



Commercial and Non-Residential Uses In the Ag Reserve

Discussion TODAY

- Description of Commercial Proposal
- Review of existing commercial and non-residential uses in the Ag Reserve
- Planning Considerations



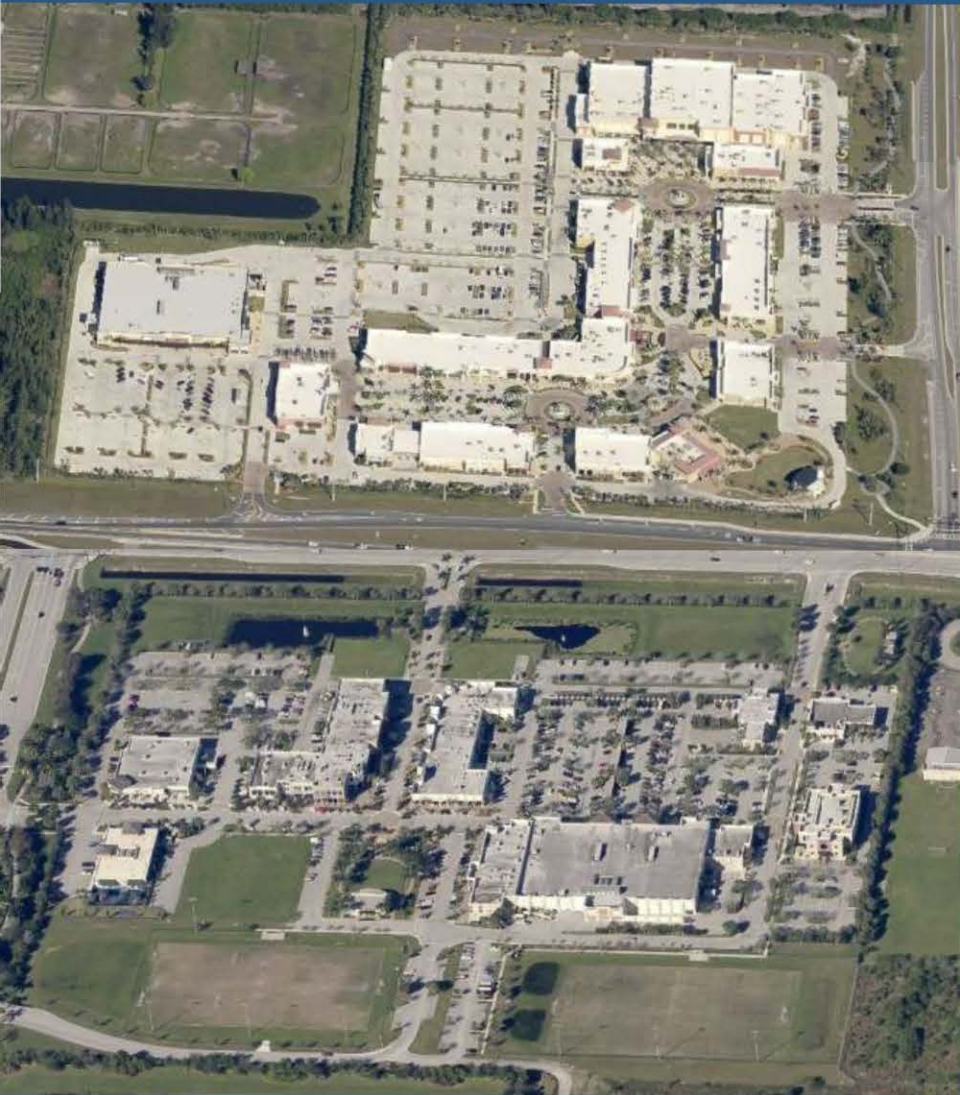
March 25, 2014 Proposal

- **PART 1: Allow 200 additional acres of commercial development in the Ag Reserve:**
 - **On areas that are not preserves and**
 - **At appropriate locations along main corridors: Atlantic Avenue, Boynton Beach Blvd, SR7/US441 and Lyons Road**
 - **200 acres equivalent to**
 - **Five (5) more TMDs or**

March 25, 2014 Proposal



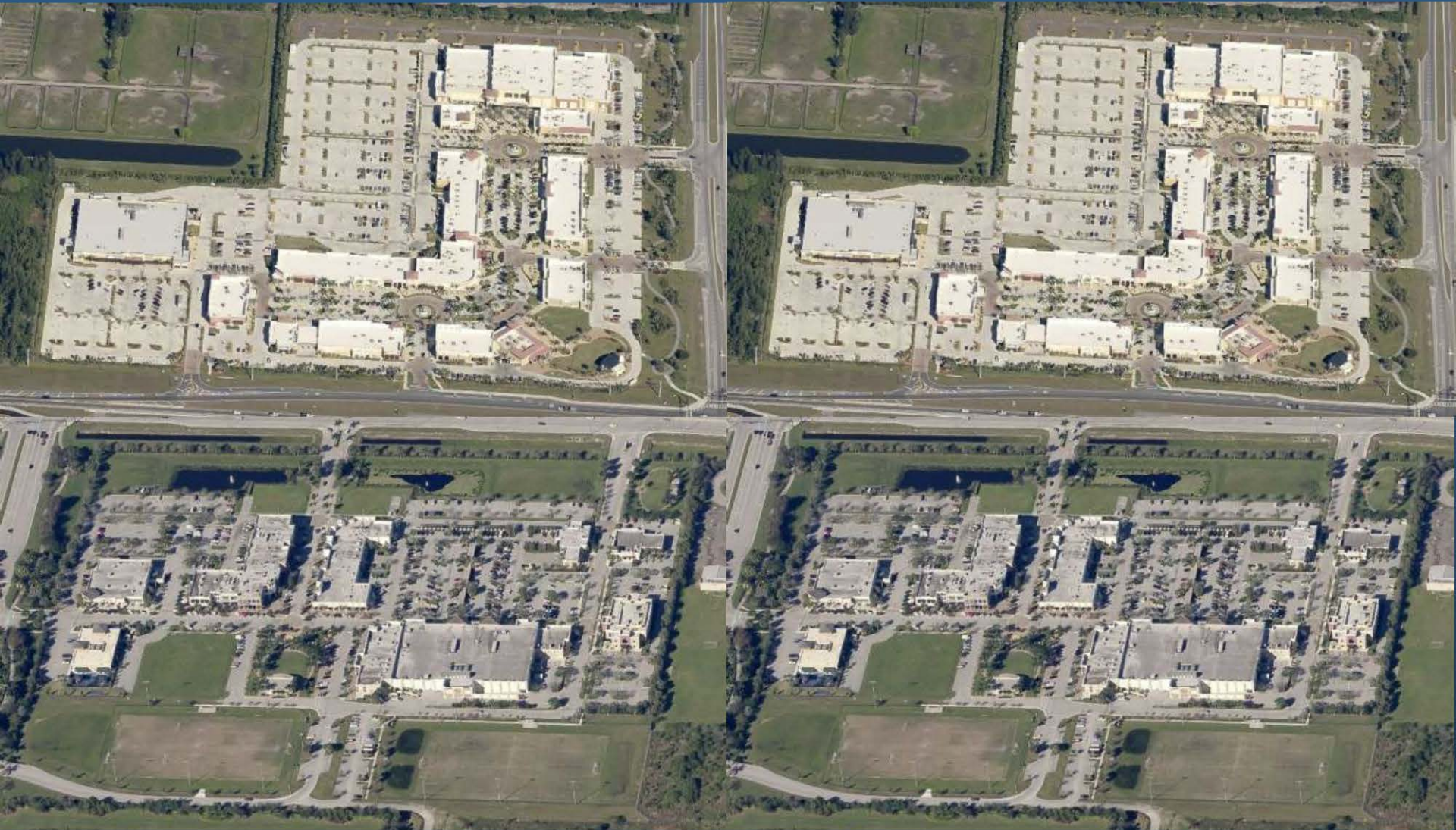
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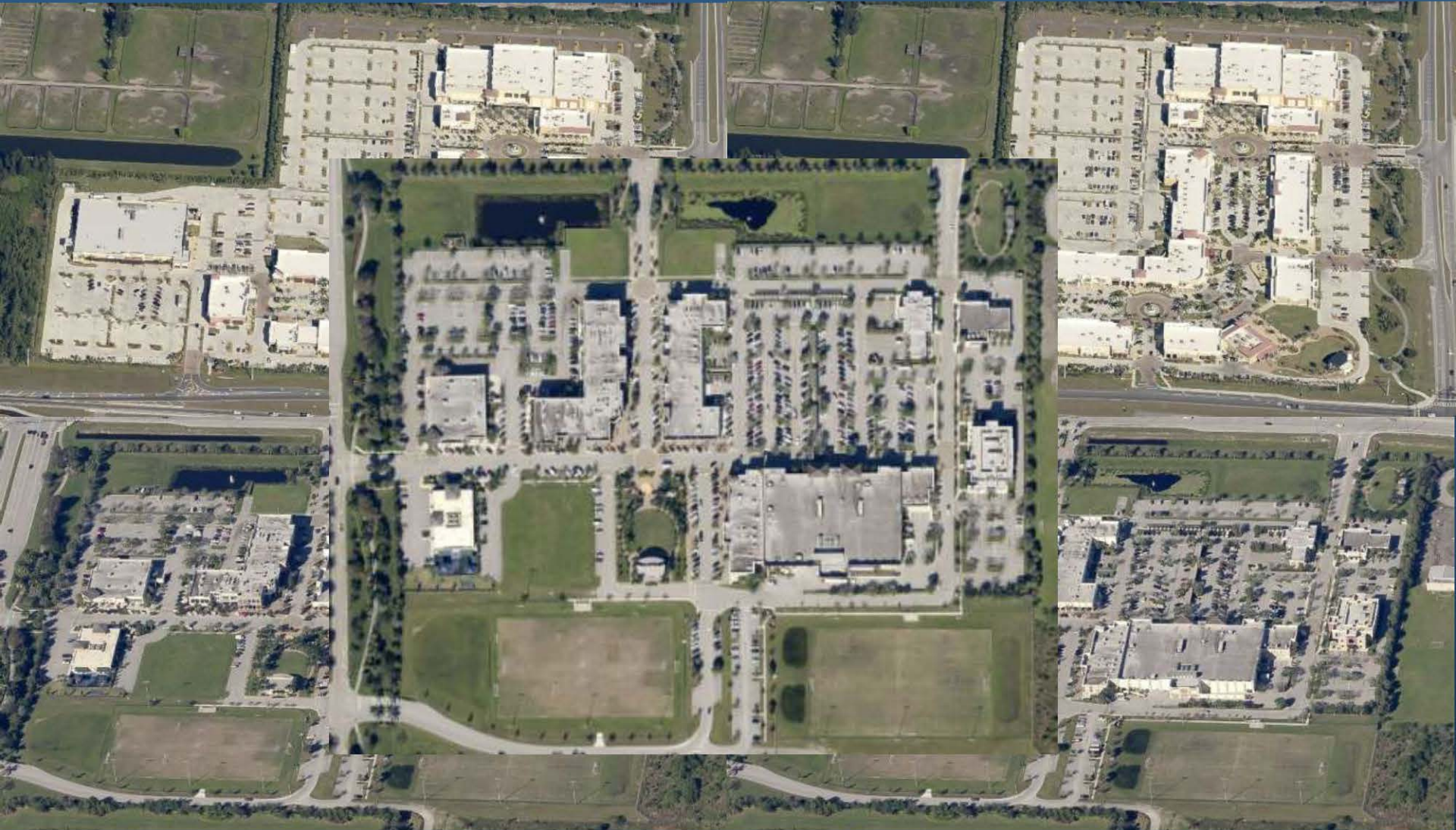
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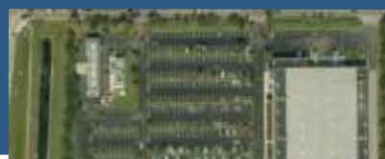


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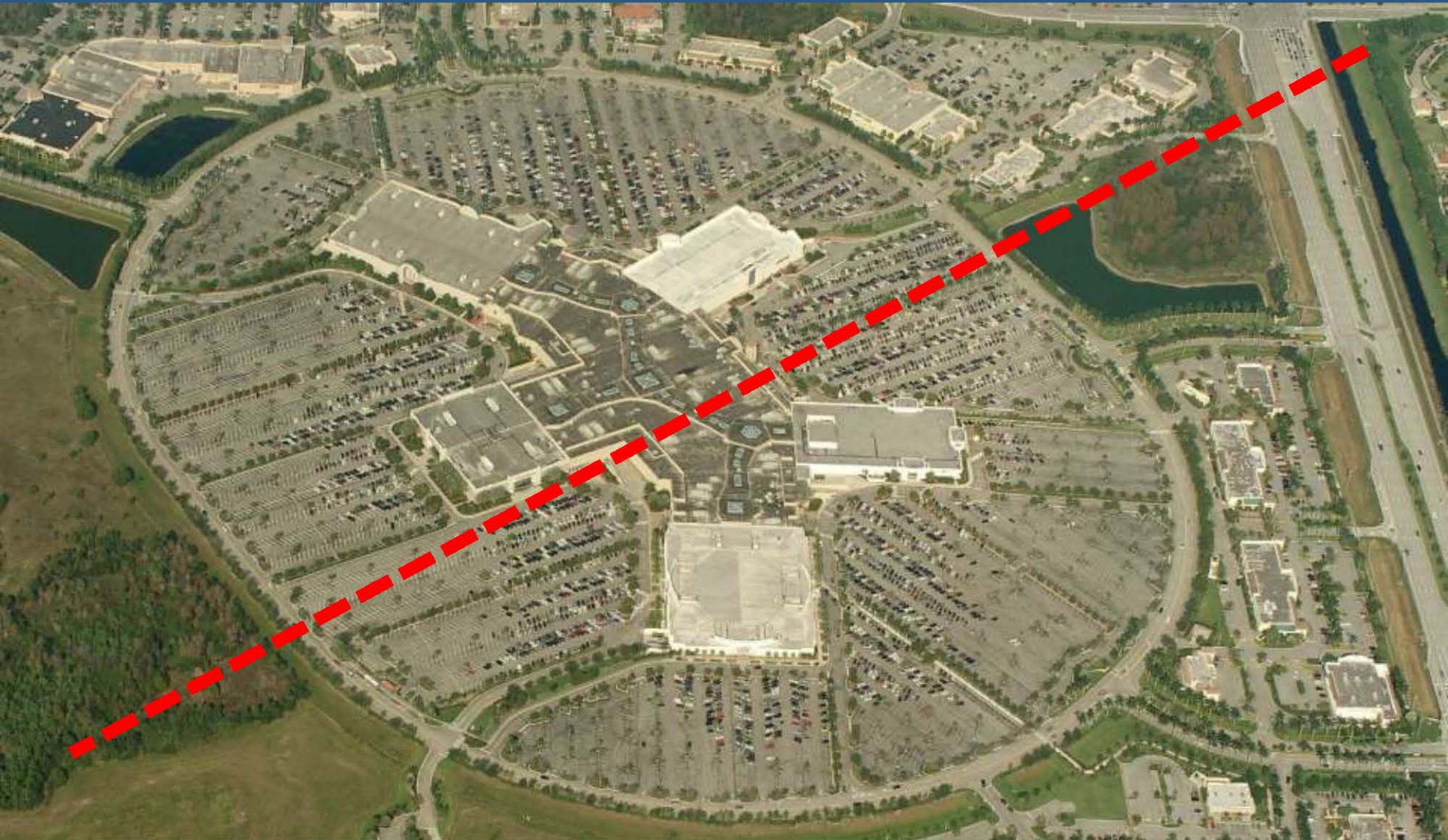
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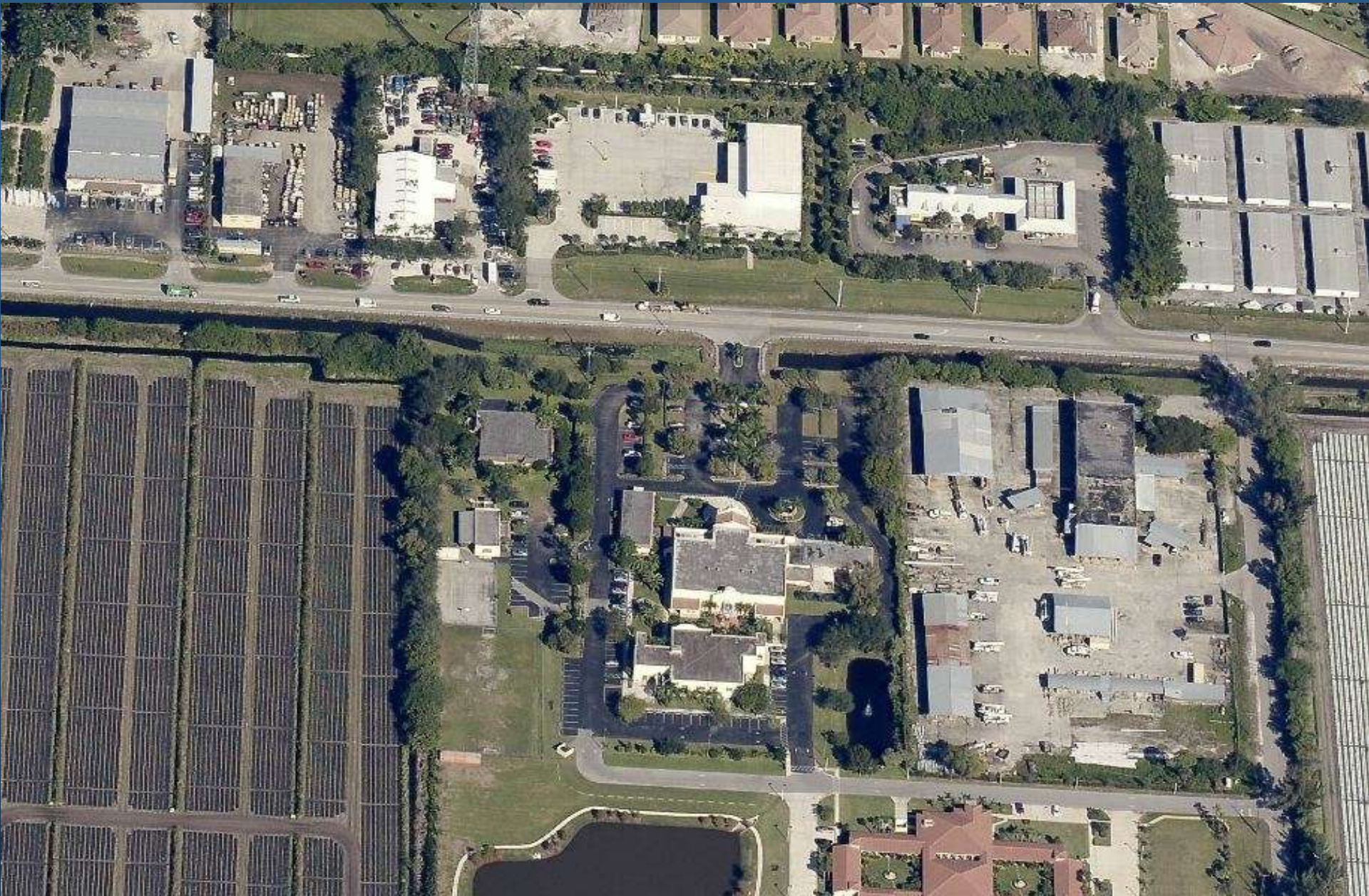
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- **PART 2: Commercial Properties must purchase One (1) TDR for every acre placed in commercial use**
 - **Disposition of potential 200 TDR units once purchased is not addressed in proposal**
 - **Eliminates 60% dedication of commercial land for agriculture**
 - **Modification to the County's TDR program would be required**

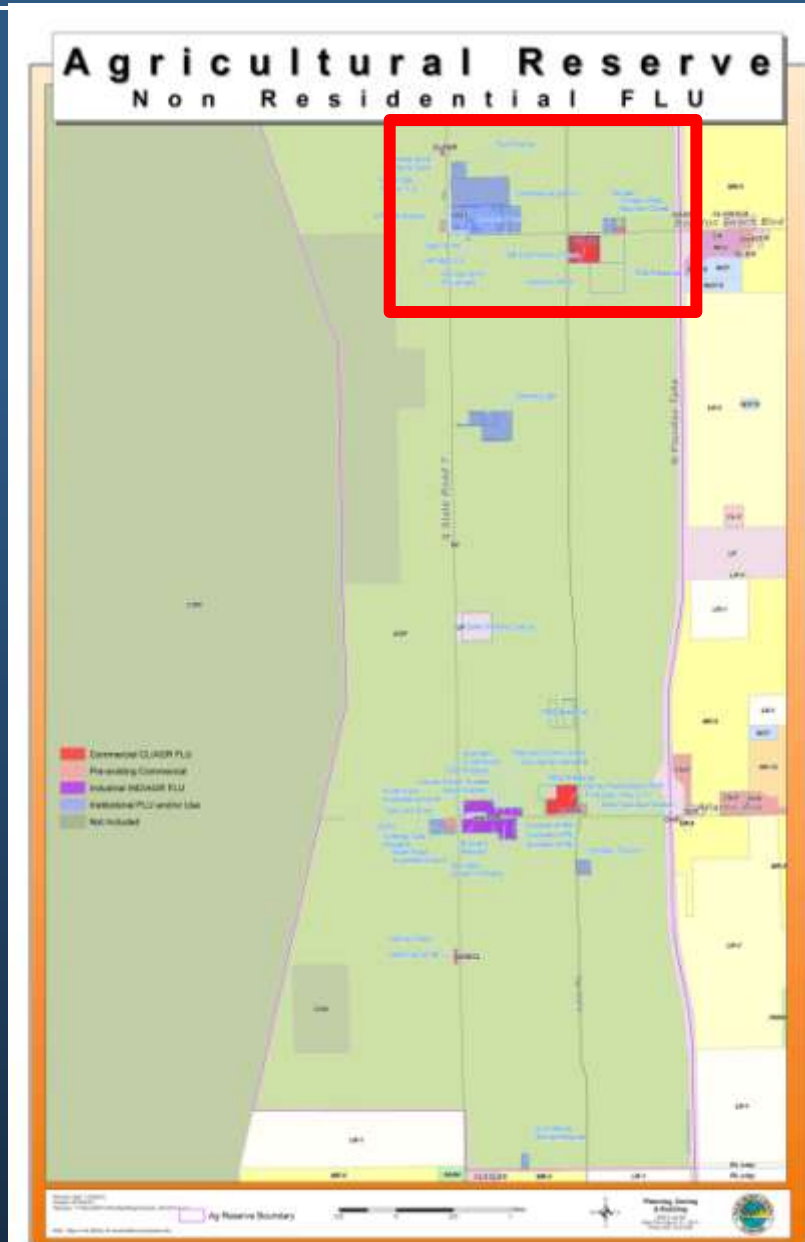
Non-Residential Analysis



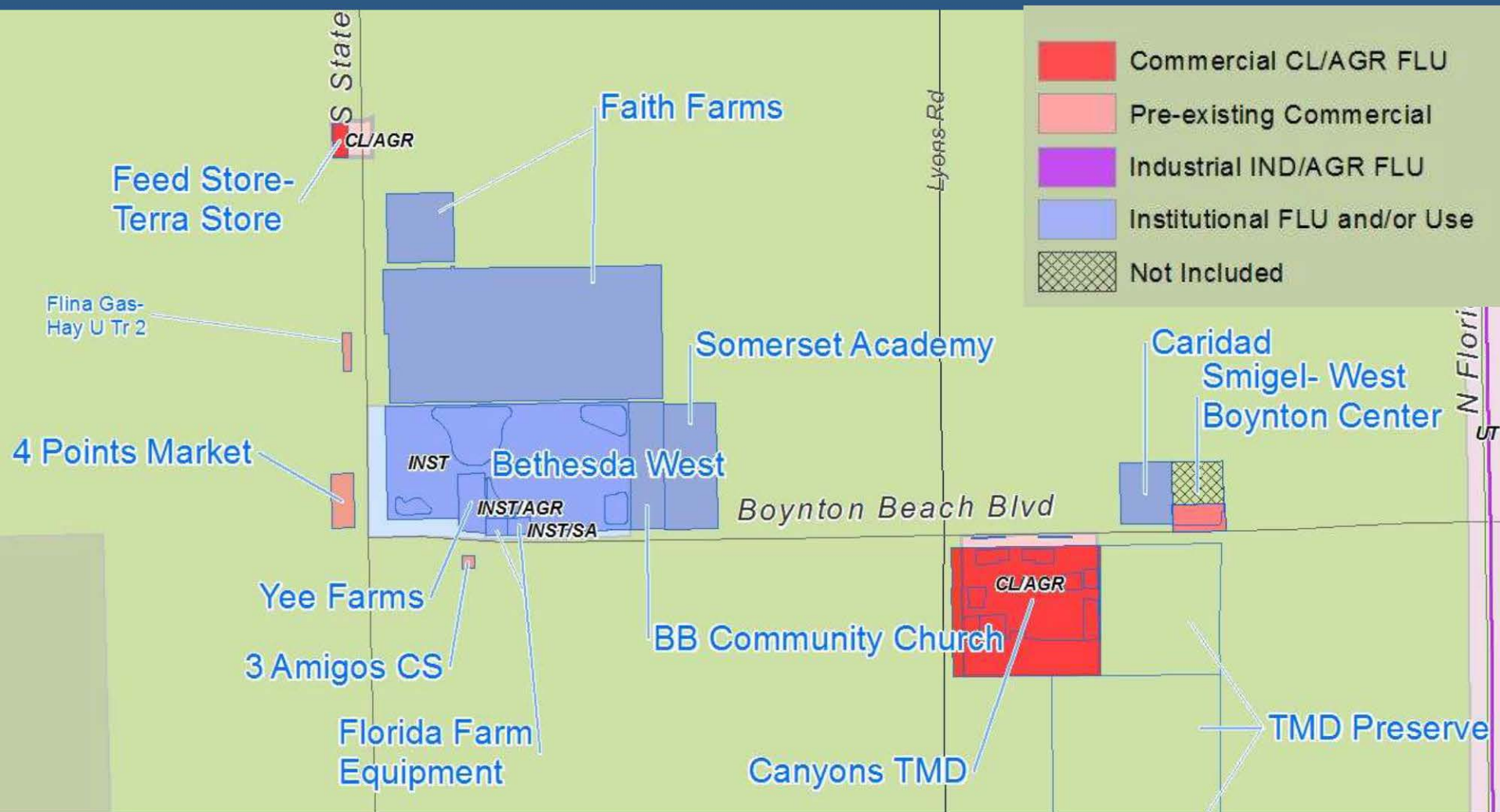
Non-Residential Analysis

- **Summary of non-res properties within the Ag Reserve, and**
- **A summary of commercial uses in close proximity to the Ag Reserve**
- **The extent of COM, IND, INST and other non-residential uses existing or approved in the Ag Reserve and its surroundings**
- **Help determine whether additional commercial is warranted**

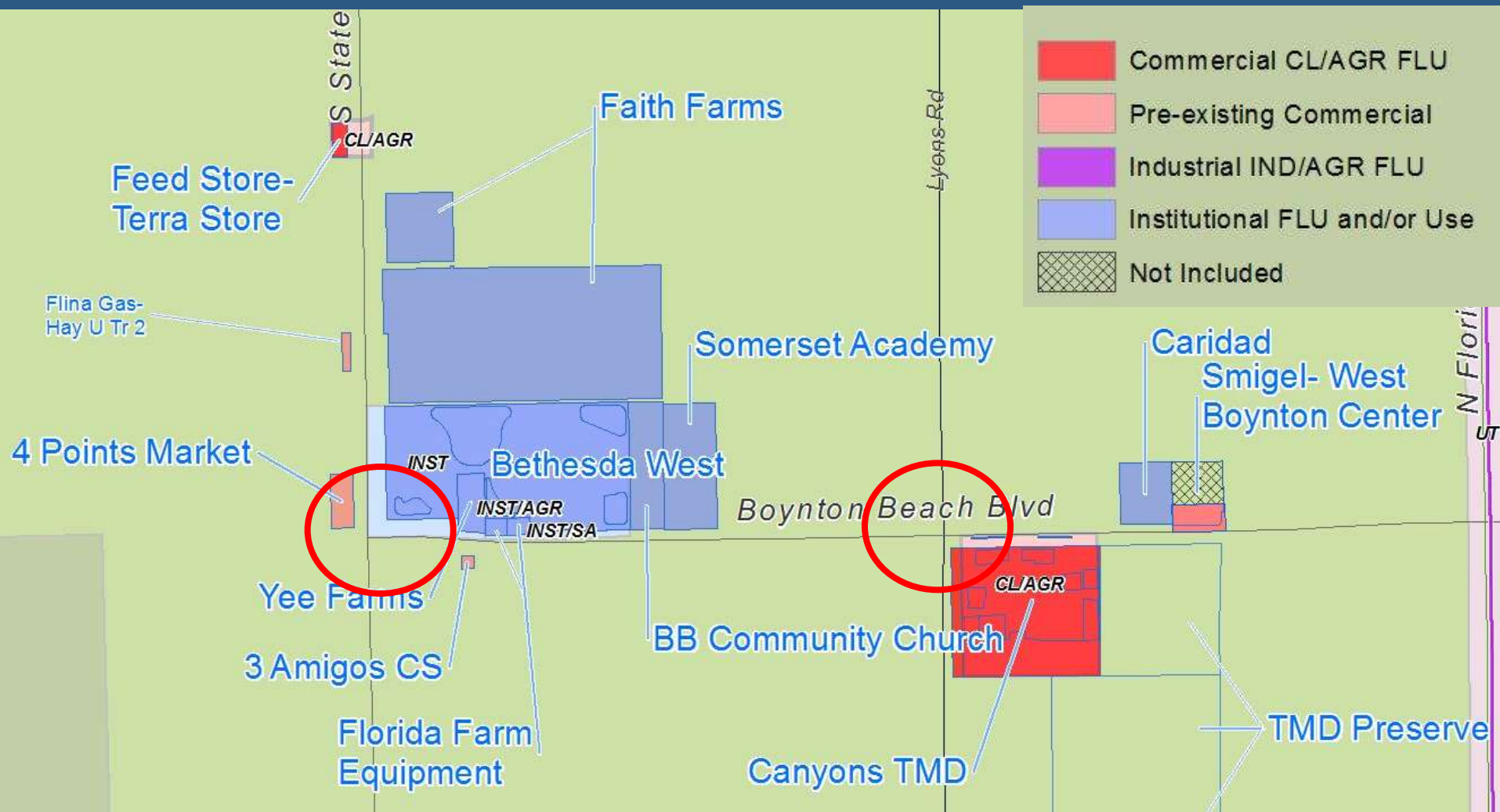
Non-Residential Location



Non-Residential Location



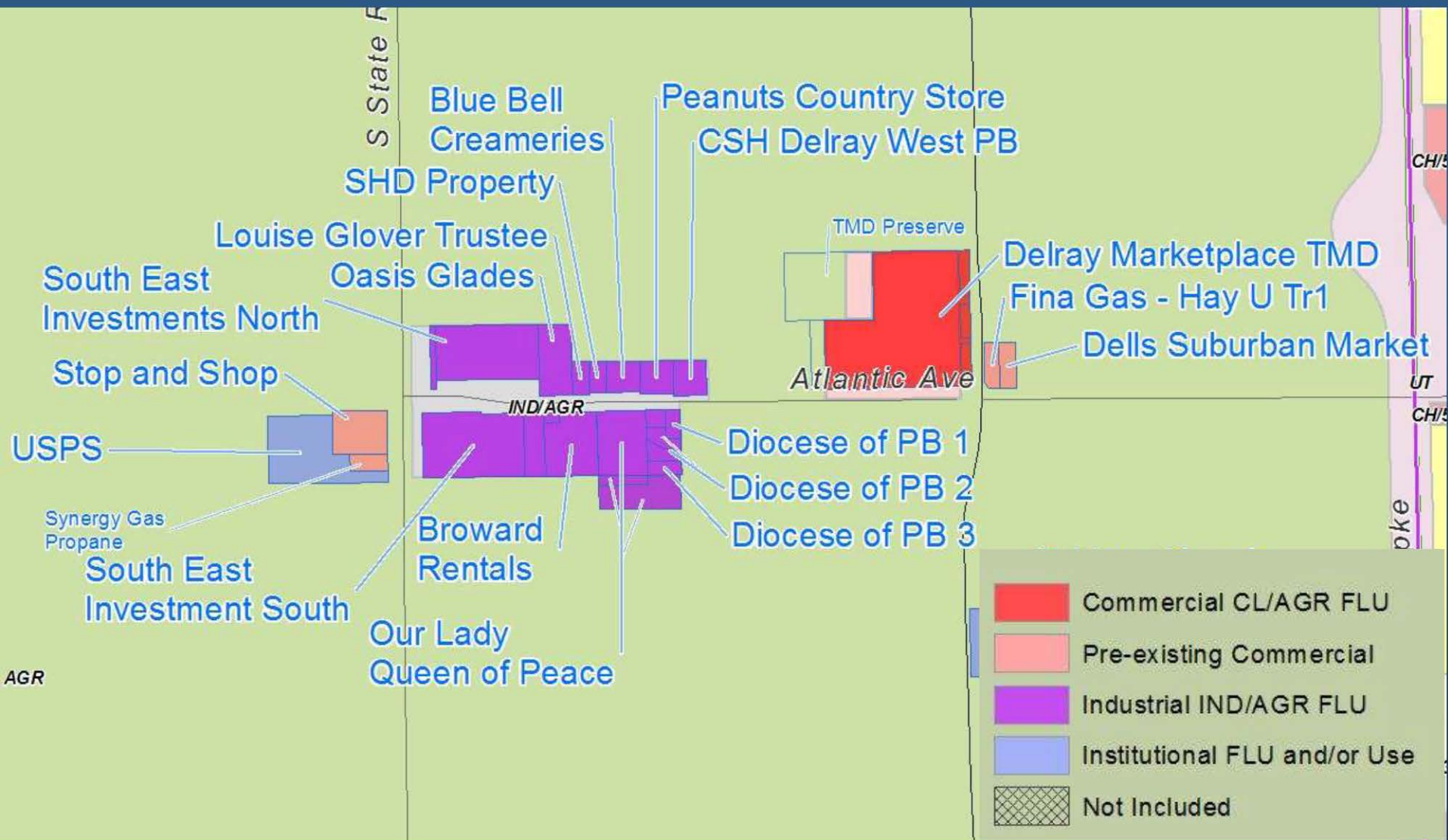
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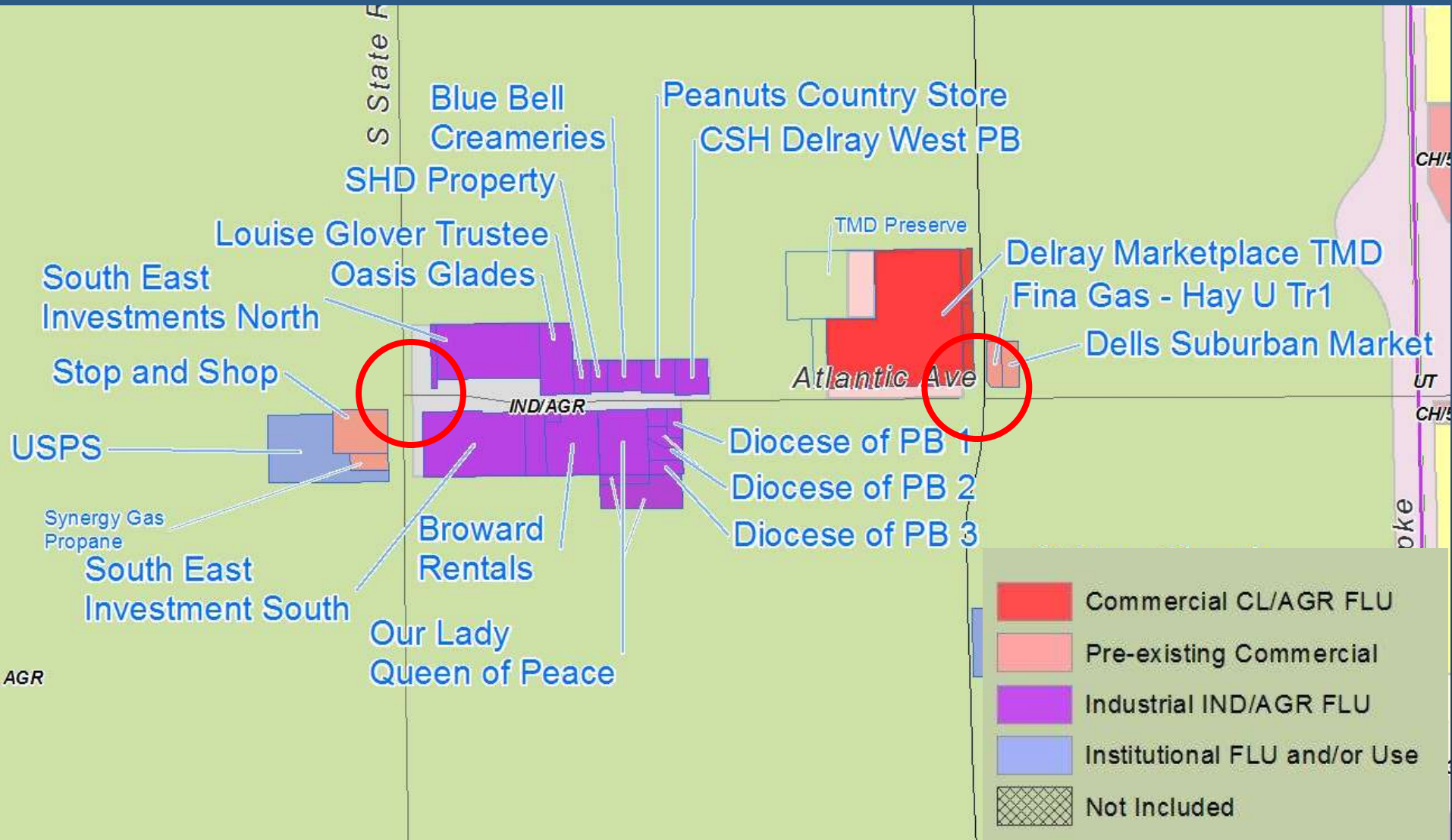
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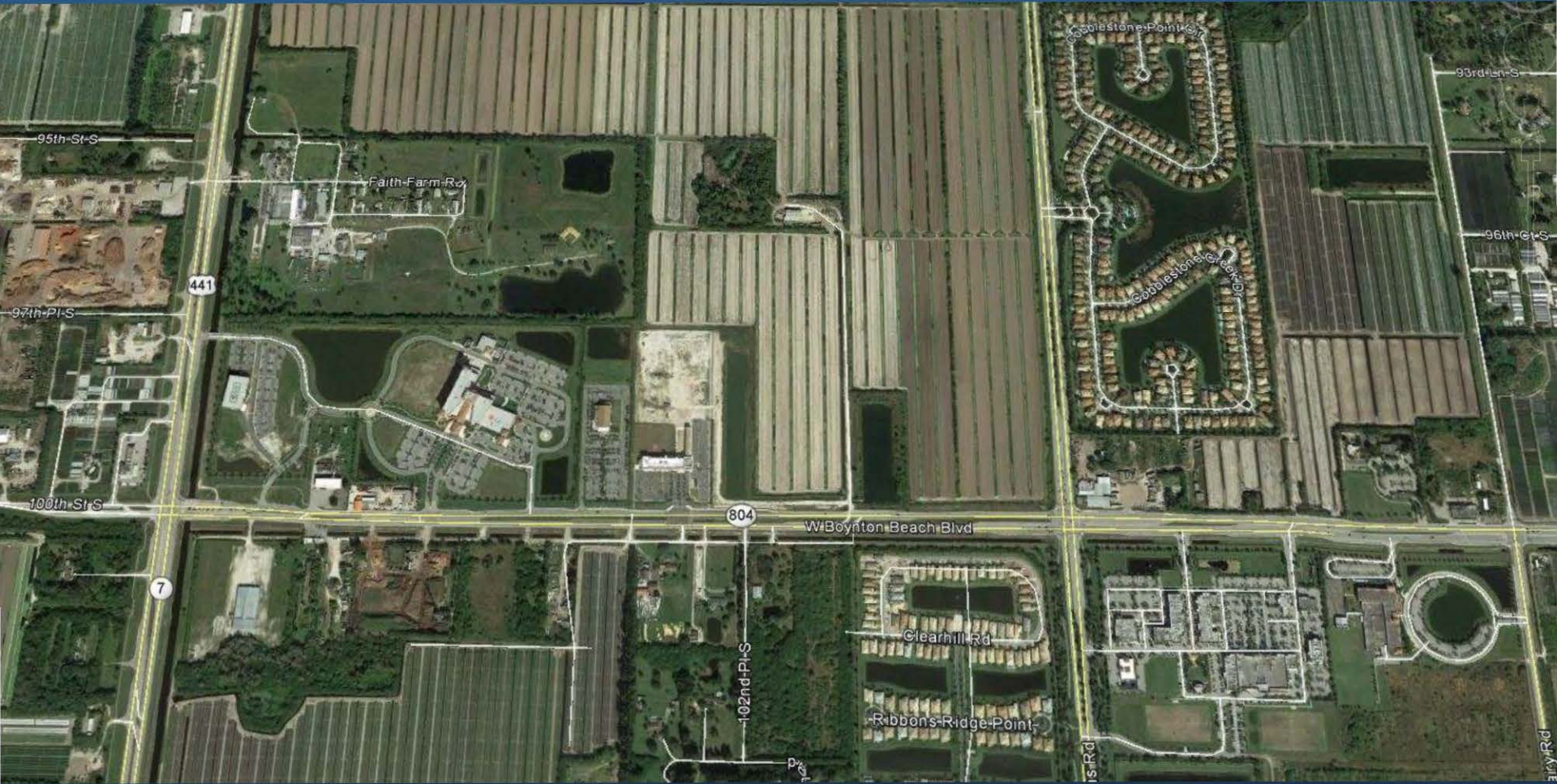
Non-Residential Location



Non-Residential Location



Non-Residential - SR7 & Boynton Beach Blvd



Non-Residential - West of State Rd 7

Feed Store – Terra
Store



Non-Residential - East of State Rd 7

Faith Farm Ministries



Non-Residential - West of State Rd 7

Fina Gas – Hay U Tr 2



Non-Residential - NW SR7/Boynton Bch Blvd

4 Points Market



Non-Residential - along Boynton Beach Blvd

Bethesda Hospital West

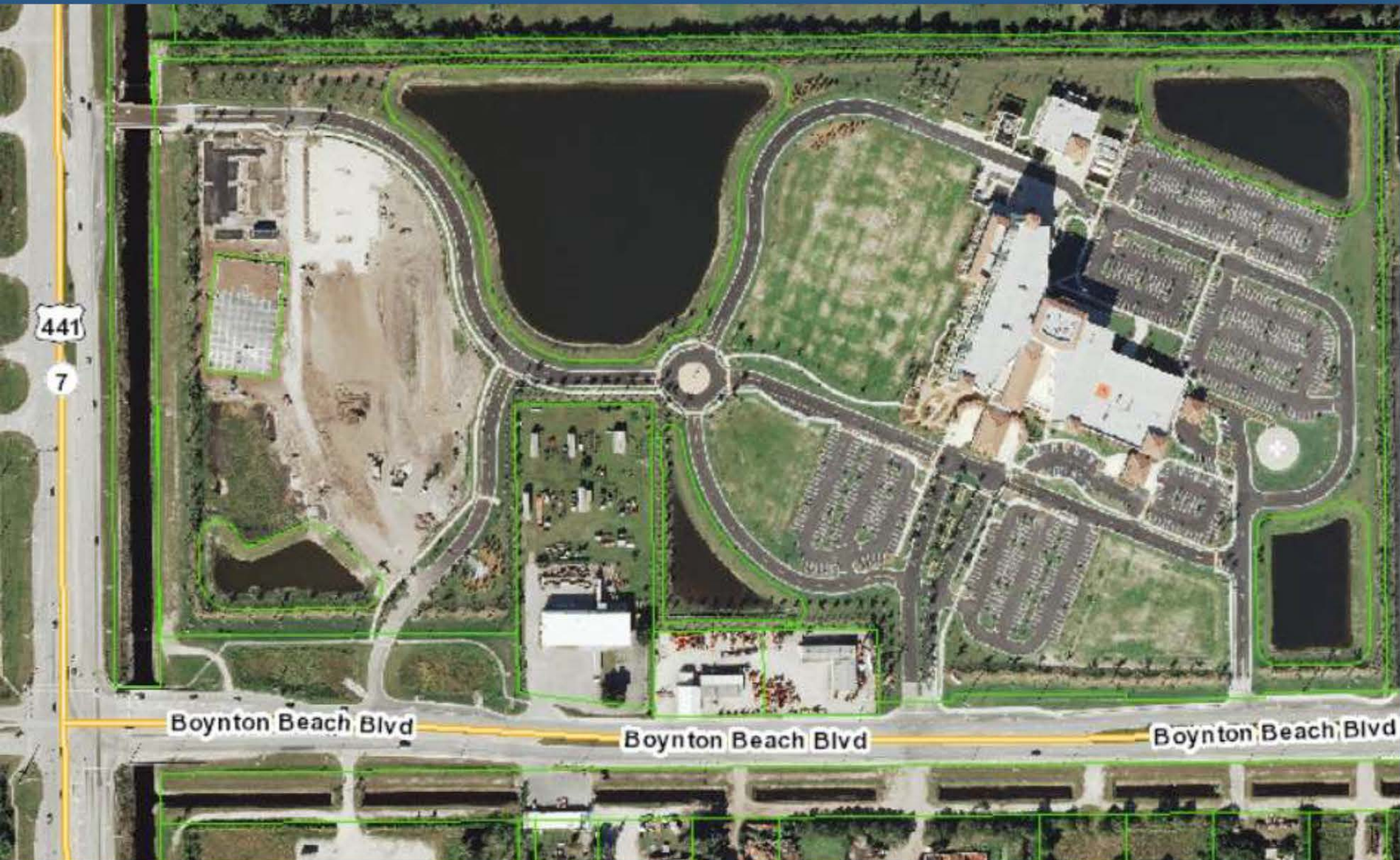


Non-Residential - along Boynton Beach Blvd

Yee Farms and Florida Farm Equipment



Non-Residential - along Boynton Beach Blvd



Non-Residential - along Boynton Beach Blvd



Non-Residential - along Boynton Beach Blvd



Non-Residential - along Boynton Beach Blvd

3 Amigos
Convenience
Store, Take Out
and Deli



Non-Residential - along Boynton Beach Blvd

BB Community Church



Non-Residential - along Boynton Beach Blvd

Somerset Academy



Non-Residential - along Boynton Beach Blvd

Caridad and
Soup Kitchen



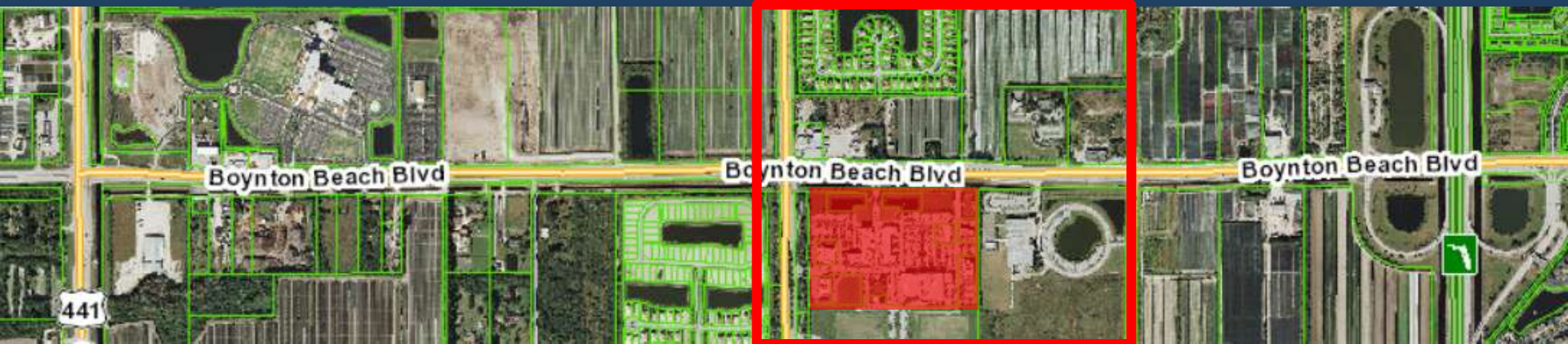
Non-Residential - along Boynton Beach Blvd

Smiegel – West Boynton Center

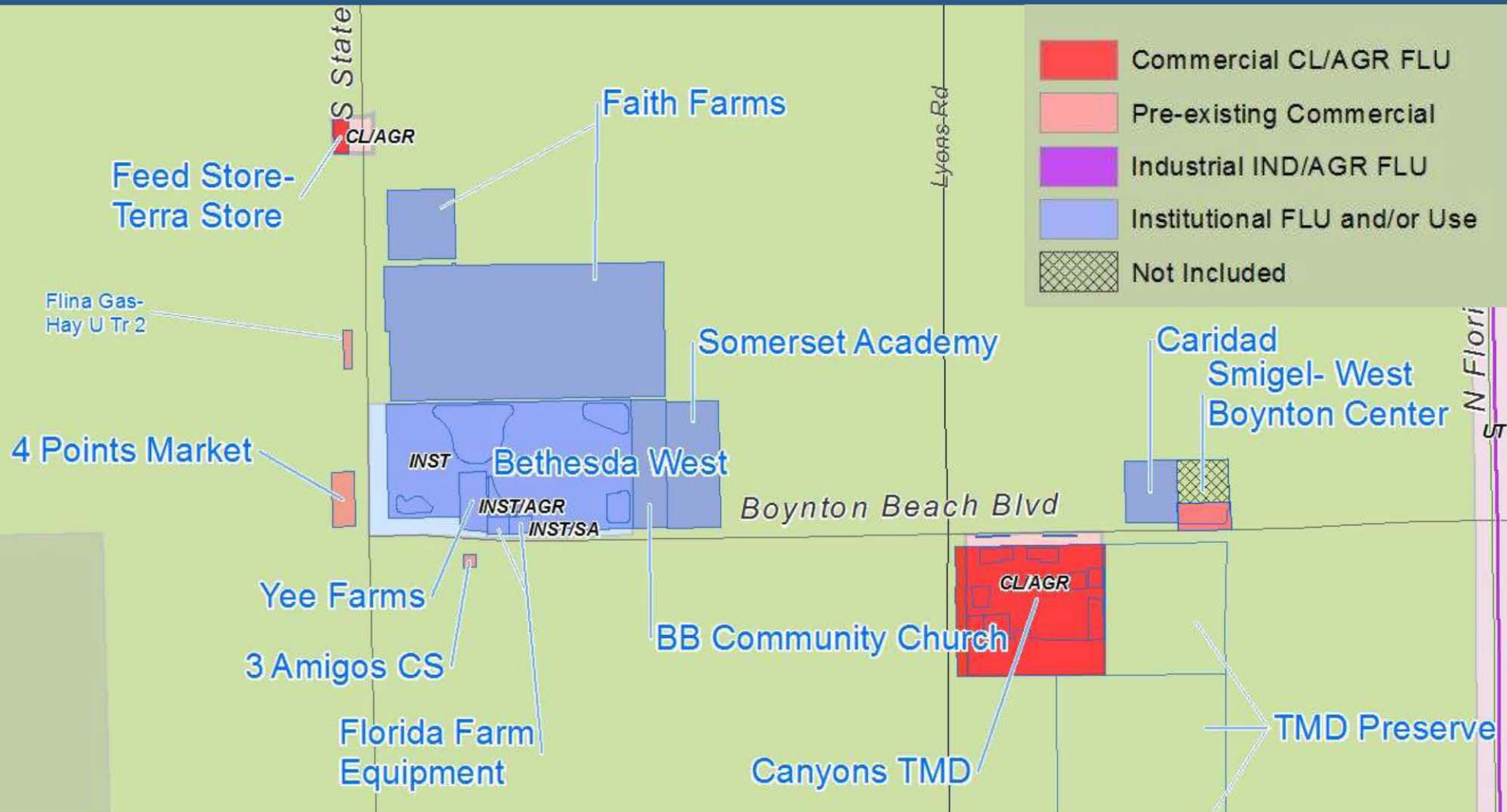


Non-Residential - along Boynton Beach Blvd

Canyons TMD



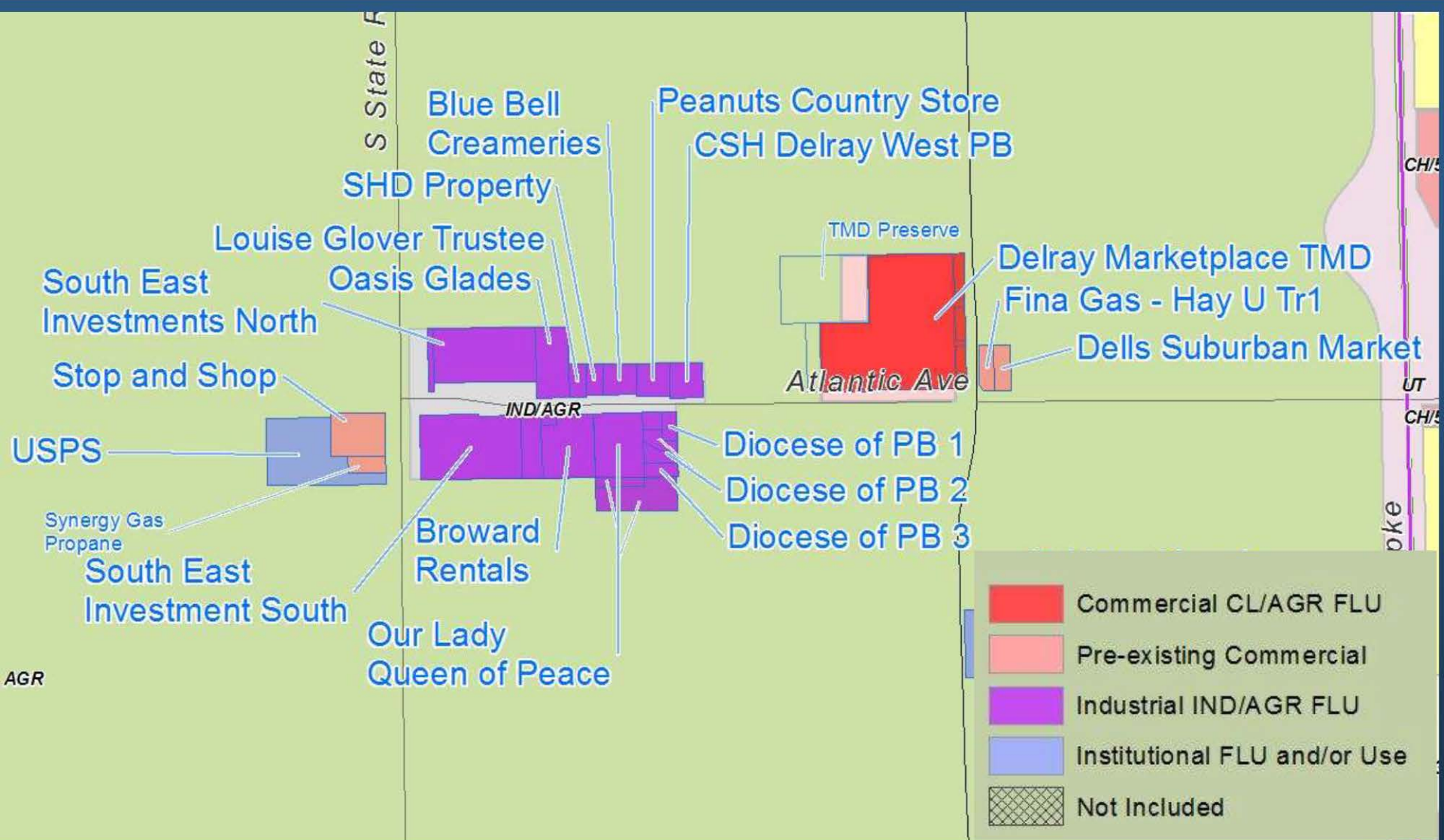
Non-Residential - along Boynton Beach Blvd



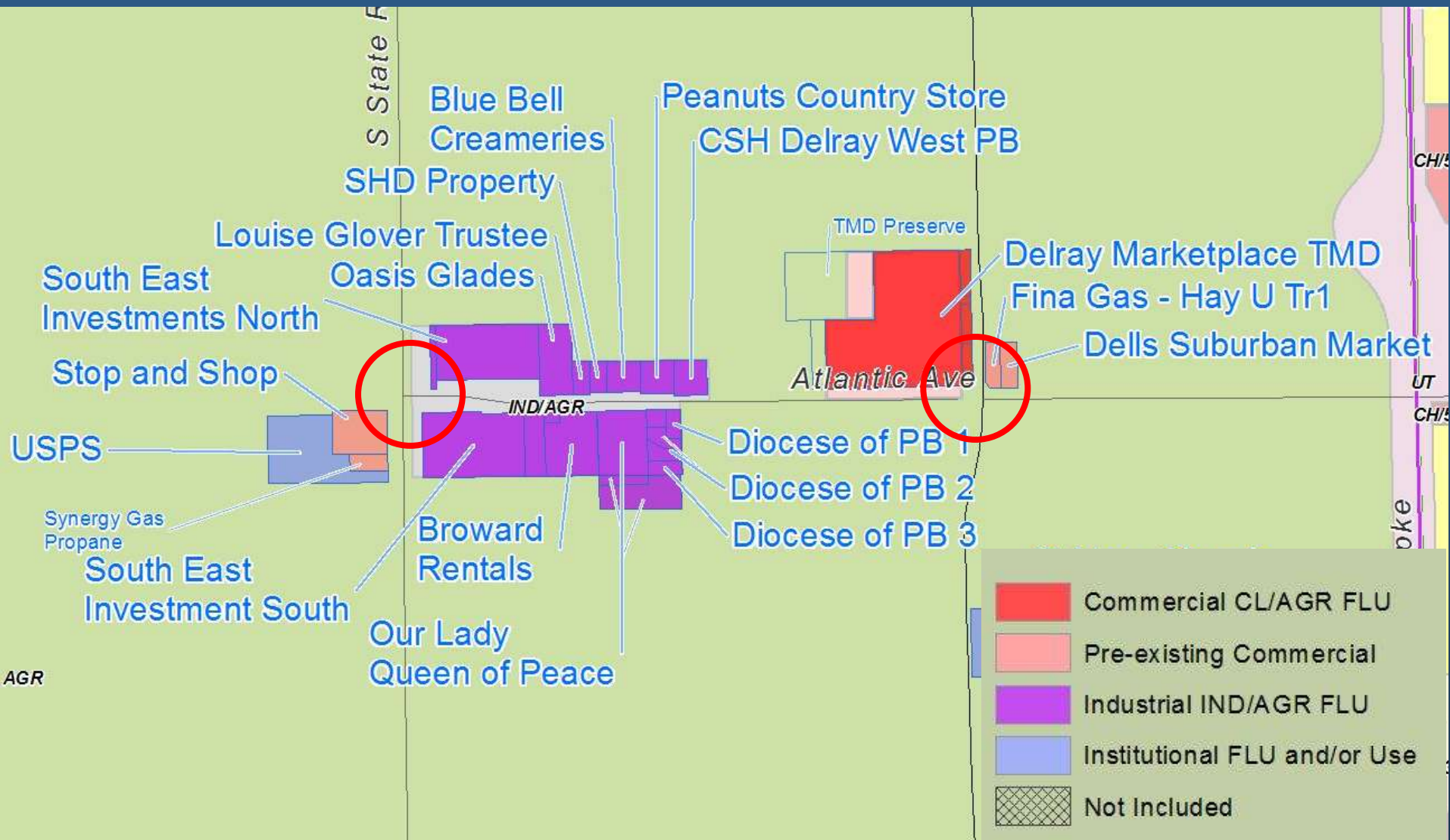
Non-Residential - along Atlantic Avenue



Non-Residential - along Atlantic Avenue



Non-Residential - along Atlantic Avenue



Non-Residential - along W Atlantic Avenue



Non-Residential - along W Atlantic Avenue

Stop and Shop



Non-Residential - along W Atlantic Avenue

Synergy Gas –
Propane



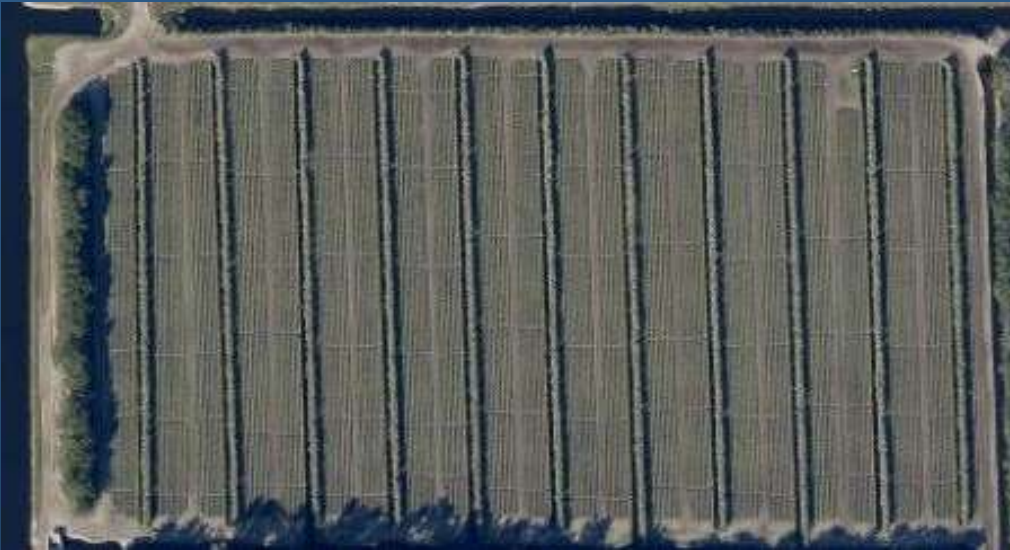
Non-Residential - along W Atlantic Avenue

USPS



Non-Residential - along W Atlantic Avenue

South East Investment
North and South



Non-Residential - along W Atlantic Avenue

Oasis Glades



Non-Residential - along W Atlantic Avenue

Oasis Glades



Non-Residential - along W Atlantic Avenue

Louise Glover
Trustee



Non-Residential - along W Atlantic Avenue

SHD Property



Non-Residential - along W Atlantic Avenue

Blue Bell Creameries



Non-Residential - along W Atlantic Avenue

Peanuts Country Store



Non-Residential - along W Atlantic Avenue

CSH Delray
West PB



Non-Residential - along W Atlantic Avenue

Broward Rentals



Non-Residential - along W Atlantic Avenue

Our Lady
Queen of Peace



Non-Residential - along W Atlantic Avenue

Diocese of PB



Non-Residential - along W Atlantic Avenue

Delray

Marketplace TMD



Non-Residential - along W Atlantic Avenue

Fina Gas –
Hay U Tr 1

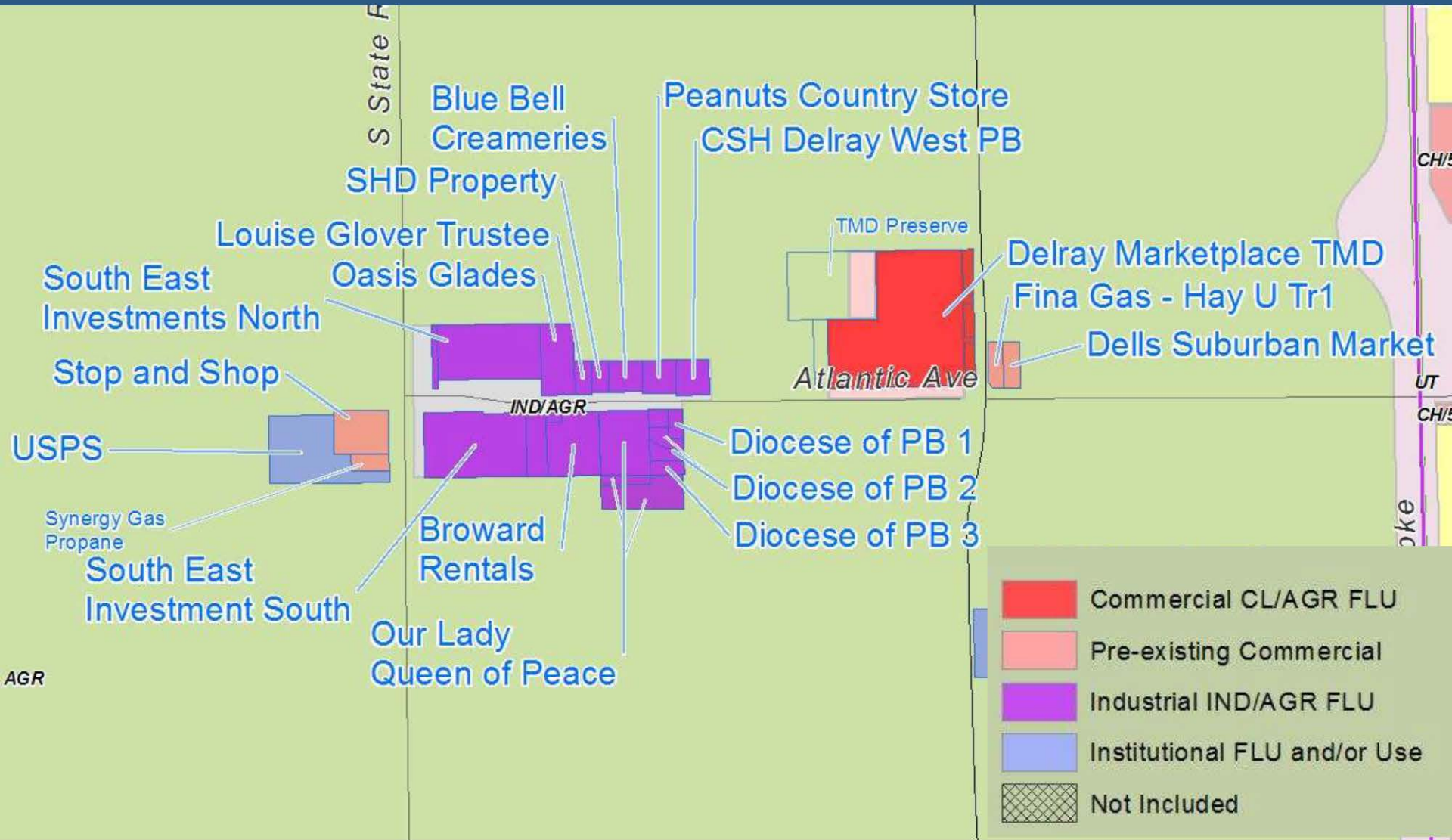


Non-Residential - along W Atlantic Avenue

Dells Suburban Market



Non-Residential - along Atlantic Avenue



Non-Residential – SR7 and Lyons Rd



Non-Residential – along Lyons Rd



St. Mary
Church



Non-Residential – along SR7

Delray Plaza



Non-Residential – along SR7

Valencia Center



Non-Residential – on Clint Moore Rd

Clint Moore Animal Hospital



Non-Residential – along SR7

Eternal Light



Non-Residential – along SR7

SWA Transfer Station



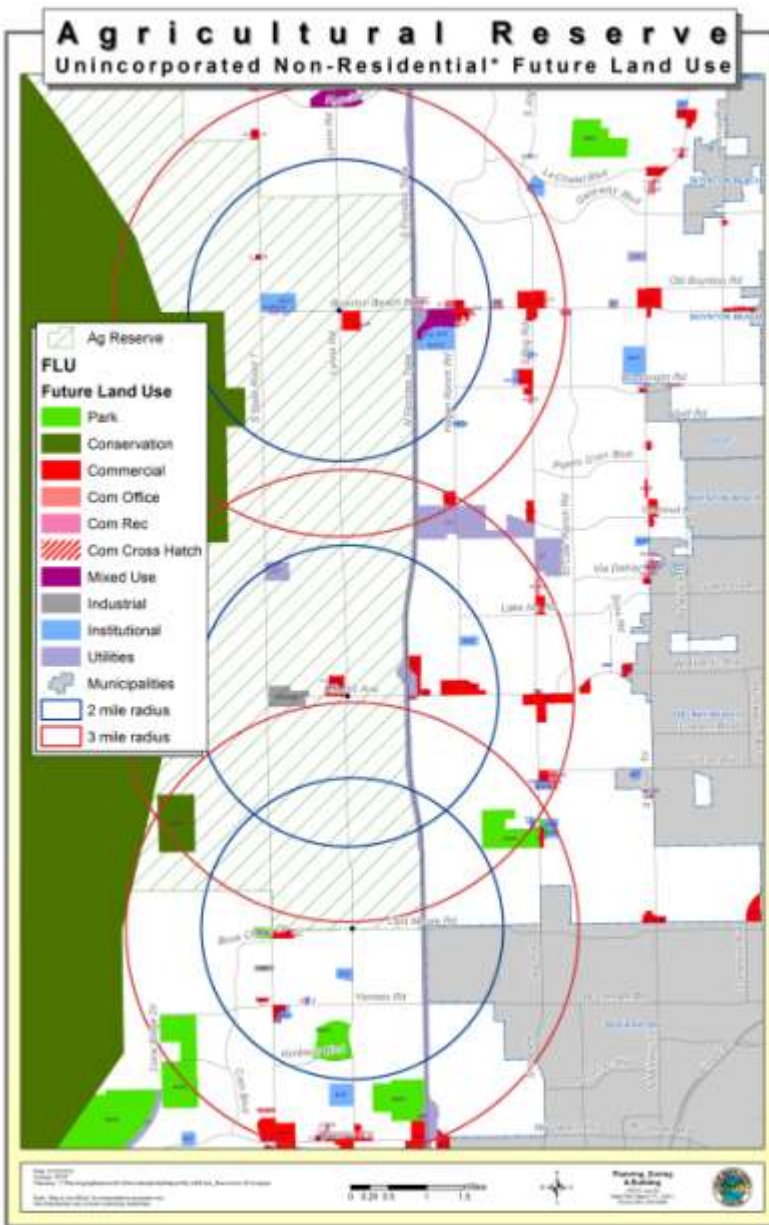
Existing Non-Residential

Properties	Acreage
COMMERCIAL	93.44
INDUSTRIAL	69.54
INSTITUTIONAL	256.92
UTILITIES	40.9
TOTAL	460.8

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Commercial Near Ag Reserve



Commercial Acreage outside of AGR Tier

	Within 2 mile radius	Within 3 mile radius
Boynton Beach Blvd and Lyons Rd	46	168
Atlantic Ave and Lyons Rd	100	240
Clint Moore Rd and Lyons Rd	34	278
Total	180	670

Summary

- Thus far we heard about the proposal to add 200 acres of commercial uses in the Ag Reserve.
- We've also learned that the proposed additional 200 acres of commercial uses would be equivalent to:
 - 5 new TMDs of 40 acres each
 - At least 10 new regular shopping centers of 20 acres each
 - Building a regional mall half the size of the Wellington Green Mall and its surrounding shopping areas

Summary

- **Approximate 500 acres of existing non-residential uses in the Ag Reserve, of which close to a 100 are already commercial, and**
- **Numerous commercial locations ranging from:**
 - **180 acres (2 mile radius)**
 - **670 acres (3 mile radius)**

Conclusion

- **Existing non-residential uses already populates corridors and intersections:**
 - **Would this replace the need for additional commercial?**
 - **Should pre-existing uses be given priority and get full entitlement and correct land use/zoning?**
- **Should limited additional commercial at appropriate locations near existing ones and along existing corridors and intersections be considered?**

BCC Direction to Staff

The direction staff received from the Board of County Commissioners and the County Administration at the March 2014 Workshop was:

- To assess the proposals with the perspective of maintaining agriculture**
- To consider minimum changes to existing conditions**

Planning Considerations

- Most Conducive: No commercial changes at all
- Next Option: Keep existing commercial and non-residential uses but give them appropriate land use/zoning and full entitlement
- Next Option: Square off Option 2 with limited additional uses in close proximity to existing ones
- Least Conducive: Adding 200 more acres of commercial



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