

Alliance of Delray Residential Associations, Inc.

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- *Serving more than 100 Communities between the Everglades and the Ocean in south Palm Beach County.*
- *Working Toward Sustainable Development*
- *Applying Resilience Thinking to Our Natural Resources*

April 12, 2023

Board of County Commissioners
301 North Olive Avenue Suite 1201
West Palm Beach, Florida 33401

Re: Indian Trails Grove Ag Reserve Exchange FLUA and Text Amendment (LGA 2022-021)

Dear Mayor Weiss, Vice Mayor Sachs, and Commissioners:

The proposed Indian Trails Grove (ITG) Agricultural Reserve (AGR) Exchange (SWAP) will disrupt the Agricultural Reserve and equity among the residents in Palm Beach County in several ways:

- A nearly 1000 acre block of contiguous conservation parcels in active farm production adjacent to sensitive water conservation lands (see Exhibit A) will be eviscerated by nearly half. The Alliance is concerned that the result of the "swap" would be an island of contiguous preserve parcels comprised of approximately 168.27 acres sandwiched between the proposed development and South Florida Water Management District (SFWMD) lands.
- Eight Planned Unit Developments (PUD) and the residents in those PUDs in the AGR will be disrupted by the loss of nearly 600 acres of preserve. Simply because the preserve elements may not be completely contiguous to the PUDs, the preserves still *impact* the residents' quality of life by keeping density down which translates to less traffic and less density and intensity of development. The preserves included are for the Bridges, Seven Bridges, Valencia Reserve, Valencia Grande, Canyon Lakes, Canyon Isles, Canyon Springs and Whitworth, all preserve parcels of which should *remain* in the AGR.
- The residents of the AGR and south Palm Beach County already pay taxes for flood protection and water supply. By relinquishing preserve lands within the AGR, the south County taxpayers would essentially be paying the bill for services that have a local, *not* regional, benefit for others and this is clearly a non-equitable arrangement.
- The 1600 acres proposed to be deeded to the County were for a *regional* public benefit. Mr. Linton, Water Resources Manager, clearly states that the benefits from the proposed water project will be *more localized than regional* without further integration/investment. Of the 1600 acres that were originally proposed, only a portion of that acreage can be used at this time with 725 of those acres to remain in agricultural production.
- Aware of the existence of this application, County Staff recommended and the BCC agreed that Essential/Workforce Housing should be allowed along the Atlantic Avenue and Boynton Beach Boulevard corridors *not* along or west of the 441 corridor.
- This proposal decreases the proportional requirement of preservation/development from 80/20 to 60/40 west of State Road 7/441. This further emphasizes the Applicant's digression from the intent and understanding of the specialists who designed the Master Plan. The plan was designed to have the least amount of impact on water resources, considering that the Everglades and South Florida Water Management District lands are steps away from the proposed severely increased density of development.

The Alliance of Delray opposes this application. Please do not transmit this application.

THANK YOU for all you do for Palm Beach County, its residents and most precious flora and fauna.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President
Alliance of Delray Residential Associations

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