

Comments Received at Meeting of Community Organization Representatives: August 13, 2014	
Topic 1:	Future Vision of the Agricultural Reserve
Adopted Comprehensive Plan:	<p>OBJECTIVE 1.5 The Agricultural Reserve Tier</p> <p>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.</p>
	<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>
Comments:	

	<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 & farms - universities & farms - restaurants & farms - food markets & 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 & 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"> • 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.
Topic 2:	Commercial Land Uses
Adopted Comprehensive Plan:	<ul style="list-style-type: none"> • 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
As presented at March 2014 BCC Workshop:	<ul style="list-style-type: none"> • Additional 200 acres along main corridors • Require one TDR per acre of development area • Make necessary changes to TDR program
Comments:	This should not be considered. It would be the end of the Ag Reserve.

	<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 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 & sewage, etc. taken from commercial lands or agricultural?</p>
	<p>COBWRA PROPOSAL - MODIFICATION TO COMPREHENSIVE PLAN</p> <ul style="list-style-type: none"> • Continue the prohibition of commercial development west of Route 441. • Permit commercial development at the major intersections of: <ul style="list-style-type: none"> ◦ 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.

Topic 3:	60/40 PUD Development Area Size, Location and Density
Adopted Comprehensive Plan:	<p>Development area must:</p> <ul style="list-style-type: none"> • 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)
As presented at March 2014 BCC Workshop:	<ul style="list-style-type: none"> • Reduce development area from 100 acres to 35 acres • Allow 60/40 PUDs anywhere in the Ag Reserve • Eliminate frontage requirement
Comments:	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"> • The land (west of Route 441) 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. • The Comprehensive Plan provides efficient management of residential development.

Topic 4:	Preserve Area Size/Location Criteria
Adopted Comprehensive Plan:	<p>Preserve area parcels for 60/40 PUDs must:</p> <ul style="list-style-type: none"> • 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
As presented at March 2014 BCC Workshop:	<ul style="list-style-type: none"> • eliminate minimum size/contiguity requirement
Comments:	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"> • Eliminate minimum size and/or contiguous requirement for preserve parcels. • This will provide opportunity for smaller landowners to preserve parcels.

Topic 5:	Preserve Area Uses
Adopted Comprehensive Plan:	<ul style="list-style-type: none"> 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.
As presented at March 2014 BCC Workshop:	<ul style="list-style-type: none"> 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
Comments:	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"> These activities and buildings are allowed currently in the Ag Reserve, but not in Preserve areas.
Topic 6:	Single Farm Residence/Caretaker's Quarters
Adopted Comprehensive Plan:	<ul style="list-style-type: none"> Standard density of one unit per 5 acres applies; not permitted in preserve areas Caretakers' quarters limited to 1,000 sq. ft. (code)
As presented at March 2014 BCC Workshop:	<ul style="list-style-type: none"> 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
Comments:	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"> • 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.
Topic 7:	Create TDR Residential Overlay Option
Adopted Comprehensive Plan:	<ul style="list-style-type: none"> • Ag Reserve is a Sending area for TDRs (one unit per acre) • Receiving areas within the Urban/Suburban Tier
As presented at March 2014 BCC Workshop:	<ul style="list-style-type: none"> • Create overlay option for undeveloped lands allowing for: <ul style="list-style-type: none"> • a base potential density of 1 du/ac • a minimum requirement 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
Comments:	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>sending 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"> 1. Signage in Ag Reserve for Agritourism concept. 2. Agricultural villages. 3. Farmettes encouraged.
	<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 & 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>TO KEEP AGRICULTURE AND THE AG RESERVE VIABLE, COBWRA RECOMMENDS:</p> <ul style="list-style-type: none"> • 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.