

Comments Received at Meeting of Equestrian Interests: August 21, 2014	
<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>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 then 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 open to the public. This area outside the walls is counted as open space, when the

	<p>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</u> or residential- <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 a receiving area for TDRs. Make new residents aware, through closing</p>

	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!
	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.
	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
	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
	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.
	Keep as is.
	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.
<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>	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.
	Owners live on their properties. Not many caretakers. A house of 1,000 sq. ft. is

<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>	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.
	Allow County TDR bank units to be transferred into the Ag Reserve.
	Good (proposal)
	TDRs <u>only</u> sent <u>out</u> . <u>No</u> TDRs sent <u>in</u>
	Absolutely bad idea. No changes. No changes are necessary
	<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>
<b>Topic 8:</b>	<b>Other Ag Reserve Concepts, Ideas, Issues</b>



Keep preserve on 60% preserved land for agriculture or preserved space

Civic uses should be limited to the 40% developed land

Don't put cement and rooftops on preserved land

We have a misconception that the 60% is preserved green space

Create value in the Ag Reserve through Conservation and vision

Don't create more development-we can always do this in many years later-we cannot ever undo it!

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

Bond issue to purchase more land.