

Comments Received at Meeting of Non-Residential Use Representatives: August 20, 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>Keep current plan the same west of 441 with commercial and residential development to the east side of 441. Or eliminate the reserve altogether as the agricultural viability has changed.</p> <p>Office buildings, LG Homes bought most of Agricultural Reserve and made homes, because they have money!!!</p> <p>Would like to see Faith Farm's 90 acre campus be developed as the premier national drug and alcohol recovery in the U.S. To do that, Faith Farm must be allowed to pursue the buildout required to do that, since they are exempted specifically under the Ag Reserve original paperwork. In fact, Faith Farm's 90 acre campus was first there on 441, so early, in fact, that it possesses its own sewer system, water system, and totally independent -on no county systems at all. In fact, our students in recovery are not allowed to have automobiles, so we are not even a drain on the County's traffic system. We should be allowed to add square footage for dorms, dining hall, classrooms, admin, enlarged church. We need to build for use requirements, NOT limitations of beds, square footage, etc.</p> <p>Although at one time this area might have been perceived as an agricultural area worth preserving, this is not the case now with respect to Palm Beach County and the State of Florida. Agricultural areas are in west Palm Beach County. The Ag Reserve is currently having massive development when you see a major hospital, private school and large church having been built within a 24 month period (around Boynton Beach Boulevard).</p> <p>Would like to see a balanced distribution of agricultural land, residential and commercial. In order to accomplish this balance, more commercially designated properties will be required to meet the needs of residents and farmers and businesses.</p> <p>Our vision: 1) 441 should have more commercial parcels (non-ag) to support the residents that are living in the Ag, both east and west side of 441. 2) Lyons Road limited to more residential and recreational open space area. 3) Property-owners of small parcels can do nothing with their land, value of land is</p>
Comments:	

	<p>very low due to limited use, and if we were to use our property for ag-related business, we cannot get workers due to the mega \$ surrounding expensive developments.</p> <p>4) West side of 441 is just as valuable for commercial use as east side of 441.</p> <p>1. Farm land is not unique. 2. the land remaining in Ag reserve at the end of the development cycle is not enough land to have a viable commercial farming industry. 3. Land owners should have the ability to make their own decisions if they want to continue farming or sell. With the new setbacks for fumigation it makes it impossible to farm next to a development.</p> <p>Unique--not true Move the Ag reserve--west of 441 The farming uses (nursery & crop) are not compatible with the relatively high-end residential uses that are there and planned. ****Eliminate the Ag reserve---- Use zoning to keep low density residential The Ag reserve is a solution that is causing problems</p> <p>The Agricultural Reserve is <u>not</u> "unique." It is exactly like the lands to the south, east, and north, all of which have been developed into other uses with little or no objection from the public. An objective look at this area by professional planners could result a realistic plan for the area. it might include some agriculture, but should not limit landowners to only agriculture. "Highest and best use" should guide the planners.</p>
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:	<p>Look at % of commercial in County--200 ac/22,000 ac < 1%</p> <p>We need more commercial in the AgR. The current commercial doesn't even include a hardware store, which is necessary for both residents and businesses. Commercial should be limited to 1/4 mile from major intersections (like COBRA's West Boynton Plan) and should be allowed on both sides of SR 7 (not just the east side) close to the intersection. The current zoning made it impossible for a tractor dealership to locate within the AgR even though they have been there for over 30 years.</p>

	<p>- 200 acres is a small percent; should be increased</p> <p>- More general commercial use (non-ag) around major intersections of at least a <u>mile</u> or even 2 miles from the major intersections especially on <u>east & west</u> side of <u>441</u></p>
	<p>200 acres is insufficient</p> <p>Need more service oriented uses not just lifestyle centers</p> <p>Commercial parcels should be approved at main intersections Atlantic/Lyons, 441/Atlantic, BB/441, and BB/Lyons. Smaller service oriented uses are needed.</p>
	<p>It just seems that Topic 1 and Topic 2 are just delaying the conversion of the AgR to normal commercial and residential usage consistent with zoning east of the AgR in Palm Beach County. At current pace there will be no AGR in 20 years.</p>
	<p>Don't own many acres, and my options (?) are for small commercial use</p>
	<p>Increase Commercial acreage to intersections of Atlantic and Lyons, Boynton & Lyons, 441 & Lyons to better serve community. Eliminate the requirement to purchase 1 TDR per commercial acre. County required impact fees should be enough.</p>
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:	<p>Agree proposed proposal presented on March 2014 BCC workshop.</p>
	<p>Since Faith Farm's 90 acre tract preexisted before the Ag reserve, it should be allowed to expand based upon preexisting purpose, use for dorms, classrooms, dining facility, larger church, staff housing, etc. Not on Ag Reserve quotas/ratios for beds, square footage, etc. Faith Farm's specific exemption as preexisting before the ag reserve should allow it to expand under that pre-existing purpose, without the later Ag Reserve rules overlay that came after Faith Farm's use ad vision for the recovery program it has carried out for over 62 years.</p>
	<p>Increase development by reducing minimum area. 441 should not be a preserve area.</p>
	<p>It should not be limited to the east of 441 (previously the zoning was the same for both west and east). The current 60/40 plan has not served the small property owners. Property owners with 40 acres have had no viable development options.</p>

	Agree with (proposal)
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:	Agree with (proposal)
	I agree that the requirements should be eliminated. Many small agricultural parcels have been "landlocked" in a way that kept them from being able to take advantage of the preserve policies.
	60/40 does not seem to make sense for farming activities. In essence the farm acreage was reduced along with adjacent parcels. It just does not make farming feasible. Now if you are talking about preserving wetlands then this is a totally different issue.
	Agree with proposal from March 2014.
	Would like to see eliminated due to size of my property. I can't do much or can't sell for much
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:	Allow more uses in the Agricultural Preserve no matter the size of the lot.
	I agree with 2014 workshop proposal allowing more uses and eliminating current code. As long as the business does not cause negative impacts on neighboring properties...such as odor, noise, dust.
	See Topic 4 comments on previous page.
	I agree with the proposals made at the march workshop. landscape and lawn maintenance companies already exist on preserve pieces.
	Agree with (proposal)
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:	Agree with (proposal)
	I agree with the proposals made at the march workshop
	This does not make sense. The Ag R is trying to promote an agricultural community or environment just does not make sense that the farm owners residence has restrictions. Again this topic promotes AgR going away in time.
	Agree with proposal.
	Agree.
	I agree with proposal March 2014 BCC. Current Comp Plan is too restrictive.

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:	Agree
	Agree with proposal of March 2014 but with exception of requirement to purchase TDR from County
	I agree with the proposals made at the March Workshop
	Agree with (proposal). The County should encourage residential development in the Ag reserve
Topic 8:	Other Ag Reserve Concepts, Ideas, Issues
<p>The Ag reserve concept may have been well intended but it has not worked. It was an enormous zoning experiment that has been unfair to long term land owners and is not working out very well. The public was told that these lands were "unique" and necessary for food supply. That motivated the public to buy some of the land (10%) but ultimately hurt the value of the rest of the landowners.</p>	
<ul style="list-style-type: none"> - Ag reserve is outdated and should be eliminated or moved further west near Belle Glade. - Ag reserve should not be on major road like 441 - Open up available use for property. 	
<p>Facilities and purposes that were in existence and use (and specifically a listed pre-existing exemption) before the Ag Reserve, such as Faith Farm, should be allowed to expand their service to serve more people in drug and alcohol recovery (additional dorms, housing, dining hall, classrooms, and church pews) without the later-imposed restrictions by the Ag Reserve, now being used to restrict expansion of a n exempted entity (Faith Farm).</p>	
<p>It seems that Agriculture is not viable in the reserve.</p>	