

THE PADDOCK

Luxury RV Resort



THE VISION

A blend of the comforts of home, and a luxury resort in paradise. A place to experience the beauty of nature with unparalleled amenities. The Paddocks RV Resort will be a first of its kind collaboration of glamping and equestrian activities. Travel enthusiasts, event attendees, and local staycationers alike can find endless adventures and experience the beauty of Loxahatchee Groves. From a paddock and trail, pickleball, kayaking, resort style pools, and weekly activities, there truly is something for everyone.

PROVEN TEAM



DEVELOPER



PLANNING



RV RESORT CONSULTANT
AND PROPERTY MANAGER



ARCHITECTURE



TRAFFIC
CONSULTANT



SURVEY



DEMAND STUDY
CONSULTANT

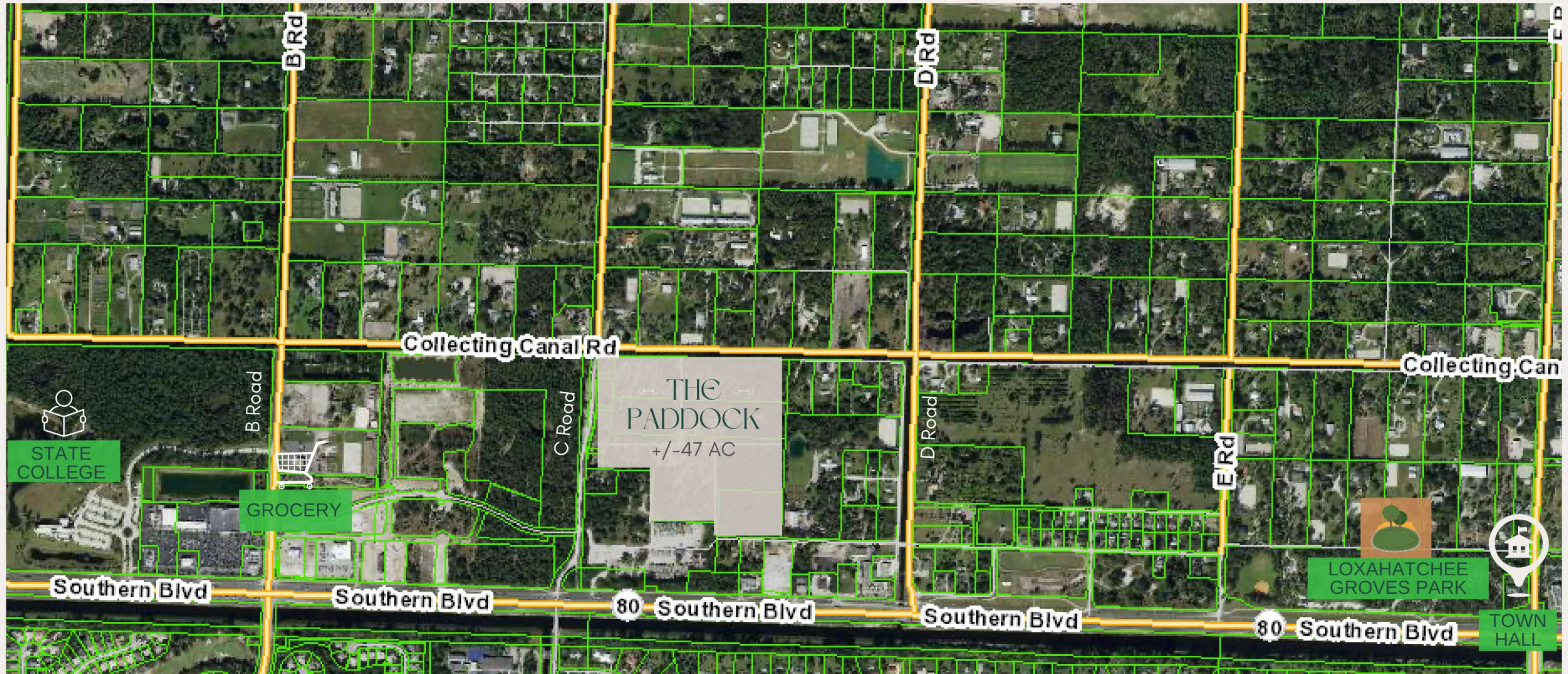


CIVIL ENGINEERING
DESIGN



ENVIRONMENTAL
CONSULTANT

THE LOCATION



THE LOCATION



PROPOSED SITE PLAN



PROPOSED SITE PLAN



CONCEPTUAL SITE ELEVATIONS

PREMIUM BACK-IN LOT TYPE CONCEPT
cabana with summer kitchen
paved deck
green privacy hedge

PREMIUM BACK-IN WITH CABANA PROPOSED RATES				
	Daily Rate (ST)	Monthly (LT)	Monthly Total	
PEAK SEASON	\$ 165	\$ 120	\$ 3,600	
SHOULDER SEASON	\$ 105	\$ 65	\$ 1,950	
SUMMER SEASON	\$ 105	\$ 85	\$ 2,550	



PREMIUM PULL-THROUGH LOT TYPE CONCEPT
trellis
open summer kitchen
paved deck
green privacy hedge

PREMIUM PULL-THROUGH PROPOSED RATES				
	Daily Rate (ST)	Monthly (LT)	Monthly Total	
PEAK SEASON	\$ 140	\$ 105	\$ 3,150	
SHOULDER SEASON	\$ 80	\$ 60	\$ 1,800	
SUMMER SEASON	\$ 100	\$ 80	\$ 2,400	



Loxahatchee RV Resort - Individual lots
Bove LLC

PEDESTRIAN HEIGHT LIGHTING

RURAL STYLE BENCHES, FENCES, AND SIGNS



Pedestrian Bollard
Lighting - 3.5'



Street Lights - 12' Max
Downlit



Directional Signage



Common Area Benches



Paddock Fencing



Vehicular Gate

Tiki Cabana



Polywood Picnic Tables



Decorative Site
Markers

Built In Paver Firepit



Outdoor Kitchen

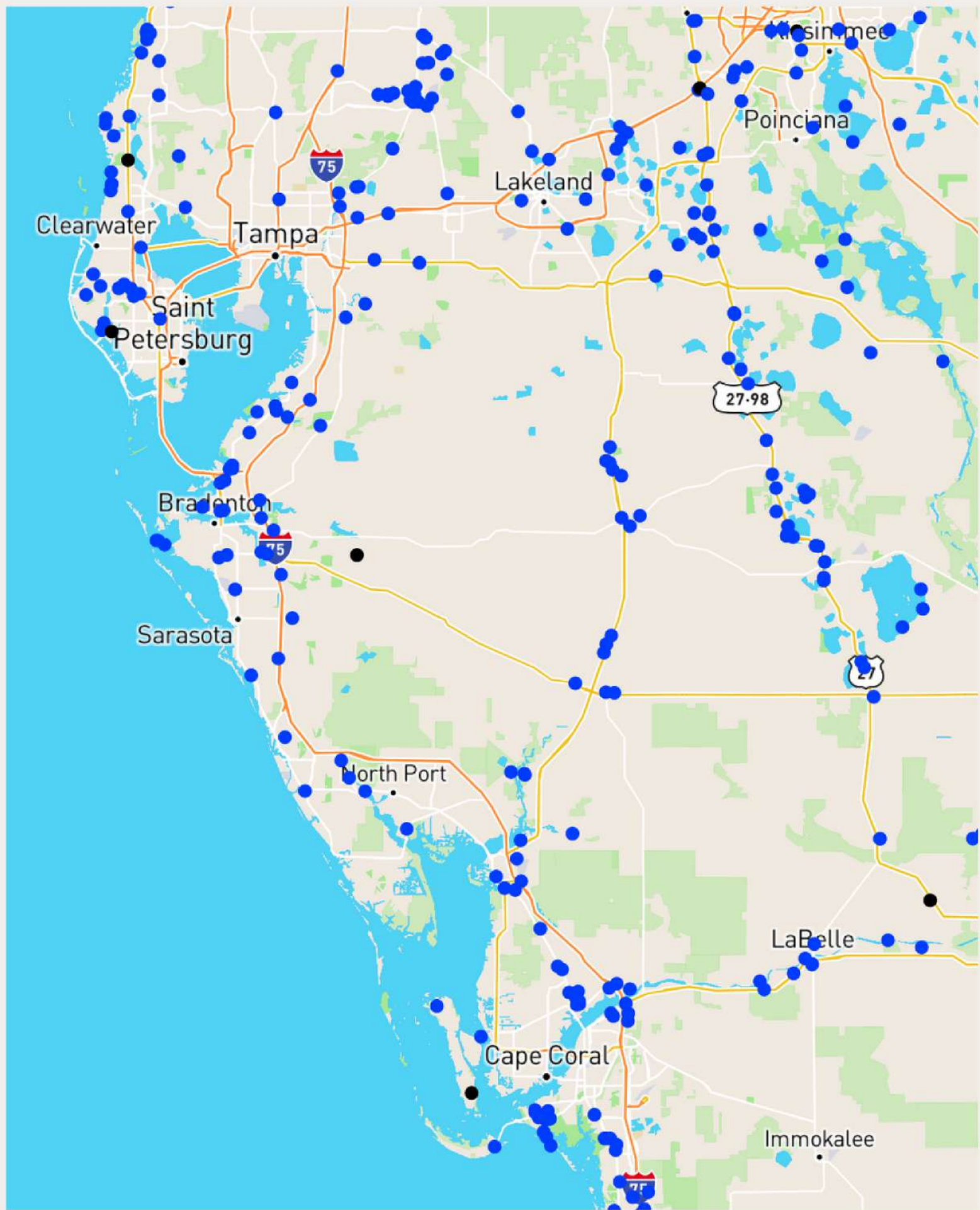
Site Furnishings

RESORT INSPIRED AMENITIES

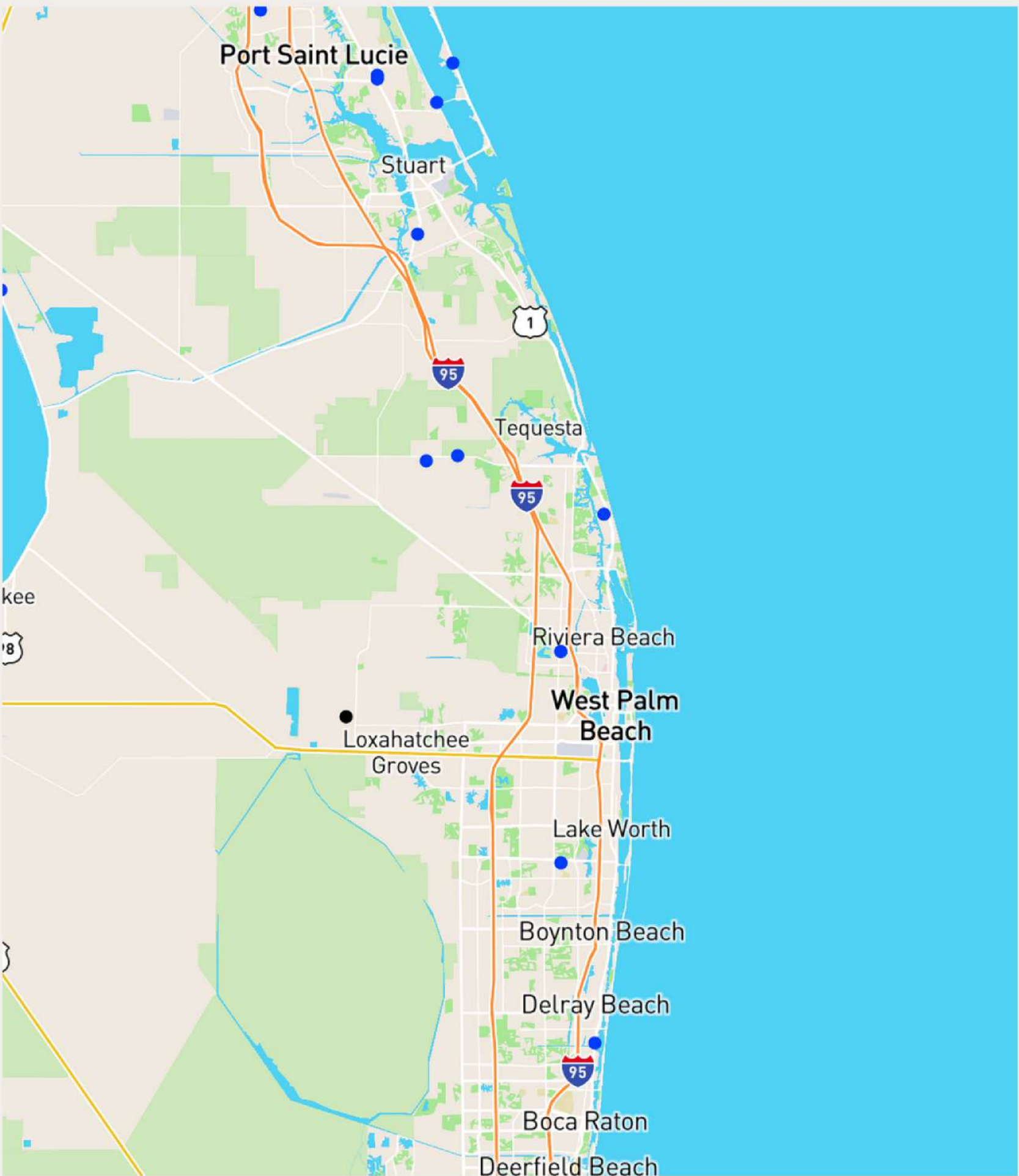
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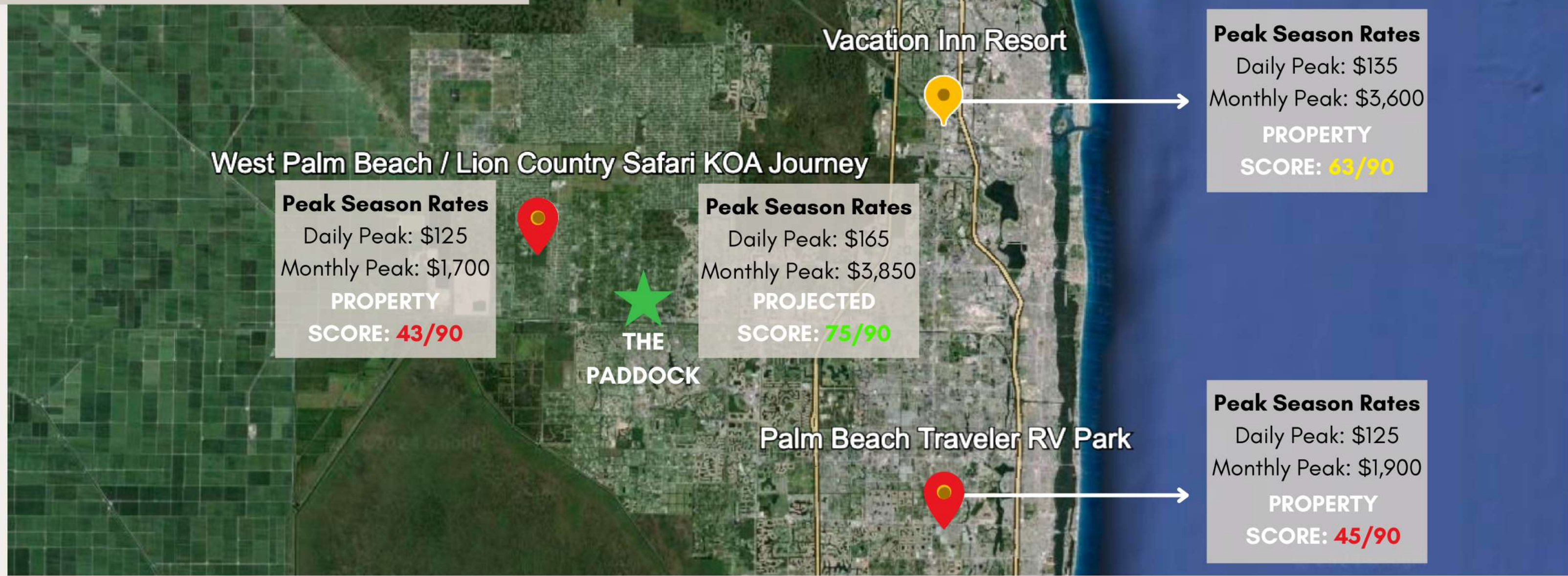
FLORIDA WEST COAST RV PROPERTIES



FLORIDA EAST COAST RV PROPERTIES



EXISTING PALM BEACH RV PARKS



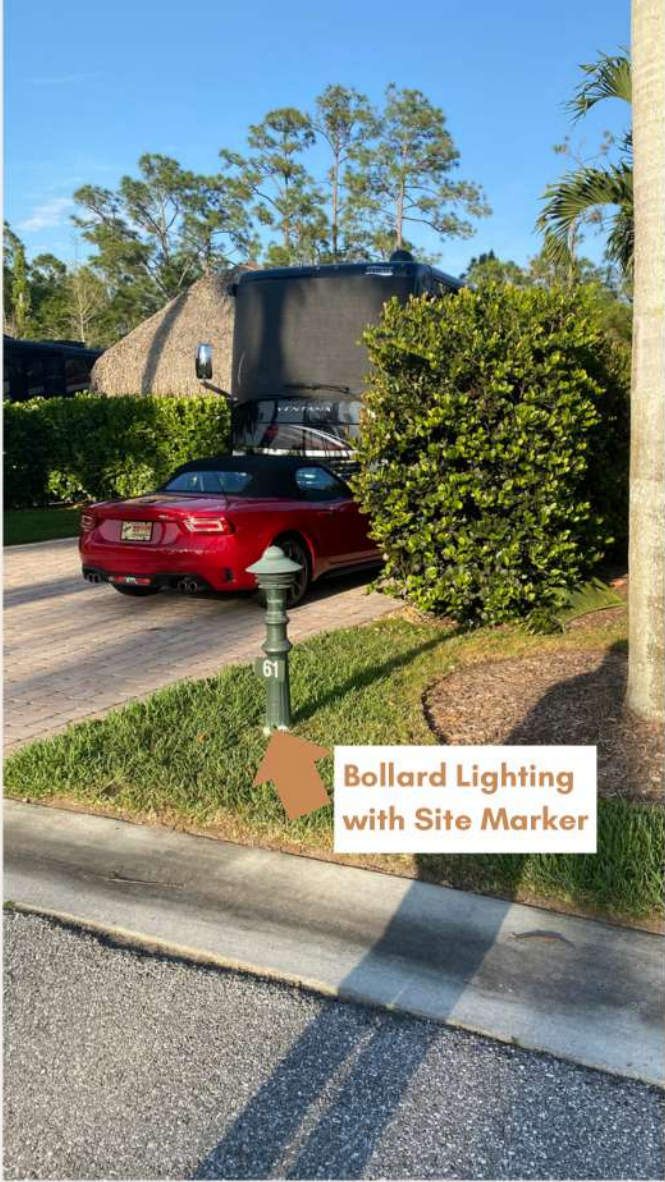
1075 W Indiantown Rd
Jupiter, FL 334787
[Website](#)

Rating System		
Amenities Pool and Outdoor Spa (Infinity Pool) Fitness Center (High end) Common Kitchen Card Room Bocce Ball/Pickleball Courts Billiards Room Clubhouse Bar	Rating (1-10) Highest Rating Total: 90 Amenities Pool/Spa Amenity Features/Sports Courts Clubhouse Laundry Center/Bathhouse	Totals 9 9 9 9
Sites Highly landscaped All pavers	Sites Quality of Site (Landscaping, Paver/Concrete) Site Amenities (Cabanas/Summer Kitchens) Site Quality (Length of Sites/Accessibility) Adequate Electrical Hookups (50amps/30amp)	10 9 9 9
Location 5.6 mi to Riviera Beach (15 min)	Location Location Score (Close to Stores/Beaches) TOTAL	8 81

	Premium Sites		
PEAK SEASON	Average Daily Rate (ST)	Average Monthly Rate (LT)	Average Overall
CLASS A Palm Beach Motorcoach	\$ 190	\$ 162	\$ 162
	Premium Sites		
SHOULDER SEASON	Average Daily Rate (ST)	Average Monthly Rate (LT)	Average Overall
CLASS A Palm Beach Motorcoach	\$ 145	\$ 123	\$ 120
	Premium Sites		
SUMMER SEASON	Average Daily Rate (ST)	Average Monthly Rate (LT)	Average Overall
CLASS A Palm Beach Motorcoach	\$ 145	\$ 123	\$ 120



Individual Site Pavers



Bollard Lighting with Site Marker



Market and Demand Study

Market and Demand Study is being prepared by Zabik and Associates, Inc. a local firm that has extensive knowledge and expertise of the area. Copies of this report are available via separate cover.

\$35 million

INVESTMENT IN LOXAHATCHEE GROVES

10-15

FULL TIME STAFF EXPECTED TO OPERATE THE PADDOCK RV RESORT, CREATING THE POTENTIAL FOR LOCAL JOBS

1. RV Resort goers are affluent, with an average family income of over \$70,000 annually
2. College Educated - Three out of four RV campers have a college education
3. All Ages and Active - The average camper is 44 years old. Many RVers are 55+, but younger Millennials are entering the market. The largest growing market segment of new RVers are 35-54 years old.
4. Married - Nine of every ten recreational vehicle campers are married
5. Families with Children - 39% of RV campers have children under 18

APPLICATIONS

1. **Comprehensive Plan Text Amendment** to create Commercial Recreation Future Land Use category
2. **Comprehensive Plan Map Amendment** to assign Commercial Recreation Future Land Use to subject Property
3. **Zoning Text Amendment** to create Commercial Recreation Zoning District, create RV Resort Use classification, and establish development regulations for Commercial Recreation Zoning District and proposed RV Resort Use
4. **Zoning Map Amendment** to rezone subject Property to Commercial Recreation Zoning District
5. **Special Exception Use** for RV Resort Use
6. **Site Plan Application** for RV Resort project

TARGET SCHEDULE

**June
2024**

**Submit All
Applications**

**July
2024**

**1st Development
Review Meeting**

**July/August
2024**

**Public Outreach
Meeting**

**August
2024**

**Resubmit
revised
application
materials to
address
comments**

**September
2024**

**2nd
Development
Review
Meeting**

**October
2024**

**Resubmit
revised
application
materials to
address
comments**

**October/ November
2024**

**Public Outreach
Meeting**

**November
2024**

**Development
Review complete
& application
approved to
move forward to
public hearings**

**January
2025**

**Planning &
Zoning Public
Hearing**

**March
2025**

**Town Council
1st Reading
Public Hearing
(Comprehensive
Plan Text & Map
Amendments,
Zoning Text
Amendment, &
Rezoning)**

**April
2025**

**Town Council 2nd
Reading Public
Hearing
(Comprehensive
Plan Text & Map
Amendments, Zoning
Text Amendment, &
Rezoning) &
Approval of
Conditional Use and
Site Plan**

QUESTIONS

