



128 Eden Creek Lane
Jensen Beach, Florida

Resolution for Tax Abatement due to All Aboard Florida adverse effects on Property Values

Be it known that the Oaks at Indian River Property Owners Association is adamantly opposed to the All Aboard Florida (AAF) high speed train & its associated track upgrades. The excessive amount of trains to run from Miami to Orlando, 32 per day proposed, are & will have severe adverse effects on the property values of the properties in The Oaks at Indian River & all the other properties along Indian River Drive.

Since the All Aboard Florida high speed train was announced the property values in our association have been going down. Before the announcement, & when property values were still low due to the economic down turn, a vacant lot sold for \$100,000. Since the announcement of the proposed increase in train traffic we have had vacant properties sell for \$60,000- \$70,000 in a time when the average property values in the county have risen in value.

There can be no doubt that this is a direct result of All Aboard Florida. Properties along the water typically rise in value much faster than properties that are inland. Yet the values of properties in this area have actually fallen. The adverse effect of having an excessive amount of trains being proposed to travel along this corridor has depressed property values, & yet we have seen no corresponding decrease in our property taxes.

The Oaks at Indian River Property Owners Association sees this bureaucratic move by AAF as unsound, and an eminently unconscionable burden to our residents. We are urging all our residents to apply for a tax abatement & to voice their opposition to All Aboard Florida.

Sincerely,

Troy Lang

Troy Lang

President

Oaks at Indian River POA

St Lucie County, Florida

8/11/14