

Provided below are the responses received to the County's Agricultural Reserve Survey of June/July 2014. Note that not all 215 respondents opted to provide comments. For questions, contact Isaac Hoyos, Principal Planner, at [ihoyos@pbcgov.org](mailto:ihoyos@pbcgov.org).

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Community Organization Representative	<ol style="list-style-type: none"> <li>1. Concerns of the residents and PBC community related to changes in the Agricultural Reserve which have occurred over time.</li> <li>2. Concerns of farmers related to the inability to compete in the business and, apparently, issues concerning packing plants/distances to farmed lands within the Agricultural Reserve and in neighboring areas and counties.</li> <li>3. Concern for continued success of the TMD's and the future development of the intersections of Lyons/BBB/Atlantic Ave.</li> <li>4. Maintaining Preserve Land.</li> </ol>	<p>Regarding the Comprehensive Plan, a few text amendments in response to concerns of interested parties including but not limited to farmers, residents, developers, environmentalists, may eliminate the need for excessive changes.</p> <p>Consideration to supporting the planting of alternative crops with higher monetary values, for example, macadamia nuts, and other high-value orchards.</p> <p>Possibly adding to the ULDC a section for Agritourism that may assist the farming families and would be well received by the residents of the PUD's that coexist with farming operations within the Agricultural Reserve.</p>
Community Organization Representative	<p>Control all future growth to prevent sprawl and congestion and to protect the unique nature of the area, that is soil, water and the native climate that supports all forms of Agriculture thought the entire 21,000 acres of the Reserve.</p> <p>Once lost, these advantages will never be recovered and a historical treasure will be lost forever.</p> <p>It makes no sense to tax the existing operations out of business for a few more dollars. It is an unnecessary burden for no purpose.</p> <p>Building homes only enriches the builders as a one shot profit and they are gone, leaving new residents screaming for more shopping, entertainment and life style support that will destroy what is left of the once valuable Ag. Reserve.</p>	<p>Strongly encourage and support high value agriculture, that is native nursery and Agricultural related products for the consumer home market and commercial high demand market. Traditional row crop farming can no longer survive economically.</p> <p>Work to actively support the future and not to regulate farming out of business.</p>

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Community Organization Representative	<p>It is imperative to keep the zoning agricultural and adhere to the Ag Reserve Plan. No new development rights- residential, commercial or industrial shall be ADDED to the Ag Reserve.</p> <p>Create the Lyons Road Rural Parkway as designed and planned, with safe horse trails and horse crossings throughout.</p> <p>Monetize our farmland as farmland and/or equestrian property.</p> <p>Do NOT allow commercial development. The Delray Marketplace was supposed to be a marketplace in keeping with the Ag Reserve and meeting the needs of it's residents. You've failed miserably in meeting this goal. Make new residents aware that they are buying property IN the Ag Reserve, and the infrastructure may be a few miles away, and that we MUST preserve this county treasure.</p>	<p>Explore Federal, State and County funding opportunities for the marketing of our farms and farm products and for loans and subsidies to existing and new farmers, as well as land conservation opportunities.</p> <p>Use State and County Marketing to promote agri-tourism.</p> <p>Tweak existing rules to include farm stands, farm to table opportunities and agri-tourism opportunities within the Ag Reserve.</p> <p>Explore all ideas to monetize the value of our existing agricultural lands, to remain in agriculture or equestrian use.</p> <p>Add trails which will be available to the public on the perimeters of all County owned property within the Ag Reserve.</p> <p>Add signage at the entrances of our Ag Reserve stating: You are entering our Ag Reserve- Palm Beach County's Green Treasure.</p> <p>Work with schools and universities to promote agriculture. Partner with farms for interns, apprenticeships and teaching opportunities. Bring local school children to partner farms to have hands on experiences with farming- agriculture and animal.</p>
Community Organization Representative	<p>--Persevering green space in West Boynton</p> <p>--Setting aside sufficient space for a planned West Boynton community park</p>	<p>--Controlling planned development in accordance with residential needs and community input and feedback.</p>

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Community Organization Representative	<p>WHETHER THE COUNTY SHOULD CONTINUE TO HONOR THE PROVISIONS OF THE CURRENT PALM BEACH COUNTY MASTER PLAN FOR THE AGRICULTURAL RESERVE.</p> <p>WHETHER THE COUNTY SHOULD RESPECT THE VOTERS' WISHES AS REFLECTED IN THE \$100 MILLION BOND ISSUE THAT FUNDED THE AG RESERVE.</p> <p>WHETHER COUNTY REGULATIONS SHOULD BE EASED TO BE MORE FRIENDLY TO AGRICULTURE.</p> <p>WILL FEWER RESTRICTIONS MAKE AGRICULTURE MORE PROFITABLE GIVEN NAFTA PROVISIONS.</p> <p>WHETHER FUTURE ACTION WILL CONSIDER HOME BUYERS AS STAKE HOLDERS WHO PAID PREMIUM PRICES TO BE IN THE AG RESERVE.</p> <p>WHETHER AGRICULTURE IN THE AG RESERVE REMAINS IMPORTANT AS PART OF THE ECONOMIC BASE OF PALM BEACH COUNTY.</p> <p>PROTECT THE LOXAHATCHEE WILDLIFE REFUGE AND THE BUFFER ZONE TO IT WEST OF 441.</p> <p>WHETHER THE COUNTY SHOULD BE MORE PROACTIVE IN ATTRACTING NEW FARMING INTERESTS, I.E., ORGANIC, NICHE FARMERS ABLE TO FARM ON THE SMALLER TRACTS.</p> <p>WHETHER THE COUNTY SHOULD AID THOSE WHO WISH TO CONTINUE FARMING WITH LOW INTEREST LOANS.</p> <p>WHETHER FURTHER RESIDENTIAL DEVELOPMENT SHOULD BE PERMITTED BEYOND THE MASTER PLAN.</p>	<p>THE AG RESERVE MASTER PLAN IS ONE OF THE MOST SUCCESSFUL UNDERTAKINGS OF THE COUNTY, HONORING THE LAND, CONSERVATION, AND ALL INTERESTS. MAJOR CHANGES SHOULD NOT BE CONSIDERED.</p>
Community Organization Representative	<p>Keeping farming viable in the Ag Reserve, as it is surrounded by more and more development. Removing some of the impediments for farmers who are trying to make a living. Adding incentives to keeping the land in farming. Making Palm Beach County residents aware, especially the ones who move into the Ag Reserve, that this is a special place - those who live there are trading convenience for green space and proximity to the Everglades.</p>	<p>Work with farmers to determine what are some of the most onerous restrictions that could be removed, WITHOUT allowing more development. Find ways to promote local farm products in local restaurants and grocery stores. Find ways to promote the names of local farmers so county residents know who they are and can look for their products - such as, allow Bedner's and others to sell shirts with their names on them. Consider a bond issue to buy conservation easements from farmers in the Ag Reserve. Let county residents know we have a piece of the Everglades in our own back yard. Put up signs that say "Welcome to Palm Beach County's Agricultural Reserve" and "Welcome to the Everglades".</p>

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Community Organization Representative	<p>Clean Water Action supports the existing land use of the Agricultural Reserve and opposes proposals for changes to the Comprehensive Plan that would allow increased development in the Ag Reserve. Allowing modifications that would change the Comprehensive Plan and allow increased development would come at a high cost to agriculture, the economy and the environment.</p> <p>Allowing development changes could drive out agriculture, which would be devastating to our local economy and food supply. Agriculture in the Ag Reserve provides an annual economic impact of approximately \$280 million to Palm Beach County and is an important source of vegetables during the winter to the county and beyond. Changes that could reduce agriculture would put this valuable resource in jeopardy and impact not only the Ag Reserve itself but also other communities in Palm Beach County.</p> <p>The Ag Reserve acts as a buffer between the suburbs and the Arthur R. Marshall Loxahatchee National Wildlife Refuge, and this protects the Everglades ecosystem from human impacts. Important wetlands conservation within the Ag Reserve maintains existing habitats within and outside of the Ag Reserve. Allowing plans to increase development could also lead to the introduction of exotic plants and animals and destruction of natural habitats.</p> <p>We are also concerned that changes to the Comprehensive Plan could detrimentally impact the water quality and/or water supply of the Ag Reserve and nearby communities. Changes to land use and increased development within the Ag Reserve would put increased pressure on local resources, including water, for residents and businesses.</p>	<p>Clean Water Action supports the County's decision to conduct a Roundtable discussion of stakeholders. We would like to see the existing land use of the Ag Reserve be maintained. We are interested in the promotion of producing food locally for use in and around the county. We would also like to see preservation lands be maintained for important wildlife habitats, particularly for species that may travel between the Ag Reserve and the Arthur R. Marshall Loxahatchee National Wildlife Refuge.</p>
Community Organization Representative	<p>Keep promises. Keep nature. Keep local production. Stop sprawl. Stop selling out. Stop lying about bond issues.</p>	<p>Restore constituents trust in bond issues. Promote local food production. Maintain buffer for natural areas. Show pride in being able to do the right thing by not selling out.</p>
Community Organization Representative	<p>There are very few rural areas in Palm Beach County. Stop destroying our area with high density.</p>	<p>Make neighborhood plans more binding. Do not destroy our neighborhoods with high density development.</p>
Community Organization Representative	<p>Preserve farm land to support fresh food, fruits and vegetables for our local restaurants. More restaurants are providing farm to table food and we need to preserve our local farm land to support this.</p>	<p>Work with local farmers and developers to sustain farm land as well as future development for a balanced future.</p>
Community Organization Representative	<p>To ensure the lands in the Ag Reserve are preserved in the way they were intended when the Agricultural Reserve area was established. Palm Beach County has already lost far too much agricultural and to urban sprawl.</p>	<p>To focus development efforts farther east into communities that need to be redeveloped and/or improved. Focus should not be on adding more high-end housing but, to develop more price-friendly housing to a significant Palm Beach County population who are being driven out of the area. This population is a crucial labor component to many businesses in the area.</p>

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Community Organization Representative	sufficient water use to prevent the highly organic soils from drying up and blowing away!!!!	agriculture works OK....too many homes = NO -- cuts up the acreage and encourages "DRAINAGE".
Developer or Agent	<p>Additional commercial opportunities.</p> <p>Ability for increased density - allowance for CLF density bonus.</p> <p>Expand area for medical office use around the hospital.</p> <p>To promote continuation of agricultural uses, reduce the procedural regulation for bona fide ag, nurseries, etc.</p>	<p>Reduce minimum areas for AGR-PUD's</p> <p>Change Future Land Use to add commercial land use at main intersections.</p> <p>Change Code to allow for CLF uses at densities that are viable for the use. Allow for nursing homes. Perhaps these uses can be used as transitional near commercial intersections or in proximity to the hospital.</p>
Developer or Agent	<p>(1) Inequity created on smaller land owners through the unintended consequences of the 150 acre preservation rule. Many owners of nurseries and other bona fide agricultural uses wish to sell their development rights but cannot solely because of the 150 acre preservation rule restrictions.</p> <p>(2) Owners of nurseries that live on their property should not be restricted to 1000 sf size limitation on the residential structure.</p>	<p>(1) Remove the 150 acre preservation rule requirement. It is to Palm Beach County's benefit to have as many properties as possible within the AgR tier subject to a recorded conservation easement and under preservation uses in perpetuity. Do not penalize an owner of a legitimate preservation use simply because of the parcel size and/or location.</p> <p>(2) Allow one single family residence on preservation sites without obligation to lose 5 development rights; further, allow with limited restrictions on the size of the residential dwelling (meaning 1000 sf is too small for a residential home on an active nursery site).</p>
Developer or Agent	The balance between the demand Growth vs. existing uses.	
Equestrian	The most important issues to be discussed relate to the future of the Ag Reserve and how decisions made in the very near future will effect present and future generations of Palm Beach County citizens. Three issues I care about are 1. preparation and protection from the actual and predicted sinking effects of the southeastern regions of the Florida peninsula including the likely effects of salt water intrusion, 2. provision for the production of foodstuffs for the good of the county and the country, 3. how best to integrate what exists in the Ag Reserve now with what the Ag Reserve needs to be in the future. I'd like to assist in creating a long term plan to assure sustainability for the future, that includes the business of agriculture and the necessity of conservation, as well as the of appropriate proportion of varied business opportunities for this technological era. I believe that making necessary changes will influence other counties to follow the lead of Palm Beach County.	<p>Take into account that we are at sea level. Agricultural land use is an empirical safeguard to ease eventual salt water intrusion. Taking the initiative to the betterment of the future of the county begins at ground level.</p> <p>Presently there is a mad dash to build hundreds of homes in the Ag Reserve. There are many forces driving this craze. The farmers and nursery owners feel the pressure to sell because so much farm land in the Ag Reserve has been truncated. No one wants to be the last farmer or nursery owner standing. The words Grown in the USA and Product of Palm Beach County need to be a source of pride. There is demand for organically grown products, produce, and grass fed beef. Smaller independent farmers could be encouraged to come here, if instead of yellow rezoning signs, Welcome to Palm Beach County's Ag Reserve signs were posted. Growers of organically grown herbs and various exotic fruits and vegetables as well as grass fed beef continually seek land to lease. It is time to break the cycle of importing foods from outside the county, the state, and the country that can be produced in Palm Beach County. Farmers and nursery owners who seek to sell their land need to be encouraged to sell to farmers. School aged children learn about conservation in school. Agriculture is conservation. Conservation is protection. Palm Beach County needs to hold in high esteem its diverse landscape. My objective is to help keep it that way.</p>
Equestrian	Want to be able to sell my development rights. My house more than 1000 sqf on 5 acres. Upset about farmers/ developers proposing more commercial along the corridors.	<p>Every body should be able to sell their development rights regardless of the size of the house.</p> <p>Oppose commercialization of the corridors in the Ar Reserve</p>

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Equestrian	<p>Development interest are high and in most cases best use of property exceeds it's traditional use and valuation for agricultural purposes. Property owners who want to realize the optimum development values should be allow to do so however consideration must be made for those properties that have previously moved (sold) the transfer development rights off.</p> <p>An equitable re-distribution of expansion rights based on property with and without TDR's should be considered based on the desired density of the AP.</p>	<p>Arrive at a fair and equitable re-distribution of development rights. In addition, the county can provide tax credits/reimbursement for properties that currently retain the original transfer rights where as the existing farming operations desire to continue farm operations.</p>
Equestrian	<p>To save the open land that is left to preserve our lifestyle and beautiful county. To maintain the local farm produce.</p>	
Equestrian	<p>Preserving the reserve!!!</p>	<p>Honouring the decisions that have been made in the past regarding the reserve.</p>
Equestrian	<p>preservation of the agricultural reserve.</p>	<p>to keep the voted law enforced.</p>
Equestrian	<p>The increase of densities that will eventually affect all residents of PBC by increasing development of more sub divisions. This means less land for the growth of vegetables; less areas to ride our horses on; increased stress on our sewerage system and drainage; more congestion on our roadways. We have seen these challenges increase as development continues in the AG areas. We need to preserve our land so we can continue to have local vegetables (not from other countries). We need to preserve the pristine beauty of our land and STOP building in the AG Reserve. Once the flooding starts from all of the development you will not be able to stop it. The seniors are not focused on this problem yet, but as communities begin to flood they are going to realize that it is because of so many new communities being built. CRIME will also increase with over population.</p>	<p>Vote no more densities. Keep the current platform that was voted upon as it is. Very simple. NO MORE BUILDING IN THE AG RESERVE AREAS. NO MORE SELLING LAND TO BUILD HOUSING DEVELOPMENTS. I believe that the current platform is 1 house per 5 acres. No change. We were promised equestrian trails but they are non existent. The speed limit on Lyons road is 55. Would you want to ride your horse close to Lyons Road with cars speeding by. There are bike trails - why were the equestrians left out.</p> <p>I am sure I have said more than requested, but these are the issues I see as important.</p>
Equestrian	<p>The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural. This issue was voted on and somehow between the developers and the previous commissioners, it was ignored. How can we trust anything we vote for and actually, anyone we vote for if issues such as this can be absolutely ignored and swept under the rug in the name of the almighty dollar. Money is indeed the culprit and everyone gets rich at the expense of the green areas still remaining in our area.</p>	<p>- Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>- the absolute solution would be to leave the "agricultural reserve" alone. we voted, it passed, it is ignored. How can people depend on the voting process?</p>
Equestrian	<p>Maintaining the availability of clean fresh water for the county, horse trails for equestrians and land for farmers to produce local foods</p>	<p>Re sell the land as the same agriculture zoning as when it was originally purchased. Increase marketing to others interested in Ag zoning.</p>
Equestrian	<p>Not selling it off.</p>	<p>Don't sell</p>

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Equestrian	Over development! Flooding! 100million dollars of wasted money that needs to be accounted for!	Keep it agriculture! Our city needs this to be unique! The other county's will follow our our example. We will be forward thinkers, trend setters. Fresh locally grown produce right at our front doors! Strawberry patches to enjoy again with our family's. Clean water, proper drainage into the aquifer! Clean air! Trees, birds! The list goes on and on! No more building! We don't need another PUD!
Equestrian	We are satisfied with current situation.	n/a
Equestrian	Further Development and adding densities	Opportunities are to preserve this green area while supporting multiple agricultural purposes and wildlife . Being a preservation area should benefit local farmers, nurserymen and equestrians and all of Palm Beach County residents and beyond. Farmland is a valuable commodity for all concerned. Enough densities in the AG reserve. Its already over developed.
Equestrian	The Agricultural Reserve is becoming a congested, suburban development. Development is destroying the agricultural reserve at an alarming rate. The congested communities are choking the area.	Limit development/construction in the agricultural reserve. There are more than enough empty houses and businesses in the area.
Equestrian	Loss of native animals and plants	
Equestrian	Mixing of residences and agricultural businesses. Motor vehicle Traffic in agricultural areas.	meetings and/or workshops between residential neighbors and agriculture neighbors
Equestrian	Ways to utilize the available land for farming and ranching in southern palm beach county and stop the back door deals on land classified as one thing and used as another open green space should be established for agriculture use.	Solutions are to have developers and land owners work with farmers and ranchers to utilize open space and restrict new development so the current land is not diminished more
Equestrian	Increased building densities in the AG Reserve	This is a complicated situation with many special interests involved-developers want to develop every square inch of the Ag Reserve, Farmers don't want outsiders telling them what they can do with their property. Money and property values are at stake as well as diminished farming/green space. Building is about maxed out as planned-60% open space attached to development is not required to be connected with the development-which is a crucial mistake in my opinion.
Equestrian	Impact on existing communities and density	Potentials are more county revenue that will reflect on services provided by the county. Solutions developers need to contribute their share in making palm beach county Reflects it beauty
Farmer	Don't take away our rights!	
Farmer	Zoning changes,land use,values,restrictions on ag land	Zoning changes,less restrictions on uses,all land use changes south of atlantic ave and west of turnpike.
Farmer	Too many housing developments/ shopping centers being builtand traffic. All farm land is dwindling down to very few areas.	Better road work planning.
Farmer	My husband and I own a cattle company in loxahatchee, we just recently moved out here for the ag and need it to stay that way!	Keep everything ag out here

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Interested Citizen	<p>The citizens of Palm Beach County voted to limit the land use. Yet our commissioners have time and time again went against this and violated this law. Will the commissioners not stop til all the ag reserve is used up? Do the commissioners truly not care what the voters want but only listen to developers like GL home? When a law or bill is voted on by the citizens, there should be no question on what should be done!</p>	<p>Follow the approved bill without further dilution. Protect Palm Beach County. And stop the Transferable Development Rights which allow developers to go around the law.</p>
Interested Citizen	Preserving the ag reserve and enhancing the farming opportunities	Buying out the development rights in the ag reserve at their current density
Interested Citizen	Changing the use of land purchased by the county for ag use	Satisfy the property rights of farmers without compromising the purpose of the ag reserve.
Interested Citizen	<p>Difference between Perservation vs Urban or Under Developed/Depressed areas when mandating Laws.</p> <p>I believe the golf course on Haverhill in WPB should be converted into a new community with stores and housing to enhance the livelihood and create jobs.</p>	Respect the Land! But in areas that no longer preserve nature but might be used to improve the economy then go for it.
Interested Citizen	encroachment of development, The ag reserve should be just that , a reserve. The everglades is a very fragile ecosystem. we need to protect it, I was in the grand canyon and the guide told me ...Oh your from florida, if the Grand canyon were in florida it would have Condos in it..and I think he is right	make a buffer park, keep ag reserve agricultural. Consider introducing the concept of micro farms,,,the farm to table movement is huge right now and very profitable
Interested Citizen	Preserve rural character, agriculture,and equestrian use. Do not allow further changes to land use codes. Prevent over-development in Palm Beach County.Honor the intent of original Ag Reserve designation.	Keep the Ag Reserve as it was originally intended-in ag!
Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying ¿Welcome to the Ag Reserve, Palm Beach County¿s Green Space Treasure¿ so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opporunities for farm to table and agri-tourism</p>

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Interested Citizen	<p>The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.</p>	<p>5- Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying “Welcome to the Ag Reserve, Palm Beach County’s Green Space Treasure” so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>
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Interested Citizen	<p>Concerns for losing our Agricultural Community so very important for the produce, etc that feeds the Eastern United States.</p> <p>Loss of the Ag Reserve to development will not only affect our opportunity to have locally grown produce but will cause issues with our natural resource of water and open us up to flooding.</p> <p>Another issue with loss of agriculture is turning us towards importing our fresh products from other countries who do not have the same high standards.</p> <p>Concerns that the citizens voted for two Bonds back in the 1990s that was supposed to purchase lands to preserve them for agriculture.</p>	<p>Live up to your COMP PLAN and do not continue to allow the agricultural community to be developed !!!!</p>

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Interested Citizen	I most definitely want to see the Agricultural Reserve preserved. Land available for agriculture (which I believe is Florida's most profitable industry) must be preserved as well as open space to make sure that our environment stays clean and livable.	I think if local farms that serve communities are encouraged this will coincide with growing trends across the nation, very successful trends.
Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying "Welcome to the Ag Reserve, Palm Beach County's Green Space Treasure" so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>
Interested Citizen	The Citizens approved the expenditure of their tax funds for a preserve. Green space was assured with this purchase.	<p>Asking for solutions means there is a defined problem and I do not see where there is a problem with keeping this preserve.</p> <p>There are no opportunities available that do not include using the "that was then and this is now" political perspective.</p> <p>The desire to convert this greenspace for other purposes is, in some manner, self serving or self enriching for the individuals or organizations advocating an alternative use of this land.</p>
Interested Citizen	Protect, support, and enhance agriculture in the Ag Reserve. Developers - GL Homes - have incited farmers to ask for more development over the years. Developing the Ag reserve is not a good economic option for the greater good of the county. Agriculture is too important and this land is special for winter crops.	The county can do a much better job at promoting and marketing the Ag Reserve. Consider holding another referendum to raise money for additional land purchase.
Interested Citizen	The most important issue to be addressed in the Ag Reserve is preservation. The citizens of Palm Beach County have invested \$100 million in preservation. We must not add any more development rights within our Ag Reserve, which has been zoned agricultural for the purpose of preservation.	<p>Sections or perimeters of all preserved green space should be made available to citizens of Palm Beach County for horse back riding, bicycling, and hiking.</p> <p>Signage around the Ag Reserve could educate visitors and residents about the nature of the Ag Reserve and the parts of it that are available for public use.</p>

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Interested Citizen	Preserving the integrity of the Ag Reserve is paramount. We have made a significant investment in the Reserve for a reason...it is zoned agricultural and should remain so for the benefit and enjoyment of all.	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying "Welcome to the Ag Reserve, Palm Beach County's Green Space Treasure" so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism.</p>
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Interested Citizen	Overdevelopment of homes and commercial properties will intrude into the Ag Reserve and cause quality of life to spiral down. Too much traffic, crowded roads, strain on water supply, schools and libraries. The Ag Reserve is a very important part of our daily life, bringing good quality produce and clean air to our communities. It should not continue to be sliced off to provide more housing in areas that have mushroomed over the past few years.	Better regulations and more diligent oversight.
Interested Citizen	Preventing the spread of development of any kind in the RESERVE.	Stick to the intent of the bond issue, which is to preserve agriculture in the RESERVE. Hold firm in the face of those who want to make a profit and think they deserve special treatment or exemptions.
Interested Citizen	How to keep the Ag Reserve aligned with the original purpose of the Ag Reserve plan. My understanding of the original purpose was to have a mix of Ag uses and some development. I do not want Palm Beach County to allow the Ag Reserve to be paved over for the enrichment of farmers and developers as has occurred in western Broward and Miami Dade.	The current plan is the opportunity and solution for the AG reserve.
Interested Citizen	The Agricultural Reserve must continue to be a food source.	Agricultural uses should not be changed. All population growth should be accommodated through urban infill and/or density increases.
Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.
Interested Citizen	Preservation as an agricultural and ecological buffer to urban mania.	Giving access to small scale farming efforts that build the soil. Local organic farmers can demonstrate sustainable agriculture alternatives.

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Interested Citizen	The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.	Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.
Interested Citizen	I feel we MUST preserve the Ag Reserve as voters have overwhelmingly voted and as we promised to the citizens of Palm Beach County (who have a \$100 million investment in preservation). We must NOT add any more development rights within the Agricultural Reserve, which has always been zoned agricultural.	<p>Preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>Put up signs at the entrances to the Agricultural Reserve saying “Welcome to the Agricultural Reserve, Palm Beach County’s Green Space Treasure” so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area.</p> <p><i>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism</i></p>
Interested Citizen	<p>Maintaining the AgReserve, as supported by PBC voters, must be a very high priority. In addition to the benefits to the agriculture industry, maintaining the AgReserve's ecosystem has important benefits addressing impacts of climate change which is especially important in S. Florida.</p> <p>Maintaining the AgReserve may provide such benefits as water aquifer recharge and storage, reduction of the impacts of saltwater intrusion, and carbon sequestration. Additional development within the AgReserve would lessen these benefits to the the county.</p>	<p>Before any additional development in the AgReserve is approve, a cost analysis should be completed identifying environmental cost impacts of the development. This needs to be done within a framework such as Ecosystem Services Valuation which provides a value for an ecosystem such as the AgReserve.</p> <p>Additional development has the potential to reduce the ecological value of the reserve in the face of the many climate challenges being faced by the S. Florida region.</p>
Interested Citizen	Overdevelopment.	Stop giving developers permits
Interested Citizen	Preservation of the Ag reserve	keep water clean, habitat for wildlife
Interested Citizen	The Agricultural Reserve must be preserved for agricultural use. The entire county depends upon this area for food and watershed. It is not just a matter of who lives there, farms there or works there. It is a matter of a referendum of the voters that resulted in creation of the reserve. The intent was to preserve this area forever - not just for a few years.	This could be a high-end organic farming region. It is Palm Beach County's equivalent of New York City's Central Park. From a development standpoint, an energy standpoint, transportation, schools, and other infrastructure perspectives as well as climate change, it makes no sense to create residential or commercial development in this area. We need better transportation corridors, and development to the west conflicts with this need. Transportation corridors are best suited for higher density population areas.
Interested Citizen	Need to preserve farmland and other undeveloped land in south Florida, for environmental conservation and scenic enhancement. There is already too much real estate development in the area, with its concomitant traffic congestion, pollution, and other environmental hazards.	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Interested Citizen	Development is always encroaching on Reserves, preserves, park land and environmentally sensitive lands. When will it end? How many more shopping centers do we need? Build up, not out!!!	Leave the land alone. Grant it to the farmers. Locally grown is healthier and better for the consumer and the environment!
Interested Citizen	The most important issue facing the Ag Reserve is to keep the promise to the citizens and Preserve The Ag Reserve	There should be a special board to hear and resolve problems of landowners in the Ag Reserve. There should be signs saying "welcome to the Ag Reserve" so that potential home buyers will know they are buying in an agricultural reserve area
Interested Citizen	need for continued food production in PB Co., as source of Winter crops for the whole of the USA;  open space also provides a way for rain water to get into the ground and reserves. There water "recharge" of the aquifer is a critical issue.	restrictions on land use changes are important. NOT ALLOW surfaces that prohibit water getting drawn down to the aquifers.
Interested Citizen	we need to maintain the Agricultural preserve principally for food production, with limited housing.	zoning issues need to be resolved --- not change easily, away from agricultural uses. County Commission should stand FIRM on this matter.
Interested Citizen	CRITICAL THAT THE PROMISE MADE TO TAXPAYERS TO SAVE THE AG BE KEPT. SAVE THE AG. NO MORE DEVELOPMENT!!!	WHAT'S NEEDED IS AN APPRECIATION OF WHAT THE AG RESERVE REPRESENTS TO OUR ECOLOGY, AND KEEPING OUR WATER CLEAN. MORE SHOULD BE INVESTED INTO INCREASING THE GREEN SPACE THAT'S TO BE SAVED!!!!
Interested Citizen	Why is it called the Ag Reserve if you keep allowing it to be developed?? Ag - Agricultural, Reserve - to save, protect, keep in current state. It should not be allowed to be developed. Farmers should be encouraged to grow produce that can sold locally so people here do not have to buy the junk that is grown in central and south America. The taxpayers didn't agree for the county to buy the land and then turn around and allow it be to be developed.	The current PBC Commission is filled with people who are in favor of unrestrained growth. Keep this up and PBC county can look just like Broward and Miami-Dade. You have already opened Pandora's box with respect to the Ag Reserver and there may not be any turning back now. Since you have signaled that it is ok to develop then I'm sure many other developers will be putting in applications. How can you deny their application after you have gone ahead and approved the current ones. Bye, bye, Ag Reserve.
Interested Citizen	There needs to be vigilance in the oversight and scrutiny of any development in this area. Set aside as a preserve and forever green area, it now is in risk of development which, once started, will be difficult to curb or curtail.	Concentrate on other potential development areas, leaving the Ag Reserve as the wild area it was designated to be.
Interested Citizen	The most important issue is preserving the AG Reserve, as the citizens of Palm Beach voted to do. We must not add any more development on the property that grows the country's very large percentage of winter vegetable.	The farmers who wish to sell their property should be made to sell it to others who will continue to use it for agricultural purposes, not needless development.
Interested Citizen	Maintaining open green space in Palm Beach County for agriculture or parks as modern society overwhelms the original purpose of the Ag Reserve.	The Council has in its power to maintain the original intent of 1995, when it was decided to maintain open green areas of natural beauty in Palm Beach County. Please, resist the efforts of developers to slowly erode the future natural beauty of our County.
Interested Citizen	Keep land undeveloped!!! We are overbuilding our state and wasting our resources.	Improve what we have and reinvest in resources, not add more to the population

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Interested Citizen	<p>protecting our lands in Boynton Beach! Wasn't this bond already sold to the taxpayers years ago to protect the very same space? We paid for it, and then the very same land was sold off to developers?</p> <p>Keep the green, let Boynton Beach be a model of saving green space and protecting our natural resources. Enough development already.</p>	<p>More nature, fewer developers.</p>
Interested Citizen	<ol style="list-style-type: none"> <li>1. PRACTICE OF IGNORING WILL OF PALM BEACH COUNTY VOTERS WHO PASSED THE BOND ISSUE BY CHANGING ZONING--I. E. SCHOOL, HOSPITAL, CHURCH IN AG RESERVE</li> <li>2.SAVING FARMING IN THE AG RESERVE</li> <li>3. IMPORTANCE OF WATER STORAGE AREA TO REFUGE AND EVERGLADES</li> </ol>	<p>HALT ZONING CHANGES</p> <p>FOLLOW VOTERS' WISHES AND PROTECT TERMS OF BOND ISSUE</p>
Interested Citizen	<p>The most important issue to be addressed in the Ag Reserve is PRESERVING IT as promised to the citizens of Palm Beach County who have a \$100 million investment in preservation. We must not add any more development rights within our Ag Reserve, which has always been zoned agricultural.</p>	<p>Sections or perimeters of all preserved green space should be made available to all citizens of Palm Beach County for equestrian, bicycle, and nature walk uses.</p> <p>We should erect signs at the entrances to the Ag Reserve saying „Welcome to the Ag Reserve, Palm Beach County’s Green Space Treasure“ so that anyone looking at one of the new houses knows they would be buying in a Restricted Agriculture area, and our county can show the pride it holds in preserving our farmland.</p> <p><i>We should utilize all county resources to enhance opportunities for farm to table and agri-tourism</i></p>
Interested Citizen	<p>Protection of Palm Beach County's water supply and climate resilience as recommended in the Southeast Florida Regional Climate Action Plan, which was approved by the PBC BCC on April 15, 2014.</p> <p>Please see p. 35 Recommendation AG-23, and p. 36 Recommendation AG-25, available at this link:  <a href="http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf">http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf</a></p>	<p>The greatest opportunity is to consult the experts in the 4 counties, and the federal scientific consultants (USGS, NOAA, USACE, etc.) who contributed to the award winning Southeast Florida Regional Climate Action Plan, which was approved by the PBC BCC, in order to develop an understanding of how the Ag Reserve can help to protect our water supply.</p> <p>Another opportunity is to consult with the South Florida Water Management District regarding water planning, to develop an understanding of which wells have already been compromised by saltwater intrusion, where the new western wells are that will supply water to the coast, and the role of the Ag Reserve in water management.</p> <p>There is an additional opportunity to do an Ecosystems Services Valuation of the Ag Reserve before making decisions. (Please see Recommendation NS-4 on page 33 of the Southeast Florida Regional Climate Action Plan, adopted by the PBC BCC on April 15, 2014 &amp; available at this link  <a href="http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf">http://southeastfloridaclimatecompact.org/pdf/Regional%20Climate%20Action%20Plan%20FINAL%20ADA%20Compliant.pdf</a>)</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Interested Citizen	Flooding	Not sure.
Interested Citizen	<p>Land use is an extremely important issue here in South Florida. Especially due to the effects of a changing climate, the responsibility of local government is to think and plan ahead for flood control, droughts, water quality and food scarcity.</p> <p>Equally, I understand the economic concerns of farmers and nursery owners. The discussion should be on exploring more innovative ways to bolster our agricultural sector that is so vital to the entire county and the state. Parceling out critical lands to development, loosening regulations to allow more density, can only lead to the weakening of the agricultural industry.</p> <p>The residents of Palm Beach County invested \$100M+ in land conservation in the Ag Reserve for a reason. County officials should have an obligation to protect that investment. A longer term view, starting with an independent study of the implications of lifting development restrictions and possibly selling public lands should be done first, along with holding public hearings, before any decision is made.</p>	<p>I am not an expert in this area. I believe it would be of great service to the residents of Palm Beach County to invite proposals, not only from developers or farmers, but from other communities within Florida or other states that potentially could serve as a model to grow our agricultural sector. As other parts of the country, such as the mid-west and California suffer severe droughts, which in turn, is greatly impairing food production, should we not be thinking ahead to protect the productivity of our farmland?</p> <p>The markets are increasingly moving toward people buying local, a demand for labeling and knowing where your food comes from and restaurants attracting customers with a claim to fresh, healthy food. We, in the county, should be investing in diversifying and growing our agricultural sector, not breaking it apart.</p>
Interested Citizen		
Interested Citizen	Land that was bought by the money raised by the referendum should remain agricultural or environmental productive. NO exceptions.	<p>This area grows a large percentage of the nation's winter vegetables and yet is hardly known about by the general public. We should be shouting this accomplishment. Large signs should be erected in the area saying "PBC Ag Reserve, winter salad bowl for the nation"</p> <p>"PBC county vegetables" should stand for excellence the same way "Indian River citrus" did</p>
Non-Residential Use	Right Now I am trying to get the Agricultural Tax Exemption and then I can address any problems that may be of concern. I would like to see City Water and Sewage offered for my property from the City.	Unknown at this time.
Non-Res Use	A fair balance between agriculture, residential and commercial so that all owners can benefit from a balanced plan.	The selection of certain parcels isolated for commercial is not only not fair, but creates a non-homogenous environment. There are obvious areas that should be commercial, and obvious for residential, and obvious for agriculture. A proper plan may satisfy almost everyone.
Non-Res Use	Balancing the desire for ample green space & natural habitat versus the need to accommodate growth in PBC	

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Non-Res Use	TO ALLOW FAITH FARM TO EXPAND THE NUMBER OF BEDS FOR RESIDENTS TO HELP, SINCE WE ARE EXEMPTED FROM THE AG. RESERVE ISSUES. WHEN WE TRY TO EXPAND THE NUMMBER OF BEDS, WE GET PUSHED BACK UNDER THE AG RESERVE LIMITATIONS, EVEN THOUGH WE ARE EXEMPTED. WE WERE HERE BEFORE ANYONE ELSE, THAT'S WHY WE HAVE OUR OWN WATER AND SEWER PLANT ON-SITE.	WE NEED TO CONTINUE TO BE ALLOWED TO BE EXEMPTED UNDER THE AG RESERVE AS LISTED IN DOCUMENTS. WE NEED TO EXPAND THE NUMBER OF BEDS TO HELP OTHERS. WE DO NOT IMPACT THE COUNTY FACILITEIS SINCE WE HAVE OUR OWN WATER PLANT, SEWER PLANT, AND THOSE IN OUR PROGRAM ARE NOT ALLOWED AUTOMOBILES WHILE IN THE PROGRAM. WE HAVE 90 ACRES AND NEED TO SERVE MORE PEOPLE IN ADDICTIVE LIFESTYLES.
Non-Res Use	The need to expand the land uses and commercial opportunities for Agricultural Reserve property owners that is commensurate to the development that has already occurred from the east side of 441 to the turnpike.	If commercial and land development restrictions were eliminated or, at least reduced, new and existing businesses could provide commercial and public uses that would better serve the needs of the local community. In addition, expansion of commercial business and higher land values would result in increased property tax revenue to the county.
Non-Res Use	How to allow the smaller sized land owners to develop their land.	Open up development east of state road 7.
Non-Res Use	Within the Ag Reserve smaller parcels (similar to our 4 acres on 441 south of Atlantic) are not able to be competitive in the Ag industry because the smaller acreage is not adequate size to be a farm, nursery etc. We are held to the highest standards by the County to develop and maintain the land similar to that of a commercially zoned property. Our parcel on 441 was not designed to be Ag property; it is only 4 acres at a purchase price of over \$200K per acre (2006) and sits empty because the rewards and benefits are not available to smaller parcels of Ag property. There is not a profit to be made since Ag related rents and sales are well below standard	Opportunities ∫ our location on 441 has endless opportunities outside of the zoning of the Ag Reserve. We are on a major State Road, near hospitals and gigantic new residential developments. To help support the growing Western communities of PBC smaller parcels and corners within the Ag Reserve could be used for medical buildings, restaurants, religious buildings ect. Solutions ∫ rezone smaller properties and corner properties within the Ag Reserve to support the infrastructure, maintaining a balance for residents within the Ag Reserve.
Non-Res Use	Unable to do anything with my property unless it is for agricultural use	Use property has a storage area for my produce and farm transportation and equipment
Non-Res Use	It is too small and the Everglades is close by.	It should be cast aside.
Non-Res Use	There appears to be more need/demand for services in the areas between 441 & Turnpike. Ag land has been preserved secondary to the bond issue. The lands remaining in the ag reserve which have retained their development rights should have more flexibility to meet this increased demand for commerical services.	
Non-Res Use	The Ag reserve was never intended to be a FOREVER solution. It has done its intended job and now we need to look at other solutions/modifications/plans. For example, the property I own, across from Delray Marketplace has a higher and better use than farming, as the region develops and has needs. I have partnered with a well-known ethical developer who has presented a concept embraced by those who would be most affected.	As for the relatively small parcel I own at the corner of Lyons and Atlantic, we have presented a neighborhood based shopping plaza that enhances the area. I have spent a fortune in funds cleaning up an arsenic contaminated agricultural property. The contamination was agriculturally-caused...and not caused by this landowner. The restrictions on this property agreed to by me would not reasonably permit agriculture (no potable water, for example). It simply does not make sense to not permit the commercial use beneficial to the property, the area, and the local residents.  Thank you for your consideration

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Non-Res Use	There are AGR properties that are east of 441 in non-agricultural areas that should be rezoned. In my case, I own 12.8 acres of property on Clint Moore Road that was not rezoned with other surrounding properties in my area because at the time it was owned by the United State Post Office. The use of this property for an agricultural purpose would be inconsistent with the surrounding land use and would be opposed by the surrounding communities. I have approval from the County to use the property as a private school campus -- but the AGR zoning places unreasonable restrictions.	The few remaining properties that are east of 441 that were not rezoned with neighboring properties(due to special situations such as having been owned by the federal government at the time of rezoning) should now been rezoned to be in conformity with surrounding properties and current community uses.
Non-Res Use	Safe guard the remaining agriculture reserve from additional conversion to residential use.  PBC has already become an asphalt jungle due to real estate lobbyist undue influence.	Reinforce /make laws that protect what is remaining. Better development of the land outside the Agri reserve.
Non-Res Use	PERMITTING THE BUILDING OF MORE RESIDENTIAL UNITS THAN ARE PERMITTED UNDER THE CURRNET AG RESERVE RULES	CHANGE THE RULES  PERMIT THE TRANSFER OF DEVELOPMENT RIGHTS FROM OUTSIDE THE AG RESERVE
Non-Res Use	PROPER PLANNING AND FAIR ALLOCATION WITHOUT CROWDING	DON'T KNOW
Non-Res Use	Agricultural interests for the land in the Ag Reserve area are diminishing greatly one o many factors. It is becoming more less profitable for farmers and growers to produce their products for market in the Ag Reserve. There for - to be fair - increased residential, commercial, institutional and industrial uses of this land utilizing a well conceived comprehensive plan for development must be addressed by government authority.	increased residential, commercial, institutional and industrial uses of the Ag Reserve area present incredible opportunities for all government entities by way of additional tax revenues; for all and and business interests in the Ag Reserve by way of increased land values and business activity; and, for all people who are desirous of being able to enjoy affordable housing, increased employemnet opportunities, and a greatly enhanced quality of life.
Non-Res Use	Recognition that the zoning regulations were adequate for the large scale projects, but that for smaller lots and owner, a greater range of opportunity can be provided without hurting the conservation goals that have been achieved.	Finding a wider range of uses or zoning sub-types that would be available to smaller lot types, to allow them adequate development potential, when they are too small to meet the current guidelines for development or providing transferrable rights.
Nursery Operator	Inability to sell property for residential or commercial development is the problem.	Eliminate the Ag Reserve, change the zoning to allow the old farmers and nurseryman to sell their land and retire before they die.
Nursery Operator	The most important issue to be addressed is the property rights that have been taken away from those who own land in the "Ag Reserve".	Give the property owners back their rights.
Nursery Operator	The Ag Reserve is too chopped up now. Residential now butts up to ag operations. The segmentation has made farming inefficient and profit constraining.	Let farmers farm elsewhere where logostics and scale benefit them. Don't let the ag reserve just be a token, isolated island of small farming tracts, nurseries, and equestrian. Let property owners decide what to do with their land.

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Nursery Operator	The AG reserve properties that are east of Lyons Road are in conflict with residential development, this creates a safety hazard for both the farm workers & residents. Traffic on Lyons Road is very heavy and the slow moving Ag equipment is no match for fast moving cars etc. Many accidents have occurred and this will only get worse.	Allow the AG reserve property owners east of Lyons Road to sell their property for other than AG use, this will require more allowable density in order to achieve this goal. In the future the only AG reserve land that could possibly remain AG reserve would be the land West of 441. There is just too much development in the rest of the AG reserve to require AG activity to continue. Under the AG reserve constraints of today AG reserve landowners have no choice but to use their land for agricultural businesses. The residents who do not want any changes to the AG reserve are the very ones that are causing the hazardous conditions and have no regard for the safety of the agricultural workers. These same people are ones who complain loudly about chemical spraying, noise and odors from agricultural activity.
Nursery Operator	My Property cannot sell its development rights as other area can. I am stuck with no way for a developer to purchase because of your 100 acre rule. It is as if you hand picked who would be able to make money if they sold their property and or their development rights. I am not one of those people. I do not grow vegetables. I am a nursery owner who wants the value out of my land.	<p>#1. Let development happen on property less than 100 acres.</p> <p>#2. Let me sell my development rights.</p> <p>#2. Allow a builder to buy from your development rights bank so they can have enough rights to build on my land. There are to few people who can still sell their rights to allow for even a small development.</p>
Nursery Operator	<p>We have rules which were set up to preservre an agricultural area which does not exist today as it was planned at its inception.</p> <p>Schools, hospitals, large roads, residential developments and retail shopping centers are overwhelming us.</p> <p>citizens with no connection to agriculture are attempting to hijack any discussion of changes.</p> <p>The county needs to buy more land in the ag reserve, farmers cannot afford to buy land anymore.</p> <p>Tdr's were not allocated equally, parcels with smaller acreage did not receive tdrs per acre but rather per parcel</p>	<p>Keep farmers and nurseries here by offering to rent them land purchased by the county.</p> <p>let the small aceraqe holders have some tdrs to reflect their acreage</p> <p>float another bond issue to buyout then lease back the last few remaining large parcels.</p> <p>decrease speed limits in the ag reserve to protect tractors on the road</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>I bought just west of the turnpike in 1995 and made sure i was not zoned ag reserve because my former employer was changed to ag reserved in the early 80's and had problems getting rezoned when he retired. I am at the northwest corner of the turnpike at boynton beach blvd and thought that it would eventually change to commercial or light industrial. in 2000, they changed our zoning to ag reserve and gave TDR but I am unable to participate in that program as it currently is set up. I have 2 5 acres pieces with a home on each and live in one and use the other for an office. I feel that i should be entitles to the TDR program like many of the larger owners were given years ago.</p> <p>I started 2 nurseries in loxahatchee in 2005. I tried to buy in the boynton area but the price of land was to high. Thereis a school less than 1/10th of a mile south of me and a hospital 3 milesto the west. Housing developments surround me and i feel it is a matter of time till I will be having problems with.</p>	<p>TDR should be given to each land owner that have not recieved them before. We have no light industrial planned in the ag reserved for fixing equipment. I have 28 tractors, RTV from Kubota and he is leaving Boynton Beach because the hospital built in his back yard. Once you mixed housing with agriculture, the only solution is to have large buffers between us. The original intent of ag reserve was to preserve row crops and that seems to be the only ones that were able to be developed.</p>
Nursery Operator	<p>When we moved to this location (we live here) in 1995, my husband made sure we were not zoned ag reserved. He has been working in the ag reserve even before it changed to that. Some time in 2000, our area was switched from ag/res to ag reserve. As with many of his friends who sold to developments east of the turnpike, we are now restricted to stay nursery or 1 house per 5 acres. We currently have 2 5 acres pieces with our house on one and a house on the other we use for an office. Then to add insult to injury, we are not allowed to get TDR.</p>	<p>Allow everyone in ag reserve TDR and change the development size so nurseries can sell for developments also</p>
Nursery Operator	<p>Imagine if you built a 300 store mall and you told all the tenants they could sell nothing but shoes. How successful would that be for the majority of the stores? Not very. A couple large stores would survive the smaller stores could not compete. That is the situation we have now we can sell plants or food and that's about it. We are in competition with each other for a very small local market. In addition the Miami nurseries have taken over this area. Most if not all of the landscape material used for the new construction in this area and all of Palm Beach for that matter comes from the Miami area not from the local ag reserve. For the most part we sell to local landscapers that have small remodel jobs in the area. A small amount of work coveted by a lot of nurseries. This is a dying industry in this area and our children have witnessed this through the years. And now as older adults they want nothing to do with agriculture. And that I think is one of the biggest problems, a bunch of ag land that nobody wants to work because the reward is so little and land that is worth very little after years of being in business.</p>	<p>If the plan is for this land to stay agriculture farm and nursery land needs to have value. If we were compensated by being able to sell development rights and had revenue we could possibly keep farming. Times have changed. Business pressure from other areas be it the Miami Homestead area for nurseries or foreign imports for farmers could not have been imagined when the reserve was conceived.</p>

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Nursery Operator	I believe that "The Agricultural Reserve", although well intended, has been a land use experiment that has failed. I do not know of one major landholder in the area that not been hurt by the loss of property rights they once thought they had. The burden of the loss in property values has been carried by long term private property owners even though it's the voters who promote this unfair system. Years ago Commissioner Aronson said that if the bond was not able to buy at least 4,000 acres, the Ag Reserve should be reconsidered. <u>That time has arrived.</u>	We still have a chance to make this area a nice place if we could be aided by objective planners that are not blinded by the "Ag Reserve" propaganda would
Nursery Operator	The property rights of landowners is the most important issue. As a private land owner in the Ag Reserve, my property rights were taken away from me. The County did not purchase my land with the bond referendum, but I am being treated as if they did. It is time to restore my rights and the rights of other private property owners in the Ag Reserve just like me.	Speaking solely about my personal situation, I believe the best use for my land is commercial. Since I bought my land in 1985, the County has taken ag land around me and approved a gas station, hospital, medical buildings, and a warehouse/recycling center. If the County wants to do that, that's fine, just don't leave me stuck in the middle of it with Ag as my only option. This is not only unfair, it is ridiculous.
Nursery Operator	Logical Development of selected properties that are fronting on 441, while preserving the large tracts of land for farming  <u>Traffic hazards posed by farm equipment moving on the roads with increasing traffic.</u>	
Nursery Operator	1. The regulations governing the use of our property. Especially where we are located it makes no sense at all that we are restricted form developing at least 1 home per acre. 2. The unfair nature of previous development rights approvals. Previous development rights approvals have left this entire block restricted. Every lot in this section (bordered by the Florida Turnpike top the east, Boynton Beach Blvd to the south, Acme Dairy Road to the west and a water management canal to the north) is either a residential property or an Ornamental container nursery. None of the land itself is actually being farmed and the restrictions we are stuck with are unfair. Because of the make up of the section, the restrictions in place here do not actually serve the intentions of the Ag Reserve and so are wholly unnecessary.	Legislate to correct the injustices.
Nursery Operator	In my opinion, it's the lack of harmony that exists between residential, commercial, and agricultural needs that has created a rather dysfunctional paradigm. We can debate the merits of the original "agricultural reserve" plan, it's intent and how it was thought out as well as how it was to implemented, but that would clearly be an exercise in futility. Most be would agree that the genie is out of the bottle as far as residential and commercial development is concerned which of course are synergistic to each other. Agriculture, on the other hand, does not blend well when it is randomly scattered around these developments. Meanwhile, these communities in the reserve are growing and need additional infrastructure to support them. It's time to deal with reality and revise the existing comprehensive plan in the reserve.	Segregate the large county owned farm tracts (Bowman Farm) and or create a new reserve that is reserved solely for agriculture. Indian Trails Grove, now a row crop farm, certainly would be worth considering as a starting place. Create a special TDR redemption program unique from any other county development program. It must be fair and just, taking in consideration the property owners that have held onto their TDR"s as well as the current market conditions as it relates to higher values of the new communities in the reserve.  For the record: I nurseryman and property owner 31 years in the reserve. Same location.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	Building on land with no TDRs	Allow buliding with no TDRs
Nursery Operator	<p>As an owner of real estate in Western PBC, I have seen the effect that the changes in the economic climate have brought to our community. The AR was not a part of the formal county land use plan when my purchases were made, nor was it a factor in my acquisitions. It seems the commission, land planners, land owners and local business people did not consider the increase in the senior and general population, the great recession, global warming or sea level rise when the AR became a part of the plan. Today all of these things have a direct impact on how our precious Florida will mature. Plans to prohibit growth west of the Florida Turnpike have not been successful. Planned developments continue to be part of the urban landscape and people enthusiastically populate these communities. The developers, who construct these communities, as well as the residents, add much needed tax dollars to the county tax roll. It is unreasonable to assume that these community members want to travel long distances for their wants and needs. Western PBC must support the community with shopping, protection, medical resources, as well as cultural attractions and entertainment. To use county tax dollars to redevelop the Eastern portion of the county is a poor use of dollars. Citizens will not be able to utilize much needed medical centers when our roads are flooded by tropical storms and crucial establishments are affected by storm surges. Boynton Beach suffered terrible flooding last year and was not sufficiently prepared. These floods will become more serious in the future. When will our politicians recognize and deal with these problems 2 hopefully while there are still citizens in their districts. With this in mind it is time to strategically plan for a better future. Infrastructure in Western areas of the county must be realigned with the needs of its citizens. Laws and rules often need to be moderately changed in order to balance current events. This is the case with the AR.</p>	<p>Strategically manage growth through tax incentives  Opportunities for increased tax revenue  New community cultural attracts which will be a positive impact on the community  New business growth which will provide new jobs for a positive effect  Manage growth with environmental issues at forefront</p> <p>*I would very much like to be a member of the roundtable group</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>To right a wrong,we were never included when ag reserve was formed.We cannot sell our rights,or develop like the big owners could. When I bought my property it was zoned 1 house per acre and my property had future small commercial on your map.</p> <p>Contrary to some misguided folks ,there is no row crops south of Atlantic Ave. on Lyons Rd. development and some old dilapolated nurserys . I have a church/ summer camp To my north and Mizner CC to my south and Delray Lakes homes to my east. I now only spay my plants when there's no wind, so not to drift to the camp. Some day there is going to be a fatal accident on Lyons rd. tractors,nursery carts don't mix. I see near misses all the time.</p> <p>The nursery business has been affected by the down turn,and the fashion of plants is over,there are large factory nurserys in homestead ,that can buy 20/25% cheaper than I I'm on the edge of closing for I am losing money.The banks will not loan us money because of the zoning. So we cannot update to compete</p>	<p>Redone the property to 3 houses per acre and let us buy the TDR from the county. Also let the size be 35 acres pud.</p>
Nursery Operator	<p>I feel the Agricultural Reserve has already been broken with the allowed development of Transfer Stations , Hospitals, Schools, Shopping Centers and Residential development. All of these things have made it very difficult to grow insect and disease free plants which require spraying without having spray drift into any of the developed areas. I also feel that we are being deprived of our property rights because land with street frontage or interior acreage sells for much less than the land North or South of the Agricultural Reserve. For many of the property owners in this area the ability to sell this land is their retirement nest egg. We are the ones who spend 40 to 100 hours a week out in the sun and have to deal with the problems associated with spending this many hours in the sun. I would venture to say that many of the people that want to keep the A.R. as it is have no "skin" in the game and have never spent years on end dealing with HEAT, HUMIDITY, RAIN, or FREEZING weather. The A.R. sounds great from air conditioned office.</p>	<p>Allow commercial corridors on major highways. Give more than 1 development unit per acre. Allow development units to be sold off and still be able to build one house per 4 to 5 acres because property easements. These are some preliminary ideas. Thank you for your consideration.</p>
Nursery Operator	<p>property rights of the small land owners regulations in small bussineses</p> <p style="text-align: center;">less government</p>	<p>difficult to say at this time, it seems that when the rules for the ag reserve were voted on it only benefited the large land owners and left out any hope for the small land owners</p>
Nursery Operator	<p>THAT IT WILL NO LONGER BE A FARMING/AG RESERVE IF BUILDINGS, HOMES AND COMMERCIAL INTERESTS CONTINUE TO ENCROACH ON THIS UNIQUE ECOSYSTEM!!!!</p> <p>I VOTED IN 1998 TO SET THIS LAND ASIDE AND MY TAX DOLLARS PAID FOR THIS PURCHASE ALONG WITH ALL THE OTHER CITIZENS/VOTERS!!!!</p>	<p>LEAVE IT ALONE AND KEEP THE AG RESERVE THE WAY IT WAS INTENDED AND VOTED ON!!!!</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Nursery Operator	<p>Keeping development at a minimum. If developers are allowed to continue unabated there will be no more open space in the western sections of Palm Beach.</p> <p>Palm Beach is on the fast track to emulate its neighbors to the south both Broward and Dade.</p> <p><u>Why cant the commission see this is beyond me.</u></p>	Stand by the decisions made already concerning this.
Nursery Operator	Preventing urban sprawl to the extent that the green, open, uncongested look and feel are not forever lost.	Nature trails, animal habitats, heart-healthy walking paths, playgrounds, play fields, etc.
Nursery Operator	Getting commercial zoning in certain areas in the Ag Reserve.	
Nursery Operator	Selective development	Possible changes in the comprehensive land use plan
Other	<ol style="list-style-type: none"> <li>1. government tells owners what they can and can not do with their land.</li> <li>2. one house per 5 acres too restrictive. (my daughter and her family can not build a house next to mine.)</li> <li>3. since 1978 we have maintained our dirt road for access to property, have wells, septic, clean up fallen trees in road,,etc. few services for our property taxes.</li> </ol>	Increase to one house per acre. decrease restrictions,.....would make land more attractive to banks for loan to build another house or to developers if I should chose to sell some day. THANK YOU FOR YOUR TILME AND INTEREST IN THE AG RESEERVE. WE ALL LOVE IT BUT NEED YOUR HELP TO SURVIVE HERE.
Other	<p>Keeping it preserved and keeping housing density low!</p> <p>The land in question would be better served returning to wetlands or to an open public park, Hunting area or recreation area, rather than increasing housing density. The is true for all areas west of the Turnpike and especial for those west of 441 from south palm beach to Forest hill Blvd. I know that these areas have had preserve status for a long time and with good reason, Now is not the time to change this for more county revenue.</p>	New public hunting areas along with public recreation areas. Much needed in PBC.
Other	<p>So much development has been allowed that the area is difficult to continue to operate as an agricultural reserve as envisioned in the Comprehensive Plan. The development needs to stop, do not allow exceptions and changes to the comp plan.</p> <p>With the concessions that have been made in the Ag Reserve, investment by tax payers looks more like a land bank for wealthy developers. (Is that legal?)</p>	<p>Enforce the Comp plan. Enforce the 60/40 allowable development, don't set a precedent by allowing changes.</p> <p>I wonder if we need another bond to buy more of the reserve to keep it in agriculture.</p>

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	<p>Over development and zoning changes that have removed agricultural designation from the area. The Ag Reserve was intended to be an area preserved for agriculture.</p> <p>The maximum area set aside for agriculture should be protected as agricultural land.</p>	<p>We need to protect existing agricultural zoning and not make zoning changes. Any industrial development should come out of the portion of land already designated for development.</p> <p>Residents need to be educated on the importance of maintaining agriculture in Palm Beach County and particularly the Ag Reserve. Not enough education has been directed toward residents of the Ag Reserve so that they understand that they live in an area designated as agriculture. Many residents were sold houses in this area without understanding that they were moving into an agricultural area.</p>
Other	<p>The Ag Reserve was originally created to take advantage of the many benefits offered by the land within the designated area. Of the many benefits provided, some directly impact the Refuge such as buffering the Refuge from urban development and providing valuable foraging habitat for birds that roost or nest in the Refuge. Bird species that utilize lands within the Ag Reserve and Refuge include the critically endangered Everglade snail kite and the endangered wood stork. Both species frequently use the agriculture fields to forage, particularly during rain events and field flooding. Therefore, these species are particularly important when considering removal of current habitat.</p> <p>Hydrologically, lands within the Ag Reserve, particularly west of 441, provide a seepage barrier as the farmers keep canals higher after rain events by working with Lake Worth Drainage District (LWDD) to store and retain water for water conservation purposes. As a buffer to the Refuge, the Ag Reserve provides protection from urban runoff, invasive/exotic species (both plants and animals), and light pollution from surrounding development. With the increased number of development proposals, the demand to provide additional flood control will fall on the Refuge and surrounding basins which already provide these services to many areas east of the Refuge.</p>	<p>The Refuge was established to protect many wildlife species that may be at risk from the direct, indirect, or cumulative impacts from the proposed changes to the Plan.</p> <p>The Refuge is willing to provide any additional information to fully evaluate these changes and the potential impacts increased development in the area may have on our natural system.</p>
Other	Allowance for more agriculture related uses in preserve areas and within Ag Reserve itself.	Code and COmp Plan changes to allow more ag related uses within preserve areas.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	<p>1) The 10,000 approved homes in Ag. Res. drives down value of existing homes in Southern PBC. This puts current home owners at a economic disadvantage</p> <p>2) Why allow developers to cover the open land with large developments, when there are 30,000 existing building sites in PBC already zoned for building. In 2013 1,900 homes were built in the county. There is already a 10 plus year inventory without compromising the reserve.</p> <p>3) Continued urban sprawl in the Ag. Res will erode the quality of life for existing citizens.( crowded roads, crowded schools road rage and strained government services.Growth for the sake of growth is not always positive.</p> <p>4) Development offers short term employment to the area. My equine business and others in the AR offer permanent employment. Where will my six employees go if houses replace the farm?</p>	<p>1) county has chance to make Ag.Res a special place</p> <p>A) complete the rural Parkway that is part of Lions Road plan.</p> <p>B) Make the land around developments available to the public for walking, jogging, biking and horse riding. Developers are allowed to count the land outside their walls as open space, yet they are allowed to fence it off. This is not in the spirit of 60/40 open space, when new developments are approved by the commission.</p> <p>C) Put up signs announcing you are entering a special place the Ag.Res.</p> <p>2) The three simple steps described above would allow the county to talk about a special are to live, compared to the direction we are currently headed.</p> <p>I would like to be a member of the round table for the following reasons</p> <p>1)Own 60 acres land in Ag.Res</p> <p>2) Live in Ag. Res</p> <p>3)Have a horse farm that employees six people in Ag Res</p> <p>4) Have paid the county over \$500,000 in property tax through 2014. Property tax payments this year will exceed \$50,000</p> <p>5) I care</p>
Other	n/a	n/a
Other	Development/ Commercial/Residential TDR's	I have worked on almost all sites that have been developed.
Other		
Other	Protecting land for agricultural use while enabling some limited development that will not materially change the ag reserve.	Not really sure. I can see the points made by both farmers and developers who want to do something else with the land other than grow crops...but at the same time, we have to be careful not to lose or diminish a significant aspect of what makes Palm Beach County unique. Also...the farming community does more to support hunger relief in the county than any other industry and we don't want to materially affect that reality either.
Other	All of the available land is disappearing	Use land for farming or leave it alone.
Other	To STOP allowing Developers to chip away at it. To stop swapping out land for other projects. To Keep all land that was designated as Agriculture as is.	<p>The opportunity is that one day there will be no land left. To feed us on a local level. Where everything has to be shipped in, from other areas, country's, county's, states. Keep the land as it was meant for. AGRICULTURE.</p> <p>The solution is easy. STOP selling off portions of the AG reserve.</p>
Other	Owners of small parcels who have cultivated, maintained, and paid taxes on their land should not have the value of their property reduced by limits on how the property can be used.	Change the limits on how property can be used so that small owners are not held in a position inferior to that of large corporations.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Other	I believe one of the important issues facing the further development ( or lack there of) is the lack of consideration for the small nurserymen and land owners in the Ag Reserve. There are small parcels of land that would no more interfere with the environment, if sold for commercial development, than the thousands of homes already being occupied in the Ag Reserve. Give the small "guy" a chance to determine the fate of his land!	Change the zoning to commercial for small pieces of property that are close to the Turnpike and / or 441, that are currently surrounded by buildings of all kinds: schools, churches, hospitals, shopping center and homes, homes, homes, homes.....
Other	<p>The most important issues or problems to be addressed in the Agricultural Reserve are outlined below:</p> <ol style="list-style-type: none"> <li>1.The growing demand for services in the new residential communities that are in and being developed in the Agriculture Reserve and the inability to develop ancillary businesses based on land use and zoning restrictions in the Agriculture Reserve. The success of Delray Market Place demonstrates the high need for services in the area.</li> <li>2.The smaller parcels, like mine, have not been granted the same privileges and opportunities, as larger parcels in the Agriculture Reserve.</li> <li>3.The country is requiring land owners to farm by restricting their rights. Landowners have lost their freedom.</li> <li>4.In my particular case I have been stripped of my ability to develop the commercial-zoned corner-acre of my property, due to the land use changes of the Agriculture Reserve.</li> <li>5.I am further restricted on land use, including agriculture uses because of residential development across the street from my property.</li> <li>6.Reduction of agriculture and farming in the agriculture reserve due to development and lower demand for products.</li> </ol>	<p>Solutions include:</p> <ol style="list-style-type: none"> <li>1.Designate county owned parcels of land as the agriculture reserve and subsidize farmers to farm the county owned land.</li> <li>2.Maximize the County's investment as well as the 45 land owner's investment in the water/sewer line built in 2005 for development on West Atlantic Avenue (Reference: Resolution No. 2005-0588). Also note land owners are still paying for this water line at a 6% interest rate; however, it is currently of no use to farmers. As quoted in the resolution:          "Whereas, the Board of County Commissioners finds that each parcel listed in the Special Assessment Roll, which is attached hereto and incorporated herein as Attachment 3, will obtain a special benefit, that is at least equal to the amount of special assessment made against each such parcel.          Grant the land owner's the special benefit that was promised when the water/sewer line was approved.</li> <li>3.Change the land use and zoning restrictions to allow commercial development on West Atlantic Avenue. West Atlantic Avenue is an arterial road should be developed due high traffic and high visibility and high demand for services. West Atlantic Avenue supports traffic to on/off Turnpike ramps, Lyons Road, 441 East Atlantic Avenue and highly successful Delray Market Place.</li> </ol>
Resident, not in Planned Development	Development, number of units per acre, land usage/restrictions	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	To insure proper development along major thoroughfares to support the existing planned developments and future developments. I believe that agricultural areas in the agricultural reserve can coexist with well planned developments and supporting retail stores and like establishments. For example, a two to three hundred yard variance for such retail stores and developments with access roads for farmers to continue their agricultural needs. It is important to most people that I know in this agricultural area and to the developments that exist in this area to have supporting retail services which not only is an energy saving consideration, it will not require having to drive long distances to obtain the services provided by the likes of Home Depot, gas stations, restaurants and the like. In closing, we in the agricultural reserve require the needs as do the citizens to the east.	A two to three hundred yard variance from major roads for retail development, with access roads for farmers to the interior behind said variances with surrounding vegetation buffers. Probably to be paid for by the retail establishment.
Resident, not in Planned Development	I think the biggest single issue is preserving the Reserve and preventing it from just being part of the Canyon sprawl	I think 'holding the line' - it is supposed to be an agricultural reserve; reserve it for agriculture!  There will always be pressure and \$\$\$ for people to sell - obviously some people would like to take the money and run. But once the farm belt is gone it will never come back
Resident, not in Planned Development	As a 35+ year resident, my issues are the incorporation of adequate green space. Specifically connected natural areas, NOT golf courses, NOT gated communities, NOT drainage catchments, easements, etc...). We originally voted to create the Agricultural Reserve and then slowly and systematically removed almost all the restrictions it created.  It is understood that large property owners are businesses, and as such, want a return on their investments. However, it is my opinion that we need to prevent the "Browardization" of west Boynton now, or forever lose the opportunity.	Work with the potential developers to construct a master plan that includes the needs of the existing residents that purchased and established their homes in an "Agricultural Reserve".
Resident, not in Planned Development	Please leave the agricultural reserve alone we do not need more houses west of 441. we need the farmers to stay.	
Resident, not in Planned Development	Keep it a reserve.	
Resident, not in Planned Development	Non-resident owners who seem to be enjoying the benefits of Agricultural Exemption but do not truly qualify for it. The Agricultural Reserve needs to be maintained or Florida will look like Rhode Island in the not too distant future.	Dismiss compromised County officials and have the fate of the county in the hands of the best and the brightest (not the wealthiest). A moratorium on future development.
Resident, not in Planned Development	The mandate of the Ag Reserve is preservation. Commercial utilization, rather than agriculture, is contrary to this intent.	Prohibit commercial interests from violating the intent of the Ag Reserve.
Resident, not in Planned Development	Traffic and congestion, restricting density	Zoning and keeping the reserve rustic and rural

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	The fact that they made a commitment NOT to develop land. There is no more need for MORE development. Enough is enough. If they were paid by developer's for the AG RES rights, then they should not be able to change it. That would be double-dipping. We purchased our home with the belief that we had a built-in buffer because of the AG RES around us and we should not be punished so somebody else can make money!	Remember what Nancy Reagan had to say and JUST SAY NO. If they committed to AG-RES, then it should stay. For once, Palm Beach County, FOR ONCE, stand up to the developers and let the existing residents who have been paying taxes and impact fees (ridiculous amount) have the environment they want around them. It's disgusting what's happening here. This shouldn't even be a discussion, round table or other wise. THE FARMERS PROFITED FROM THE DEVELOPERS ONCE ALREADY. WHY SHOULD THEY BE ABLE TO CHANGE THEIR MINDS AND PROFIT AGAIN????? I WANT MY FREAKIN' \$11,000 WORTH OF IMPACT FESS BACK THEN! I SHOULD BE ABLE TO JUST GET IT BACK. CHANGE THE RULES FOR ME
Resident, not in Planned Development	The renegeing by the planning and zoning portion of the County Commissioners' office. Many hours and tax dollars wee spent on arriving at the Ag Reserve plan.	Opportunities for all governing members to honor the wishes of the residents. Solutions include enforcing current zoning.
Resident, not in Planned Development	Viable agricultural production. Market forces need not dictate use of natural resources. We don't want any more developeent at all, as resources like water are stretched to the limit. The water used in growing is much less than what people in a developement would use. Too much concrete will destroy the working of the citric acid cycle within our swampland which we've already overdeveloped. Horses and farming are a lifestyle and don't necessarily support themselves as businesses - they never did. I am against any further development in the ag reserve.	Restrict to farming or one home every 5 acres. Get your tax revenue from someplace else and don't ruin southern palm beach county!
Resident, not in Planned Development	<p>Palm Beach County has long prided itself on it's Agricultural heritage. The constant nibbling at the beautiful AgReserve areas has gobbled up peecious land that highlighted Palm.Agricultural Reserve is and what it means to the residents and visitors.h County's uniqueness. Without this necessary and inspiring area, we may as well be Miami Dade. The similarities are striking.</p> <p>Paving over our Green Areas, whether for more cookie cutter homes or more parking for a monstrosity mall takes a precious resource for not only the citizens of Palm Beach County, but for the much desired and politically cultivated tourists.</p> <p>If one is spending 500,000 to over 1 million dollars for a home, a little homework woul be prudent. Real Estate agents should be required to inform prospective buyers of what an Agriculture Reserve means to them it.</p> <p>Crime HAS increased. Not will increase. Listen to the sirens screeching up and down West Atlantic, the helicopters circling overhead, and the number of car breakins at the Delray Marketplace.</p> <p>The other night I was dining at a lovely restaurant on East Atlantic Ave that prides itself on fresh local produce. FARM TO TABLE PRODUCE. All I could think of was "Not for long ,folk s. Not for long"</p>	Limit growth in these areas. Everyone has an offer they can't refuse" and the developer is willing to pay it. Notify prospective homeowners what an Agriserve is and that they may have to drive an extra mile to shopping and dining areas in order to preserve their own areas as pristine.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, not in Planned Development	We must continue to provide low density areas and agriculture areas within close proximity to populating centers (City centers). Very limited re-zoning is requested.	
Resident, not in Planned Development	Maintaining the current density for development. If possible give relief to owners small parcels of several acres.	Maintain current zoning.
Resident, not in Planned Development	Preventing the Board of County Commissioners from approving every land use amendment application before them.	Follow the existing plan.
Resident, not in Planned Development	NO MORE DEVELOPMENT!	NO MORE BUILDING!
Resident, not in Planned Development	Protecting existing areas that were historically Equestrian, Agricultural and low density residential land use from high PUD development which will destroy the rural lifestyle of the existing communities.	Assist existing low density Communities which oppose high density PUD development in the creation of neighborhood plans and overlays to protect their historical rural lifestyle and equestrian and agricultural use.
Resident, not in Planned Development	To keep it reserved for agricultural use. NO DEVELOPMENT!!!!!!!!!!!!	Commercial and residential development is swallowing up more land every year. We NEED to keep land reserved for agricultural use or restore it to its natural state. Locally-produced food & livestock is more beneficial to our community.
Resident, not in Planned Development	Maintaining a somewhat rural lifestyle which is why we moved to the area	I truly enjoy being able to acquire items from my local community like eggs, herbs, plants etc...there is a HUGE opportunity to show how local products are available while helping our neighbors that are farmers or growers create an income!
Resident, not in Planned Development	Build is corrupting politicians to develop the land. The land should be kept for farming and equestrian use. We need farmland full organic products.	Keep the land for its original intention.
Resident, not in Planned Development	To save the farmlands, air, and water supply!! Also, preventing flooding and over crowding.	Preserve the AG reserve
Resident, not in Planned Development	Over development that does not fit the surroundings, loss of Ag land, intrusion of city values.	Keep development within the already established rules. Listen to those that actually live in the area. Separate poly ticks/policy from campaign contributions, gifts, etc.
Resident, not in Planned Development	Allowing public to use for Recreation	Recreational area, signs
Resident, not in Planned Development	cookie cutter growth is out of control. Growth is fine, but it is getting close to impacting and encroaching the everglades (area 1)and needs to be slowed	not sure, but less density with larger lots so that the wildlife and water table impact is less would help
Resident, Planned Development	Remain AG reserve	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	GROWTH SO FAR IS GOOD WITH BEAUTIFUL DELRAY MALL. BETTER STOP ANY MORE.	KEEP IT BEAUTIFUL PLANT MORE TREES
Resident, Planned Development	Expansion and overcrowding with residential communities.	
Resident, Planned Development	keeping the ag reserve as it is.. you have already allowed too much modification of the reserve. It needs to remain as the original design	say no to corruption, bribes, and political favors!!!!
Resident, Planned Development	Preserve farmland and wetlands. Conservation Environment	Control development
Resident, Planned Development	I am a concerned citizen and resident of the local area who would like to do my part to protect the environment and open space of the Ag Reserve. I believe it is imperative that we maintain open, undeveloped areas that protect an already endangered ecological balance. This area helps to maintain cool and clean air that gives us a healthy living environment. The Ag Reserve provides families with outdoor recreational opportunities that abound such as horseback riding, cycling, kayaking, nature walks and fishing. Having lived in the Ag Reserve for the past 25 years, it has been my fortune to look out my windows and see aligators sunning themselves and cranes walking gracefully across my back yard. I moved to my neighborhood 25 years ago so that I could live in a serence environment and yet have only a 30 minute commute to work. Further commercial development of this area will destroy this aesthetic, historic and undisturbed rural area of Florida, the likes of which are rapidly disappearing in the state.	My background is in finance and not environmental engineering. I think it is dangerous to destroy the ecological balance of the Ag Reserve because a handful of Ag Reservce landowners feel that their land values are stifled by the current zoning restrictions. Although I don't have the solution to this issue, I am available to sit on a committee if needed.
Resident, Planned Development	Over development!!!	That is above my pay grade. However, clearly it needs to be studied and there has to be a balanced solution.
Resident, Planned Development	Preservation of open land for agricultural and recreational use. Crowded roads and over use of natural resources as well as less and less precious open space is a problem of over building in this area.	Approve less building in this area. Allow for less density for those areas already approved for development.
Resident, Planned Development	To keep it!! your commissionners are allowing builders to continue to build on ag reserve property... prob more corruptin	say no keep the reserve
Resident, Planned Development	Allowing the building rights to be stripped or traded for other sections of PB county	just say know, you created the ag reserve, so keep it.  I don't care about political favors!!

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	The ag reserve must stay an ag reserve. Stop making deals with the developers to chip away at this land. The residents voted for and paid for the land to remain as an agricultural reserve.	The potential opportunities are that Palm Beach county continues to provide vegetables to the rest of the country! The solution is to leave this land alone!
Resident, Planned Development	Devopment must be controlled overdevelopment turns into Broward and Dade county traffic and crime issues.	Do what Martin county does not St.lucie .You can see the difference Martin county property values are higher I believe thru low slow growth. Property values will rise for farmers and home and land owners ,primarily due to the fact of climate it very unique to farm and live. Please don't waist it on trac home housing causing high traffic issues.
Resident, Planned Development	<p>I am a homeowner. I believe existing property owners in the area of new construction should get a say if their roads, traffic, surrounding land, noise, ash from burning timber, and construction is affected by new building.</p> <p>#1 issue is support that the new construction or home developments are absolutely necessary based on demand. Valid reports supporting the need for new homes in area should be made available for public review.</p> <p>#2 The sales of existing homes should be at a level above normal before new construction is built. New construction hinders economic recovery of existing home sales.</p>	
Resident, Planned Development	Over building in the Ag Reserve. Traffic and not enough schools.	leave more open area and slow down the development.
Resident, Planned Development	<p>-Our "agricultural reserves" are specific land units that were set aside permanently for various benefits that these specific locations offer to the county ecosystem and the general population of the area.</p> <p>-These land reserves were not intended to be touched by developers at a later date who might like to trade these locations for other land in the county which is less attractive or desireable to them, as the county gradually becomes more populated.</p> <p>-My understanding is that the owners of these parcels were compensated financially in return for accepting lower valuation of their properties, so there is no reason for them to have rights to any further financial compensation due to the lower market value of these reserve parcels might currently have.</p>	Hands off our Agricultural Reserves ! However, I have an open mind... so I am open to learning about whatever solutions might be proposed.
Resident, Planned Development	Remain AG reserve	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	Residential areas with one lane roads (as we have in Horseshoe Acres) should not be allowed to operate businesses where multiple cars/increased traffic would back up roadways in the community. Also, Animal Control should visit periodically to make sure that residents keeping animals are doing so in a safe and humane way and that appropriate shelter/living conditions/number of animals per acre should be monitored for the well being of the animals.	
Resident, Planned Development	<p>Preserving the Ag Reserve Plan is critical to the quality of life for the residents in living west Boynton, Delray and Boca. To dismantle the Plan, piece by piece, parcel by parcel is unacceptable.</p> <p>I think it's important to preserve unique farmland and wetlands in order to enhance agricultural activity, environmental and water resources, and open space, by limiting uses to:</p> <ul style="list-style-type: none"> <li>¿ AGRICULTURE</li> <li>¿ CONSERVATION</li> <li>¿ LOW DENSITY RESIDENTIAL</li> <li>¿ NON-RESIDENTIAL USES which serve the needs of farm workers and residents of the Ag Reserve Tier.</li> </ul> <p>The Ag Reserve is a JEWEL of the western area of Palm Beach County. The plan is working and should not be tampered with.</p>	Since I don't see a problem with the Plan as it is right now, I don't see a need to offer opportunities or solutions.
Resident, Planned Development	Our area has grown knowing this area will never have much commercial development, and the density of homes will always be low. These rules and Tax breaks for farmers have made the value of the land very cheap making farming a viable business and the area where there is development an open beautiful place to live. If the small farmers need some help, pay them what there land is worth or allow them to sell direct to pbc residents. Don't let them sell there land for 10 times it's worth because you want to increase the density for building here. Find a way to help the farmers without losing a spot where growing vegetables is great while California is drying up.	Mentioned above, pay small farmers for their land and preserve it. Allow farmers to sell direct to residents. Make rules for preserving land easier on small plots and use them for ball fields or someone who wants to raise vegetables.
Resident, Planned Development	The relationship between all of the uses.	Growth in an orderly manner. A master plan approach.

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	A majority of our citizens voted a bond issue to preserve The Ag Reserve. The reasons the Ag Reserve was set aside still remain most important. If developers are allowed to continue to build in that area, will they be made to reimburse the bond issue and all the costs involved? We must retain the Ag Reserve as originally planned. I do believe that climate warming will prove we need the area for future farming as we see more and more other parts of the country devastated by un-precedent flooding and/or drought. I don't believe we should build on every acre in our beautiful state just because it's there. Also, while a very few profit from the over building, our state is then faced with eventual water shortages, flooding and many other problems over building causes. Again, we voted for it, all of us paid for it, please don't give it away or allow others of influence take it from us. I feel it must be kept for farming. We have lost too many farms and dairy's as it is.	Opportunities? As I see it only farming as intended.  Solutions? Just leave it as it is. I don't believe a select few influential individuals and developers should be allowed to over ride the majority vote.
Resident, Planned Development	Preserve Ag Reserve	Levy a tax to pay for land and preserve it as open space
Resident, Planned Development	Maintaining quality of life in west Boynton	Limiting proliferation of new houses and shopping centers
Resident, Planned Development	Deforestation of the land, killing the animals	Stop over building!!
Resident, Planned Development	South Florida is overly populated with very few preserves left. We need to preserve the few we still have and contain development.	Require developers to invest in sustainable technology and environmentally safe materials
Resident, Planned Development	Keep the land use for agricultural purpose Support agricultural workers rights Limit development Limit pesticides	
Resident, Planned Development	It should stay agricultural.	
Resident, Planned Development	There should be no more building. We have enough houses to sustain the amount people actually need to live.	Stop GL Homes from making new houses.
Resident, Planned Development	I enjoy having my chickens (birds etc), pig, goats, Farm animals.	

Self-Identified Interest	Agricultural Reserve Issues/Problems to be Addressed	Potential Opportunities/Solutions
Resident, Planned Development	Follow majority opinion of existing residents	For property owner: form property owner association. For government: Respect majority opinion of existing residents
Wholesale Agricultural Consumer	Citizens have the expectations of the governing parties to honor the voting decisions after they have attended countless meetings on the Master Plan and Tier Designation resulting with the entire County's voting approval in establishing the Agricultural "Preserve" permanently. They have tolerated the TDR, Transfer of Development Rights which have torn apart this structure without any direct entire County vote reassembling the "Preserve". Even though, individuals have bought agriculture land without development rights as they are of the agriculture stability. So the plan was working. You seem to have believed that on January 17, 2012 Agenda. What happened?	More direction at this time is needed to reaffirm the preservation of the Agricultural Preserve because of not only the County's need for these resources but the needs of other states. Moreover, there is a need to promote more agricultural avenues during this economic hardship in our community, not build more residences and making us endure a Fort Lauderdale design! The County has too many tall apartment buildings in the works right now along with the pending 4,549 homes in the west and I look at the many unfinished developers' projects lots that are still adding residences for thousands of people, making the water a high stake in the future for the people who already reside here. Prejudicial towards us and our way of normal life which was brought out on June of 1992 and August 6, 1996 and the hidden agendas prevailed. Are you forgetting the droughts? Fires? Let's help agriculture, not more housing hidden agendas creating mayhem at this time. Honor the County's voting decisions in keeping the Agricultural Preserve intact. Protect their livelihoods for the benefit of all of us and the needs of the community.
Wholesale Agricultural Consumer	preserving it for sustainable and organic agricultural use, a rapidly growing yet undeserved segment, locally.	educational, sustainable, eco tourism, organic farming all in line with the much greater demographics that exist in other states,
Wholesale Agricultural Consumer	I have been in the nursery business in Delray Beach since 1976 and since then I have seen lots of changes. The nursery business is way to hard to be competitive in and I am being forced to farm it. I don't think it is fair that we are being forced to farm & not make a profit because people who don't own property out here want to come ride horses or just drive through to country. There is plenty of that just a few miles away. Boca/Delray is a special place where they are building beautiful homes where people want to live. I think somehow some of the rules that were made 15 years ago need to be changed. You guys put trash transfer station just 1500 ft north of my property.and I still have to farm.I think there are lots of zoning issues that must be resolved.Now land owners are competing with other growers that are leasing land from you at a much cheaper price than owning it.	Change the plan . It is not working for everyone. If you want farmers to farm then we should be subsidized by the people who want us to keep farming. Let them keep building they are building beautiful developments Not what was built just a few miles away in the 1970. When you drive up 441 I think the beautiful berms of the developments look a lot nicer then evasive plants and farmers pumps.There is PLENTY of space in western PBC. I think there needs to be some light industrial and more commercial. Change the 60/40 and land size you need for a pud. it does not work for everyone. Thank You Joe Mulvehill
(none provided)	to make sure we can keep contractors from building or buying or developing our land.	keep us zoned and living as we are.... we bought out here to have land and not a zero lot line or even 1/2 acre lots.... Back in 1988 when I bought my property, it was a 2 acre minimum.... Keep it that way :)