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The Honorable
Clay Murphy, Chair
Ann Taylor, Vice Chair
Christian Whitehurst
Sarah Arnold
Krista Joseph

August 18, 2026

VIA EMAIL

Re: Agricultural Enclave Certification Applications

Dear Commissioners:

Thank you so much for approving a referendum on the bond initiative for conservation funding for the November 3 ballot. We so appreciate it!

We do, unfortunately, have concerns regarding the Agricultural Enclave Certification applications before you for your August 19th meeting.

We suggest that the key calculations, data, and all legal interpretations be clearly documented and independently verifiable before you decide on any certification application. For example, according to your staff, the 4,462-acre North Palm Valley Road application has only 50.72% of the perimeter meeting the 50% threshold requirement for existing development. That is a margin of less than 1%; any calculation errors could have a profound effect on whether the property qualifies for the Agricultural Enclave Certification.

There also is a significant legal issue on whether lands in an adjacent county should be considered in an Agricultural Enclave calculation. While the Enclave legislation explicitly allows developers to "jump across" roads and water bodies to claim development densities on adjacent lands, the legislation has no provision allowing development in adjacent counties to be considered. We ask that you direct the County Attorney to conduct a detail legal analysis of this issue before rendering any decisions.

To ensure that you have all of the necessary information to make an informed decision, we ask that you continue the items on the August 19th agenda so that the record evidence can be fully developed and be fully transparent to the public before you make your final decision, which could severely limit your ability to regulate the use of the property in the future to meet the needs of our residents.

Thank you for your consideration.

Amy S. Koch
President

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