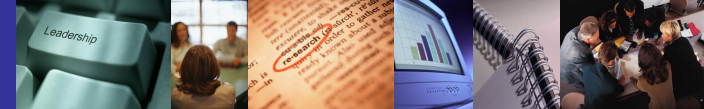


Palm Beach County Agricultural Reserve Roundtable

*John Streitmatter, Director
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GROUND RULES AND PROCESS OVERVIEW



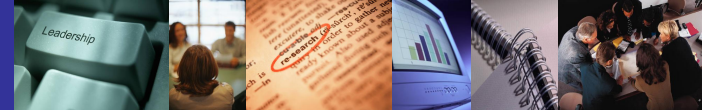
Ground Rules and Process Overview

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

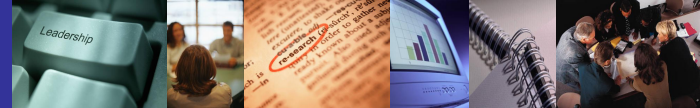


Ground Rules and Process Overview

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



COMMON GROUND



Common Ground:

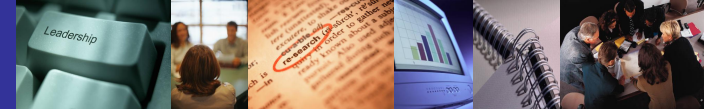
- Not a negotiation or “compromising”

Common Ground:

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

Inspiration:

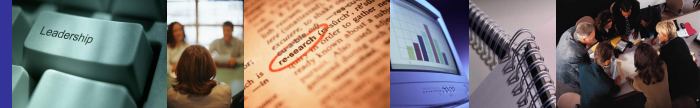
- You’re the closest to the situation – take advantage of that to provide the best input



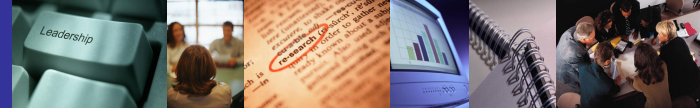
SYNTHESIS OF INTEREST GROUPS



ROUNDTABLE DISCUSSION – SLIDES AND HANDOUTS USED DURING THE SESSION



ROUNDTABLE DISCUSSION - WORKING VERSIONS DEVELOPED DURING THE SESSION



Overall Themes

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

Objective of the Agricultural Reserve

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

- Consensus to keep public owned lands in agricultural uses

Commercial Land Uses

Adopted Plan

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

Proposed at March 2014 Workshop

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

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

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

Adopted Plan

Development area must:

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

Proposed at March 2014 Workshop

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

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

Preserve Area Size/Location Criteria

Adopted Plan

Preserve area parcels for 60/40 PUDs must:

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

Proposed at March 2014 Workshop

- Eliminate minimum size/contiguity requirement

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

Preserve Area Uses

Adopted Plan

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

Proposed at March 2014 Workshop

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

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

Single Farm Residence / Caretaker's Quarters

Adopted Plan

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

Proposed at March 2014 Workshop

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

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

TDR Residential Overlay Option

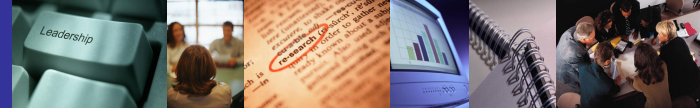
Adopted Plan

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

Proposed at March 2014 Workshop

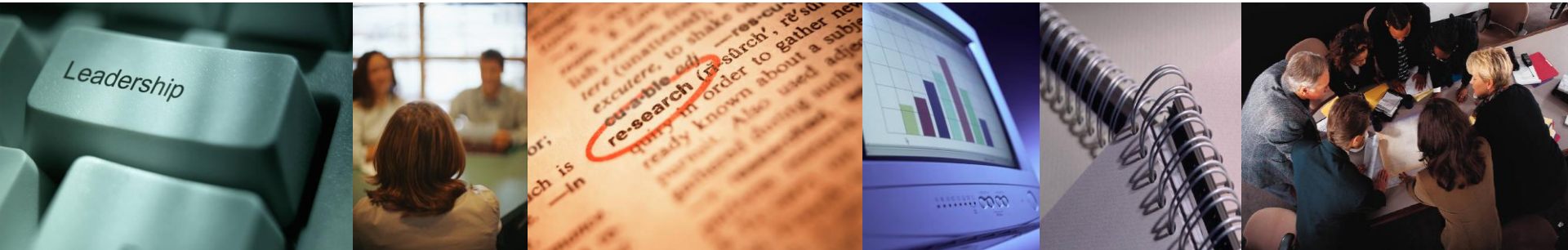
- Create overlay option for undeveloped lands allowing for:
- a base potential density of 1 du/ac
 - a min. req. to purchase a TDR per acre from County TDR bank
 - an option to purchase an additional TDR
 - elimination of 60% preserve requirement
 - max of 3 du/ac on development area
- Cap units transferred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

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



Public Comment Themes

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



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