



WHAT YOU NEED TO KNOW ABOUT THE AG RESERVE

What is the Ag Reserve? It is the area bounded by the Turnpike on the east, Clint Moore Road on the south, the Arthur Marshall Loxahatchee National Wildlife Refuge on the west and a zigzag line between Hypoluxo Road and Boynton Beach Blvd. on the north. The Ag Reserve area is 21,981 acres. The Ag Reserve was created to preserve agriculture, wetlands, and open space.

What is the Ag Preserve? This is the designation for parcels within the Ag Reserve set aside to be preserved exclusively forever for agricultural uses. These parcels have no development rights. There are two types of Preserve areas within the Ag Reserve. Each has its own rules for land use:

- County Owned preserve areas purchased with \$100,000,000 in funds approved by the Public Bond issue of 1999.
- Preserve areas set aside by developers as part of the 60% preserve – 40% development rule in the Ag Reserve.

What is the 60%/40% Development Rule? Residential Developers are restricted from building communities unless at least 60% of the development is set aside for preserve (i.e. no homes can be built in preserve areas) or another property in the Ag Reserve is used to meet the preserve requirement for the proposed development.

How does the GL Proposal Undermine the Ag Reserve Rules? GL Homes is trying to meet the 60% preserve requirement by “preserving” a property in northwest Palm Beach County to allow 100% development on their property in the Ag Reserve. For example, if the property under the Ag Reserve Rules is allowed 400 homes (utilizing the 40% development rule), GL is trying to build 1,000 homes on the property by “preserving” the equivalent of 60% of the property on a property located outside of the Ag Reserve.

Why is the GL Proposal Bad for West Boynton? The increased number of homes will put an unbearable strain on an area which is already deficient in many fundamental services required for a community of its size (i.e. parks, libraries, and schools). Further, the proposal shifts increased density from northwest Palm Beach County into our area. This will open the floodgates for future developers to utilize this tactic to further increase residential and commercial development on our area. The increased development will disturb the integrity of the Everglades and conservation of area wetlands as well as further strain our water resources.