

COBWRA
COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

PROPOSED POLICY
THE FUTURE OF THE
AGRICULTURAL
RESERVE

ADOPTED SEPTEMBER 17, 2014

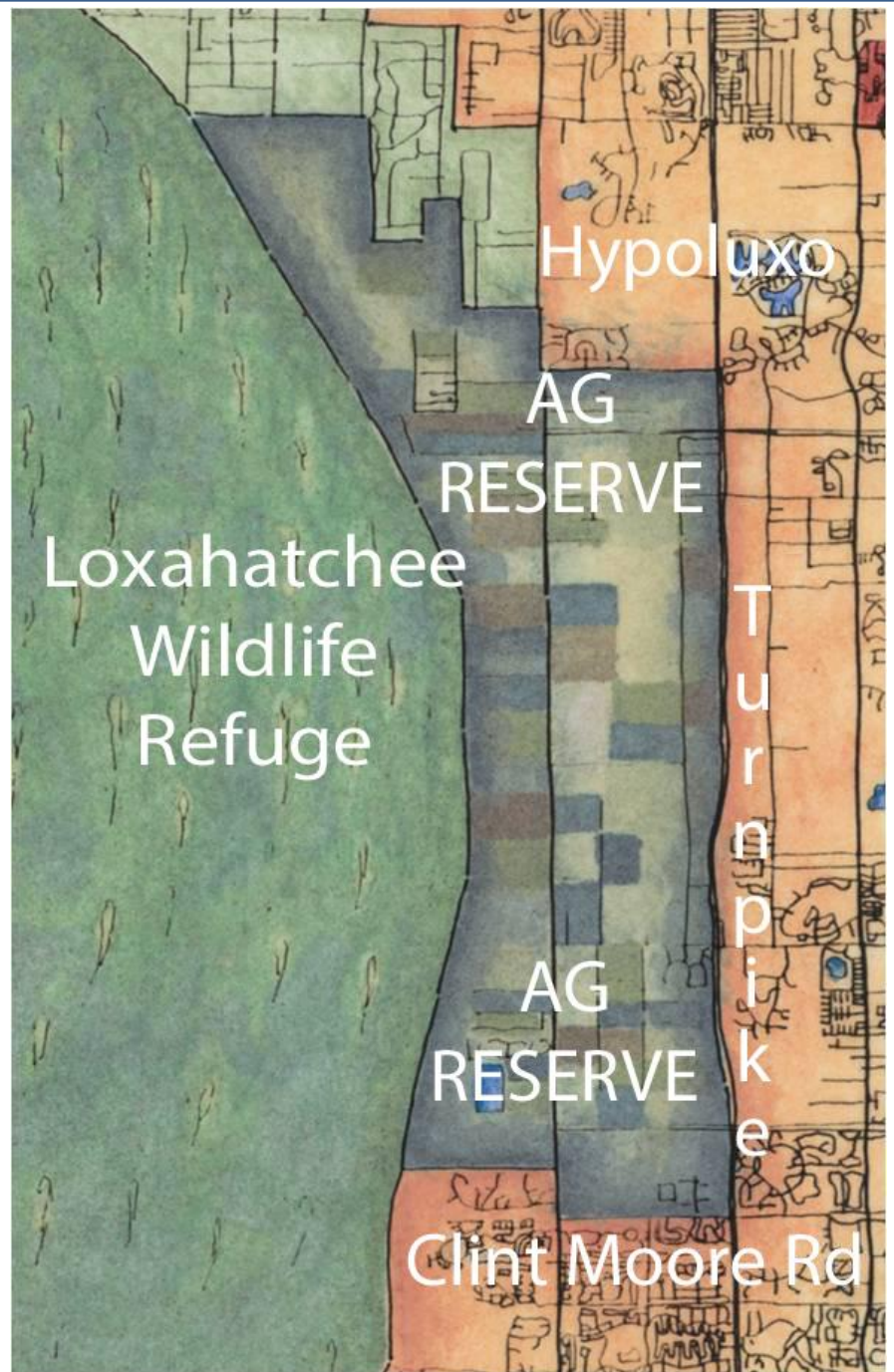
AG RESERVE VS. AG PRESERVE

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

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

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

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



ADOPTED SEPTEMBER 17, 2014

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THE COUNTY AGRICULTURAL RESERVE COMPREHENSIVE PLAN IS CURRENT LAW.

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

1. RESIDENTIAL DEVELOPMENT WEST OF ROUTE 441

COMPREHENSIVE PLAN

No 60/40 residential development permitted.

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

CHANGE REQUESTED

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

COBWRA PROPOSAL

NO CHANGE TO COMPREHENSIVE PLAN

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

2. COMMERCIAL DEVELOPMENT

COMPREHENSIVE PLAN

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

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

2. COMMERCIAL DEVELOPMENT, continued

COBWRA PROPOSAL MODIFICATION TO COMPREHENSIVE PLAN

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

3. 60/40 RESIDENTIAL DEVELOPMENT

COMPREHENSIVE PLAN

Development area must:

- (a) Be located east of Route 441.**

- (b) Have a minimum of 100 acres for development with 150 acres for preserve (250 acres provided in total).**

- (c) Have frontage on Rte. 441, Boynton Beach Blvd., Lyons Rd., Atlantic Ave., or Clint Moore Rd.**

3. 60/40 RESIDENTIAL DEVELOPMENT, continued

CHANGES REQUESTED

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

NO CHANGE TO COMPREHENSIVE PLAN

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

4. PRESERVE AREA

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

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

COBWRA PROPOSAL **MODIFICATION TO COMPREHENSIVE PLAN**

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

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

COMPREHENSIVE PLAN

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

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

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

COBWRA PROPOSAL MODIFICATION TO COMPREHENSIVE PLAN

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

4b. PRESERVE AREA USES

COMPREHENSIVE PLAN

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

- (a) Permit increased uses such as mulching, landscape maintenance, production and sale of products related to agriculture.**
 - (b) Eliminate restrictions in the code for size of packing houses.**
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COBWRA PROPOSAL NO CHANGE TO COMPREHENSIVE PLAN

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

5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM

COMPREHENSIVE PLAN

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

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

5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM

CHANGES REQUESTED

- This is a complex change to the TDR program affecting land that:
 - (a) Has not been developed.
 - (b) Is not in Preserve.
 - (c) Includes land approved by the County for 60/40 Ag Reserve Planned Unit Development, but not yet built.
 - (d) Includes the 60% of the 60/40 PUD set aside for preservation but not yet built.

- For this acreage, it is proposed to:
 - (a) Open up the Ag Reserve into a Receiving Area for 7,000 TDR's owned by the County.
 - (b) Eliminate the requirement of preservation area for development.
 - (c) Change zoning requirement from 1 unit per 5 acres, to a base of 1 unit per 1 acre, climbing to a permitted density of 3 units per acre achieved through developer purchases of TDR's.

5. TRANSFER DEVELOPMENT RIGHTS (TDR) PROGRAM

CHANGES REQUESTED, continued

- Result of change

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

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

COBWRA PROPOSAL

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

6. SUGGESTIONS IN SUPPORT OF THE AG RESERVE

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

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