

## **ORDINANCE NO. 2025-05**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE UNIFIED LAND DEVELOPMENT CODE TO ESTABLISH A NEW ZONING CATEGORY, “RURAL RV RESORT” AND TO AMEND THE FOLLOWING PORTIONS OF THE ADOPTED UNIFIED LAND DEVELOPMENT CODE TO PROVIDE SITE AND DEVELOPMENT STANDARDS SPECIFIC TO THE RURAL RV RESORT ZONING CATEGORY AND AN RV PARK USE, ARTICLE 10 “DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS”, ARTICLE 35 “PARKS AND RECREATION ZONING DISTRICT”, ARTICLE 85 “LANDSCAPING”, ARTICLE 90 “SIGNS”, AND ARTICLE 95 “PARKING AND LOADING”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the contract purchaser (“Applicant”) for approximately 47 acres of property east of C Road and north of Southern Boulevard (“Subject Site”), as shown in Exhibit A, attached hereto and incorporated herein by reference, submitted an application to amend the text of the Town of Loxahatchee Groves (“Town”) adopted Unified Land Development Code; and

**WHEREAS**, the proposed Unified Land Development Code text amendment is intended to establish a new zoning category “Rural RV Resort”; and

**WHEREAS**, the text amendment includes modifications to Article 10, Article 35, Article 85, Article 90 and Article 95 of the Unified Land Development Code to establish land development standards and regulations specific to the Rural RV Resort zoning district, as set forth in Exhibit B, attached hereto and incorporated herein by reference; and

**WHEREAS**, the proposed Unified Land Development Code text amendment is a companion ordinance relating to other development applications including a comprehensive plan text and map amendment, rezoning of the Subject Site, and a site plan for the Subject Site; and

**WHEREAS**, the Unified Land Development Code text amendment is proposed in anticipation of a future Recreation Vehicle Resort project on the Subject Site; and

**WHEREAS**, the Town Council, as the governing body of the Town, pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to amend the adopted unified land development code; and

**WHEREAS**, the notice and hearing requirements for adoption of this ordinance have been satisfied; and

**WHEREAS**, the Planning and Zoning Board sitting as the Local Planning Agency has conducted a public hearing of the proposed amendments to the text of the Unified Land Development Code on \_\_\_\_\_, 2025, and recommended \_\_\_\_\_; and

**WHEREAS**, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:**

**Section 1. Recitals.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

**Section 2. Amendment.** The Town of Loxahatchee Groves hereby amends the Unified Land Development Code as shown in Exhibit B, attached hereto and incorporated herein by reference, and directs the Town Clerk to submit the amendment for codification.

**Section 3. Conflict.** All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

**Section 4. Severability.** If any clause, section, or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

**Section 5. Effective Date.** The effective date of this plan amendment shall be the same as the effective date of Ordinance 2025-04.

Council Member \_\_\_\_\_ offered the foregoing ordinance. Council Member \_\_\_\_\_ seconded the motion, and upon being put to a vote, the vote was as follows:

**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**VOTE**

ANITA KANE, MAYOR \_\_\_\_\_

MARGARET HERZOG, VICE MAYOR \_\_\_\_\_

PHILLIS MANIGLIA, COUNCIL MEMBER \_\_\_\_\_

LISA EL-RAMEY, COUNCIL MEMBER \_\_\_\_\_

PAUL COLEMAN II, COUNCIL MEMBER \_\_\_\_\_

Council Member \_\_\_\_\_ offered the foregoing ordinance. Council Member \_\_\_\_\_ seconded the motion, and upon being put to a vote, the vote was as follows:

**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**ATTEST:**

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

\_\_\_\_\_  
Valerie Oakes, Town Clerk

\_\_\_\_\_  
*Voted:*  
Mayor Anita Kane, Seat 3

**APPROVED AS TO LEGAL FORM:**

\_\_\_\_\_  
*Voted:*  
Vice Mayor Margaret Herzog, Seat 5

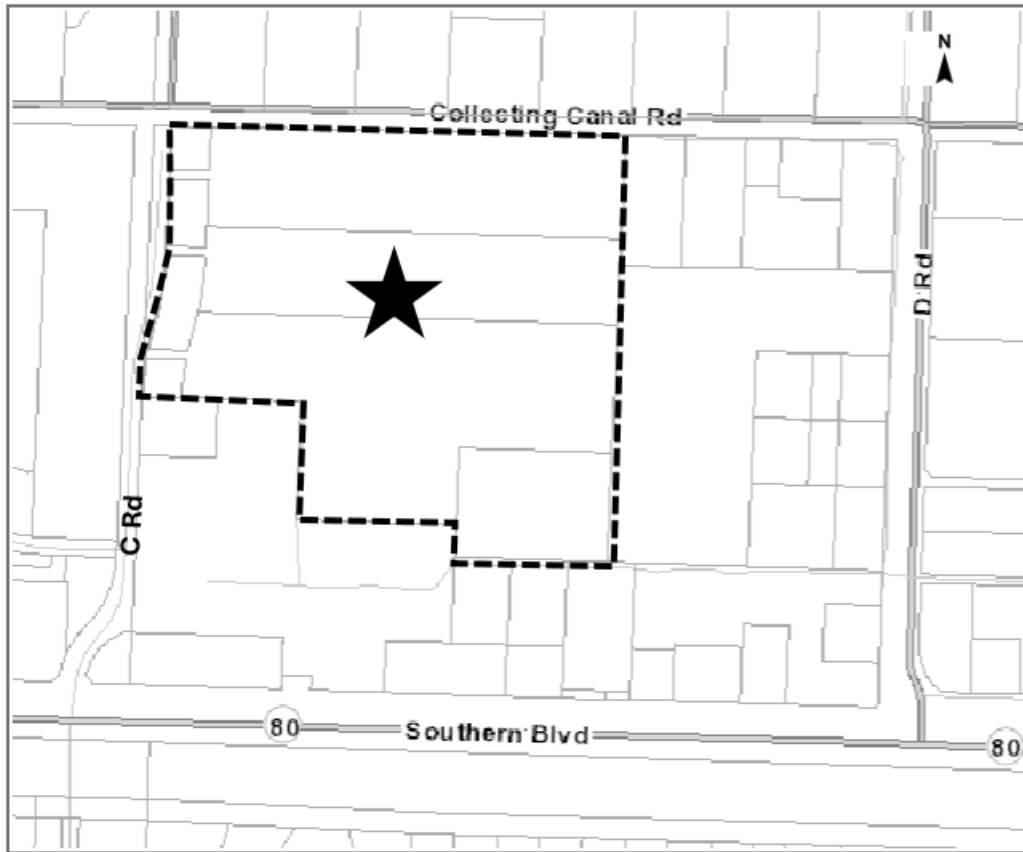
\_\_\_\_\_  
Office of the Town Attorney

\_\_\_\_\_  
*Voted:*  
Councilmember Phillis Maniglia, Seat 1

\_\_\_\_\_  
*Voted:*  
Councilmember Lisa El-Ramey, Seat 2

\_\_\_\_\_  
*Voted:*  
Councilmember Paul Coleman II, Seat 4

**EXHIBIT A – LOCATION MAP**



**EXHIBIT B – UNIFIED LAND DEVELOPMENT CODE TEXT AMENDMENT**

## **Proposed Zoning Text Amendment**

The following provides the proposed changes to the text of the Zoning Code in ~~strikeout~~ and underline format.

### **Article 10 DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS**

#### **Section 10-015. - Definitions.**

Park Owned Unit. A recreation vehicle in a RV Resort that is owned by RV Resort owner and leased to tenants.

Recreation Vehicle. A recreation vehicle is a motor vehicle as defined in Florida State Statutes Chapter 320 which is primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreation vehicles shall hook up to electric and plumbing facilities. Wheels shall remain mounted on the vehicle and any decorative skirting shall be temporary and solely for aesthetics.

RV Resort. A place set aside and offered by a person or public body, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles utilized for sleeping or eating; and this term also includes buildings and sites set aside for camping and similar recreational facilities (including, but not limited to clubhouse, courts, swimming pool, trails, etc.) and other accessory uses. For the purposes of this article, the terms "campground," and "recreational vehicle park," or any variations of these terms, shall be considered synonymous with the term "RV Resort." RV Resorts and residents of RV Resorts shall abide by Florida State Statutes Chapter 513.

### **Article 35 PARKS AND RECREATION ZONING DISTRICTS**

#### **Section 35-005. Purpose and intent of district.**

(A) Parks and Recreation (PR). The Parks and Recreation (PR) zoning district is intended to apply to areas of the Town designated as Park on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow the development of publicly owned sites that provide an opportunity for residents to partake in a variety of recreational activities in a safe and convenient matter that is compatible with the environment.

(B) Rural RV Resort (RRVR). The Rural RV Resort (RRVR) zoning district is intended to apply to the area of the Town designated as Rural Recreation on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow for the development of a rural recreational vehicle resort. All land included for the purpose of development within an RRVR district shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed RRVR.

#### **Section 35-010. General provisions.**

The following requirements shall apply to the Parks and Recreation and Rural RV Resort zoning districts.

(A) Fences, walls and hedges. Fences and hedges are permitted on all properties with a zoning designation of Parks and Recreation and RRVR. Walls are not permitted unless the property abuts a paved road.

- (1) Height. Fences and walls shall not exceed eight feet in height. Hedges and natural vegetation shall not be subject to maximum height limitations. Height shall be measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall.
- (2) Appearance. The exterior surface of a wall shall be finished with paint, stucco, or other commonly accepted material, and continuously maintained in its original appearance.
- (3) Materials. Fences and walls shall not be electrified or contain any materials such as broken glass, spikes, nails, razors or barbs designed to inflict discomfort, pain, or injury to a person or animal.

- (4) Sight distance. Fences, walls and hedges shall comply with Article 105, "Sight Distance."
- (5) Decorative gates, features, and light posts. Decorative gates, features, and light posts attached to fences or walls may exceed the height of fences or walls by three feet provided that they are located in the front yard.
- (B) Outdoor refuse receptacles. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable materials, such as dumpsters, trash compactors, and recycling containers, shall be subject to the following standards.
- (1) Storage area. All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.
  - (2) Enclosures. All dumpsters, trash and recycling bins over 40 gallons shall be screened from view by a solid opaque enclosure which meets the following requirements:
    - a. Enclosures shall be located in a position that is easily accessible and minimizes backup and turn movements by service vehicles.
    - b. The gates of the enclosure shall provide a minimum of ten feet clearance when open for service and be constructed of a frame with opaque wall affixed thereto.
    - c. Each gate shall also have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.
    - d. Both enclosure gate frame and walls shall be of a material of sufficient strength to withstand normal use.
  - (3) Location. All refuse containers shall be located in side or rear yards and setback at least 50 feet from any adjacent residential zoning district. Containers shall not be located in any required parking space, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or within or adjacent to a drainage easement or water body.
  - (4) Maintenance. Dumpsters shall be maintained free of jagged or sharp edges or inside parts that could prevent the free discharge of their contents. A licensed collector shall empty dumpsters at intervals that will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.

#### Section 35-015. Permitted uses.

Plots located in the Parks and Recreation zoning district may be used for one or more of the following specified uses.

Principal Uses	Parks and Recreation	Rural RV Resort
Archery Range	Permitted subject to Article 80	<u>Not Permitted</u>
Shooting Range	See Note 1 below	<u>Not Permitted</u>
Boat Ramp, Fishing Pier and Dock	Permitted	<u>Not Permitted</u>
Botanical Garden	Permitted	<u>Not Permitted</u>
Walking and Biking Trail	Permitted	<u>Permitted</u>
Essential Services	Permitted	<u>Not Permitted</u>
Nature Trail	Permitted	<u>Permitted</u>
Outdoor Events	Permitted subject to Article 80	<u>Not Permitted</u>
Lake or Pond	Permitted	<u>Permitted</u>
Public Park	Permitted	<u>Not Permitted</u>
Recreation Vehicle Resort	<u>Not Permitted</u>	<u>Permitted</u>
<u>Accessory Uses for RV Resort, including but not limited to clubhouse/recreation buildings, maintenance buildings, sports courts, swimming pools, office buildings, bathhouse buildings, laundry buildings, cabanas, cooking/barbecue grill structure, etc.</u>	<u>Not Permitted</u>	<u>Permitted</u>

<u>Accessory Park Owned Units</u>	<u>Not Permitted</u>	<u>Permitted</u>
<u>Accessory Caretaker Quarters</u>	<u>Not Permitted</u>	<u>Permitted</u>

Note 1: The regulation of guns and shooting ranges is preempted by state law and regulated solely by the State of Florida. See Florida Statutes §§ 790.33 and 790.333.

(Ord. No. 2014-05, § 3, 6-3-2014)

### **Section 35-020. Prohibited uses.**

Any use not expressly, or by inference, permitted in Section 35-015, "Permitted uses," is prohibited.

### **Section 35-025. Minimum plot size and dimension.**

Plots located in the Parks and Recreation and Rural RV Resort zoning districts are subject to the following size and dimensional standards.

#### **(A) Minimum size.**

(1) No plot shall be developed for a Parks and Recreation use unless the plot contains one or more acres.

(2) No plot shall be developed for a Rural RV Resort use unless the plot contains 40 acres or more, prior to any dedications for public use to the Town.

#### **(B) Minimum dimension.** All plots shall have at least 100 feet of frontage (width) and 100 feet of depth.

### **Section 35-030. Plot coverage, floor-to-area ratio, and pervious area.**

Plots located in the Parks and Recreation and Rural RV Resort zoning districts are subject to the following standards. These standards apply to properties prior to any dedications for public use to the Town.

(A) Plot coverage. The combined area of all buildings and roofed structures shall not exceed ten percent of the plot area. Within the Rural RV Resort zoning district, accessory structures within individual RV sites shall not contribute toward plot coverage.

(B) Floor-to-area ratio. Parks and Recreation uses shall not exceed a floor-to-area ratio of one-tenth. Rural RV Resort uses shall not exceed a floor-to-area ratio of eight hundredths (0.08).

(C) Pervious area. The minimum pervious area shall be 80 percent of the plot area located in the Parks and Recreation zoning district. The minimum pervious area shall be 40 percent of the plot area located in the Rural RV Resort zoning district.

(D) Recreation amenity area. The minimum area within the Rural RV Resort zoning district set aside for recreation amenities shall be 5% of the total site area. Recreation amenity areas shall include, but not be limited to, clubhouse, sports courts, pool, activity building, playground, trails and gathering areas.

### **Section 35-035. Setbacks.**

(A) All buildings and structures in the Parks and Recreation zoning districts shall comply with the following required setbacks.

~~(A1)~~ Front setback. Fifty feet.

~~(B2)~~ Side setback. Twenty-five feet.

~~(C3)~~ Rear setback. Twenty-five feet.

~~(D4)~~ Side street setback. For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.

~~(E5)~~ Parking setback. No parking facility shall be located within 25 feet of an adjacent residential plot. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."

~~(F6)~~ Exceptions from setback requirements.

~~(1a)~~ Buildings and structures specifically excepted from requirements (A) through (D), above, are identified in Section 15-015, "Setback exceptions."

~~(2b)~~ Horse trails and multi-use nature trails.

(B) All buildings and structures in the Rural RV Resort zoning districts shall comply with the following required setbacks as measured to the property line prior to any dedications for public use to the Town.

- (1) Front setback. Fifty feet.
- (2) Side setback. Thirty feet.
- (3) Rear setback. Thirty feet.
- (4) Side street setback. For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
- (5) Recreation Vehicle setback. No parked recreational vehicle shall be located within 30 feet of an adjacent plot which is zoned and developed with residential uses. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."
- (6) Exceptions from setback requirements.
  - (a) Buildings and structures specifically excepted from requirements (1) through (4), above, are identified in Section 15-015, "Setback exceptions."
  - (b) Horse trails and multi-use nature trails.
  - (c) Horizontal RV site improvements including but not limited to paved areas.
- (7) Minimum separation between recreation vehicles parking spaces shall be denoted on the site plan and approved by Town Council.

#### **Section 35-040. Height.**

Within the Rural RV Resort zoning district, no buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 2 stories and/or 35 feet, whichever is less. Within the Parks and Recreation zoning district, no buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet unless the following apply.

- (A) Exception from height limitation. Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

#### **Section 35-045. Accessory buildings or structures.**

All accessory buildings or structures shall be shown on the site plan and meet all building design standards and setbacks as listed in the Town Code unless otherwise exempt and in accordance with the provisions of the Florida Building Code, as amended. All accessory buildings or structures shall require a building permit. Accessory buildings shall not be permanently attached to recreation vehicles.

#### **Section 35-050. Accessory Park Owned Units.**

Park owned units shall be permitted within the RV Resort. Park owned units are considered as RV sites and shall be counted toward and included in calculation of development intensity for RV Resort. Park owned units shall be situated on and within a designated RRVR lot within the RV Resort. The Park owned units shall meet the definition of a recreational vehicle per Florida State Statutes and shall be tied down in order to meet wind load standards.

#### **Section 35-055. Occupancy Standards.**

Within the Rural RV Resort zoning district, occupancy of each RV site is limited to one (1) recreation vehicle, two (2) automobiles or trucks, and one (1) golf cart, accommodating one (1) party. Occupancy is limited to no more than 6 people per recreation vehicle. No person shall reside or be permitted to reside in an RV site for more than 180 days per calendar year.

#### **Section 35-060. Accessory Caretaker Quarters.**

One (1) Caretaker Quarters shall be for the exclusive use of the caretaker engaged in providing security, custodial, and/or managerial services to the RV Resort. The Caretaker Quarters is restricted to one park owned unit.

#### **Section 35-065. Internal Driveway and Drive Aisles.**

Within the Rural RV Resort zoning district, roadways and drive aisles adjacent to RV sites may be reduced to 25 feet for two-way traffic and 16 feet for one-way traffic. All RV sites shall have access from internal roadways. Alternate designs for driveways and access aisles per Section 100-030 may be approved subject to site plan approval.

**Section 35-070. Minor Modifications.**

Within the Rural RV Resort zoning district, minor modifications to the approved site plan for an RV Resort Park shall be allowed as part of the permitting process, subject to administrative staff approval. Minor modifications shall include: reduction in building square footage up to 25% of the total building square footage (inclusive of enclosed and unenclosed area), reduction of impervious area up to 50% for individual RV sites, minor changes to location of sports courts, and adjustments to pool and pool deck which do not reduce the character of the pool amenity.

**Article 85 Landscape****Section 85-065. Landscape requirements for Rural RV Resort (RRVR) uses.**

Submittal of a landscape plan in accordance with Section 85-050 is required. Additionally, the following criteria shall be met.

**(A) Landscape requirements for individual RV sites.**

All new RV sites shall conform to the following minimum landscaping requirements:

- 1) Tree requirements. One tree (size at time of planting - 2.5 inch caliper, 12 feet overall height) shall be planted per every 1,000 square feet of pervious lot area. Fractional measurements shall be rounded to the nearest whole number.
- 2) Shrub requirements. Ten shrubs (meeting Section 85-020, "Plant material" requirements) shall be planted per every 500 square feet of pervious lot area. Fractional measurements shall be rounded to the nearest whole number. Credit for the preservation of native understory shall be granted toward meeting up to 50 percent of the shrub requirement at a rate of 25 feet of preserved understory per one shrub.
- 3) Turf and xeriscape requirements. The remainder of the property must be maintained, either in its natural state, or as turf grass. This area, however, may not contain any invasive species as identified in Section 85-20(3), which must be removed from the site.

**(B) Perimeter landscape buffer requirements for RRVR perimeters or boundary between development and preserve areas. The perimeters of all RRVR uses shall conform to the minimum landscaping requirements hereinafter provided.**

- 1) Incompatible use perimeters. Any RRVR use that is contiguous to, or separated only by a canal right-of-way from, a residential zoning district or parks and recreation zoning district, shall provide a 20' incompatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:
  - a) The incompatibility perimeter landscape buffer shall be no less than six feet in height for the purposes of screening and buffering the RRVR use from the residential use or parks and recreation use.
  - b) The incompatibility perimeter landscape buffer shall contain a wall, berm, hedge, or any combination to achieve 6 foot opacity, and shall be placed along the inside perimeter of the common property line. If a wall or fence is proposed, the wall or fence shall be set back from the property line a distance of five feet to allow for the planting and maintenance of trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) along the outside edge of such wall. Incompatibility perimeter landscape buffers containing a berm and wall shall be a minimum of 20 feet in width and comply with Section 85-020(B).
  - c) Where a required incompatibility perimeter landscape buffer would abut an existing wall on adjoining property, it shall be desirable to avoid the creation of parallel walls and/or a non-accessible, ineffective strip of land running between parallel walls. In this event, a proposed perimeter buffer shall not contain a nonliving barrier.
  - d) It is strongly encouraged that incompatibility perimeter landscape buffers be designed with soft edges (rather than hard or strictly linear) requiring less maintenance and using gradual transitions in plant texture, height, and width to reinforce the rural character of the Town.

- e) The incompatibility perimeter landscape buffer shall also include trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) at a rate of 1 tree per 30 linear feet.
- 2) Compatible use perimeters. Any RRVR use that is contiguous to, or separated only by a canal right-of-way from, another non-residential/non-agricultural/RRVR use, shall provide a compatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:
  - a) The compatibility perimeter landscape buffer shall be no less than eight feet in width measured inward from the common property line.
  - b) The compatibility perimeter landscape buffer. Compatibility perimeter landscape buffers shall consist of one continuous hedge meeting the requirements of Section 85-20(C) and trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) at a rate of 1 tree per 30 linear feet.
- (C) Landscape requirements for RRVR interior open spaces, vehicular use areas, and vehicular use area landscape strips.
  - 1) RRVR interior open spaces, vehicular use areas, and vehicular use area landscape strips shall comply with Section 85-055, except as follows:
    - a) Section 85-055(A) Shrub and tree requirements. Trees may be 2.5 caliper, 12 feet overall height at time of planting.
    - b) Section 85-055(C)(5) Vehicular use area requirements - Curbing. Curbs are not required, unless specified by Town Council.
    - c) Section 85-055(D) Vehicular use area landscape strip adjacent to a local street may be reduced to 20 feet and may be counted towards open space if a public use pathway is included.

*[Old Section 85-065 and subsequent sections shall commence following this new Section 85-065 and be renumbered accordingly.]*

## Article 90 SIGNS

### Section 90-010. Definitions.

Entrance Sign. An identification sign structure located at the main access to a development. The only advertising on the structure shall be the development name and logo. Entrance signs may be elevated above entry drive and supported by two architectural columns. Entrance signs are not pole signs.

### Section 90-040. Standards by sign type and zoning district.

(F) The following signs are permitted in the Rural RV Resort zoning district. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

#### (1) Mandatory building identification sign:

<u>Sign face area</u>	<u>0.5 sq. ft. (min)—4 sq. ft. (max)</u>
<u>Lettering</u>	<u>3 in. (min)—12 in. (max)</u>
<u>Number of signs (maximum)</u>	<u>1 per structure or business</u>
<u>Other</u>	<u>May be an awning sign</u>
<u>Attached/freestanding or both</u>	<u>Attached</u>

#### (2) Building wall sign (individual buildings):

<u>Sign face area (maximum)</u>	<u>1 sq. ft. per one linear foot of building frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted, however, in no case should the length of the sign exceed 75 percent of the building length</u>
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<u>Number of signs (maximum)</u>	<u>1 per building</u>
<u>Sign design and dimension</u>	<u>Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted</u>
<u>Other restrictions</u>	<u>A minimum of ten percent of the building must be maintained as clear wall area on either end of the sign</u>
<u>Attached/freestanding or both</u>	<u>Attached</u>

(3) Monument or panel sign:

a. Entrance Signs:

<u>Sign face area (maximum)</u>	<u>36 square feet</u>
<u>Number (maximum)</u>	<u>1 per street frontage</u>
<u>Sign design</u>	<u>Carved or channel-styled letters, symbols, and logos permitted. Changeable copy is limited to 25 percent of sign face</u>
<u>Sign dimensions</u>	<u>Maximum height of sign structure shall be limited 25 feet from grade. Maximum sign face dimensions are limited to 2 feet in height and 24 feet in length</u>
<u>Secondary signs</u>	<u>Way-finding signs are permitted within project with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs shall be consistent in design with the primary sign on site. All secondary signage shall be setback at least 20 feet from all property lines</u>
<u>Attached/freestanding or both</u>	<u>Freestanding</u>

b. Off-premises sign:

<u>Sign face area (maximum)</u>	<u>24 square feet</u>
<u>Number (maximum)</u>	<u>1 per street that connects to an adjacent arterial roadway</u>
<u>Sign design</u>	<u>Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of 3/8".</u>
<u>Sign dimensions</u>	<u>Maximum height of eight feet and maximum length of 12 feet</u>
<u>Sign Location</u>	<u>Off-premises signs are permitted only for parcels that have access to, but no frontage on arterial streets. Signs may be permitted within public right-of-way subject to approval of the Town.</u>
<u>Attached/freestanding or both</u>	<u>Freestanding</u>

## Article 95 PARKING AND LOADING

### Section 95-010. Minimum parking space requirements.

#### (E) Recreational uses:

Uses	Minimum Parking Requirements
Archery Range	One parking space per target position
RV Resort	One parking space per RV Site and Park Owned Unit; plus one parking space per 300 sq. ft. of clubhouse; reduced golf cart spaces can be utilized for a maximum of 30 percent of required parking spaces for clubhouse.
Other Recreational Uses	Determined by agency facilitating and maintaining the use

### **Justification**

#### **1. Reason and need for the requested text change:**

*Response: The proposed Zoning Text amendment is needed to allow and provide development regulations for an RV Resort. As demonstrated by this justification statement and attached market demand analysis there is a need for an RV resort. The Florida recreational vehicle market economic impact is approximately \$6 billion annually. Further, according to the research and data, vacancy rates remain low. Demand is strong with long wait lists and reservations needed months in advance, with booking required over a year in advance for high season spaces. The Palm Beach and, more specifically, western communities market area is strong, and demand is currently in place for additional recreation vehicle spaces as the population in the western communities is one of the fastest developing areas, with the population expected to surpass 350,000 in 2025. There are very few RV resorts or similar uses in Palm Beach County, whereas the west coast of Florida offers numerous facilities for recreation vehicles.*

*The proposed changes ensure that the proposed use is consistent with the rural development pattern within the Town. The new regulations provide for similar setbacks and floor area ratios to other zoning categories within the Town. The zoning regulations also provide appropriate setbacks and height restrictions for the accessory cabanas that may be located on the individual recreational vehicle spaces. The intent of the Applicant is to provide an RV Resort that caters to all needs of the tenants.*

#### **2. Reason for the present text being invalid or inappropriate:**

*Response: The current zoning text is invalid as it does not provide development regulations, parking requirements, or use regulations for the development of a recreation vehicle resort. The proposed use is a new use to the Town of Loxahatchee Groves. The proposed text will ensure that the proposed RV Resort will be developed consistent with the Town's vision and existing design guidelines. The proposed RV Resort will provide an opportunity currently not available to the visitors of the Town of Loxahatchee Groves and Palm Beach County Western Communities.*

#### **3. Explain how the proposed text amendment complies with the Comprehensive Plan:**

*Response: The proposed text amendment complies with the proposed Rural Recreation Comprehensive Plan future land use designation of Rural Recreation (RREC). Additionally, the proposed zoning text helps to implement a development that is consistent with other Comprehensive Policies as discussed previously in this justification statement. As provided within this Application and as presented to the Town Council in two workshops, the Applicant is proposing a project that will encourage limited economic development; provide a public multi-use trail and greenway around the perimeter of the Property and tie into other greenway connections in place or planned in the future; and contribute to drainage improvements of the Town. As discussed, the proposed use will serve as a transitional use between the residential use to the north and the more intense commercial and mixed uses along Southern Boulevard.*

#### **4. Is there an error or ambiguity to be corrected:**

*Response: No error or ambiguity exists in the Zoning code. The proposed amendment is to provide development regulations for the Rural RV Resort zoning district and RV Resort use.*