

Western Boynton Beach (COBWRA)
Special Area Planning Study
06/18/2021

[FINAL REPORT]

Prepared for:

COBWRA
COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS

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1. PURPOSE

The proceeding document is the work of Cotleur & Hearing (the Consultants) in collaboration with the Coalition of Boynton West Residential Associations (COBWRA). The information provided is the result of a several months-long study and analysis of the COBWRA area and specifically the Agricultural Reserve (Ag Reserve) within it. This includes the growth, development patterns and land use changes of the area.

The goal was to establish several objectives and recommendations based on the existing and potential conditions of the Ag Reserve in COBWRA and the COBWRA area and present them to Palm Beach County with the intent of facilitating discussion. Initial discussion with representatives from COBWRA realized the need to expand the reaches of the study to the whole of the COBWRA area. The goals and objectives were established to communicate the most frequent concerns and topics voiced by members and residents of COBWRA regarding the development standards and regulations for the area.

It is our hope that the analysis provided leads the County and its residents to take an important look at the 1999 Ag Reserve Master Plan and facilitate any discussion regarding necessary updates and changes for preserving the character and culture of the Ag Reserve.

2. OBJECTIVES

a) **Manage Growth Sensibly.**

- i. Demonstrate the Viability of Commercial Nodes.
- ii. Provide Walkable and Green Roadway Systems.
- iii. Maintain and unite the Existing Preserve Land.
- iv. Establish Additional Conditions for Residential Development in the COBWRA Area.

b) **Provide Tangible Data to Identify the Needs of the COBWRA Area**

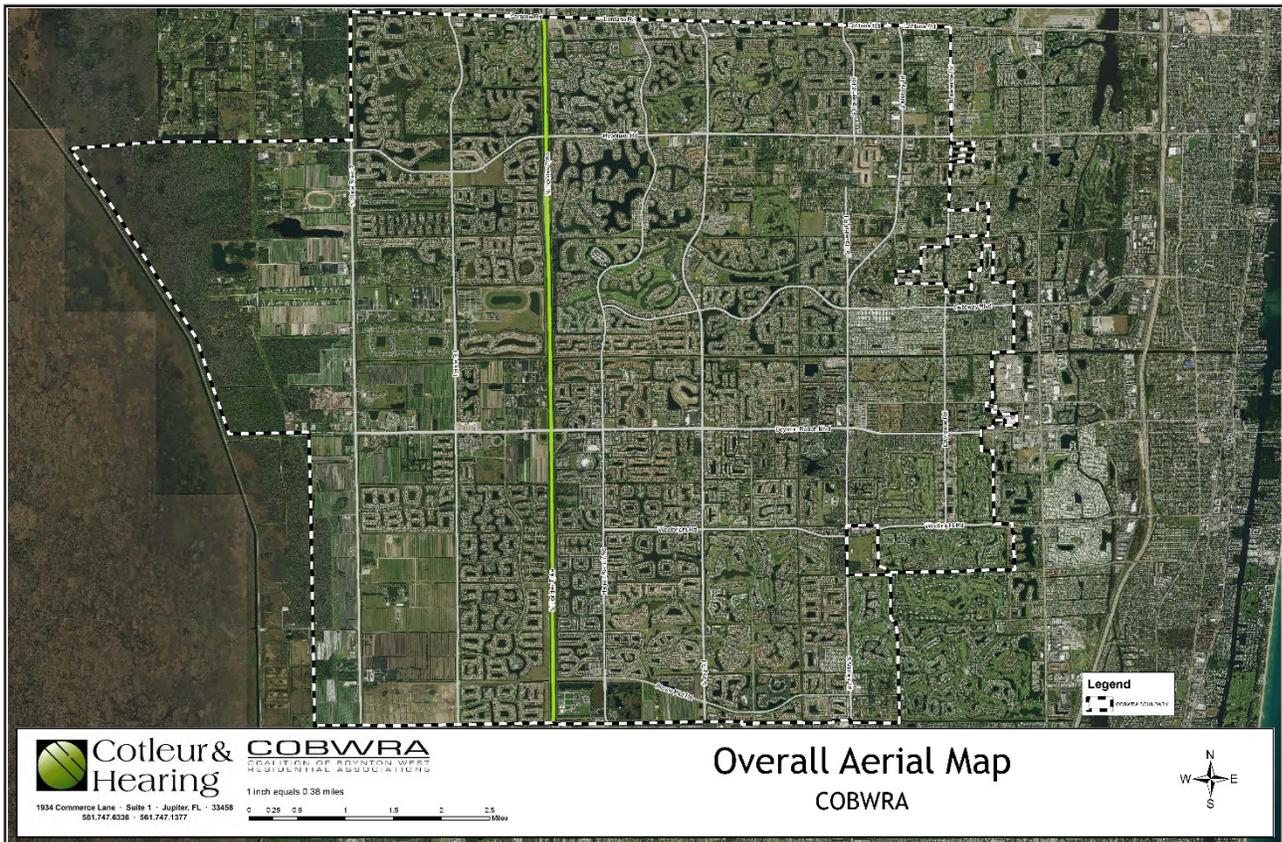
c) **Maintain and Improve the Quality of Life in the West Boynton Area.**

3. BACKGROUND

a) **COBWRA**

The Coalition of Boynton West Residential Associations was formed in 1981 as an early proponent for the agricultural roots of the land west of Boynton Beach City Limits. COBWRA represents, as of this release, 115 homeowner and condominium associations, accounting for over 135,000 residents. COBWRA is represented by a board of directors who coordinate with the county on projects involving the area. Within the COBWRA boundary is a part of the Agricultural Reserve (Ag Reserve), a key agricultural producer in Palm Beach County.

Figure 3.1 COBWRA Boundary Map



COBWRA boundaries extend from LWDD L-30 Canal in the south to Lantana Road in the north. Located between the western boundary of the City of Boynton Beach in the east and the Arthur R Marshall Loxahatchee Nation Wildlife Refuge on the west.

b) Agricultural Reserve

The Ag Reserve is a 20,923-acre area that is located between the Turnpike and Arthur R Marshall Loxahatchee National Wildlife Refuge, and between Hypoluxo Road in the north and Clint Moore Road in the south. It has provided healthy farming land and soil since the establishment of permanent agriculture in Palm Beach County. The Reserve produces a variety of vegetables and fruits, including high in demand crops. The Ag Reserve has been one of the largest area contributors of agricultural production in Palm Beach County and stands as one of the few farming areas that survives outside of the Everglades Agricultural Area. Although the COBWRA boundary stops at the Alliance of Delray, COBWRA continues to monitor and give input to the entire Ag Reserve, as all decisions in the Ag Reserve effects its residents.

Figure 3.2 Agricultural Reserve Boundary Map



c) Agricultural Reserve Commercial

The Ag Reserve commercial area located within the COBWRA boundary has remained comparatively undeveloped to the other areas of the coalition. This is a primary benefit of the guidelines put forward by the 1999 Ag Reserve Master Plan. The 1999 Master Plan was intended to guide growth, towards a sustainable agriculture-centric future while maintaining the historic culture and feel of the area. Over the last 21 years, increased population migrating to the COBWRA area has increased COBWRA's desire to protect the existing agriculture and preserve located in the Ag Reserve from any rapid redevelopment.

Commercial Land Use in the Ag Reserve has been a significant part of the Master Planning endeavor, undertaken by Palm Beach County and its residents to establish fundamental principles and objectives for the area. Several documents and amendments have been incorporated in the last two (2) decades; a summarized timeline has been provided below:

- 1998, Initial BCC Request: The Board County Commissioners state their request for the development of a master plan to:

“Preserve and enhance agricultural activity and environmental and water resources in the Ag Reserve and produce a master development plan compatible with those goals.”

- 1998, Phase 1: Consultants were brought on to begin the initial phase of the master plan, which primarily focused on a series of stakeholder meetings to gather input from the residents. This ultimately resulted in the consultants' recommendation to acquire the land via county purchases and lease it to willing farmers for agricultural uses. Existing provisions were established to preserve existing space, enhance the agriculture, environmental features, and water resources. It established a \$150 million Conservation bond that gave \$50 million to environmentally sensitive lands in the county and \$100 million for the purposes established by the BCC for the Ag Reserve area.
- 1999, Phase 2: Consultants sought to provide Master Plan implementation recommendations. Including:
 - General locations of lands to be acquired through the bond revenues.
 - Incentives for agriculture.
 - Specific changes to the Comprehensive Plan and Unified Land Development Code (ULDC).
 - Identify infrastructure needs.

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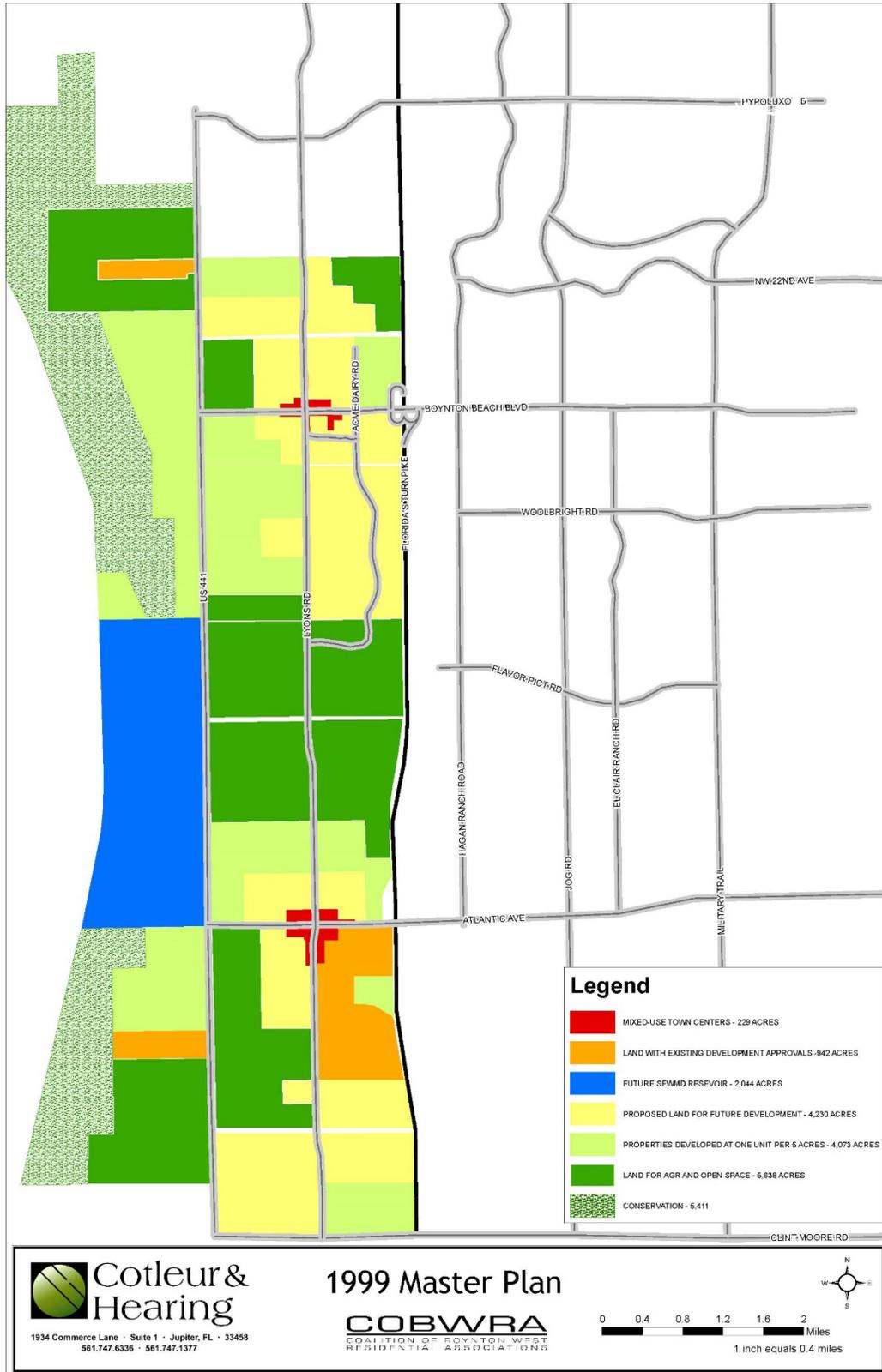
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- 2000, Addendum to the Master Plan: Staff presented the Addendum which summarized and recommended modifications to the Consultant's recommendations. The BCC reviewed each recommendation and provided direction.

- 2000, Final Plan: Established the final approved "Master Plan" in October of 2000, including recommendations and board direction.

Figure 3.3 1999 Master Plan Map



- 2001, Plan Amendments: The recommendations and directions in the Final Master Plan were incorporated into the Comprehensive Plan in Amendment Round 01-1.
- 2016, Commercial Amendments: The County adopts *Ordinance 2016-28* which:
 - Eliminated the requirement for commercial properties to be developed as Traditional Marketplace Developments
 - Eliminated the preserve requirements for small commercial sites.
 - Increased to the commercial cap from 750,000 SF to 980,000 SF.
 - Eliminated maximum acreage for commercial in the tier.
 - This was followed by a privately proposed text amendment for *Three Amigos LGA 2017-018*, to increase the commercial cap by 35,000 SF to accommodate for the expansion of a pre-existing commercial site. The new total cap was raised to 1,015,000 SF.
- 2021, Commercial Cap: The current cap of 1,015,000 SF is reached. Significant approved properties contributing to the cap total are listed in Table 1.

Table 3.1 – Commercial Approvals in the Ag Reserve

Site	Adoption	Acres	Built Sq. Ft.	Approved/ Proposed Retail & Office Sq. Ft.
Canyons Town Center	2004	26.75	195,494	211,933
Delray Marketplace	2004	33.20	278,940	278,940 (320,000) *
Small CL Sites	Pre-1999	1.83	22,712	22,712
Pre-existing Commercial	Pre-1999	19.29	28,007	76,625
	Pre-2016	81.07	525,153	590,210
Alderman	2016-B	15.34	112,779	133,642
Homrich	2016-B	13.44	0	29,400
Delray Growers	2016-B	11.15	0	86,744
Feurring	2016-C	4.91	34,885	42,776
Smigiel (additional)	2016-C	4.35	0	26,670
Stop & Shop (additional)	2016-D	5.11	32,818	32,020
Seneca Commercial	2017-A	4.51	0	38,538
Three Amigos (additional)	2017-D	3.60	0	35,000
	Post-2016	62.41	180,482	424,790

	Total	143.48	705,635	1,015,000
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*320,000 SF is the potential approved development provided the cap is not exceeded. 278,940 SF currently exists approved on site contributing to the cap total.

4. WEST BOYNTON AREA COMMUNITY PLAN

Produced in 1995, the West Boynton Area Community Plan (WBACP) intended to provide an initial neighborhood development standard. It was produced by Palm County Staff in coordination with several different stakeholders, including:

- COBWRA Representatives
- Environmental, Farming, Schools & Health Care Advocates
- Hagen Range Road Representatives
- Rangeline Representative
- City of Boynton Beach Representatives

Importantly, the document has consistently remained updated per the standard of growth in the area. Since its initial acceptance by the Palm Beach County Board of County Commissioners in 1995, the WBACP has undergone several reviews including updates to make it more consistent with:

- Boynton Beach Turnpike Interchange Corridor Plan (1996)
- Florida State United Land Development Code (2010)
- County Plan and Design Guidelines (2010)
- Turnpike Interchange Corridor Plan (2009-2011)

The plan provided formal guidance to the area within the COBWRA boundary, however it mentioned that it would specifically not supersede the the Ag Reserve Master Plan which was in the early part of phase 1.

Inclusion of the Agricultural Reserve (Subarea 2)

Decisions made within the context of the WBACP process could not impede or conflict with the Ag Reserve Study's progress.

The WBACP inventoried the COBWRA area for

- Land Use
- Transportation and Mobility
- Services
- Identity
- Governance

The inventoried categories were analyzed for their existing potential, future potential and opportunities. It is important to note that like the Ag Reserve Master Plan, the WBACP relied heavily on the involvement of residents and locals to provide their feedback. Using the community responses and data analysis, the county was able to identify potential solutions and recommendations for the subsections of each inventoried section.

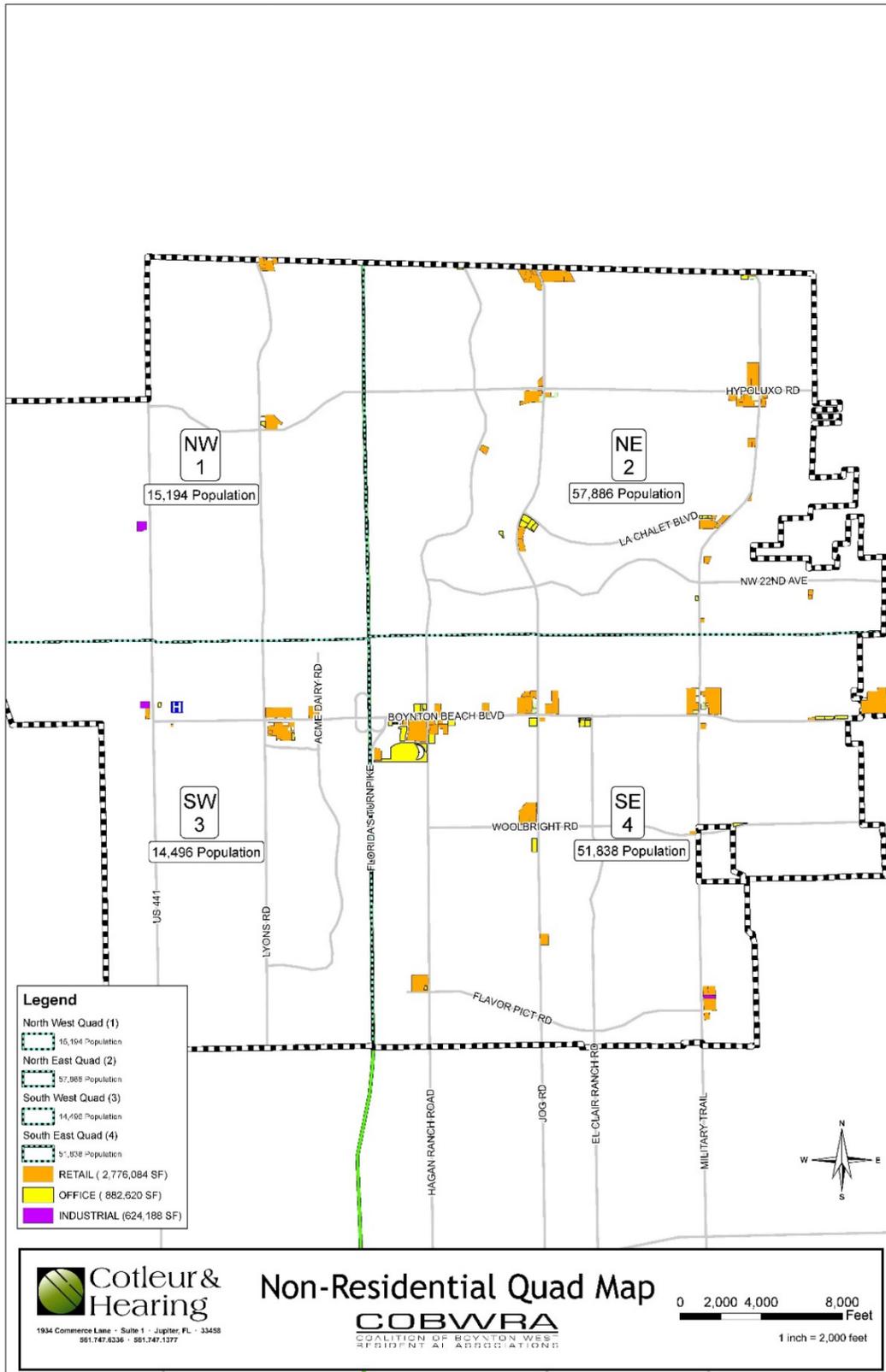
Future opportunities, such as traditional marketplace development and collector streets are described in more detail in the recommendation section below.

5. EXISTING CONDITIONS & CONTEXT

a. **Land Use & Zoning**

In terms of population, east of the turnpike accounts for over 110,000 residents or 81% of the COBWRA population. The COBWRA area to the east of the Turnpike has been subject to general county regulations on growth and as a result has developed typical residential, retail, and industrial areas. Population growth has been steadily increasing due to the expanding desire for living in Palm Beach County.

Figure 5.1 COBWRA Population Map



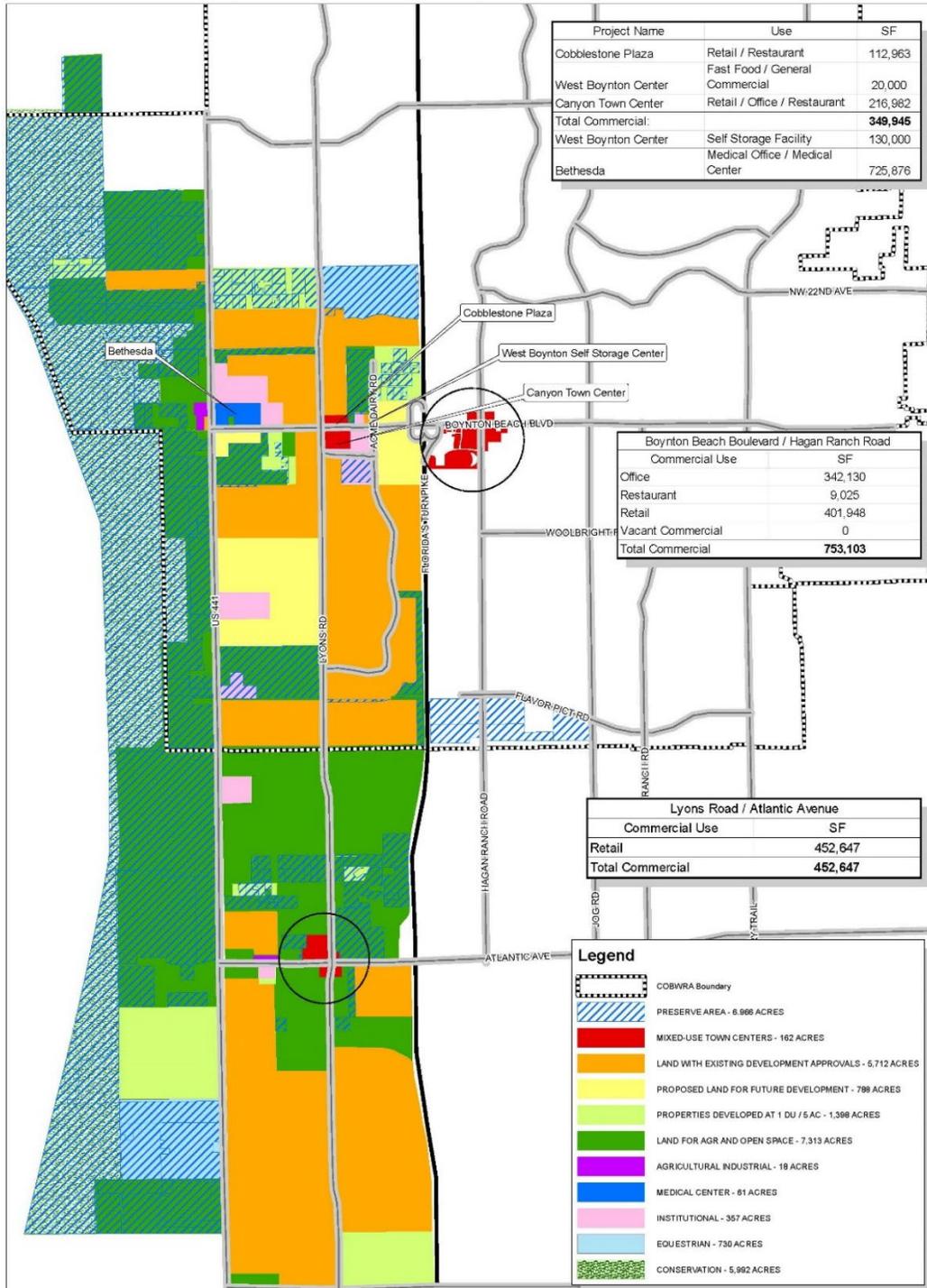
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In the COBWRA Ag Reserve area, there is a mixture of developed land and preserve land. Much of the undeveloped land is agricultural land, such as Whitworth Farms, one of the last large farm properties. The other undeveloped land mainly exists to the west of SR-7 in the form of Palm Beach County or South Florida Water Management District preserve and conservation land.

Figure 5.2 2020 Existing Land Use Conditions



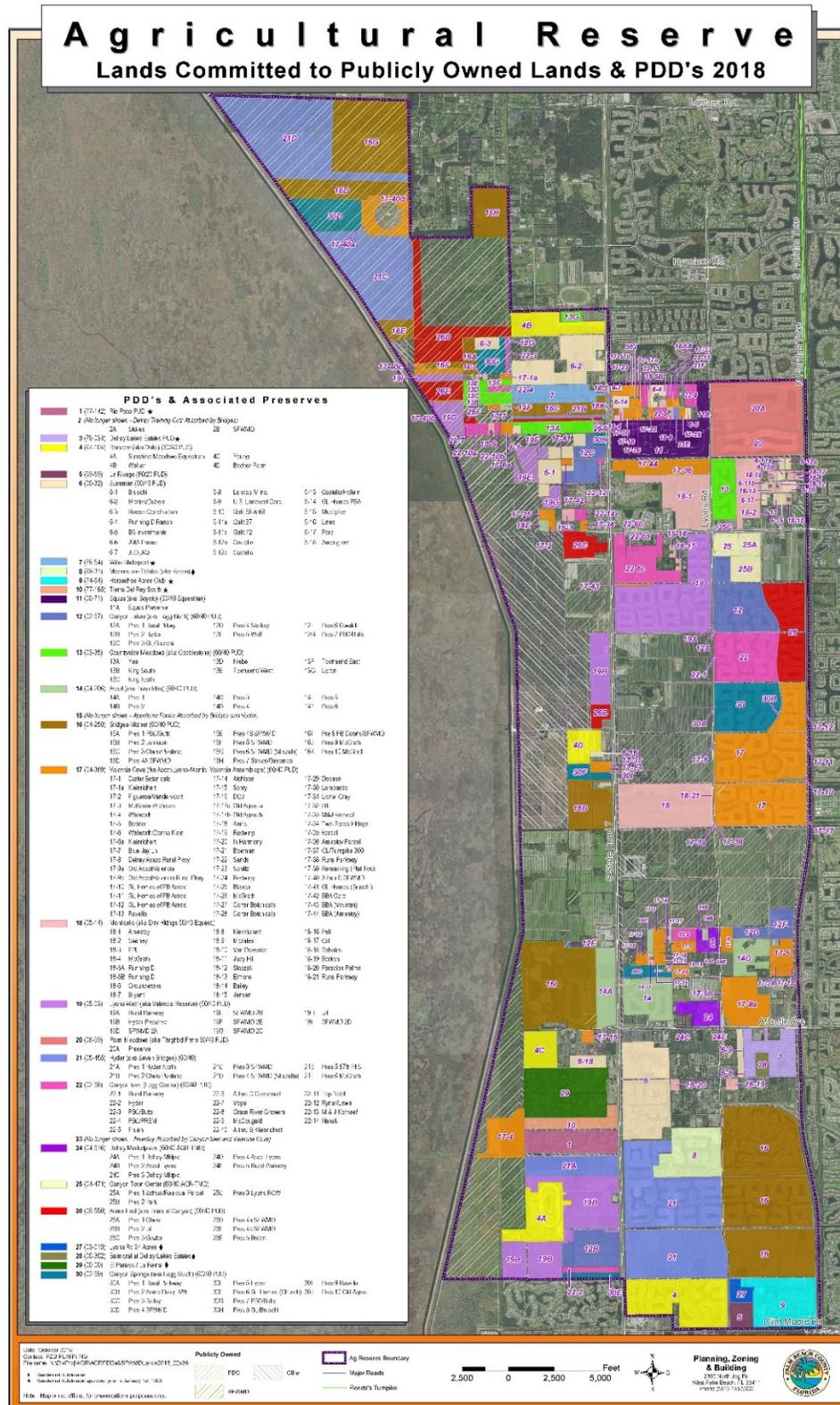
Land Use in the Ag Reserve is regulated by the Palm Beach County Comprehensive Plan under Objective 1.5.

***Objective:** Palm Beach County shall preserve the unique farmland and wetlands 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.*

b. Residential

Agriculture Reserve Planned Developments (AGR PDD) have replaced large portions of preexisting farms and agricultural land in exchange for preserving set acreages of land in the reserve. AGR PDD's are primarily regulated in the Comprehensive Plan under Residential Policies 1.5-h to 1.5j as well as Planned Developments policies under 1.5.1.

Figure 5.3 Planned Unit Development



The primary goal of the policies is to regulate density and the amount of residential growth in the Ag Reserve. AGR PDD approval is subject to several requirements intended to preserve and enhance the agricultural aspects of the reserve.

Policy 1.5-j: *To support small-scale agricultural operations, while continuing to encourage large scale preserve areas, the County recognizes certain agricultural operations with residences on site as eligible preserves for 60/40 AGR-PUDs.*

Policy 1.5-h: *Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Unit Development (AgR-PUD) , Agricultural Reserve Multiple Use Planned Development (AgRMUPD), or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre.*

The policies above dictate that developers can develop at a 1 dwelling unit per acre density so long as they meet the requirements in *Policy 1.5.1-b*.

Large Residential PDD's approved at one (1) dwelling unit per acre since the advent of the 1999 Ag Reserve Master plan include:

- Canyon Lakes (500 D/U)
- Canyon Isles (500 D/U)
- Canyon Trails (579 D/U)
- Canyon Springs (500 D/U)
- Palm Meadows (288 D/U)
- Cobblestone Creek (260 D/U)
- Equus (280 D/U)
- Valencia Cove
- Valencia Bay
- Valencia Sound
- Valencia Reserve

Additionally, there are PUD's that have secured approval and are amid the development process.

- Amestoy (636 D/U)
- Whitworth (TBD)

AGR PDD's are expected to be developed together in *Policy 1.5.1-b (2)* which requires that they be placed adjacent to planned or projected development areas.

Policy 1.5.1-b: *A residential AgR-PDD shall require the following:*

- 1. that the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area. For this purpose, a meandering or intrusion of the development area into the preserve area would only be considered in an equestrian community; Palm Beach County Page 34 – FLUE 1989 Comprehensive Plan Revised 8/27/20 Ordinance 2020-18*
- 2. that the development area be situated adjacent to other existing, planned, or projected development areas.*
- 3. that the development area provide an appropriate buffer between non-agricultural uses and adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses. When golf courses and similar amenities are provided in the development area, they shall be situated to serve as a buffer between non-agricultural uses and agricultural uses, though water features shall not have to be located adjacent to the buffers of the development;*
- 4. that preserve areas not be regarded as part of any development lot;*
- 5. that preserve areas be used only for agriculture or open space uses;*
- 6. that any structures built within preserve areas be for agricultural uses only (as further specified in the ULDC), and shall be considered common resources of the development’s residents or agricultural users;*
- 7. that the dedication requirements (e.g. civic use) and calculations for land uses (e.g. non-residential pods) be based only upon the development area; and*
- 8. that the development area use native or drought tolerant species for at least 60% of any landscape requirement.*

Provided for in *Policy 1.5-j*, developers can formally purchase agriculturally based residential lots and operations to contribute to preserve totals. Residential lots abutting the Florida Turnpike, north of Boynton Beach Blvd, are examples of this type of preserve.

The residential PDD’s listed previously provide much of the 60% of the required preserve off site in different locations. *Policy 1.5.1-b* does not require that preserve be provided on site, solely that the operations on the preserve must be agriculture/open space oriented and that the preserve is not encroached upon by the development.

For example, the proposed Amestoy PDD has 14 separate preserve areas ranging from 3.202 acres to 75.102 acres provided throughout the reserve to total the 60% requirement. The use per parcel varies, such as equestrian and farming, but the individual uses are all agriculturally oriented.

Trading and buying preserve are not uncommon due to the limited supply of preserve land and increased demand to meet the preserve requirement.

Little to no existing properties have been developed at the original single-family density described in the 1999 Master Plan. One (1) unit per five (5) acres minimum single-family homes are concentrated in small areas, including nodes near the Turnpike and near the intersection of US 441 and Boynton Beach Blvd.

c. Commercial

For the existing commercial analysis, the COBWRA area was split into 4 quadrants, separated east to west by the Turnpike and north to south by the Boynton Beach Canal. The four quadrants, labeled NW, SW, NE, SE respectively, represent the 4 different key areas of the COBWRA interior.

Figure 5.4 N.E. Quadrant Non-Residential Map

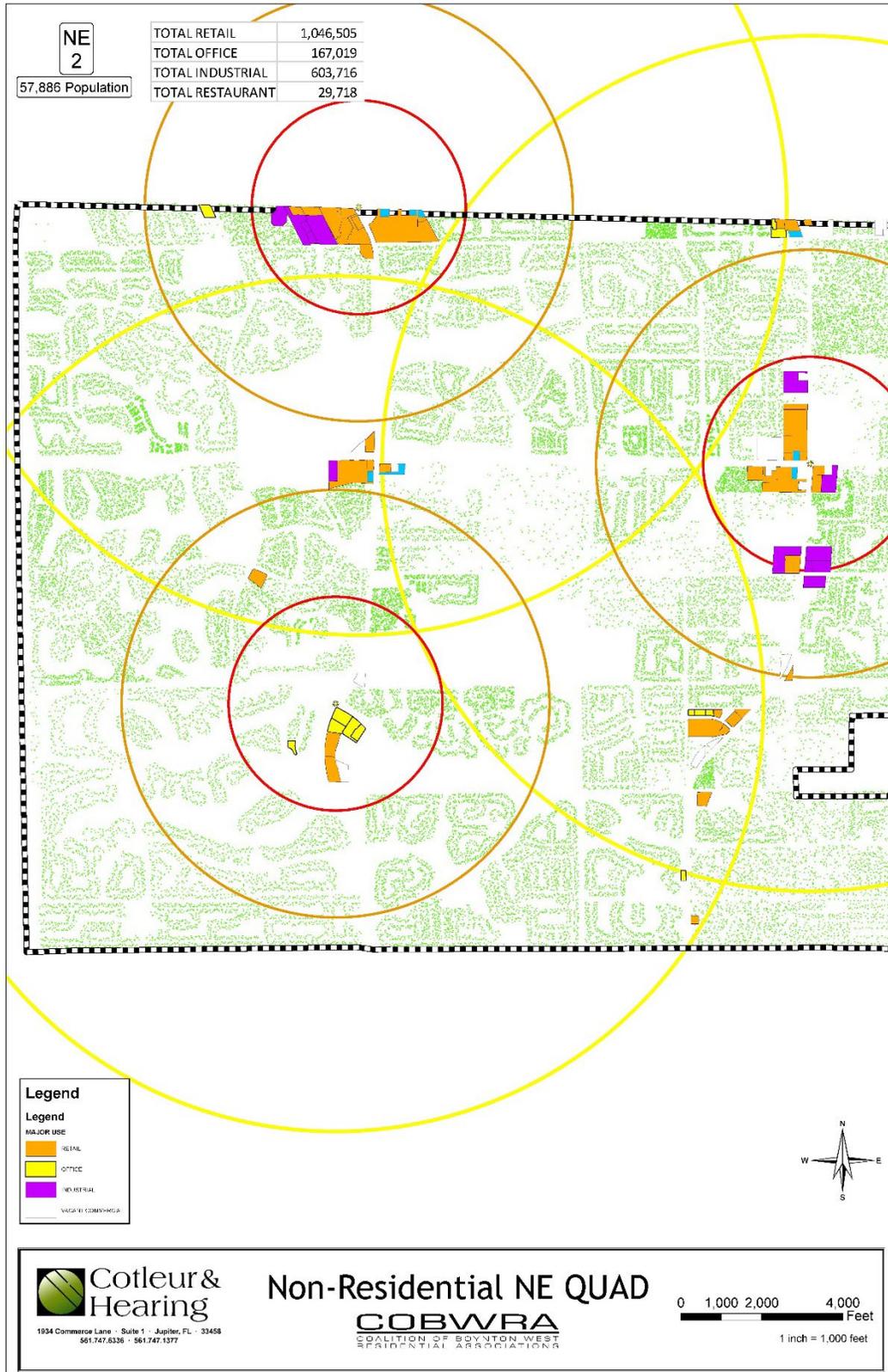


Figure 5.5 S.E. Quadrant Non-Residential Map



Figure 5.6 N.W. Quadrant Non-Residential Map

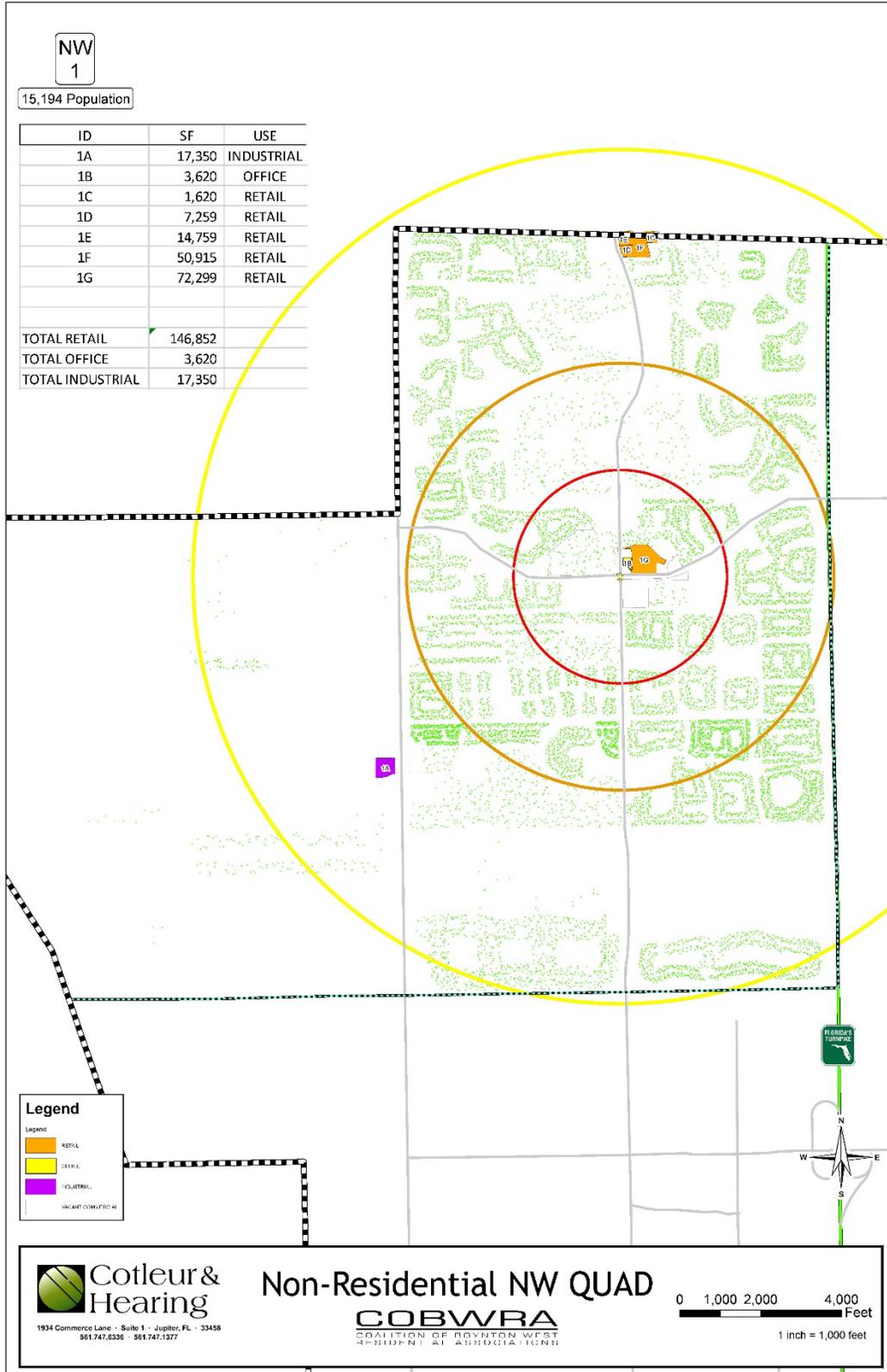
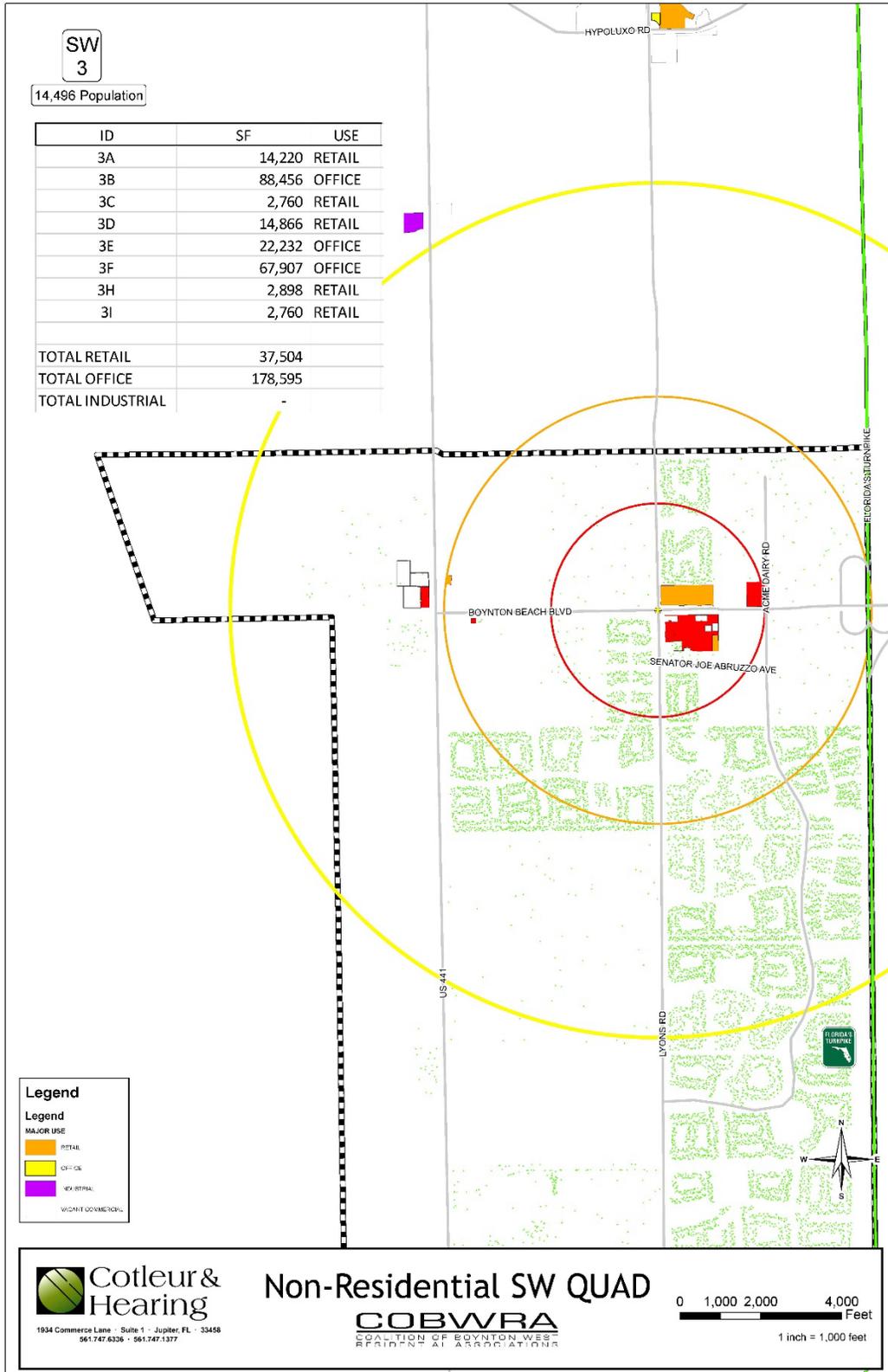


Figure 5.7 S.W. Quadrant Non-Residential Map



Each of the four quadrants has at least one core commercial node with varying square footages of other non-residential uses spread throughout. The non-residential square footages of each section are as such:

Table 5.1 COBWRA Non-Residential Square Footage

	TOTAL RETAIL SQ FT	TOTAL OFFICE SQ FT	TOTAL INDUSTRIAL SQ FT	TOTAL MEDICAL SQ FT	TOTAL INSTITUTIONAL SQ FT
NW QUAD	146,852	3,620	17,350	-	220,225
SW QUAD	37,504	178,595	-	2,054,863	4,363,198
NE QUAD	1,076,223	167,019	603,716	-	11,112,025
SE QUAD	1,575,113	533,386	3,122	-	1,839,745

The largest portion of square footage for non-residential use is in the developed quadrants, NE, and SE, not located within the agricultural reserve.

As mentioned previously, there is a commercial cap of 1,015,000 SF that has been approved and is built out or is being built out in the Ag Reserve. In total, 705,000 SF has been built and 310,000 SF has been approved but is unbuilt. This ultimately has limited further commercial retail additions to the Ag Reserve area. The limit was enacted in *Ordinance 2016-28* to reasonably ensure that the commercial activity was primarily used by the residents and was not attractive to the areas surrounding the Ag Reserve. The county’s goal was to set an amount of retail that supported the residents but did not exceed their need.

Commercial growth in the Ag Reserve has taken the form of developed and undeveloped MUPD’s such as Canyon Town Center. Per the 1999 Master Plan, MUPD’s are also required to provide for preserve area as part of the commercial limitations. True to the original Master Plan, limited square footage has been provided and concentrated around major intersections. This has created a purposeful node structure that was mentioned as an alternative to commercial strip development during Phase 1 of Master Plan Development.

In 2020, Comprehensive Plan *Objective 1.5 The Agricultural Tier*, was updated to reflect self-storage as not contributing to the overall commercial square footage square footage per *Ordinance No.2020-14*. Being that self-storage is a relatively low impact use, it was exempted from the typical commercial square footage regulations.

OBJECTIVE 1.5 The Agricultural Reserve Tier

Policy 1.5-n: *The County shall ensure a sustainable development pattern is achieved in the Agricultural Reserve by allowing commercial uses while ensuring that the supply of commercial square footage does not exceed the demand of the farm workers and residents of the Tier. The County may approve a maximum of 1,015,000 square feet of commercial uses (retail, service, and office) within the Tier. Self-storage uses are not subject to the commercial cap.*

Additionally, *Ordinance No. 2020-14* was brought before the county to revise the conditions of approval adopted by *Ordinance 2016-36*. The revised conditions of use proposed a condition regarding undeveloped commercial square footage already designated for development. *LGA 2020-006* was approved with the said condition, providing the option of 130,000 square feet of approved Self Storage and 20,000 square feet of Commercial or to keep max the approved cap of 48,000 square feet of Commercial. In choosing to develop the Self-Storage, 28,000 square feet was opened on the commercial cap. This cap space was subsequently used in the proposal for *LGA 2021-008* which is a proposed development using the 28,000 commercial square feet as medical office near the Delray Marketplace.

Ordinance No.2020-14 approved the building of the self-storage facility on the Smigiel Property that is located on the Northwest Corner of Acme Dairy Rd and Boynton Beach Blvd. This property is located within the Ag Reserve and was required to change zoning to MUPD with a Future Land Use of CL/AGR. At less than 10 acres, there was no 60-40 preserve requirement.

d. Institutional

Institutional uses are more concentrated in the areas of COBWRA east of the Turnpike. Government centers are most easily accessed in Greenacres or in Delray Beach. None are present in the COBWRA area.

Public parks exist in small numbers, most notable of those being West Boynton Park and Recreation Center. Residents brought up that there were no large government outdoor parks/fields such as the Palm Beach Gardens City Park or Spanish River Athletic Park. The lack of these amenities has made large, coordinated youth and adult recreation much harder to organize. Because of this, Palm Beach County has begun to clear and construct the Phase 1 of the new Canyon District Park off Senator Joe Abruzzo Way, which when complete, should offer additional large multi-purpose fields. This will provide much needed recreation to the areas west of the Turnpike but there is demand for other smaller outdoor areas and parks to supplement this.

Libraries in the COBWRA area are primarily limited to the West Boynton Branch, with the next closest library being the Hagen Ranch Road Library. A new library has been proposed to be added behind the Canyon Town Center on Boynton Beach Blvd as an additional library in the area to reduce the pressure on the West Boynton Beach Library and provide immediate access for younger children at the school. Construction for this library is set to begin once the new, Canyon District Park athletic fields across the street are completed with phase 1.

The district-owned schools serving the COBWRA area:

Elementary Schools:

- Sunset Palms
- Hagen Road
- Crystal Lake
- Manatee
- Coral Reef

Middle Schools:

- Woodlands
- Christa McAuliffe
- Carver
- Congress

High Schools:

- Park Vista
- Boynton Beach Community
- Olympic Heights
- Santaluces Community

Schools in the area primarily serve the east side of the Turnpike due to population differences. The elementary and middle schools provide under 10–15-minute access for a majority of the COBWRA area. However, for high schools, the COBWRA area is split between three (3) main local schools, two (2) of which require far drives. Park Vista High School serves the northeast corner, being the closest school to a majority of the COBWRA area. Unfortunately, the layout of the Palm Beach County School Zones makes it so that many residents, who paid for and are close to Park Vista High school, are zoned for Boynton Beach Community High School and Olympic Heights High School. Both schools are located out of the COBWRA boundary and requiring 20+ minute drives. Future plans indicate the potential for several additional schools and consideration should be given to additional schools to provide for the increased demand.

The Intergovernmental Coordination Element of the PBC Comprehensive Plan, last updated per *Ordinance 2017-23*, has provided several maps to be used as guidance in the

expansion of school facilities. Map ICE 3.2, Projected Additional Facility Demand School suggests that the Western Boynton area needs an additional 2 facilities based on local residential demand. Map ICE 3.1, Planned Additional Capacity, indicates that there is a proposed high school located at the Northern Boundary of COBWRA which, if pursued, would reduce travel times and morning school traffic for residents.

Figure 5.8 ICE 3.2 Map

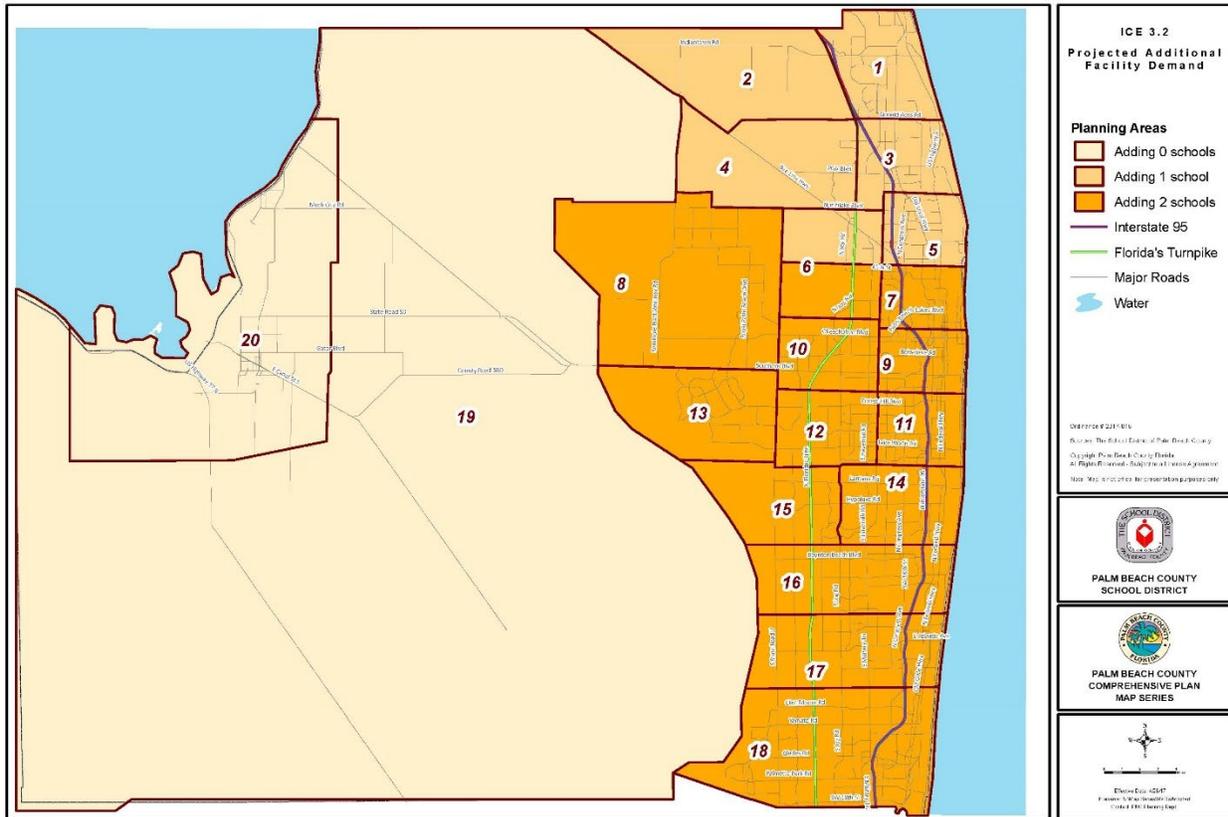
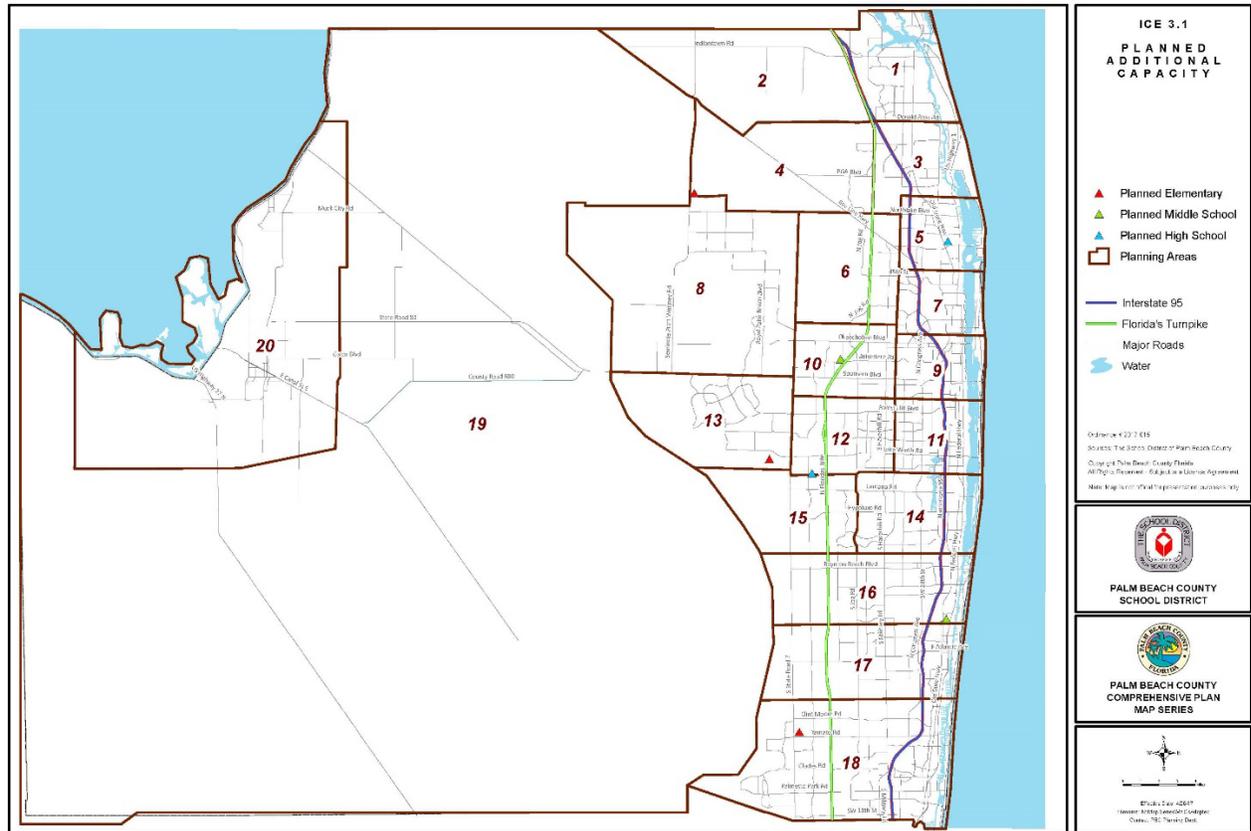


Figure 5.9 ICE 3.1 Map



e. Industrial

Industrial has been provided in limited quantities in the COBWRA area, mostly in the North East quadrant. There are very limited amounts located in the NW and SW quadrants which primarily focus on agriculture. Mechanical repair, agricultural production and home repair uses are mostly absent from the area.

While the Ag Reserve area has a commercial (retail, service, and office) use cap there is no such cap or limitation on industrial uses. Self-storage, a typical industrial district use, was recently amended under *Policy 1.5n* to not be included in the commercial cap listed above.

Several applications for future land use amendments have been submitted for MUPD's and PIPD's which involve a mixture of industrial, commercial, and/or residential. Past and present submittals which have included industrial are the 21-A Boynton Technology Park AGR as well as the new 21-B Star Key Industrial Park.

There is the potential to develop light industrial use in the COBWRA area without allowing for large logistical and distribution centers. These large industrial, warehouse-like uses do not fit the character of COBWRA area, especially that of the Ag Reserve. The ideal light industrial use would provide materials and small machinery and repairs for the farming/nursery industry.

f. Transportation

Transportation around the COBWRA area is focused on primary arterials being interconnected by smaller linkage roads which relieve traffic around the subject major intersections. The heavily trafficked roads are listed below:

North to South

- SR 7
- Lyons Road
- Florida Turnpike
- Hagen Ranch Road
- Jog Road
- Military Trail
- Congress Avenue

East to West

- Lantana Road
- Hypoluxo Road
- NW 22nd Avenue (Gateway Blvd)
- Boynton Beach Blvd
- Woolbright Road
- Flavor Pict Road

Planned neighborhoods can be found on most major arterials, as quick connection to larger roads has continued to be a sought-after amenity for new residents.

Movement in COBWRA, specifically the Ag Reserve, occurs on large vehicle-oriented roads such as Boynton Beach Blvd, Lyons Road, US 441 and the Turnpike. Heavy traffic on those roads, if correctly laid out, is mitigated by the smaller branching connections that provide the interconnectivity around large suburban areas. There are very few other examples of alternative methods of transportation being incorporated into the arterial network. Boynton Beach Blvd from the Turnpike to SR-7 is largely greenfield land, an area of undeveloped land located near an urban environment that is considered for urban development. (contrasting brownfield land which typically indicates previously developed land that is now vacant, usually because of contamination.) As it exists now, there are little to no alternative methods of transportation provided.

Public transportation is limited in COBWRA however Palm Tran does provide bus service through Route 73 along Boynton Beach Boulevard and Route 3 Southbound along Military Trail. Route 73 stops in front of Bethesda (Baptist Health) Hospital West. With bus service on only two of the major roads in the COBWRA area, there is a distinct lack of public services.

In the Ag Reserve, development has produced significant traffic on the main roads without the proper linkage road traffic support systems in place. Increased traffic has resulted from increased reliance on large roads as the main travel method. This in turn has subsequently increased travel times and automobile usage.

6. NEEDS ANALYSIS

A needs analysis was conducted to determine the typical amount of non-residential support required by varying residential populations. This was applied to the COBWRA boundary to provide a standard for the county to use in determining need for the area. Population data was primarily provided by the University of Florida’s Bureau of Economic and Business Research (BEBR). The needs analysis references the typical “Estimated Demand Per Capita” as provided by the Urban Institute. Both UF BEBR and the Urban Institute are reputable providers of statistical information and population data; UF BEBR provides population estimations for the state of Florida and Urban Institute is a nationally recognized think-tank specializing in economic and social policy research.

The study was conducted to determine the need for different uses in COBWRA area. The statistical data was corroborated by Zabik & Associates¹ as being sound and of good source. The data has been shown in tabular format below.

¹Zabiak & Associates are a market analysis firm in South Florida, providing statistical market analysis of private and public developments. They use data from both sources in their research.

Retail Category	Estimated Demand Per Capita Sq. Ft.	2020	2025	2030	2035	2040	2045
Food	4.79	10,677	12,607	4,833	3,588	2,644	2,644
Eating/Drinking	7.29	16,249	19,187	7,356	5,460	4,024	4,024
Apparel	3.58	7,980	9,423	3,612	2,681	1,976	1,976
Drug Store	1.97	4,391	5,185	1,988	1,476	1,087	1,087
Furn/Apppl.	5.61	12,505	14,766	5,660	4,202	3,097	3,097
Hardware	7.83	17,453	20,609	7,900	5,865	4,322	4,322

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Auto	2.1	4,681	5,527	2,119	1,573	1,159	1,159
Gas	1.43	3,187	3,764	1,443	1,071	789	789
Total New Square Footage	35	77,123	91,067	34,911	25,915	19,099	19,099
Population		142,682	144,991	147,623	148,632	149,381	149,933
% Population Change		1.6%	1.7%	0.6%	0.5%	0.3%	

Based on the expected population growth of COBWRA, the needs analysis indicated that there is a missing 77,123 square feet of neighborhood and commercial retail. The general uses on the table provided are meant to indicate the broader areas of growth that ought to be watched in the future. For example, there is an estimated 4.79 Sq. Ft. of Estimated Demand Per Capita. In 2020, with an expected population of 142,682, the COBWRA area will need to provide 10,677 Sq. Ft. of Food Retail to meet the demands of growth.

Percent Population Change (As shown on the table) trends indicate that a small but steady growth in population would require an additional 267,214 SF of neighborhood and commercial retail to meet the demands of the COBWRA area by 2045. These needs will likely have to be met to provide a quality of life for the residents in the area.

It is important to note that although some 310,000 SF of retail has yet to be built out on the cap within the Ag Reserve and there is a significant amount of Ag Reserve area in COBWRA. Increasing population in the Ag Reserve has created a total of \$373 million in spending power for neighborhood and community retail of which 77% currently leaks out due to the lack of specific retail. Providing the expected rate of retail, for at minimum the Ag Reserve in COBWRA, will help keep a majority of the spending power within the reserve and within the coalition.

The information provided by our analysis has helped guide our suggestion process and the following engagement process. Know which uses are generally going to increase in demand in the future is helpful in determining how the COBWRA area can best manage its own growth.

7. COBWRA ENGAGEMENT PROCESS

Cotleur & Hearing surveyed several current and previous COBWRA residents as well as COBWRA representatives to gain insight into the needs and ideas of the population. A variety of residents from several different associations, backgrounds and ages provided insight, including:

- COBWRA Representatives including President Beth Rappaport, Past President Myrna Rosoff and more.
- Aberdeen Resident of 18 years; 40 years old.
- Canyon Lakes Resident of 14 years; two young kids.

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- Colonial Estates Resident of 18 years; from Kentucky.
- Coral Lakes Resident of 20 years; recreation director.
- GreyStone Association Resident of 30 years; realtor.
- Jamaica Bay Resident of 16 years.
- Valencia Grove Resident of 13 years, SFWMD (Retired).
- Residents from Melrose Park, The Grove, Valencia Pointe, Winston Trail, and other Single-Family Residences in the area.

The surveys were intended to extract information on what the residents felt about the COBWRA area and were formatted as open-end responses. Several of the impactful questions are listed below:

What services, that are missing or limited, would you like to see in the COBWRA Area? The Ag Reserve?

Overall, residents indicated that more parks and green spaces, a new high school, a civic center, and government buildings were most desired in the COBWRA/Ag Reserve Area.

What uses should be restricted/prohibited from the COBWRA Area? The Ag Reserve?

The residents voiced their concern over Large Amazon Logistical Parks, Fast Food Chains and Work Force Housing.

Describe your vision for the Boynton Beach Boulevard Corridor west of the Turnpike? East of the Turnpike?

Residents referenced Boca Raton and West Palm Beach as a template for the Boynton Beach Boulevard Corridor, specifically areas such as Mizner Park and City Place. Other residents maintained that the corridor should be kept as is or function as a transition area from the development east of the turnpike.

Would you support a reduction in the Ag Reserve 60/40 preserve requirement if the open space was both functional and useable to the overall community?

A majority of residents indicated that they felt the 60/40 rule was overall beneficial to the preservation of land for cultural and agricultural uses. Several residents noted that they would be willing to look over a proposed change but felt that it would need to be overall better than the existing conditions before warranting a change.

Do you believe additional housing diversity (housing types) should be provided in the Ag Reserve?

A mixed range of answers were provided by the residents for this question. Many indicated that they felt the community was already diverse in terms of housing, with some saying that there would be no place for any additional dense housing types, including workforce housing. Others mentioned that they felt that more housing diversity was overall beneficial to the Ag Reserve. Different variations of the question addressed specific regulations in the Ag Reserve, importantly COBWRA values and biggest issues for the future of the area.

Results indicated a wide variety of thoughts and suggestions, similar in scope to the information provided by the phase 1 of the Master Plan study done in 1999. A similar questioning process was followed to gauge whether the residents had produced different opinions 21 years removed from the previous adoption of the master plan.

The issues that were most prominent with the residents revolved around preserving agriculture, diversifying the community, increasing pedestrian walkability, reducing traffic, and increasing institutions and public spaces. These issues formed the base of our recommendations below.

Cotleur & Hearing also contacted several business owners, who conduct work in the Ag Reserve, to determine how regulation had impacted their livelihoods. It has become increasingly evident, through dialogue with these nursely owners, landowners, farmers, and developers, that:

- Bona-Fide Agriculture is increasingly unsustainable.
- Agriculture is less profitable.
- Land Leasing is significantly cheaper under the County.
- Developers are willing to pay increasing sums to acquire preserve rights and large farm tracts.

With both an analysis of the existing land use conditions and the thoughts and opinions of the residents, the consultant has provided several recommendations below. The recommendations are intended to set forth alternate guiding principles, adapted to the Ag Reserve, which increase the community value and overall, wellbeing of the residents in the area.

8. RECOMMENDATIONS

Based on our data, analysis and community input Cotleur & Hearing has identified several opportunities to maintain and guide the development of the existing vacant non-preserve properties within COBWRA's Ag Reserve area. Ultimate build-out will take up to ten (10) years as the planning, zoning and construction process cannot happen overnight. However, the build-out has been greatly accelerated by the demand for new housing, historically low inventories, and the structural disruption of COVID -19. Palm Beach County is seeing a large migration of companies and people from the northeast. Technologies now allow the workforce to function remotely from anywhere in the world. Sales of new and existing homes in the Ag

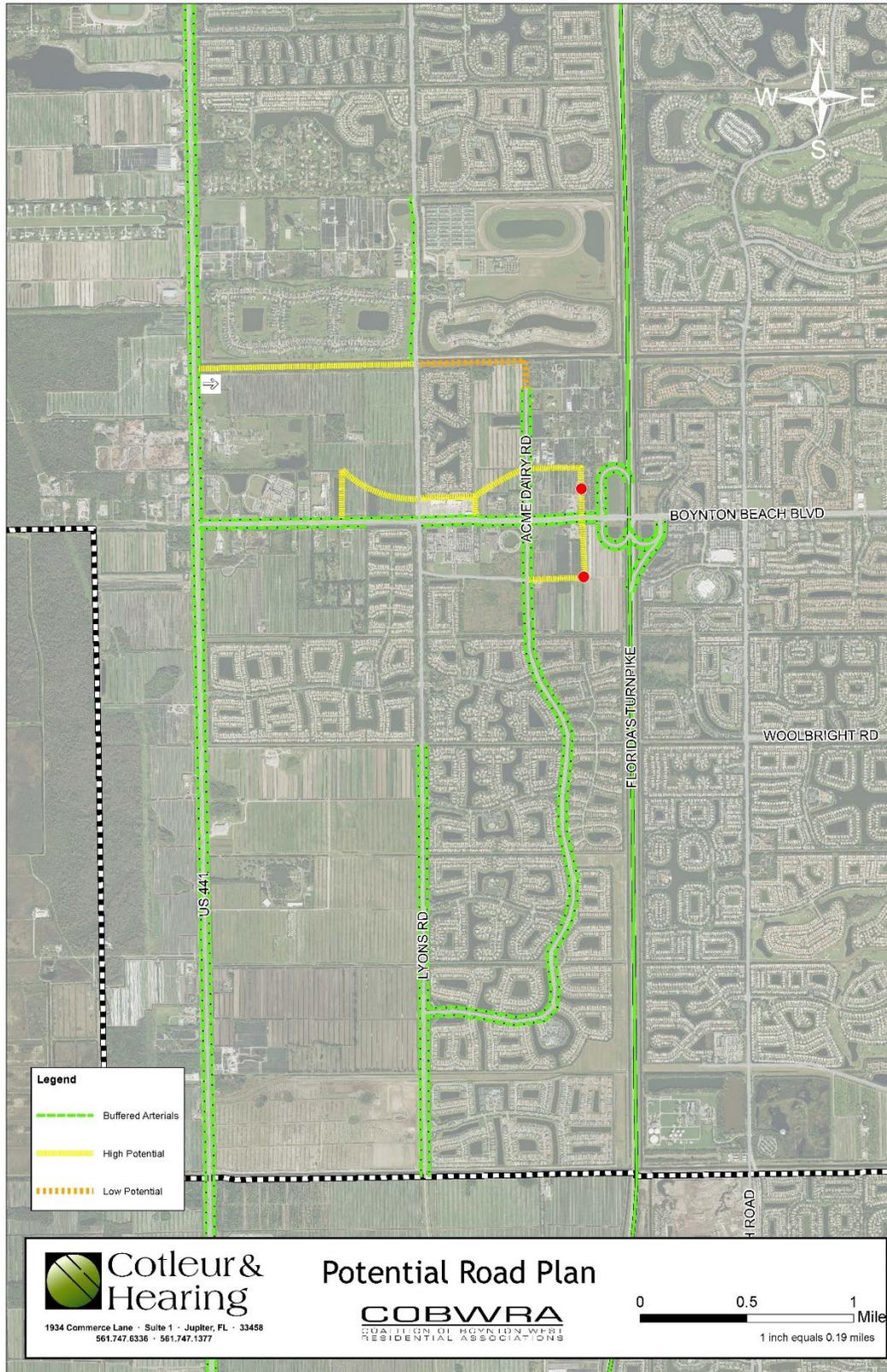
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Reserve are some of the highest in the state. The demand for new housing stock will fuel the need for new community housing development although we recognize there is a finite supply of developable land remaining in the Ag Reserve as confirmed by our analysis. Within the COBWRA limits there are only two large parcels remaining for development, the Amestoy and Whitworth Farm parcels. The anticipated increase in population will result in the demand for non-residential uses to serve the community.

Figure 8.1 Potential Travel Linkages Map



It is our recommendation that Palm Beach County and COBWRA representatives open a lane of discussion for the safe and monitored increase to the commercial cap in an effort to accommodate the future potential commercial need for the area. All increase and future development should be strictly in-line with the existing Ag-Reserve requirements as well as the recommendations provided below. New uses should complement the existing uses; repeats can provide similar merchandise but should offer a different format or manufacture. Regional uses should be prohibited including large entertainment venues, (such as Top Golf), large warehouses, logistics and distribution centers the like.

Important to the discussion of such an increase would be the involvement of COBWRA representatives. The increase in cap space shall be warranted in the future, based off population growth data. Thus, it is important to clarify the difference in the existing demand for commercial and the future need for commercial. It is COBWRA's belief that the present demand for commercial is met by the un-built square footage under the existing commercial cap. With that stance, it is in the best interests of all COBWRA residents that COBWRA be the driving force behind the eventual future demand for commercial square footage that comes with the steady increase in residential population. It would ultimately be the responsibility of COBWRA to determine the viability of the needed future commercial square footage, providing guidance and expectations for growth throughout the discussion process. The Ag Reserve is an important area in Palm Beach County, and decisions to increase the cap should consider all historic, cultural, and economic impacts on the Ag Reserve.

Our recommendations, which are meant to guide future decision making, are organized in the following Categories:

- a. Transportation
- b. Rural Parkways
- c. Open Space & Preserve
- d. Protection of Lands West of SR 7
- e. Consolidation of Preserve Area
- f. Whitworth Farm
- g. Building Form & Pattern of Development
- h. Non-Residential Uses
 - i. Industrial Distribution & Logistics
 - ii. Fast Food Restaurants
 - iii. Hotel & Hospitality
- i. Housing Diversity

a. Transportation

The pattern of residential development in the Agricultural Reserve (Ag Reserve) has resulted in numerous private Planned Unit Developments (PUD). Most all the PUD's have gated entrances on the major Arterial (Boynton Beach Blvd., Lyons Road and SR 7) and Collector (Acme Dairy Road) roadways. Communities Such as Cobblestone Creek have just a single, unimpeded, gated main entrance at on to Lyons Road and a smaller, less accessible, and less used vehicular entrance located at Cobblestone Commons. PUD's such as Canyon Lake, Canyon Isles, Canyon Springs, and Valencia Cove provide secondary connections between Acme Dairy Road and Lyons Road through several private linkages. These connections, however, are gated and limited to use by the residents of each individual community thus do little to mitigate local traffic. Acme Dairy Road terminates as a public street at Valencia Cove which, looking back, should have been maintained as at least a connector road.

Palm Beach County Engineering has suggested several significant updates to the road systems in COBWRA including:

- Traffic Light Updates
 - Fountains of Boynton Beach and Jog Rd – Mast Arm Traffic Signal– Developer Driven – March 2022
 - Sen. Joe Abruzzo Ave. and Lyons Rd. – Mast Arm Traffic Signal – PBC Driven - Early 2024
 - Old Boynton Beach Blvd. and Military Trl. – Upgrade to Mast Arm Traffic Signal – PBC Driven – 2 Years
- Major Planned Development Traffic Watch
 - Fountains East MUPD (BBB and Jog) – Net Trips Daily = 6,357 – Expected Buildout 2023
 - Boynton Commons MUPD (Turnpike and BBB) – Net Trips Daily = 1,710 – Expected Buildout 2020
 - Sunset Palms Middle School (Acme Dairy and BBB) – Net Trips Daily = 2,865 – Expected Buildout 2023
 - Bethesda West (BBB and SR-7) – Net Trips Daily = 6,593 – Expected Buildout 2024
- Road Projects
 - Lyons Rd. from south of Flavor Pict Rd. to Boynton Beach Blvd. (3.0 mi, 2 Lanes to 4) (2023)

In addition to the updates pursued by PBC, to improve mobility and provide options for drivers we recommend that additional linkage roads be established. This strategy is consistent with recommendations of West Boynton Area Community Plan (WBACP). To be more specific we recommend the following until traffic needs are met:

1. Connection between Lyons Road and SR 7 north of Boynton Beach Blvd in the Amestoy property.
2. Connection Between Lyons Road and SR 7 south of Boynton Beach Blvd. in the Whitworth Farms property.
3. Linkage road extension of Senator Joseph Abruzzo Way, east of Acme Dairy Road and extending north and connection to Boynton Beach Blvd.

The successful creation of our recommended linkage roads will require cooperation from the development community. Incentives to provide and construct these facilities should be considered. Additionally, the locations of the connections between Lyons Road and SR 7 should be carefully planned to avoid impacts to existing established residential communities.

Potential incentives include:

- Credits against Open Space / Preserve for the Dedication of ROW.
- Potential Increased density or Non-residential floor area for the dedication of ROW and the construction of the improvement.

There are significant benefits of the linkage road improvements which we believe can offset the impact of development. They must, however, be planned for in advance to be successful.

b. Alternative Transportation Methods

Technological advances in alternative transportation continue to occur at record pace. Conceptual alternatives such as ride share, food delivery services, drone distribution and autonomous vehicles are becoming or will soon become common place. These technologies have the potential to improve mobility & to mitigate traffic impacts as development and background traffic continue to grow. We recommend that all new development incorporate strategies to support the future. Strategies for consideration include:

- Package delivery & pick locations.
- Strategies for autonomous delivery and distribution.
- Strategies for golf cart utilization.

Bicycle and pedestrian mobility should be addressed in all new development to promote, encourage, and foster walkability. Bicycle focused design includes mandated and large bike lanes on all major roadway corridors. Pedestrian infrastructure, such as greenway sidewalks along the major roadway corridors as well as internal to all new development is encouraged. New developments should incorporate strong urban design principles that encourage engagement with alternative modes of transportation.

c. Rural Parkways

Rural Parkways, as they have been coined by Palm Beach County, improve aesthetics as well as create opportunities for pedestrian, scooter, bicycle, and potentially golf cart activity. GL

Homes incorporated Rural Parkways on the east side of Lyons Road south of Boynton Beach Blvd. As noted earlier in this report, Boynton Beach Blvd from the Turnpike to SR 7 is largely a greenfield land; an area of undeveloped land in near an urban environment that is considered for urban development.

There has been tremendous development pressure on the corridor for the past several years which will likely continue. We strongly recommend that Rural Parkways be adopted along Boynton Beach Blvd as well as Lyons and the east side of SR 7 as shown in Figure 8.1. In north county we commonly compare & contrast the difference between Northlake Blvd and West PGA Blvd. While the layout for Boynton Beach Blvd may ultimately be different from PGA Blvd, the incorporation of rural parkway ways and large meandering sidewalks create an aesthetically pleasant environment that fosters pedestrian, bicycle & recreation activity. At a minimum rural parkway should be at least 50' but preferably 80' in width on both side of the right of way. Sidewalks should be at least 10-12 feet in width and separated from the street curb to promote safety.

Consideration must also be given to the equestrian industry that has historical roots in the Ag Reserve. Trails and paths for horse riding should be incorporated into the preserve and parks that can provide for it. According to Palm Beach County, COBWRA residents must travel down to Delray or north to Wellington to access a county park that permits equestrian riding. Given the presence of large equestrian facilities such as the Palm Meadows Training Center and the South Florida Trotting Center, an official equestrian trail would increase the viability of agro-tourism through horse riding. Equestrian uses are permissible, with review, in preserve area.

Lands dedicated for Rural Parkways and Equestrian Trails should be credited against the required 60/40 open space / preserve requirement. Open space which is visible to the public realm provides greater community value. Incentives to provide larger rural parkways that can be programmed and improved with more than just landscaping should be considered.

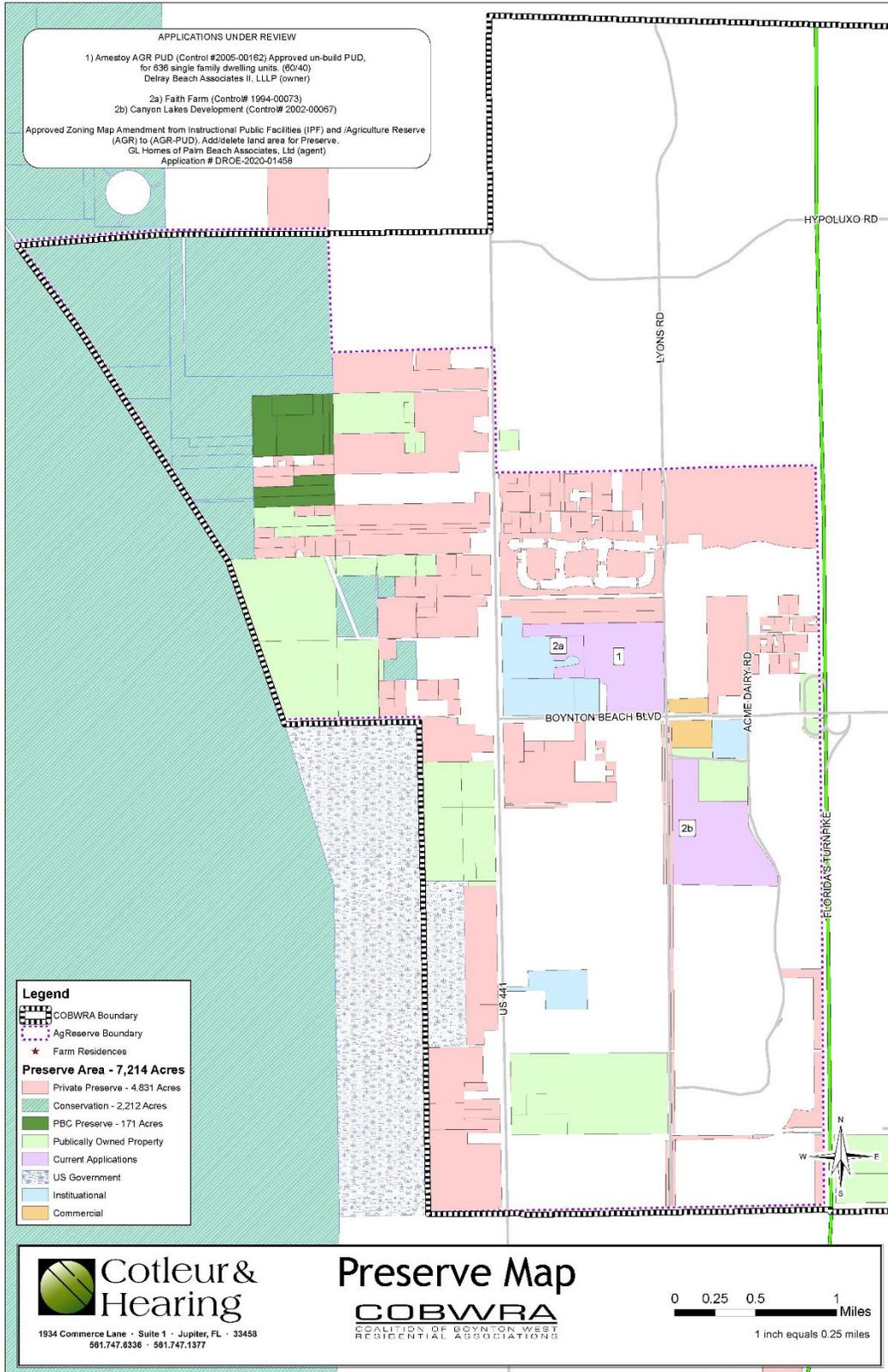
In addition to there is an opportunity to incorporate community branding elements within the Rural Parkways and particularly at the major intersection nodes of Boynton Beach Blvd. at intersection of Acme Dairy Road, Lyons Road and SR 7. Community branding can include architectural elements such as fencing and wood signage or special landscaping that references the typical flora and fauna of Western Boynton. Local artisans could be involved to express the uniqueness and history of the Ag Reserve through different forms of art, for example sculptures and paintings.

d. Open Space and Preserves

Active Farms, Preserves and Open Space are what makes the Ag Reserve so special. Based on our discussions with community representatives the 60/40 requirement is considered sacred and should be protected at all costs. We support the community sentiment but do believe there are opportunities to use open space credits to incentivize meaningful and quality development. Opportunities, as previously mentioned, include providing meaningful linkages, community parks, rural parkways and/or equestrian trails and parks.

Figure 8.2 Preserve Map

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All Open Space & Preserves are not created equally. Small fragment farms and slivers of fields are not as valuable as consolidated properties that can be efficiently farmed and are reasonably contiguous. Narrow unimproved Open Space parcels and preserves that are sandwich between the turnpike and walled subdivisions provide little functional value and add little to improve the aesthetic value of the community. The same land area located where it is visibly accessible to the public and improved for public use is exponentially more valuable. Incentives for open space credits and even density are a planning tool, when used correctly that can improve community infrastructure and result in a better, more sustainable, and livable environment.

We recommend holding strong to the 60/40 requirement but see opportunities to provide credits to achieve other objectives included as a part of our recommendation. Any credits must provide demonstrated public benefit.

e. Protection of Land West of SR 7 and Consolidation of Preserve Areas

To date, the majority of land west of SR 7 remains in active agricultural use, preserve, conservation or provide support services to the agricultural community. Support service commercial and industrial exist in small amounts along SR 7 with the exception of the new industrial truck use and storage facility located northwest of the SR 7 and Boynton Beach Boulevard intersection. These lands also serve as a critical buffer to the SFWMD Water Conservation Area. It is our recommendation that the community be resolute to protect all property west of SR 7. To this extent we recommend incentives be considered to provide additional open space or density credit for the outlier properties which are currently not in preserve or conservation status. Other recommendations, beyond incentives, include farming sharing agreements or co-ops to make farming more economically viable and thus more viable in the future. The whole is indeed greater than the sum of the parts as impacts from smaller developments can grow and can adversely affect a larger area.

In addition to the land west of SR 7 we would encourage a similar effort to incentivize the consolidation of preserves and small farms north of Boynton Beach Blvd between Acme Dairy Road and the Turnpike. There are approximately 25 - 5 acres parcels containing residential estates and small landscape nurseries. 14 of 25 parcels in this area are in preserve status. We believe it is beneficial to continue the consolidation to protect this special and highly productive agricultural area.

f. Whitworth Farm

The Whitworth Farm Parcels are located between SR 7 and Lyons Road. They are the largest remaining undeveloped farm property within the COBWRA Ag Reserve boundary. The property is about a section of land. It is not only important because of its size but it is located continuous to a 272-acre Palm Beach County Preserve parcel in active crop production, leased out by the county. The Whitworth Family ceased farming in 2019 citing factors that impacted the economic viability for continuing their farming activities. Most recently, the Whitworth property was sold to GL Homes in April of 2021, with the expectation of development by 2022. Given the combined parcel size and geographic location along with

the accelerated housing demand, this was no surprise as the parcel was under extreme pressure for development.

We are hopeful that when developed the required preserve will be provided on site as a 60% preserve would be just larger than the PBC Preserve contiguous to the south. We recommend that the required Preserve be located contiguous to the Palm Beach County Preserve to maintain continuity and to reduce further fragmentation. Additionally, as noted in our transportation recommendations we believe it is important to obtain a publicly accessible linkage road between Lyons Road and SR 7 to mitigate for the additional traffic and to improve mobility in the region. It is likely that access to the property from Lyons Road will be aligned with Meadow Lake Drive and or Malear Palm Drive which are both gated entries serving the Canyon Isles and Canyon Springs communities, respectively. While this alignment is appropriate from a planning perspective the private gates road do not serve to improve mobility.

g. Building Form and Pattern of Development

Consistent with the intent of the West Boynton Area Community Plan we recommend that any new nonresidential development incorporate the planning concepts of Traditional Neighborhood, Traditional Market Place and Mixed-Use Development. The existing pattern of development and low density is suburban in nature. This pattern of development is not expected to change. However, using what we refer to as urban design principles will create a more appealing aesthetic environment and promote pedestrian and bicycle linkages. Properly integrated mixture of uses will improve interconnectivity between uses and properties, and to some extent, will reduce the reliance on the automobile.

To the extent possible, and practical, buildings should be placed to engage streets, plazas, and public open space. Buildings should be grouped to create meaningful and useable spaces for pedestrian interaction and to foster outdoor activity. Architecture should be designed to the pedestrian (human) scale and be properly proportioned to create a welcoming environment. The use of architectural elements to provide shade and intermittent protection from inclement weather should be encouraged. Parking should be located to the rear or sides of buildings and visually screened from view from the major roadways with particular emphasis in maintaining the visual quality along Boynton Beach Blvd.

h. Non-Residential Uses

i. Industrial Distribution and Logistics

Industrial large format Warehouse and Distribution centers are in high demand and are a potential danger to the character of the Ag Reserve. These often come disguised under the Economic Development Center land use as was the case with the Boynton Technology Park in PBC Amendment Round 21A which was submitted to the county and ultimately withdrawn in June of 2020. With the acceleration of the structural disturbance of online retailing brought with COVID 19 the market demand for Logistics has never been greater. This is evidenced by recent Kushner petition that has been submitted to the county at the Corner of the Turnpike and Atlantic Avenue for just over 1-million square feet of industrial

distribution and logistics. There is clear demonstrated market need and demand for this use, however, is not consistent with the vision of the West Boynton Community Plan and would permanently change the character of the Atlantic Avenue and Boynton Beach Boulevard corridor. This type of development makes extreme size retail, like Super Walmart, seem small in comparison. The scale and mass of industrial warehouse and distribution development as well as the intensive semi-truck traffic is not compatible or in character with the Ag Reserve. This use is a regional use and does not serve the residents or businesses of the Ag Reserve. We recommend that this use be strictly prohibited. We do believe however that there is a need for small agricultural support industrial and flex space to serve the growing residential population as well as the existing farming related businesses. This type of industrial use provides for nursery supplies, agricultural tools, small motor repair shops and similar businesses that are needed in a community to serve its local population.

ii. Fast Food Restaurants

Based on the feedback received during our discussions with community representative additional fast-food restaurants should be prohibited. The PBC ULDC defines this type of restaurant as a Type 1 restaurant with drive through. This type of high turnover restaurant produces high traffic generation rates and because of their automobile centric nature do not promote pedestrian walkability. Long drive through lanes, queueing lanes with menu boards, often on 3 sides of a building, interrupt pedestrian access. Fast Food Restaurants are most often national chains which do not normally deviate from their prototype architecture making it more difficult to a unique sense of place for the Ag Reserve.

Newer, fast casual venues may be more appropriate as they are generally willing to conform to community architectural standards and are often found in-line contiguous to other service oriented and retail uses. Because of the COVID 19 pandemic we anticipate that there will be a move in the fast casual restaurant industry to desire limited drive through or pick-up service. This includes specialty delivery only restaurants, such as ghost kitchens, which provide food service without the need for contact or sitting. Special design criteria should be developed specific to this type of use to maintain design standards and not adversely impact the pedestrian environment. Please note that fast casual restaurants without a drive through are also classified as a Type 1 Restaurant (Fast Food) by the county code. Therefore, if desired, they will require carefully thought-out code updates.

i. Housing Diversity

The existing housing stock in the Ag Reserve within the COBWRA territory is largely single family detached homes. Outside of the Ag Reserve, within the COBWRA boundary, exists varying amounts of condominiums, multifamily, work-force housing, and independent / assisted living facilities. The sizes of homes vary greatly from small zero lot line to residential estates. The existing incorporation of more diverse housing types provides user options and is generally considered to create a more sustainable community. Higher density housing which includes Duplexes, Townhomes and Multi-Family provides options for buyers and can benefit older residents who wish to stay in the COBWRA area but have a need to downsize. Duplexes, Townhomes and Multi-Family dwellings are typically developed at a higher density than what currently exist within the Ag Reserve. COBWRA's position does

not recommend using workforce housing as a trade-off to open space. Existing diversity in the COBWRA housing market, including work force housing, has already been established in numbers higher than the county average. We believe this does not warrant any increase in housing diversity. We recommend that densities only be granted if developed as a part of a well-planned fully integrated mixed-use development designed utilizing proven Agri-hood design principles and that incorporate the recommendations of this report.

j. Cultural Center & Agriculture Heritage Museum

There are limited cultural uses in the Ag Reserve. The desire to expand cultural opportunities has been expressed by several of the community representatives. Palm Beach County has a 10.8-acre site behind the Canyons Trail Center, north of Senator Joseph Abruzzo Way which is programed for a community Library. A 52-acre county park site exists on the south side of Senator Joseph Abruzzo Way at the intersection of Acme Dairy Road. Both sites will facilitate cultural uses. The Park has recently begun phase 1 of the construction. With the eventual completion of phase 1, the county has indicated that they will pursue the building of the library noted above, using the now extra fields located on the south boundary of Canyon Trails PUD as a staging area.

The concept of an agricultural museum featuring the history of the Ag Reserve has been expressed as an idea. Such a use should be encouraged and could be incorporated as a component of branding for the Ag Reserve and to preserve history for future generations. This would additionally provide an educational destination for the local schools as well as general learning opportunities similar to that of the Boynton Schoolhouse Museum.

There are many good ideas like this which include community gardens, Ag Reserve fresh produce market / co-op and more. An example of one of these ideas thriving in the Ag Reserve is Bedner's Farm Fresh Market. Local citizens and farmers have the opportunity to meet and exchange goods and services, mostly differing farmed fruits and vegetables, as well as meet local producers. This promotes the farm-to-table idea that defines the Ag Reserve through its farming roots as well as establishes a sense of community revolving around the culture and history of the Ag Reserve.

Ideas, if important, need to be identified as strategic priorities and actively pursued. Land dedicated for cultural uses can be incorporated into future development.

k. Scoring Matrix to Evaluate Development Proposals

Cotleur & Hearing recommends a score matrix to help guide decision making. Strategic priorities can be identified and weighted based on their priority and importance. Individual development proposals can be evaluated and scored based on their alignment with the community vision and tangible value they bring the community. Such a tool will serve only as a guide but can be useful in qualitative evaluation.