	315	315	-
Mizner CC & The Bridges	2,331	923	1,386	1,866	1,363	503
Monticello AGR PUD	658	253	380	653	204	449
Palm Meadows	462	176	286	288	278	10
Canyon Trails	579	202	377	579	579	-
Seven Bridges	1,837	729	1,094	1,205	864	341
Valencia Cove & Valencia Bay	1,408	557	836	1,404	1,397	7
Valencia Reserve	1,043	378	651	1,043	1,043	-
Canyon Lakes	517	200	304	500	500	-
Canyon Isles	512	200	303	500	500	-
Canyon Springs	508	200	300	500	500	-
<b>Total</b>	<b>12,212</b>	<b>4,744</b>	<b>7,343</b>	<b>10,613</b>	<b>9,302</b>	<b>1,311</b>

Source: Site Plan acres for PUDs only





1 unit per 5 acres

1 unit per 2.5 acres

1 unit per 1 acres



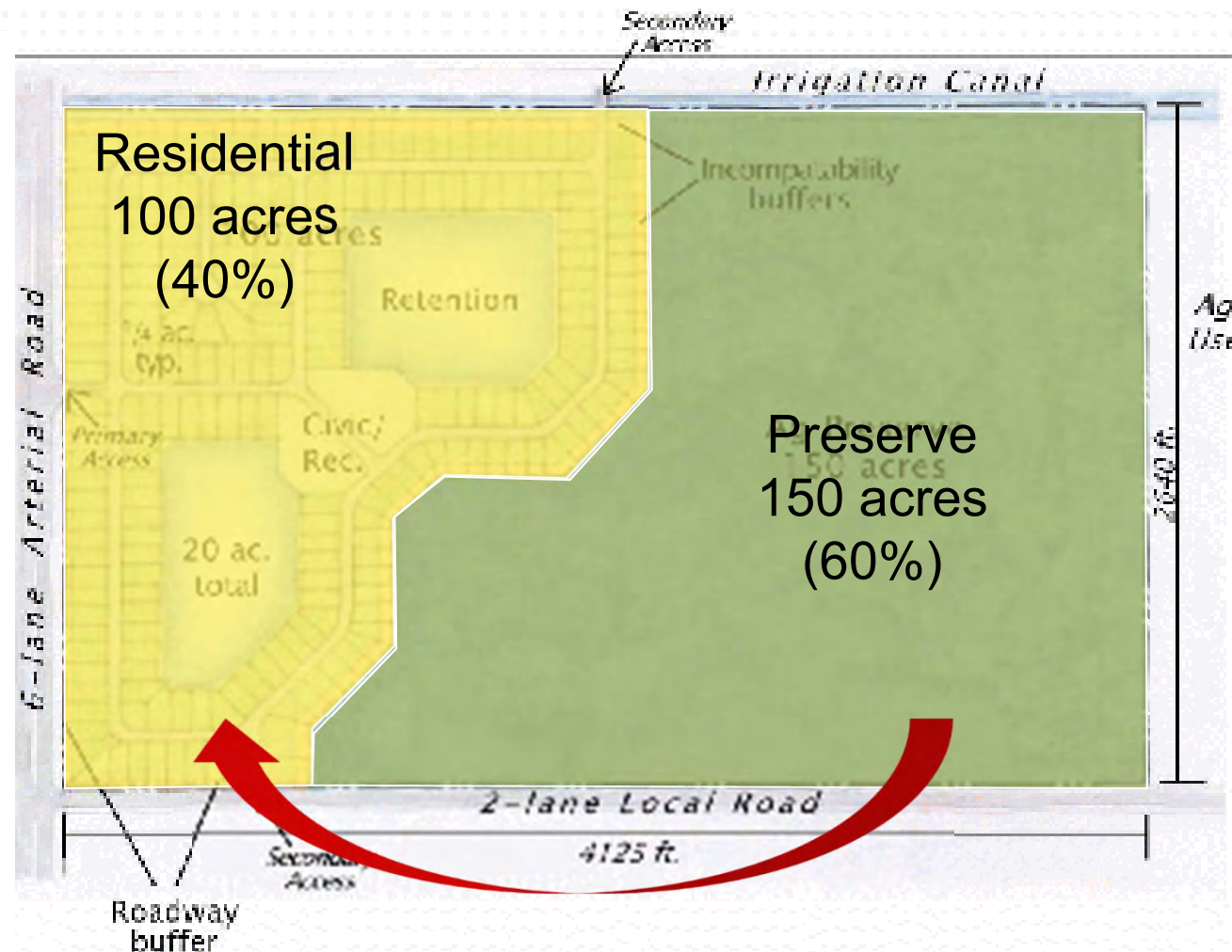




# Ag Reserve Planned Development

## 60/40 PUD

- 250 acres
- 250 units
- SF or Zero LL
- **Density**
  - 1 du/1 ac gross
  - 2.5 du/1 ac net
- **Development**
  - 40%
  - 100 acres
- **Preserve**
  - 60%
  - 150 acres







# Cobblestone AGR-PUD

250 acres/units

Gross - 1 unit per acre

Net – 2.5 units per acre

150 ac. Preserve\*  
0 units

100 ac. Develop.  
250 units

\*Not actually the Preserve area for this PUD



# Palm Meadows

462 acres/units

1 unit per acre

286 ac. Preserve

0 units

176 ac. Development

462 units\*

2.6 ac. Net\*

\*Potential units/density – Approval 288 du/1.6 du/a 73





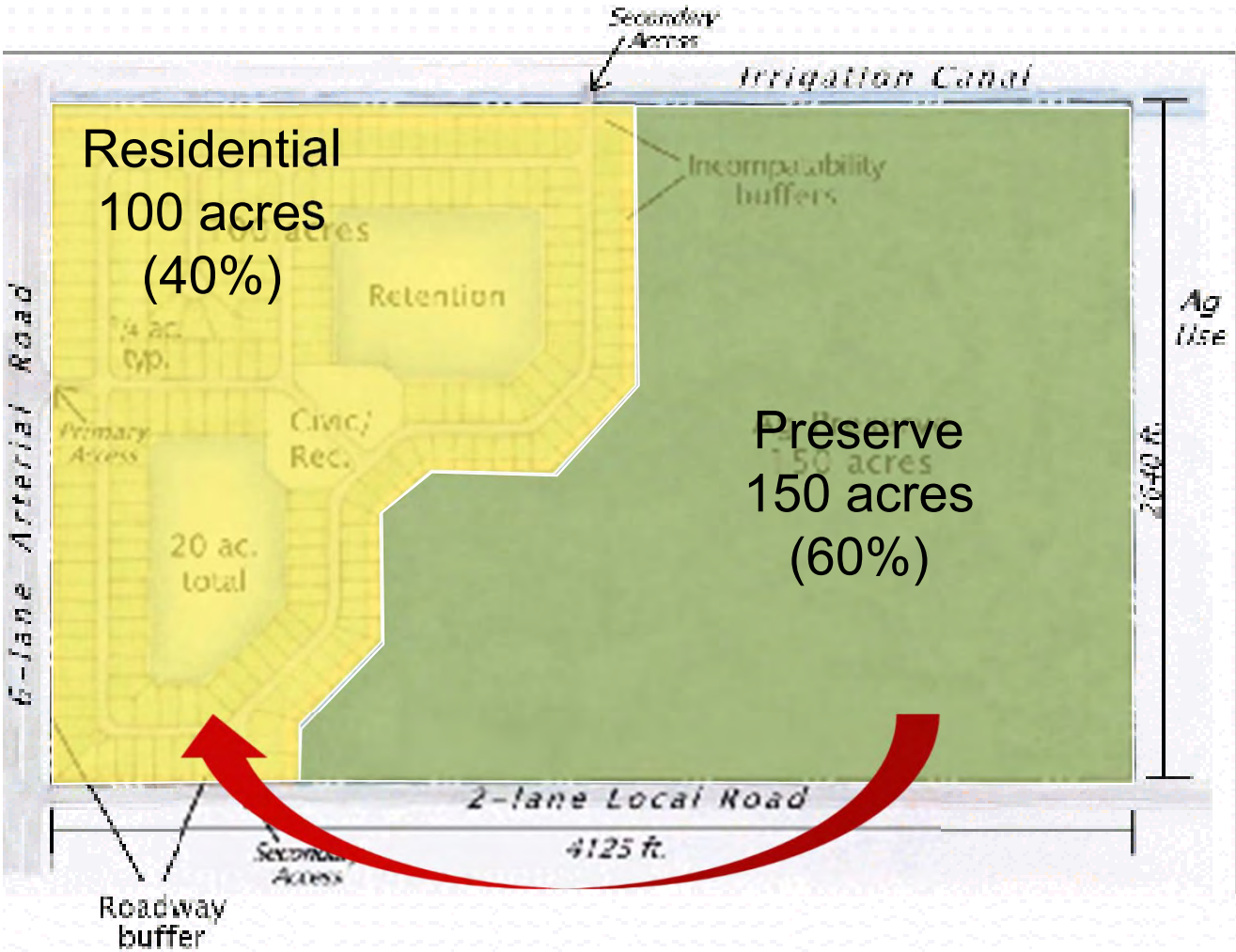
# Residential Density Clustering



# Ag Reserve Planned Development

## 60/40 PUD

- 250 acres
- 250 units
- SF or Zero LL
- **Density**
  - 1 du/1 ac gross
  - 2.5 du/1 ac net
- **Development**
  - 40%
  - 100 acres
- **Preserve**
  - 60%
  - 150 acres



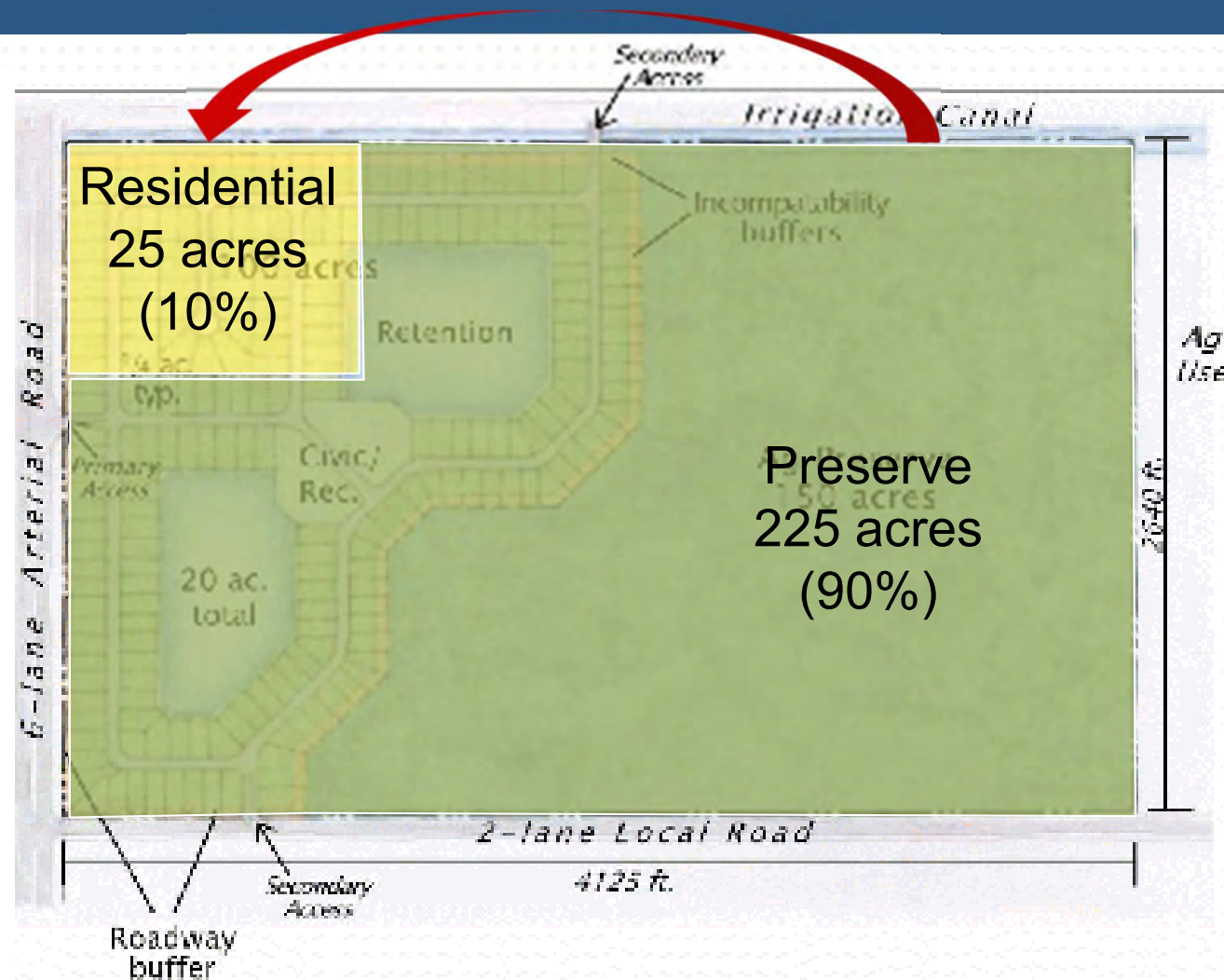




# Ag Reserve Planned Development

## 60/40 PUD

- 250 acres
- 250 units
- Townhome
- **Density**
  - 1 du/1 ac gross
  - 10 du/1 ac net
- **Development**
  - 10%
  - 25 acres
- **Preserve**
  - 90%
  - 225 acres







## Atlantic Commons

Pod B-2

19.52 acres

181 units (MF)

9.27 units per acre

Pod C-1

14.47 acres

214 units (MF)

14.78 units per acre







Lennox - Em

11.14 ac.

250 units (ME

22.4 du/ac.

AGR = 250 ac. w

238 ac. Preserve







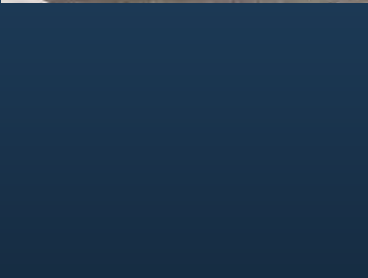
**Uptown Boca**  
**456 units**  
**37.99 acres**  
**Gross - 12 du/ac.**  
**Net – 25 du/ac.**

**18.24 ac. Residential**

**456 units**

**19.75 ac. Commercial**  
**0 units**









# Service Delivery & Providers







# 1999 Master Plan

## EXHIBIT ES-3 - Service Provider Requirements

Service Provider	Requirements
Fire Rescue	Two new facilities near the southern and northern Mixed-Use Centers.
Libraries	Currently planned facilities should be sufficient to meet the needs.
Mass Transit	Additional study will be required to determine if expanding mass transit in the Ag Reserve is feasible.
Parks and Recreation	At least one 50-acre district park and one community park of at least 15 acres; plus a new regional park if the State park does not <i>move</i> forward.
Roadways	Both Atlantic Avenue and Boynton Beach Boulevard have two travel lanes in both directions (for a total of four lanes) west of Florida's Turnpike, and Lyons Road has two lanes in both directions from Boynton Beach Boulevard north to Lantana Road. South of Boynton, Lyons Road can be one lane in each direction (for a total of two lanes). Additional turn lanes might be needed at important street intersections.
Water Utilities	Existing water and wastewater treatment facilities are sufficiently sized to meet these additional requirements; collection and distribution will be handled with the County's existing developer agreements.
Sheriff	One new district facility and 35 additional officers.
Lake Worth Drainage District	Before their existing system of canals and lakes are altered to reflect the Master Plan graphic concept, additional feasibility analysis, including modeling, will need to be conducted by LWDD and SFWMD.





# Fire & Rescue

- **Existing Stations:** Existing Stations existing at Hypoluxo Rd. & Lyons Rd., Boynton Beach Blvd. & FL Turnpike
- **Future Stations:**
  1. A Central station located on the southwest corner of Lyons Road and Flavor Pict
  2. A South Station located somewhere near Lyons Road and Linton Blvd (west of the Turnpike)
  3. A North Station located somewhere off of 441 between Hypoluxo Road and Boynton Beach Blvd.
- **An additional station may be required on the southwest end of the Ag Reserve depending upon future development.**
- **A good road network is extremely important to Fire Rescue.**



# Parks & Recreation

- Canyon District: represents a standard, active park; expected to be fully developed by 2023
- West Delray Regional: primarily passive in nature and is mostly programmed by small users groups (Archery, RC Flyers, off-road biking)
- Indian Mounds Regional: if developed, will be passive given the nature of the site
- Projections: Using the Population Allocation Model projections in the tables below, we will exceed park LOS for District and Regional parks through 2045, even with the removal of the Indian Mounds Regional Property

Ag Reserve Park LOS Analysis					DISTRICT		REGIONAL	
Year	TAZ Pop	Pop Per 1,000	Parks LOS Total Acres	Park LOS Developed Acres	Total Ac. Canyons Only	Developed Ac. Canyons Only	Total Ac. West Delray Only	Developed Ac. West Delray Only
2020	27,117	27.117	29.29	7.57	1.92	1.16	11.56	6.41
2025	31,378	31.378	25.31	6.54	1.66	1.00	9.99	5.54
2030	33,296	33.296	23.85	6.16	1.56	0.94	9.41	5.22
2035	35,053	35.053	22.66	5.85	1.48	0.90	8.94	4.96
2040	36,592	36.592	21.70	5.61	1.42	0.86	8.57	4.75
2045	37,829	37.829	20.99	5.42	1.37	0.83	8.29	4.59

Parks within Ag Reserve	Total Acres	Developed Acres
West Delray Regional	313.42	173.7
Canyons	52	31.46
Indian Mounds Regional	428.75	0
<b>Total</b>	<b>794.17</b>	<b>205.16</b>
Required LOS Per Comp Plan	Total Acres per 1,000	Developed Acres per 1,000
Regional	3.31	2.43
District	1.22	0.82





# Libraries

- Canyon Branch Library: New; anticipated to meet future needs in this region of the County
  - Facility is located in Canyon Town Center at Boynton Beach Boulevard and Lyons Road
- Hagen Ranch Road Library: Existing; also serves the area, located just east of the Agricultural Reserve off of Hagen Ranch Road north of Atlantic Avenue
- West Boca Library: Existing; also serves the area, located just south of the Agricultural Reserve on State Road 7 approximately a half mile south of Clint Moore Road



# Environmental Resource Management

- **Palm Beach County's Environmental Resources Management**
  - Owns and manages approx. 216 acres of natural areas called the East Conservation Area (ECA)
  - Adjacent to SFWMD approx. 2500 acre Strazzulla Wetlands - a project under the program umbrella of the Comprehensive Everglades Restoration Plan (CERP)
- **Moving forward, ERM will continue to regulate specific environmental issues:**
  - native trees and native upland preserves on commercially developed properties and PUDs
  - regulation of petroleum storage tanks and wellfield protection
  - regulation of lake excavations that may result from existing or new development in the region
  - continue to perform site management for petroleum contaminated sites





# School District

- 3,433 students living in the Ag Reserve, as of the February 2021 FTE
- On the mid- to long-range planning horizon:
  - need for at least one more elementary school and a middle school in the unincorporated Boca/Delray area
  - do not necessarily need to be located in the AGR
- If more development is approved, other than what we are currently aware of, the need could increase.

School Type	Total Students
Unknown	1
Charter	307
PRIVATE	1
Home Education	129
McKay Scholarship (ESE)	56
Not Active	27
Other	6
Private	4
Alternative	2
Elementary	1478
High	721
Middle	695
Virtual	6
<b>Total Students</b>	<b>3433</b>



# Water Utilities

- Existing water and wastewater treatment capacities are sufficient to support the current projected population (based on PZB population model).
- Collection and distribution will be handled with the County's existing developer agreements as stated in master plan.





# Water Management

A guiding objective prioritized by the Board during the development of the Ag Reserve Master Plan was to enhance water management capability. To that end:

1. Future Studies: Additional hydrologic and hydraulic studies would enable:
  - improved water resources analyses
  - evaluation of existing and future land use scenarios
  - problem area identification and evaluation of potential solutions
  - more accurate flood insurance rate maps (FIRMs)
  - identification of water quality and water supply needs
2. Collaboration: There are both ongoing and future planned activities by the LWDD and the SFWMD in this part of the County.



# Engineering & Palm Tran

- Traffic Impacts & Service Delivery
  - Policy Directive – Ensure adequate planning
    - Policy 3.5-d limits approvals based on traffic
    - Master Plan anticipated approximately 14,000 units
- Information
  - TIM Roadways
  - Existing & Future Lanes
  - Mass Transit



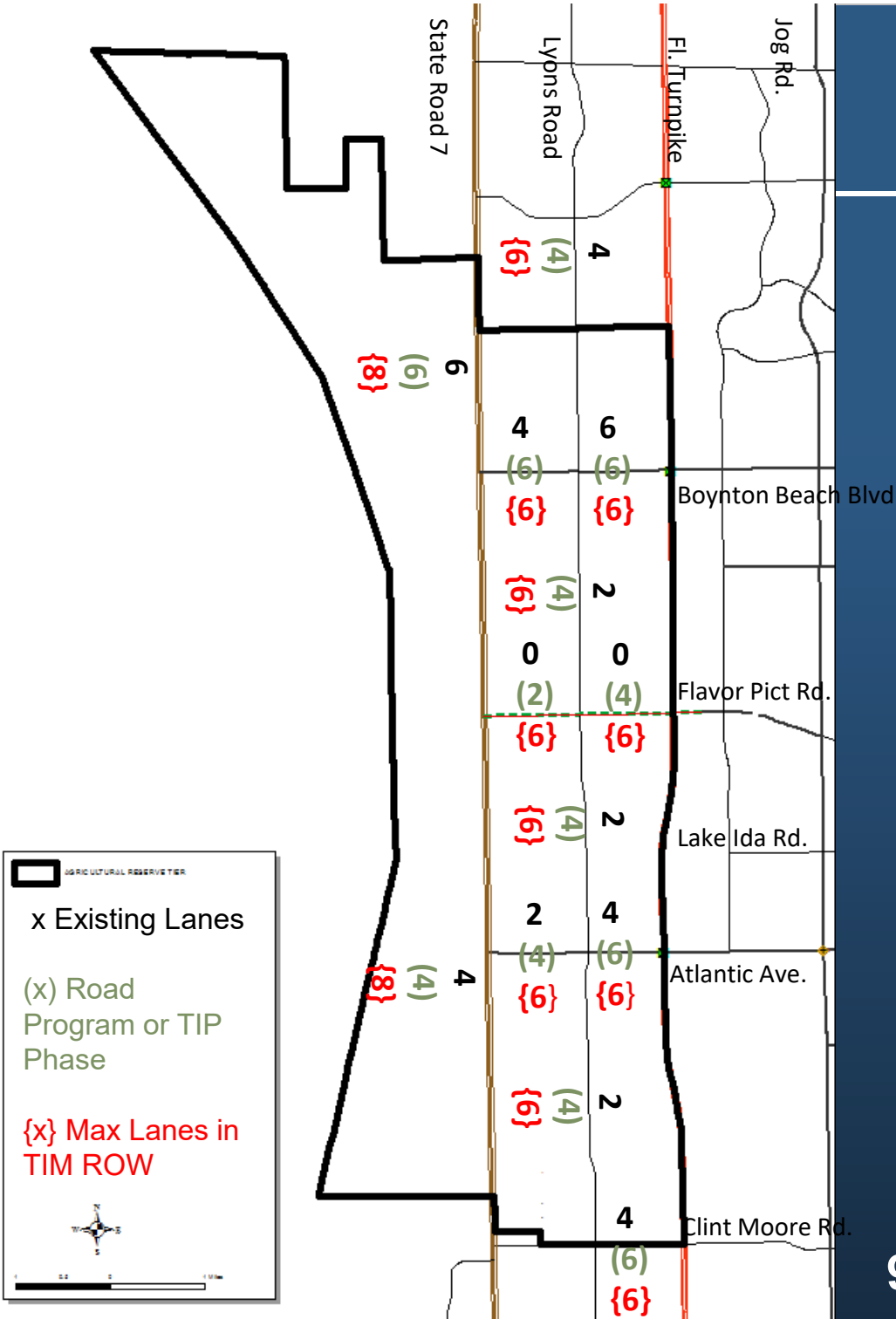


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# Existing & Future Lanes

- **State Road 7**
  - 4-6 lanes today – Up to 8 lanes
- **Lyons Road**
  - 2 lanes today – Up to 6 lanes
    - 2023 – 4 lanes Boynton to Flavor Pict
    - 2025 – 4 lanes Flavor Pict to Atlantic
- **Boynton Beach Boulevard**
  - 4-6 lanes today– Up to 6 lanes
- **Atlantic Avenue**
  - 2-4 lanes today– Up to 6 lanes
    - 2024 – 4 lanes SR-7 to Lyons
    - >2026 – 6 lanes Lyons to Turnpike (and Jog)
- **Flavor Pict Road**
  - 0 lanes today– Up to 6 lanes
    - 2022 – 2 lanes SR-7 to Lyons
    - >2025 – 4 lanes Lyons to Hagen Ranch

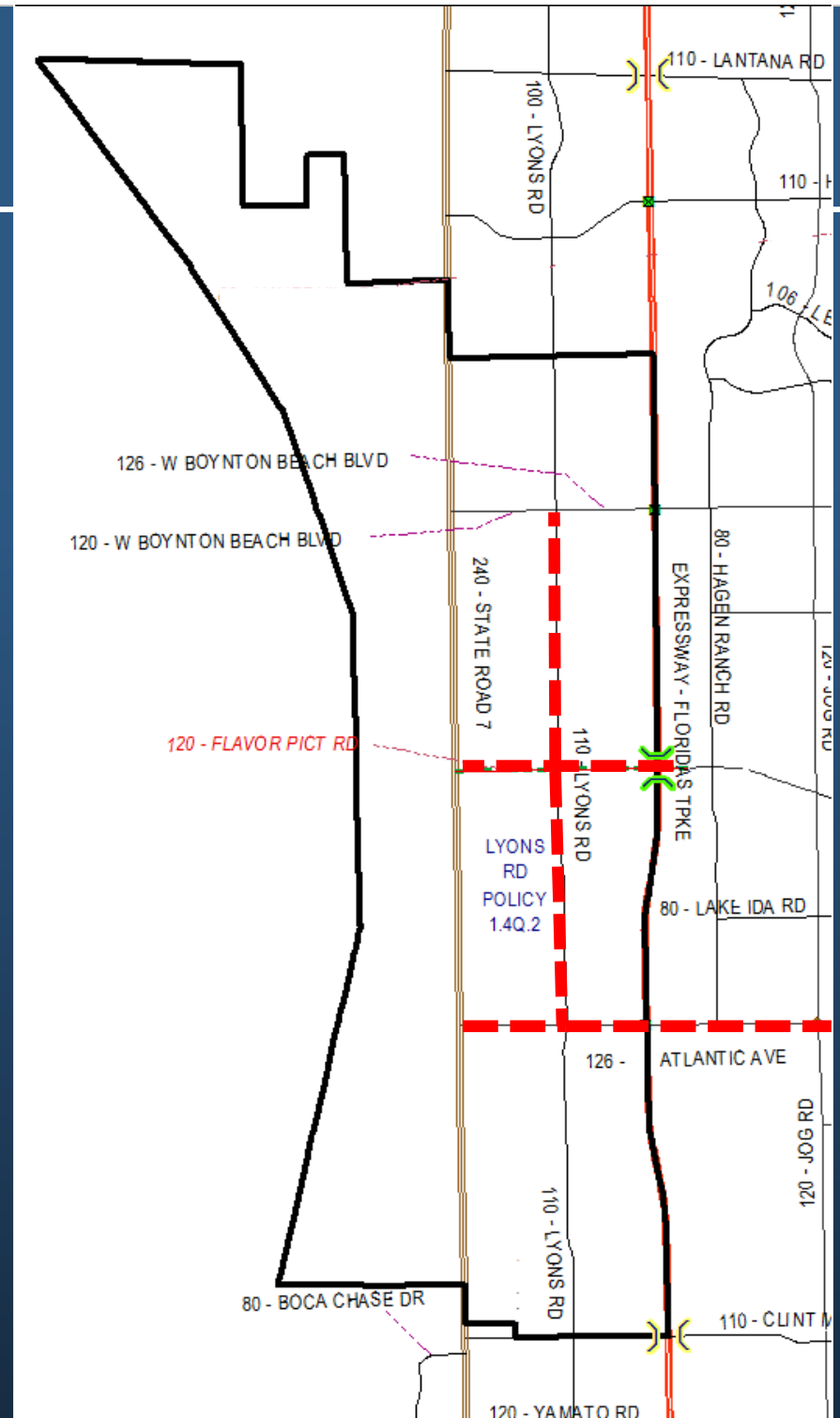


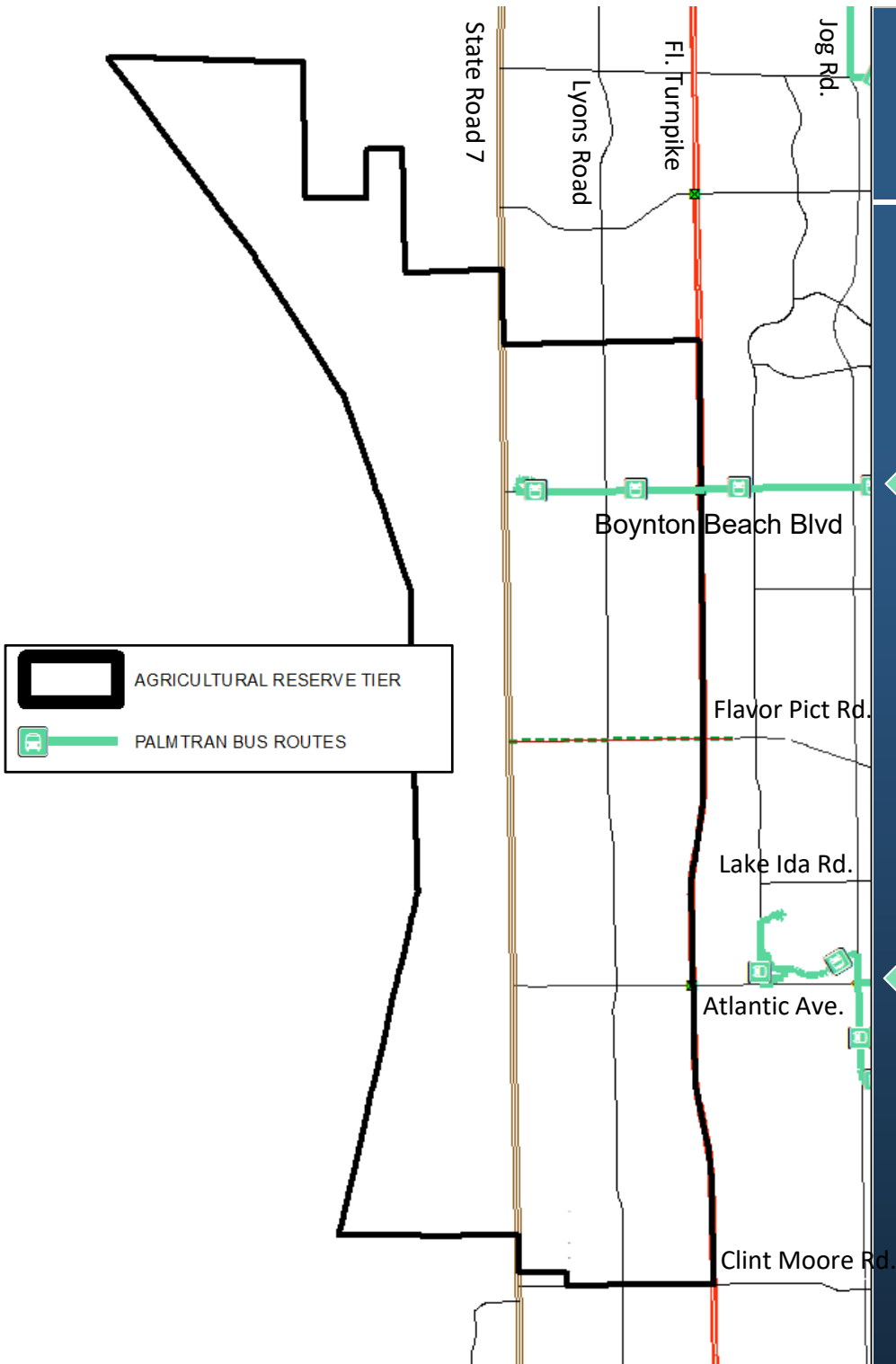




# Existing & Future Lanes

- **State Road 7**
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- **Atlantic Avenue**
  - 2-4 lanes today– Up to 6 lanes
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- **Flavor Pict Road**
  - 0 lanes today– Up to 6 lanes
    - 2022 – 2 lanes SR-7 to Lyons
    - >2025 – 4 lanes Lyons to Hagen Ranch





# Existing Transit Routes

Palm Tran Route 73

Palm Tran Route 81





# Resilience

- The Office of Resilience supports policies and programs that help the County mitigate climate change impacts.
- Resilient and sustainable principles for the built environment include:
  - creating walkable communities
  - increasing density
  - mitigating sprawl where feasible
  - robust affordable house strategies
  - protecting environmentally significant land
- Community gardens and tools that support urban agriculture can help increase the resiliency of food systems and providing food access.
- Natural areas and agricultural areas can be important resources for carbon sequestration as well.
- It is important to balance the many interests of PBC and will need to be tailored to respond to individual community needs.



# Resilience (Continued)

Palm Beach County has adopted the Climate Compact's Regional Climate Action Plan. The updated RCAP 2.0 version has several goals of relevance:

- **Agriculture**: Ensure the continued viability of agriculture in Southeast Florida in the face of climate change.
- **Natural Systems**: Implement monitoring, management, and conservation programs designed to protect natural systems and the services they provide to society while improving their capacity for climate adaptation.
- **Social Equity**: Guide and support municipalities and counties to create equitable climate policies, programs, and decision-making processes that consider local socio-economic and racial inequities.
- **Sustainable Communities and Transportation**: Adapt to the impacts of climate change and reduce greenhouse gas emissions by reshaping where and how to build and move from place to place.
- **Water**: Advance the water management strategies and infrastructure improvements needed to mitigate the potential adverse impacts of climate change and sea level.





# Industrial Options



# Industrial in AGR

- Board directed workshop to discuss Industrial
- Issues
  - No policy guidance
  - No location criteria
  - Many uses allowed in Industrial are commercial
    - Subject to commercial cap
  - Many of the uses allowed Industrial future land use & zoning are intense
    - Most uses are P for permitted
    - No approval by BCC or DRO site Plan required





# Options for IND in AGR

- Add policy language for Industrial future land use
  - Location requirements
    - Regional or local only
    - Frontage locations, such as SR7, Boynton, Atlantic, possibly portion of Lyons, and/or
    - Overlay areas
  - Use limitations
    - Allow all uses or Limit to light industrial uses
  - Zoning
    - Require as planned development or allow straight zoning
  - Preserve Requirements
    - Commercial requires 60% preserve over 16 acres
    - Require preserve for all new designations, above 16 acres, or not at all



# Options for IND in AGR

- Establish new Commerce Future Land Use designation (light industrial)
  - Consider allowing office as well (we probably would in US Tier)
  - Consider limiting new industrial requests to CMR or EDC
  - Require minimum of DRO approval
  - Consider concurrent rezoning & site plan requirements
- Consider regional (adjacent to Turnpike) direction – if want to allow, must remove that language from the Plan. Consider whether PIPDs are an option (current not discussed)





# Higher Density & Workforce



# Density & Workforce in the Tier

- Board directed workshop to discuss higher densities & workforce
- Issues
  - Land uses not balanced
  - New urban/higher density design hasn't resulted along Boynton & Atlantic
  - Many new amendment applications
  - Multifamily allowed, but not likely
    - Full range of housing options – Multifamily – Townhomes - supported by the Master Plan
    - 1 unit per acre does not yield housing density





# Options & Ideas for Higher Density & Workforce

- No change
- Add policy language to foster/encourage?
  - Location requirements
    - Overlay or frontage?
      - » SR7, Boynton, Atlantic, possibly portion of Lyons, and/or ?
  - Housing type
    - Multifamily or townhomes or smaller single lots or all?
    - Single type or multiple type or with mix of uses (commercial, institutional?)
  - Workforce Housing requirements?
    - 25% flat rate or Limit 10% single, 20% townhome, 25% multifamily, or?
    - Onsite or in lieu fee?



# Options & Ideas for Higher Density & Workforce

- New Future Land Use designation
  - For higher density residential **or** use Multiple Land Use designation?
  - Reduce AGR-PUD minimum acres **or** use Multiple Use Zoning PDD?
  - Require concurrent zoning application?
  - Acreage minimums or maximums?
- Specifics today **or** at subsequent workshop **or** transmittal hearing?
- Further analysis of traffic & service delivery impacts needed following Board direction





# Workshop Summary

- Agricultural Reserve Tier developed as planned
  - currently the home of approximately 25,000 residents
- County staff continue to uphold the Goals, Objectives & Policies
- Other Site Specific requests not addressed at the Workshop
- Staff Seeks Board Direction for the Agricultural Reserve Tier:
  - New industrial land uses
  - Higher density and workforce housing
  - **Future:** stakeholder/industry meetings, consultant, etc.



# Questions and Discussion