

Attachment C

Justification Statement

Introduction – Statement of Use

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Text amendment to the Future Land Use Element, a Comprehensive Plan Future Land Use Map amendment, Zoning Text amendment, a Zoning Map amendment, and site plan approval for the property located on the east side of C Road, approximately 950 feet north of Southern Boulevard (“Property”) to allow for the development of a recreational vehicle resort.

Specifically, the Applicant is proposing to create a new future land use designation called “Rural Recreation” and amend the future land use map to reflect that designation on the Property. Additionally, the Applicant is proposing to create a new zoning designation called “Rural RV Resort” and amend the Zoning map to reflect that designation on the Property. Addition zoning text changes will include a definition for an “RV Resort” and parking requirements for the RV resort use. The site plan for the RV Resort provides 272 RV sites, 16 park owned RV units, and 2 clubhouses with recreation areas.

This Justification Statement is divided into four sections: Proposed Comprehensive Plan Text & Map Amendment, Proposed Zoning Text Amendment, Proposed Zoning Map Amendment, and Site Plan. As the proposed project contains multiple requests and all requests are interconnected and interrelated the justification is meant to apply to the project as a whole however the specific criteria are addressed for each request in the following narrative.

Proposed Comprehensive Plan Text & Map Amendment

The following provides the proposed changes to the text of the Future Land Use Element of the Comprehensive Plan in ~~strikeout~~ and underline format.

Table FLU - 1 Future Land Uses

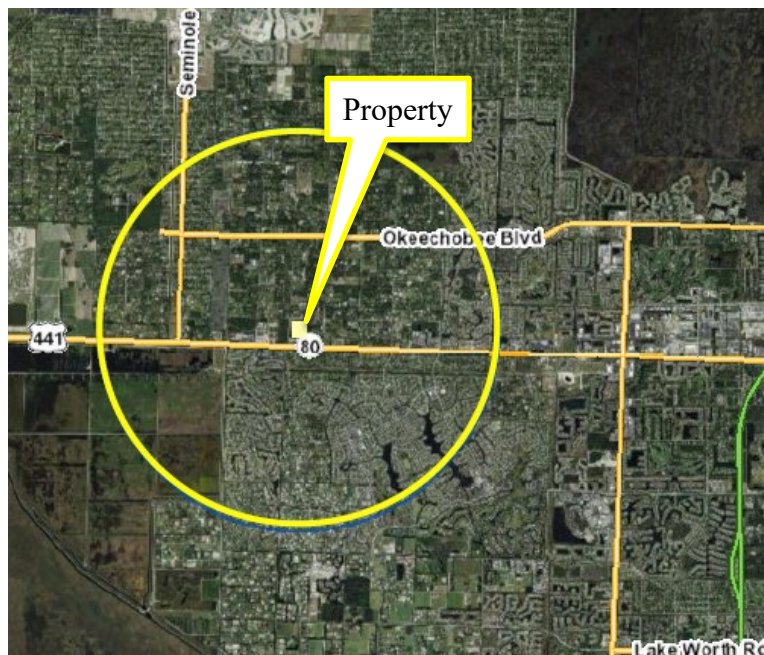
Land Use Category	Zoning District(s)	Density	Intensity	Uses
<u>Rural Recreation</u>	<u>Rural RV Resort (RRVR)</u>	<u>8 RVs/ acre</u>	<u>0.08 FAR for permanent structures</u>	<u>Recreational Vehicle Resort and accessory uses, including but not limited to one year round caretaker quarter and park owned units, which are deemed appropriate and consistent with the function of the use.</u>

1.1.16 Policy:

The Rural Recreation (RREC) land use designation may be assigned to a parcel which is intended to be zoned and developed as a recreational vehicle resort, and will promote the Town's Greenways and Multi-Use Trails Objectives and Policies of the Recreation and Open Space Element. In order to be approved by the Town for an RREC designation, a parcel of land shall meet the following criteria:

- Minimum parcel size: 40 gross acres prior to any dedications for public use to the Town;
- Road Frontage and Primary Access: A minimum of 620 linear feet on C Road;
- Proximity: No lands designated as Rural Recreation shall be located within 3 miles of another property designated as Rural Recreation; and
- Development Intensity: The maximum development potential shall be consistent with Table FLU – 1. Density/Intensity shall be based on gross acres prior to any dedications for public use to the Town. However, based upon the infrastructure impact assessments performed during the approval process, or voluntarily by an applicant, development potential may be limited by the Town Council.

The map below shows the proposed 3 mile radius from the Property as described in the location criteria above.



Justification

In accordance with Town Code Section 165.010, the following discussion addresses the criteria as follows:

- (A) Proposed future land use map designations.
Response: Request is for a future land use designation of Rural Recreation.
- (B) Indication of the public need for the proposed future land use.
Response: See Attachment G for Market Study/Demonstration of Need and brief discussion below.
- (C) Indication of how the proposed location is the most suitable for the future land use proposed.
Response: See discussion below.
- (D) Indication of how the proposed future land use will further the Town's goals and objectives adopted in the Comprehensive Plan.
Response: See Consistency with Town's Comprehensive Plan Section below.
- (E) Analysis of impact to surrounding properties if proposed land use plan map amendment is adopted.
Response: See Compatibility & Impacts to Surrounding Properties Section below.
- (F) Supporting data and analysis.
Response: See various Attachments and further discussion below.

Need for the Proposed Future Land Use

The attached market demand study specifically identifies that there is a need for an RV resort on the Property. According to various RV industry trend platforms, new RV resorts are being developed throughout Florida to accommodate the increasing numbers of RV rentals and owners throughout other areas of the state. The increasing trend is due to Florida's pleasant year-round climate. Rvshare.com, an RV rental company, states that renters utilizing their platform spent over 277,000 nights in an RV in Florida in 2023. According to camperfaqs.com, Florida is the third highest state for RV sales in the country. Another industry platform, rvbusiness.com, indicates that between 2022 and 2024, Florida will be increasing the number of RV sites by over 3,500 sites. New RV resorts are being developed throughout the entire state from the Panhandle to Tampa to Orlando to the Keys. Recreational vehicle resorts are often developed near beaches, environmental areas, and tourist attractions. Users of RV Resorts often seek out areas that are close to natural features as well as commercial services and tourist attractions. The Property's location near State Road 80 is significant as this road connects the east and west coasts of Florida as well as intersecting with major north/south roads, including but not limited to Interstate 75, Interstate 95, the Florida Turnpike, and State Road 27. The proposed RV resort will provide a transitional use between the existing residential uses to the north and the more intense commercial and mixed uses to the south and west as well as to Southern Boulevard a major east/west transportation corridor.

The proposed RV Resort would support 272 RV sites, 16 park owned RV units, two clubhouses with recreation amenity areas, and a multi-use trail system around the perimeter of the Property. Per Florida State Statutes Chapter 513, Recreational vehicle parks are permitted only for guests staying no more than 180 days per calendar year. The Applicant intends to dedicate an eco-hybrid greenway trail (multi-use trail) to the Town in perpetuity as a certified wildlife habitat designed with native flora and fauna as part of the proposed application.

Location is Suitable for Proposed Future Land Use

The proposed Rural RV Recreation FLU is suitable and appropriate for the Property. The Property's location on C Road, north of Southern Boulevard and immediately west of the Solar Sports Property make the Property an ideal site for the proposed future land use designation and proposed RV Resort use. Across the Country as well as locally in Palm Beach County RV Resorts are located in scenic areas, such as national parks, forests, or beaches. These locations provide the users with a unique opportunity to enjoy the natural beauty of the area as well as engage in outdoor activities such as hiking, fishing, or kayaking.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of the Property is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities. The proposed Rural Recreation FLU will provide a

transitional use between the commercial uses located along Southern Boulevard to the south, the mixed land use project to the west and the residential uses to the north and east. The proposed Rural Recreation FLU will allow for the development of an RV Resort that will provide a rural hospitality resource to the Town in a location which is convenient to nearby amenities, tourist attractions and natural areas while not negatively impacting surrounding properties.

Consistency with Town's Comprehensive Plan

FLUE Objective 1.1: The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.

Response: The proposed changes to the Comprehensive Plan to create the Rural Recreation FLU category will ensure that appropriate densities and intensities are assigned in an appropriate location while contributing to and encouraging economic development. The proposed Rural Recreation FLU designation will provide a transitional use between the commercial uses located to the south and west of the Property and the rural residential uses located to the north and east. The proposed use will be a low traffic generating use that will be compatible with the surrounding residential as lighting, noise, and other impacts will be minimal and the Property's location will provide a buffer for the existing residential and the busy and louder commercial uses as well as Southern Boulevard to the south and west.

FLUE Policy 1.1.3: The Town shall ensure that future land use designations are compatible with adjacent land uses within and outside of the Town boundary.

Response: The proposed changes to the Comprehensive Plan to create the Rural Recreation FLU category will ensure that appropriate densities and intensities are assigned in an appropriate location. The land to the south of the Property along Southern Boulevard is Commercial Low and the land to the west of the Property is designated as Multiple Land Use. The proposed changes to create and assign the Rural Recreation future land use to the Property would allow for a transitional use to be developed on the Property. The proposed use would provide a transition between the residential to the north and east of the Property and the more intense uses commercial uses along Southern Boulevard to the south and west.

TE Policy 2.3.2: The Town shall work toward establishing multi-use trails and greenways within the existing canal maintenance easements on Letter Roads. In addition, the Town shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, or equestrian circulation throughout the Town.

TE Policy 2.3.5: The greenway and multi-use trails system, wherever feasible, shall provide connectivity among residential properties, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

TE Policy 2.3.10: The Town may encourage and accept additional right-of-way and easements to construct and maintain the multi-use trails.

Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public and maintained by the Applicant on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public.

CE Objective 4.7: Wetlands and natural functions of wetlands shall be protected. Future land uses that are incompatible with the protection or conservation of wetlands and wetland functions shall be directed away from wetlands. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.

Response: The proposed Rural Recreation FLU designation would allow for a use that would complement the existing conservation easement area. Users of RV resorts tend to enjoy nature and similar uses throughout the County, State and Nation are frequently located within proximity of natural areas. The preservation area within the Property will be preserved and will serve as an amenity for the tenants of the RV resort. According to the environmental report prepared by ECS Florida, the small areas identified as Wetlands A, B, and C do not meet the jurisdictional wetland tests. The Applicant will submit a Formal Wetland Determination to SFWMD during the permitting process.

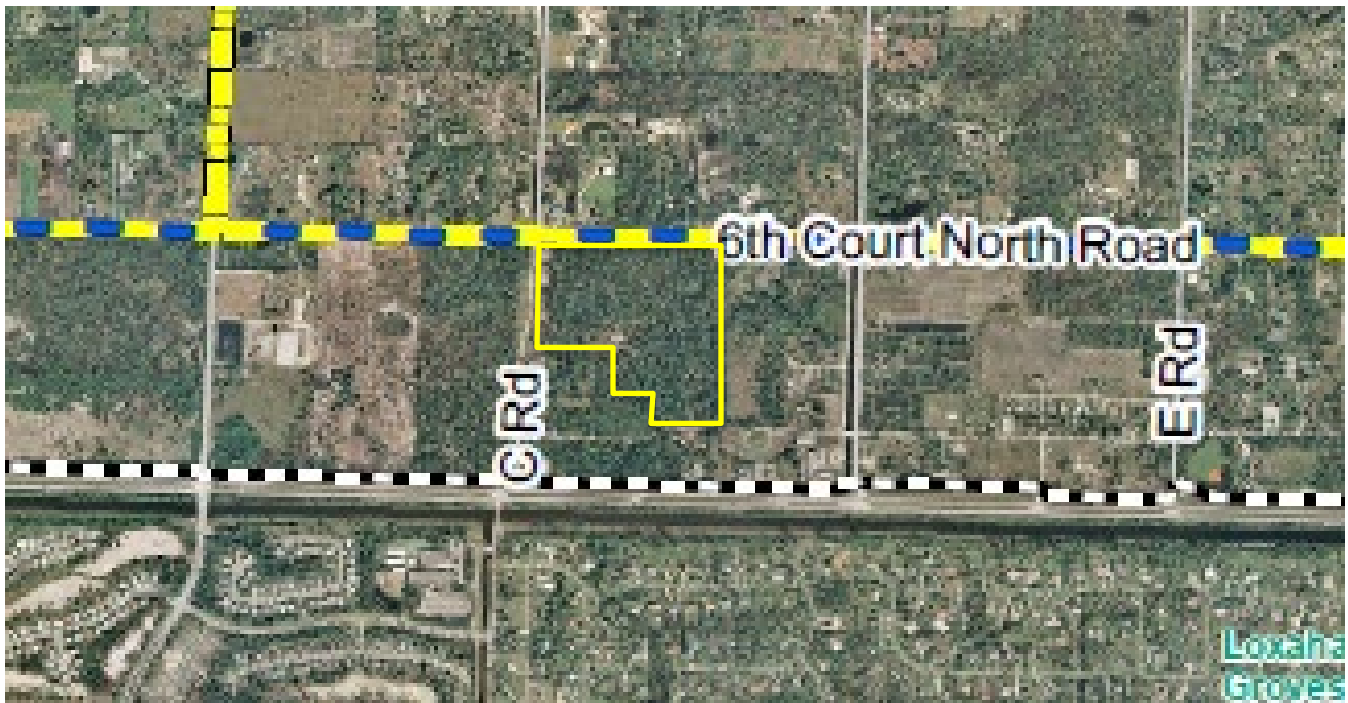
R&OSE Objective 5.3: Establish effective methods of coordinating public and private resources to meet public demands.

Response: The proposed RV Resort will provide additional recreation and open space opportunities to the visitors of Loxahatchee Groves as well as to the current residents. The multi-use trail provided around the perimeter of the Property will be available to the public as well as users of the RV Resort. The Applicant has also committed to providing access to the RV resort facilities for community events (Veterans' Day, Fourth of July, and others), including a clubhouse and outdoor activity building capable of hosting gatherings for approximately 50 guests. These facilities can also serve as a banquet hall for various Town functions.

R&OSE Policy 5.3.2: Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian trails and greenways, facilities and programs.

R&OSE Policy 5.5.5: The greenway and multi-use trails system, where feasible, shall provide linkages between residential homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public. As shown on the excerpt of the Equestrian Trails and Greenways Map below, the Property's location south of 6th Court North Road would allow the proposed trail to connect into the Southern East-West Trail and provide an additional future connection point to the south of the Property on C Road.



CIE Policy 8.2.12: Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including multi-use trails and greenways, schools and roadways.

Response: The Applicant proposes to contribute an annual impact fee to the Town as approved by the Town Council.

IE Policy 3.1.12: Protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through acquisition, enforcement of rules and the application of land and water management practices which provide for compatible uses.

Response: The proposed Rural Recreation FLU designation would allow for a use that would complement the existing conservation easement area. Users of RV resorts tend to enjoy nature and similar uses throughout the County, State and Nation are frequently located within proximity of natural areas. The preservation area within the Property will be preserved and will serve as an amenity for the tenants of the RV resort. The small wetlands located on the Property are not jurisdictional wetlands according to the Environmental Report submitted with the application. As non-jurisdictional wetlands the Applicant has the ability to mitigate them in accordance with SFWMD regulations. The Property would retain all required drainage on-site as well as contribute to drainage improvements for the Town based on the creation of a water impoundment area on the west side of the Property.

Compatibility & Impacts to Surrounding Properties

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of “compatibility” under the repealed Rule 9J-5, FAC, is “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition”. With this definition in mind, the requested change would maintain the subject Property’s compatibility with the surrounding properties, some of which have undergone land use amendments while preventing land area for needed services.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed Future Land Use Map & Text Amendment designation will be compatible with neighboring uses.

- Primary access is available from C Road which terminates at Collecting Canal Road at the north Property line, thus directing traffic away from local roads in the vicinity.
- The Property is located just north of a major east/west transportation route (State Road 80 – Southern Boulevard). There are several commercial uses along the Southern Boulevard corridor. There are many other uses along this corridor that tend to draw tourists and visitors from other parts of the Town, the County, and the State, such as Palms West Hospital, Palm Beach State College, and Lion Country Safari. These uses are compatible with the proposed Rural Recreation future land use as the proposed use would support these uses as well as support the equestrian industry in the surrounding area. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the State Road 80 – Southern Boulevard corridor.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of the Property is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities. The proposed Rural Recreation and RV Resort will provide a transitional use between the commercial uses located along Southern Boulevard to the south, the mixed land use project to the west and the residential uses to the north. The proposed RV Resort will provide a rural hospitality

resource to the Town in a location which is convenient to nearby amenities, tourist attractions and natural areas while not negatively impacting surrounding properties.

Land uses directly butting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use
North	Rural Residential (RR5)	Agricultural Residential (AR)	Single Family Residential
South	Rural Residential (RR5)	Agricultural Residential (AR)	Single Family Residential, Vacant & Agriculture Truck Storage
East	Rural Residential (RR5)	Agricultural Residential (AR)	Single Family Residential & Equestrian Uses
West	Multiple Land Use (MLU)	Multiple Use Planned Development (MUPD)	Proposed Solar Sport Mixed Use Village

Compatibility will be addressed further through the site plan approval process. The proposed RV Resort will meet Town Code regulations regarding nuisances (Article 50). Noise and light pollution will not impact surrounding properties. Decibel levels for the Rural Recreation FLU designation would be expected to be similar to that of a busy park which is usually around 50 dB and considered a quiet environment. As landscape materials are expected to surround the property any excessive noise will be muffled by the soft plant material.

The proposed development has been estimated to generate 538 trips per day, 60 AM peak hour trips, and 77 PM peak hour trips at project build-out in 2029. A brief review of the directly accessed link within the project's radius of development influence reveals the proposed development will have an insignificant project assignment and will therefore meet the requirements of the Palm Beach County Traffic Performance Standards.

In summary, the proposed Rural Recreation FLU designation will be compatible with the surrounding uses and future land uses. As discussed above, landscape, setbacks, and other zoning regulations will ensure adjacent residential and equestrian properties are not impacted by the proposed change.

Consistency with Florida Statutes

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in application attachments. No negative environmental impacts are identified. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
 - Response:** *The applicant is requesting to change the FLU of the property from Rural Residential, 1 unit per 5 acres (RR-5) to Rural Recreation (RREC) for the purpose of providing additional services along the State Road 80 corridor. The amendment does not promote low intensity/density or single-use development.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - Response:** *The Property is located within the State Road 80 corridor which is not rural in nature as evidenced by services such as police, fire rescue and water/wastewater/drainage utilities exist in the*

immediate area. The proposed Rural Recreation designation is consistent with the surrounding commercial, recreational and institutional uses and activities.

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - **Response:** *The Property is not isolated in nature and is currently vacant. The Property is surrounded by various commercial, mixed use, and institutional development to the south, east and west and would be considered infill development within close proximity of a major east/west transportation corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - **Response:** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The proposed development will incorporate a natural eco-trail system around the perimeter of the Property. Additionally, a preservation area is proposed to be retained at the southeast corner of the Property. As required by the Zoning Code, any native plant material will be addressed during the zoning approval process. Wetlands will be mitigated in accordance with SFWMD regulations and requirements as they have been classified as non-jurisdictional by the attached Environmental Report.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - **Response:** *The Property is currently vacant. Several changes have already been granted to properties within the immediate area that allow the development of commercial and other mixed uses. The area has been changing to accommodate the growing population to of the Town and surrounding areas. As previously discussed the proposed Rural Recreation would provide a transitional use between the more intense uses to the south and west with the residential and equestrian uses to the north and east. No negative impacts to agricultural uses are anticipated with the land use change.*
- Fails to maximize use of existing public facilities and services.
 - **Response:** *This amendment will maximize the use of existing facilities. Services and public facilities are available to serve the Property and water and sewer service is anticipated to be extended to serve the proposed RV Resort.*
- Fails to maximize use of future public facilities and services.

Response: *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. This amendment will maximize the use of any future facilities proposed or constructed in the future and provide additional tax base. The Applicant is also proposing to provide trail connections that will connect to the proposed trails shown on the Equestrian Trails and Greenways Map excerpt shown above. The Property's location south of 6th Court North Road would allow the proposed trail to connect into the Southern East-West Trail and provide an additional future connection point to the south of the Property on C Road. Therefore, the proposal will maximize the existing public services in the area.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - **Response:** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
 - **Response:** *Approval of a Rural Recreation Future Land Use designation will be consistent with the style of development to the south, east and west. The Southern Boulevard corridor has been changing as new commercial, residential, and institutional uses are approved and developed. As previously discussed the proposed Rural Recreation would provide a transitional use between the more intense uses to the south and west with the residential and equestrian uses to the north and east. The uses immediately to the south*

along the Southern Boulevard corridor would provide additional services needed by the tenants of the proposed RV resort. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - **Response:** This amendment will allow for the development of a property that is consistent with the existing and proposed uses to the south and west. As previously discussed the proposed Rural Recreation would provide a transitional use between the more intense uses to the south and west with the residential and equestrian uses to the north and east. Future development on the Property will serve the current and future needs of the surrounding communities.
- Fails to encourage a functional mix of uses.
 - **Response:** Approval of this proposed amendment will allow the development of a use that will provide services to the surrounding community and visitors to the Town and western communities. The users of the RV resort will support and have access to the commercial uses, tourist attractions, and other amenities in the area.
- Results in poor accessibility among linked or related land uses.
 - **Response:** The proposed development will be designed with a multi-use pathway around the perimeter of the Property as well as pedestrian connections as required through the site plan approval process.
- Results in the loss of significant amounts of functional open space.
 - **Response:** This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - **Response:** This amendment does not fail to protect and conserve natural resources as the Applicant is proposing to retain the preservation area located at the southeast corner of the Property as well as incorporate native vegetation throughout the Property. The site is located outside of any wellfield protection zone. As required by the zoning code, any native plant material will be addressed during the zoning approval process.
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - **Response:** The proposed Future Land Use amendment will maximize the use of future public facilities and services existing and within a relatively urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - **Response:** The development will be designed with a multi-use trail around the perimeter of the Property that will connect to other trails in the area.
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - **Response:** Approval of this proposed amendment will allow the development of a rural recreation use that will allow for the development of a complementary use to the area. Therefore, the proposed amendment would contribute to livable communities and help balance the land uses within the Town while maintaining the character of the community.

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 $\frac{3}{8}$".</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.

Proposed Zoning Map Amendment

The proposed zoning map amendment from Agriculture Residential (AR) to the new Rural RV Resort (RRVR) zoning district is consistent with the Town's Rezoning Criteria per Zoning Code Section 160-020.

Justification

1. The request is consistent with the Town's Comprehensive Plan:

Response: The request would not give privileges not generally extended to similarly situated property in the area or result in an isolated district unrelated to adjacent or nearby districts. Per the Comprehensive Plan Text Amendment and Zoning Code amendments, the intent of the Rural Recreation future land use category and Rural RV Resort Zoning District is to allow for the development of an RV Resort on a property appropriately located, where infrastructure is available to support the use, and where a transitional use between the rural residential uses and the intense commercial development fronting on Southern Boulevard can be accommodated. It is the intent of the new future land use and zoning categories to accommodate the proposed use without allowing for the proliferation of such uses throughout the Town limits.

The proposed zoning map amendment will allow for the development of an RV Resort. This proposed use 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. Specifically, the request is consistent with the following Goals, Objectives and Policies of the Town Comprehensive Plan:

FLUE Objective 1.2: Development of a rural style commercial center consisting of accessible shopping, recreation, and employment opportunities for Town residents, shall be limited to the Southern Boulevard Corridor.

Response: The proposed RV Resort will be a rural-style hospitality amenity with high end options located within close proximity and easily accessible to Southern Boulevard. The tenants of the RV Resort will be able to access the commercial uses within the Town and ultimately contribute to the economic development of the Town. The proposed RV Resort will also provide an additional employment opportunity for the Town residents.

FLUE Policy 1.1.3: The Town shall ensure that future land use designations are compatible with adjacent land uses within and outside of the Town boundary.

Response: The proposed zoning map amendment to the Rural RV Resort category will ensure that appropriate densities and intensities are assigned in an appropriate location. The land to the south of the Property is Agriculture Residential and Commercial Low and the land to the west of the Property is designated as Multiple Land Use. The proposed changes to create and assign the Rural RV Resort zoning designation to the Property would allow for a transitional use to be developed on the Property. The proposed use would provide a transition between the residential to the north of the Property and the more intense uses along Southern Boulevard.

TE Policy 2.3.2: The Town shall work toward establishing multi-use trails and greenways within the existing canal maintenance easements on Letter Roads. In addition, the Town shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, or equestrian circulation throughout the Town.

Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public.

R&OSE Objective 5.3: Establish effective methods of coordinating public and private resources to meet public demands.

Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public, and maintained by the Applicant, on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public.

CIE Policy 8.2.12: Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including multi-use trails and greenways, schools and roadways.

Response: The Applicant proposes to contribute an annual impact fee to the Town as approved by the Town Council.

2. **The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts.**

Response: The request would not give privileges to the Property, as any other parcel of land within the Town jurisdiction meeting the requirements of the new Rural RV Resort zoning district would be permitted to request a rezoning. Rezoning the Property to Rural RV Resort would not result in an isolated district that is unrelated to nearby properties. The proposed zoning district would serve as a transitional district between the single family residential to the north and the commercial districts and major arterial roadway to the south of the Property. Additionally the proposed use would serve as a transition between the mixed use project to the west and the single family and agriculture uses to the east.

3. **An error or ambiguity must be corrected.**

Response: Not applicable.

4. **Changed or changing conditions which make approval of the request appropriate.**

Response: The characteristics of the surrounding area within the Southern Boulevard corridor have changed within the past 10 years. Additional commercial, residential and institutional projects have been approved to provide additional housing and services to the increasing number of residents of the area. The Southern Boulevard corridor is a major transit corridor for south Florida and Palm Beach County. This corridor has been transitioning away from solely serving the farmers as routes between farms, to packing houses, and transporting produce and other goods from between the east and west coasts of Florida. This corridor now also serve the nearby residents of Arden and other new residential developments as routes to and from work, services, and other activities in and outside of the western communities. The increase in traffic encourages properties along these transit routes to develop with a variety of services, housing, and other uses to meet the growing population of the western communities and greater Palm Beach County. Although the Property does not have frontage on Southern Boulevard, it is located within close proximity of the arterial roadway. It is typical planning practice to locate more intense commercial and other non-residential uses within the first 1 or 2 blocks of a major roadway to ensure that residential uses are buffered and screened from the noise of a busy roadway. The Property's location within this area of Southern Boulevard which was recently widened to accommodate increased traffic from the new approved and constructed developments to the west of the Town limits.

The recent global pandemic changed many societal behaviors. One of the trends that came out of the pandemic was the desire for people to be outdoors more. Many people across the Country purchased recreation vehicles and started touring the Country. The ability to work remotely for many jobs has also contributed to the increased use of recreational vehicles. These changing trends have created an increase in demand for RV resorts that offer more amenities than simple electric, water and sewer hook-ups. Travelers are looking for the same amenities that they have grown accustomed to such as pools, sports courts, and clubhouses all while still

being close to the natural environment that brought them to the area in the first place. The Property is well suited for the Rural RV Resort zoning change to meet the needs and demand for such travelers as it is located close to various natural areas, commercial services, transportation routes and other activities.

5. That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

Response: Not applicable.

6. The rezoning is appropriate for the orderly development of the Town and is compatible with existing and conforming adjacent uses, and planned adjacent land uses.

Response: The proposed Rural RV Resort (RRVR) zoning designation is suitable and appropriate for the Property. The Property's location on C Road, north of Southern Boulevard and immediately west of the Solar Sports Property make the Property an ideal site for the proposed RV Resort use. Across the Country as well as locally in Palm Beach County RV Resorts are located in scenic areas, such as national parks, forests, or beaches. These locations provide the users with a unique opportunity to enjoy the natural beauty of the area as well as engage in outdoor activities such as hiking, fishing, or kayaking.

The proposed site plan will depict appropriate screening and buffering on all sides to ensure that residential and agriculture uses to the north and east are not negatively impacted. The Applicant is proposing an 80 wide natural buffer along the east property line. Along the north property line is a canal and beyond that are single family homes. Within the proposed trail running along the canal frontage will be appropriate landscape screening material as well as the trail that can be used by the public as well as the tenants of the proposed RV resort.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of the Property is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities. The proposed Rural RV Resort will provide a transitional use between the commercial uses located along Southern Boulevard to the south, the mixed land use project to the west and the residential uses to the north and east. The proposed RV Resort will provide a rural hospitality resource to the Town in a location which is convenient to nearby amenities, tourist attractions and natural areas while not negatively impacting surrounding properties.

Proposed Site Plan

The Applicant proposes to develop an RV Resort featuring a comprehensive site plan. The resort will include 272 RV sites, 16 park-owned RV units, and 2 clubhouses with recreational areas. Access to the resort will be via C Road. Upon entering, tenants can choose between two distinct areas for their recreational vehicles. One section is dedicated to families, complete with a clubhouse and pool area tailored for children and family activities. The other section caters to a broader audience and is not specifically family-focused. Each RV site will accommodate the recreation vehicle, a car, and an accessory cabana for outdoor seating and dining. The resort will offer a range of recreational amenities, including a clubhouse with activity rooms for games, fitness, meetings, and kitchens; outdoor courts for tennis, pickleball, and basketball; as well as pools, spas, and splashpads.

The proposed RV Resort will meet Town Code regulations regarding nuisances (Article 50). Adjacent residential plots within 250 feet of the Property will not be negatively impacted by the proposed development. Noise and light pollution will not impact surrounding properties. Decibel levels for the proposed RV Resort would be expected to be similar to that of a busy park which is usually around 50 dB and considered a quiet environment. As landscape materials are expected to surround the property any excessive noise will be muffled by the soft plant material. Setbacks and landscape buffers will also ensure that there are no negative impacts related to emissions, dust, smoke, soot, objectionable odors, and solid wastes. All recreation vehicles will be hooked up to utilities so there will not be any dumping or other similar objectionable activities. There will be no hazardous waste stored on-site.

The project offers several public benefits. The Applicant plans to create a multi-use trail and greenway (eco-hybrid greenway trail) on the north and west sides of the Property, which will be dedicated for public use in perpetuity and will be designed with native plant materials in order to ensure it is maintained as habitat for wildlife. This proposed trail will connect to the existing trails and will be consistent with the Loxahatchee Groves Master Roadway, Equestrian and Greenway Plan adopted in 2009. Additionally, the Applicant intends to construct a drainage impoundment area adjacent to the property within the existing C Road right-of-way. This improvement aims to enhance the Town's drainage system and help mitigate historical flooding in the area. Furthermore, the Applicant commits to participating in C Road enhancements as determined by adjacent property owners and the Town of Loxahatchee Groves.

The proposed architecture and site plan are consistent with the Town's Rural Vista Design Guidelines. All buildings will be designed to be architecturally consistent with the other structures in the Town and the desired architecture theme. Additionally, signage, lighting, pedestrian amenities and landscape will be consistent with guidelines.

All buildings will be constructed in compliance with the Florida Building Code (FBC). The FBC has many requirements for hurricane resistant construction such as hurricane straps and impact-resistant windows. While the proposed buildings will be suitable as shelters during severe weather events, guests will be required to evacuate in accordance with County and State evacuation guidelines during emergencies such as but not limited to hurricanes in accordance with a comprehensive emergency preparation and evacuation plan to be developed and implemented by the property manager to ensure the safety and well-being of all guests.

Lastly, the Applicant proposes introducing an annual impact fee which will be approved by Town Council.

In conclusion, the proposed RV Resort offers substantial public benefits, including the enhancement of local infrastructure and environmental improvements. By introducing a multi-use trail, upgrading drainage facilities, and collaborating on road enhancements, the project aims to address community needs and support regional development. Additionally, the proposed annual impact fee is expected to contribute significant revenue, further benefiting the Town. Overall, the project promises to deliver both tangible and financial advantages to the area.

The Applicant respectfully requests approval of the Comprehensive Plan Text Amendment, Comprehensive Plan Map Amendment, Zoning Text Amendment, Zoning Map Amendment, and Site Plan in order to develop an RV Resort on the Property.