

| Comments Received at Meeting of Farmers and Wholesale Food Consumers: August 18, 2014 |   |
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| <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>In 20-30 years I would anticipate the land being preserved for its intended use. The Ag Reserve land was set aside for a specific purpose...to prevent further encroachment</p> <p>Light industrial, storage, housing, farms, commercial, nursery</p> <p>Cluster style development (residential comingled w/agriculture) is a fallacy. The perception of beautiful farms next to residential communities in reality is a huge problem. Due to EPA setbacks for products farmers use for production it is not legal to farm land within certain proximity to houses, schools, hospitals, etc.</p> <ol style="list-style-type: none"> <li>1. Properties that are surrounded by commercial, hospitals, should have the opportunity to develop commercially</li> <li>2. Is farm labor housing a real option? I don't think PB County will allow labor camps in the County to accommodate H-2A housing</li> <li>3. Every land owner should make their own decision whether to sell to a developer or continue to farm</li> <li>4. Protect property rights</li> </ol> <p>West of 441, light industrial, storage, nurseries, farms<br/>Houses east of 441</p> <p>As a resident of the Ag reserve for over 50 years, I see the Ag reserve in 20 years as a special place with a mixed use of ag and development. Ag should stay on all county owned lands bought with bond monies to preserve Ag. Land owned by members of the public should be allowed to be used to its highest and best use. I feel some changes need to be made to the rules. Farm workers' housing should be allowed on preservation land. The same as grooms quarters.</p> <p>I agree with the statement as written. Palm Beach County is unique and has much diversity. This diversity should be protected and maintained to ensure status quo quality of life and diverse use allowed. Land owner rights need to be protected</p> <p>20-30 years from now:<br/>Minimal development to preserve agricultural farming. Local restaurants &amp; hotels use local farmers/food for their produce. farm to table produce is a trend we see our customers wanting.<br/>Florida Restaurant &amp; Lodging Association (FRLA)</p> |
| <b>Comments:</b>  |   |

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|   | <p>We would like more information/better understanding of this Ag Reserve</p> <ul style="list-style-type: none"> <li>• Signage on I-95 &amp; Turnpike directing tourists to this area</li> <li>• Market the opportunities via websites that link to our area</li> <li>• Have the area branded as something special on a national/international level.</li> <li>• Tours of the area.</li> <li>• Enhanced food/chef competitions for local/national exposure</li> <li>• The go-to location for all our restaurants/hotels/resorts for purchase of produce</li> </ul> <p>I agree with the objectives above. Less development would be better.</p> <p>Where does the large scale commercial grower go with the Ag reserve today? I don't think there will be large-scale farming in the Ag Reserve. There will be small plots of lands grown on for local consumption and that's all. The restrictions that farmers have imposed upon them whether state or federal laws make it nearly prohibitive to farm next to development as it increases in the area. Commercial farming and "urbanization" don't mix.</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>Allow land owners to transfer their development rights, with no size limitations. This would allow small nursery owners to stay in the nursery business, and take advantage of the ability to sell their TDRs. Keep the pool of TDR's in the AG Reserve. Don't open it up to the County pool outside the Ag Reserve</p> <p>I would certainly expect that more commercial development would be needed as you look at the number of homes that are approved but not build yet within the Ag Reserve. Also there are families that own processing/packing facilities within the Ag Reserve but no farmland themselves. They built a facility hoping the farmland would remain as promised. The areas that would be developed into commercial sites would need to be complementary to the area.</p> <p>Need more information</p>   |

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|   | <p>If it can be explained further - how can it be commented on?</p> <p>Any land owner on any corridor should have right to have commercial property.</p> <p>If ag is completely surrounded by residential and commercial there is a contradiction of zoning. Ag encompassed by commercial and residential can no longer function as ag.</p> <p>200 more acres now? With current farming encroachment why would we want to sell more land to development</p> <p>OK with concept</p>  |
| <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>                                | <p>Disagree with new proposal. This is just opening up more development to more areas in the preserve. GL was in the meeting because they stand to benefit from these reduced requirements. This plan would require high-end homes to achieve a ROI</p> <p>Why only east of SR 7. Should include west of SR 7.</p> <p>No longer necessary to obtain preservation. Purchase TDRs from PBC TDR Bank. All lands spoken for.</p> <p>Agree (to reduced development area size). East of 7 only. Adjust (frontage requirements).</p> <p>I can understand conceptually in reducing the parcel size, but think it is important to be within a location requirement criteria (most likely frontage on the roads listed) to avoid any mish/mash development or areas that don't complement the surrounding area and uses</p> <p>Less development more protection for the farmers. Commercial development needs to be controlled and in areas that allow farmers to continue to farm.</p> |

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| <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>                                | O.K.  |
|   | OK  |
|   | It is not fair to restrict the rights of a smaller land owner.  |
|   | Again disagree. Encourage non development. Why change but just to be able to sell to more people/entities.  |
| <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>                                | As long as the production supports agriculture I would be open for discussion on this.  |
|   | Due to FDA food safety regulations active vegetable farms cannot adjoin animal husbandry operations because of the possible contamination due to e-coli, salmonella, etc. This also includes bird sanctuaries, wildlife preserves, etc.   |
|   | Develop a well thought out growth plan for commercial uses to support agriculture and residential uses. A-MEN!  |
|   | OK  |

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|   | Federal laws may cause small farmers to go out of business depending upon how all of these are broken down. Need to consider farmers' livelihood. Who becomes their neighbor can jeopardize farm land. What affects the farm food with contaminants will affect restaurant quality of food.  |
|   | Continue to provide fresh produce for hotels/resorts/restaurants to provide farm to table experience for locals and tourists   |
| <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>                                | Agree (with first bullet of proposal). Should be some limit. No McMansions.  |
|   | Support family farms. Permit family residence on preservation farm. 1/1 acre. Limited size to 40,000 sq ft.  |
|   | Opening up a can of worms with "preservation type uses."   |

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| <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>                                | Again, chipping away at the fabric of the preserve so I would not agree with this  |
|   | I grew up on a farm but in MN so I understand the farmers' concerns & appreciate their view and willingness to continue being farmers in the future.   |
| <b>Topic 8:</b>                                 | <b>Other Ag Reserve Concepts, Ideas, Issues</b>  |
| See topic # 1.                                  |  |