

**RV Resort – C Road and Southern Blvd.**

**Follow up items from Applicant to FAAC (April 30, 2025)**

**As requested by the Finance Advisory and Audit Committee following the April 28, 2025, committee meeting**

FAAC Follow-Up Questions:

1. *What is the financial stability of the project and how has it been stress tested?*
  - a. The project budget includes reserves for interest expenses and operating contingencies in case any unforeseen challenges arise in the economy
  - b. The operating expenses of the RV Resort are covered by 30% occupancy and the projected average occupancy is 59%. Therefore, there are margins built into the operating budget for protection to investors and to the town
2. *How do we assure the project will be fully completed and not left unfinished in the town?*
  - a. A construction loan would be used on the project which includes a completion guarantee by the general partner who has significant financial interest in the project. Therefore, the project will finish.
3. *What is the impact to the town budget such as for police services, code enforcement, and traffic?*
  - a. Law Enforcement Services: Please see Exhibit B of this document which includes the reports of police involvement at the Lion Country KOA RV Park nearby. In a year's period only twenty-one 911 emergency calls were made with only one being a suspicious event. Please see in Exhibit C how a similar call log at the proposed RV Resort would equate to financial impacts.
  - b. Code Enforcement: Please see Exhibit C for financial impacts.
  - c. Traffic: Please see below, question number 4.
4. *Who will pay for the maintenance of C Road.?*
  - a. The construction of C Road will be paid for by the applicant and if the town chooses, the applicant will agree to pay for any ongoing maintenance of the RV Resort's portion of C Road, from Tangerine Rd. to the RV Resort entrance.
5. *If there are any secondary benefits of the project to the town, a statement may be provided.*
  - a. Please see Exhibit D pages 20-22 of the Market Feasibility Study for the indirect financial impacts of the project. Please note this report shows the

total project being \$37.8MM rather than the current budget of \$45MM and is why some figures such as the assessed taxable value varies from the current costs.

6. *Can there be an adjustment to the recurring impact fee proposed in Options 1 and 2 (shown in Exhibit A) so that it would increase after a period of time to account for inflation?*

- a. Yes, a statement has been added to the conditions of approval where these payments would be adjusted for inflation every 5 years.

**Exhibits Summary:**

**Exhibit A** – Financial Revenue Analysis to the Town from the RV Resort

**Exhibit B** – Police Call Log for a Nearby RV Park (KOA Lion Country)

**Exhibit C** – RV Resort Financial Impacts to the Town for Law Enforcement and Code Enforcement

**Exhibit D** – Market Feasibility Study performed by outside consultant (a full copy of the report can be provided if requested).

## Exhibit A

RV Resort Financial Analysis to Town  
Property Located at C Road and Southern Blvd

Town of Loxahatchee Groves Property Tax Summary

Ad Valorem		3.0	Mills	Total PBC Mills	19.2764
Non Ad Valorem - to Town	\$	200	/ per acre roads and drainage		
	\$	450	/ property solid waste		

Current Property Taxes							
Parcel No	Acres	Assessed Value	Ad Valorem Total	Ad Valorem to Town	Non Ad Valorem	Total to Town	
41-41-43-32-05-000-0010	17.58	\$ 6,153	\$ 119	\$ 18.52	\$ 3,586	\$ 3,605	
41-41-43-32-05-016-0000	4.66	\$ -	\$ -	\$ -	\$ 933	\$ 933	
41-41-43-32-05-002-0000	2.65	\$ -	\$ -	\$ -	\$ 530	\$ 530	
41-41-43-32-05-000-0020	10.18	\$ 3,563	\$ 69	\$ 10.74	\$ 2,077	\$ 2,088	
41-41-43-32-05-000-0030	11.95	\$ 4,183	\$ 81	\$ 12.61	\$ 2,437	\$ 2,450	
	47.02	\$ 13,899	\$ 269	\$ 42	\$ 9,563	\$ 9,605	

Use of Land as 1 Parcel/5 Acres (Ag Res Zoning)							
Parcel No	Acres	Assessed Value	Ad Valorem Total	Ad Valorem to Town	Non Ad Valorem	Total to Town	
Hypothetical Parcel 1	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 2	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 3	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 4	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 5	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 6	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 7	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 8	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 9	5	\$ 850,000	\$ 16,385	\$ 2,550.00	\$ 1,450	\$ 4,000	
Hypothetical Parcel 10	2	\$ 340,000	\$ 6,554	\$ 1,020.00	\$ 850	\$ 1,870	
	47	\$ 7,990,000	\$ 154,018	\$ 23,970	\$ 13,900	\$ 37,870	

Cash Analysis From RV Resort To Town

Use of Land as RV Resort	Acres	Estimated Assessed Value	Estimated Ad Valorem Total	Estimated Ad Valorem to Town	Non Ad Valorem	Total to Town
	47.02	\$ 25,000,000	\$ 481,910	\$ 75,000.00	\$ 9,404	\$ 84,404

Plus + Commercial Trash Franchise Fee

		Solid Waste Franchise Fee
Projected Commercial Trash Service Annual	\$ 51,300	\$ 5,130

Plus + One of the Below Impact Fee Structures

Option 1	One Time Impact Fee	Annual Impact Fee	Annual Estimated Taxes to Town	Solid Waste Franchise Fee	Total Year 1
A one time impact fee of \$500,000 paid prior to project Certificate of Occupancy	\$ 500,000	\$ -	\$ 84,404	\$ 5,130	\$ 589,534
+ \$25,000 annual impact fee contribution					
+ Total Town Tax and Solid Waste Franchise Fee	\$ -	\$ 25,000	\$ 84,404	\$ 5,130	\$ 114,534

Option 2	Recurring Impact Fee	Annual Estimated Taxes to Town	Solid Waste Franchise Fee	Total Year 3 Stabilized Occupancy and Recurring Annually
An Annual impact fee contribution of \$125,000	\$ 125,000	\$ 84,404	\$ 5,130	\$ 214,534
+ Total Town Tax and Solid Waste Franchise Fee				

Option 3	Recurring Impact Fee	Annual Estimated Taxes to Town	Solid Waste Franchise Fee	Year 3 - Stabilized Occupancy
An Annual sharing of project net cashflow (5%) amounting to project impacts (up to 6% increase each year)	\$ 100,000	\$ 84,404	\$ 5,130	\$ 189,534
+ Total Town Tax and Solid Waste Franchise Fee	\$ 106,000	\$ 84,404	\$ 5,130	\$ 195,534
	\$ 112,360	\$ 84,404	\$ 5,130	\$ 201,894
	\$ 119,102	\$ 84,404	\$ 5,130	\$ 208,636
	\$ 126,248	\$ 84,404	\$ 5,130	\$ 215,782

Town Budget FY 2024-2025

Town Revenue	General	Transportation	Surtax	Roads and Drainage	Capital Projects	Solid Waste	Total All Funds
Ad Valorem Taxes	\$ 1,727,000						\$ 1,727,000
Non Ad Valorem Assessments per Unit							
Roads & Drainage: \$200 per unit				\$ 1,530,757			\$ 1,530,757
Solid Waste: \$450 per unit						\$ 649,800	\$ 649,800
Licenses & Permits	\$ 463,000						\$ 463,000
Utility Taxes	\$ 541,000						\$ 541,000
Franchise Fees	\$ 609,000						\$ 609,000
Changes For Services	\$ 287,000						\$ 287,000
Intergovernmental	\$ 425,300	\$ 400,000	\$ 336,300		\$ 750,000	\$ 500	\$ 1,912,100
Fines & Forfeitures	\$ 16,000						\$ 16,000
Investment Income	\$ 59,000			\$ 18,250		\$ 7,800	\$ 85,050
Miscellaneous Revenues	\$ 16,000			\$ 20,000			\$ 36,000
Total Sources	\$ 4,143,300	\$ 400,000	\$ 336,300	\$ 1,569,007	\$ 750,000	\$ 658,100	\$ 7,856,707

Town Budget With Property as 1 Unit Per 5 Acres

Town Revenue	General	Transportation	Surtax	Roads and Drainage	Capital Projects	Solid Waste	Total All Funds	Net Gain from Existing Use
Ad Valorem Taxes								
<i>Existing Use</i>	\$ 42							
<i>Property Use as 1 Unit Per 5 Acres</i>	\$ 23,970							
<i>Net Gain From Existing Use</i>	\$ 23,928							
Ad Valorem Taxes	\$ 1,750,928						\$ 1,750,928	
Non Ad Valorem Assessments per Unit								
<i>Existing Use</i>								
<i>Property Use as 1 Unit Per 5 Acres</i>								
Roads & Drainage: \$200 per unit				\$ 9,400				
Solid Waste: \$450 per unit						\$ 4,500		
<i>Net Gain From Existing Use</i>				\$ 2,087		\$ 2,250		
Non Ad Valorem				\$ 1,532,844		\$ 652,050	\$ 2,184,894	
Licenses & Permits	\$ 463,000						\$ 463,000	
Utility Taxes	\$ 541,000						\$ 541,000	
Franchise Fees	\$ 609,000						\$ 609,000	
Changes For Services	\$ 287,000						\$ 287,000	
Intergovernmental	\$ 425,300	\$ 400,000	\$ 336,300		\$ 750,000	\$ 500	\$ 1,912,100	
Fines & Forfeitures	\$ 16,000						\$ 16,000	
Investment Income	\$ 59,000			\$ 18,250		\$ 7,800	\$ 85,050	
Miscellaneous Revenues	\$ 16,000			\$ 20,000			\$ 36,000	
Total Sources	\$ 4,167,228	\$ 400,000	\$ 336,300	\$ 1,571,094	\$ 750,000	\$ 660,350	\$ 7,884,972	\$ 28,265

Town Budget RV Resort Option 1 (Year 1)

Town Revenue	General	Transportation	Surtax	Roads and Drainage	Capital Projects	Solid Waste	Total All Funds	Net Gain from Existing Use
Ad Valorem Taxes								
Existing Use	\$ 42							
Property Use as an RV Resort	\$ 75,000							
Net Gain From Existing Use	\$ 74,958							
Ad Valorem Taxes	\$ 1,801,958						\$ 1,801,958	
Non Ad Valorem Assessments per Unit								
Existing Use								
Property Use as an RV Resort								
Roads & Drainage: \$200 per unit				\$ 509,404				
Solid Waste: Franchise Fee						\$ 5,130		
Net Gain From Existing Use				\$ 502,091		\$ 2,880		
Non Ad Valorem				\$ 2,032,848		\$ 652,680	\$ 2,685,528	
Licenses & Permits	\$ 463,000						\$ 463,000	
Utility Taxes	\$ 541,000						\$ 541,000	
Franchise Fees	\$ 609,000						\$ 609,000	
Changes For Services	\$ 287,000						\$ 287,000	
Intergovernmental	\$ 425,300	\$ 400,000	\$ 336,300		\$ 750,000	\$ 500	\$ 1,912,100	
Fines & Forfeitures	\$ 16,000						\$ 16,000	
Investment Income	\$ 59,000			\$ 18,250		\$ 7,800	\$ 85,050	
Miscellaneous Revenues	\$ 16,000			\$ 20,000			\$ 36,000	
Total Sources	\$ 4,218,258	\$ 400,000	\$ 336,300	\$ 2,071,098	\$ 750,000	\$ 660,980	\$ 8,436,636	\$ 579,929

Town Budget RV Resort Option 2 (Year 3 - Stabilized Occupancy)

Town Revenue	General	Transportation	Surtax	Roads and Drainage	Capital Projects	Solid Waste	Total All Funds	Net Gain from Existing Use
Ad Valorem Taxes								
Existing Use	\$ 42							
Property Use as an RV Resort	\$ 75,000							
Net Gain From Existing Use	\$ 74,958							
Ad Valorem Taxes	\$ 1,801,958						\$ 1,801,958	
Non Ad Valorem Assessments per Unit								
Existing Use								
Property Use as an RV Resort								
Roads & Drainage: \$200 per unit				\$ 134,404				
Solid Waste: Franchise Fee						\$ 5,130		
Net Gain From Existing Use				\$ 127,091		\$ 2,880		
Non Ad Valorem				\$ 1,657,848		\$ 652,680	\$ 2,310,528	
Licenses & Permits	\$ 463,000						\$ 463,000	
Utility Taxes	\$ 541,000						\$ 541,000	
Franchise Fees	\$ 609,000						\$ 609,000	
Changes For Services	\$ 287,000						\$ 287,000	
Intergovernmental	\$ 425,300	\$ 400,000	\$ 336,300		\$ 750,000	\$ 500	\$ 1,912,100	
Fines & Forfeitures	\$ 16,000						\$ 16,000	
Investment Income	\$ 59,000			\$ 18,250		\$ 7,800	\$ 85,050	
Miscellaneous Revenues	\$ 16,000			\$ 20,000			\$ 36,000	
Total Sources	\$ 4,218,258	\$ 400,000	\$ 336,300	\$ 1,696,098	\$ 750,000	\$ 660,980	\$ 8,061,636	\$ 204,929

Town Budget RV Resort Option 3 (Year 3 - Stabilized Occupancy)

Town Revenue	General	Transportation	Surtax	Roads and Drainage	Capital Projects	Solid Waste	Total All Funds	Net Gain from Existing Use
Ad Valorem Taxes								
Existing Use	\$ 42							
Property Use as an RV Resort	\$ 75,000							
Net Gain From Existing Use	\$ 74,958							
Ad Valorem Taxes	\$ 1,801,958						\$ 1,801,958	
Non Ad Valorem Assessments per Unit								
Existing Use								
Property Use as an RV Resort								
Roads & Drainage: \$200 per unit				\$ 109,404				
Solid Waste: Franchise Fee						\$ 5,130		
Net Gain From Existing Use				\$ 102,091		\$ 2,880		
Non Ad Valorem				\$ 1,632,848		\$ 652,680	\$ 2,285,528	
Licenses & Permits	\$ 463,000						\$ 463,000	
Utility Taxes	\$ 541,000						\$ 541,000	
Franchise Fees	\$ 609,000						\$ 609,000	
Changes For Services	\$ 287,000						\$ 287,000	
Intergovernmental	\$ 425,300	\$ 400,000	\$ 336,300		\$ 750,000	\$ 500	\$ 1,912,100	
Fines & Forfeitures	\$ 16,000						\$ 16,000	
Investment Income	\$ 59,000			\$ 18,250		\$ 7,800	\$ 85,050	
Miscellaneous Revenues	\$ 16,000			\$ 20,000			\$ 36,000	
Total Sources	\$ 4,218,258	\$ 400,000	\$ 336,300	\$ 1,671,098	\$ 750,000	\$ 660,980	\$ 8,036,636	\$ 179,929

## Exhibit B





Incident Search

Incident	Type	Incident Type Description	Date	Beat	Call Method	Location	Source	Unit	Officer	Priority	Report
202400690538	1061	1061 - Business / Residence Check	07/04/2024 20:17:57	15-41		Security Systems		15B98	8779	5	
202400495860	1061	1061 - Business / Residence Check	05/13/2024 09:21:22	15-41				15A41	9185	5	
202400491550	1061	1061 - Business / Residence Check	05/11/2024 19:42:43	15-41				15B98	8779	5	
202400488656	911	911 - 911 Hangup	05/10/2024 21:07:17	15-41	WPH2	911 Caller				3	
202400351860	1061	1061 - Business / Residence Check	04/04/2024 16:14:15	15-41		Security Systems		15A41	3143	5	
202400279429	1061	1061 - Business / Residence Check	03/15/2024 20:38:35	15-41				15B98	8779	5	
202400259763	76	76 - Asst To Another Department	03/11/2024 01:24:52	15-41	WPH1	911 Caller		15B97	18312	1	24042407
202400124209	1061	1061 - Business / Residence Check	02/03/2024 23:23:02	15-41		Security Systems		15B98	8779	5	
202400100880	911	911 - 911 Hangup	01/28/2024 18:42:45	15-41	WRLS		911 Caller			3	
202400034545	1061	1061 - Business / Residence Check	01/10/2024 15:52:03	15-41		Security Systems		15A42	3143	5	
202400000213	911	911 - 911 Hangup	01/01/2024 01:21:41	15-41	WRLS		911 Caller			3	
202301232514	68	68 - Police Service Call	11/30/2023 11:39:30	15-41		2000 Lion Country Safari Rd	Phone	15A41	8431	4	
202301188093	1061	1061 - Business / Residence Check	11/17/2023 12:59:15	15-41		Security Systems		15A42	9185	5	
202301015412	1061	1061 - Business / Residence Check	10/02/2023 10:22:05	15-41				15A42	9185	5	
202300994054	1061	1061 - Business / Residence Check	09/26/2023 13:09:14	15-41				15A41	8431	5	
202300906846	79	79 - Suspicious Incident	09/03/2023 01:00:17	15-41		2000 Lion Country Safari Rd	Phone	18B11	31313	1	
202300874671	911	911 - 911 Hangup	08/25/2023 16:28:53	15-41	WPH2	911 Caller				3	
202300872959	1061	1061 - Business / Residence Check	08/25/2023 08:36:05	15-41		Security Systems		15A42	9185	5	
202300862110	1061	1061 - Business / Residence Check	08/22/2023 14:08:08	15-41				15A42	9185	5	
202300857627	1061	1061 - Business / Residence Check	08/21/2023 13:12:52	15-41				15A42	9185	5	
202300793230	1061	1061 - Business / Residence Check	08/04/2023 09:10:53	15-41				15A96	6170	5	

21 Record(s)



## Incident Search

Total Incidents Listed	21
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# Redaction Log

Total Number of Redactions in Document: 11

## Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	Security Systems	Records Relating to the Physical Security or Firesafety of the Facility or Revealing Security or Firesafety Systems. FSS 119.071(3)(a) and FSS 281.301	6
1	911 Caller	Identity of 911 caller or person requesting emergency services. FSS 365.171(12)(a)	5

# Redaction Log

## Redaction Reasons by Exemption

Reason	Description	Pages (Count)
911 Caller	Identity of 911 caller or person requesting emergency services. FSS 365.171(12)(a)	1(5)
Security Systems	Records Relating to the Physical Security or Firesafety of the Facility or Revealing Security or Firesafety Systems. FSS 119.071(3)(a) and FSS 281.301	1(6)

## Exhibit C

**Code Enforcement Impacts**

Code Compliance Supervisor W/ Benefits	\$ 61,712
Code Compliance Officer	\$ 29,595
Code Compliance Officer	<u>\$ 43,030</u>
2025 Budgeted Salaries	\$ 134,337

Hourly Average Code Compliance Officer	\$ 17
RV Resort Impact: 1 Call / Month @ 2 Hours of Time Each*	\$ 35

RV Resort Impact Total For Year**	\$ (419)
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\*There will be full time property manager on the RV Resort policing the property to resort standards. 1 call per month is very unlikely

\*\*Minimal impact / does not require hiring an additional employee therefore no budget impact

**Law Enforcement Impacts**

2025 Budgeted Town Expense	\$ 668,000
Palm Beach County Police Officer Pay	\$ 77,000

Hourly Per Officer	\$ 19
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Incident Type*	Quantity	Hours	Cost
Business/Residence Check	14	2	\$ (518)
911 Hangup	4	0.5	\$ (37)
Assist to Another Department	1	1	\$ (19)
Police Service Call	1	3	\$ (56)
Suspicious Incident	1	5	<u>\$ (93)</u>
RV Resort Impact Total For Year**			\$ (722)

\*Incidents shown and quantities provided are for a 1 year period per public record of police call at Lion Country Safari RV Park nearby

\*\*The RV Resort will have its own security onsite and therefore, police involvement with guests is limited

## Exhibit D

## Market Feasibility Study for The Paddock RV Resort



June 3, 2024

Prepared for:

Bove, LLC.  
354 Royal Tern Road South  
Ponte Vedra, FL 32082

Prepared by:

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### Attachments

1. *ESRI Report - Demographic and Income Profile*
2. *ESRI Report - Site Map*
3. *Florida Fact Sheet RV Economic - RVs Move America - June 2022*
4. *Florida State Table RV Economic - RVs Move America - June 2022*
5. *Palm Beach County Profile 05.17.2024*
6. *RV Industry Association 2023 Annual Report*
7. *RV Industry Association 2023 Vacation Cost Comparison*
8. *Go RVing RV Owner Demographic Profile - RV Industry Association 2021*
9. *Campgrounds & RV Parks in the US - IBIS World April 2024*
10. *Loxahatchee Groves Town Statistics - Town of Loxahatchee Groves*
11. *2024 Camping & Outdoor Hospitality Report - Kampground of America*
12. *United States Fact Sheet - RVs Move America - June 2022*
13. *"More people flocking to freedom of RV travel" - The Villages Daily Sun 07.30.2023*
14. *"RV Vacations Emerging as Major Summer Travel Trend" - TravelPulse 05.21.2024*
15. *"As Camping Popularity Surges, RV Resorts Look to Capitalize With Hotel-Like Comforts" - Hotel Online 07.12.2023*
16. *"From Silicon Valley Cubicles To Scenic Vistas" - Forbes 04.10.2024*
17. *"Outdoorsy Survey Shows RVing Strengthens Family Bonds" - RV Business 05.21.2024*
18. *"RV Parks An Up-and-Coming Commercial Real Estate Investment Asset" - ConnectCRE 03.28.2024*
19. *"RV Parks Attract Billions in Public, Private Investment" - RV Business 11.01.2023*
20. *"RV Parks Competing On Newness, Growing Size, Amenities" - Forbes 03.01.2024*
21. *RV Park Rates Loxahatchee Groves and Surrounding Areas 2024 - Zabik & Associates*



AND ASSOCIATES, INC.

## Introduction

The purpose of this market feasibility study is to assess the viability, market demand and economic impact of a luxury recreational vehicle resort in the Town of Loxahatchee Groves. This market study has been prepared with consideration of existing recreational vehicle resorts and other development in the market area.

We believe the market can support the proposed luxury recreational vehicle resort at this time. The available market for new luxury recreational vehicle resort space in the area is limited and demand is strong. The ongoing evolution of the national and state vacation market combined with increased demand for quality recreational vehicle space are the key drivers in this market space. In addition, the continued expansion and growth in Palm Beach County will add increased demand for recreational vehicle space.

The 2020 Census found that the population in The Town of Loxahatchee Groves has grown to 3,355. This continued population growth within and adjacent to the competitive Trade Area further supports the absorption of this luxury recreational vehicle resort space at this time.

This study highlights the market potential and economic impact for the luxury recreational vehicle resort development being proposed in the Town of Loxahatchee Groves. The site location north of Southern Boulevard adjacent to C Road is shown on the cover page and below in *Figure 1*.



*Figure 1 - Site Location*



This study presents a summary of findings and recommendations regarding the market potential for the recreational vehicle resort development on this property.

The scope of this marketing and demographic study includes:

- An executive summary of the Town of Loxahatchee Groves and local site growth and demographic characteristics
- A review of local recreational vehicle market trends
- A review and analysis of the current market absorption rates
- A survey of location and vacancy rates of active competitors
- A review of the recreational vehicle marketplace
- A summary of the findings and recommendations

**The proposed The Paddock RV Resort development is consistent with existing and proposed development in the surrounding area and the Town of Loxahatchee Groves Comprehensive Land Use Plan.**

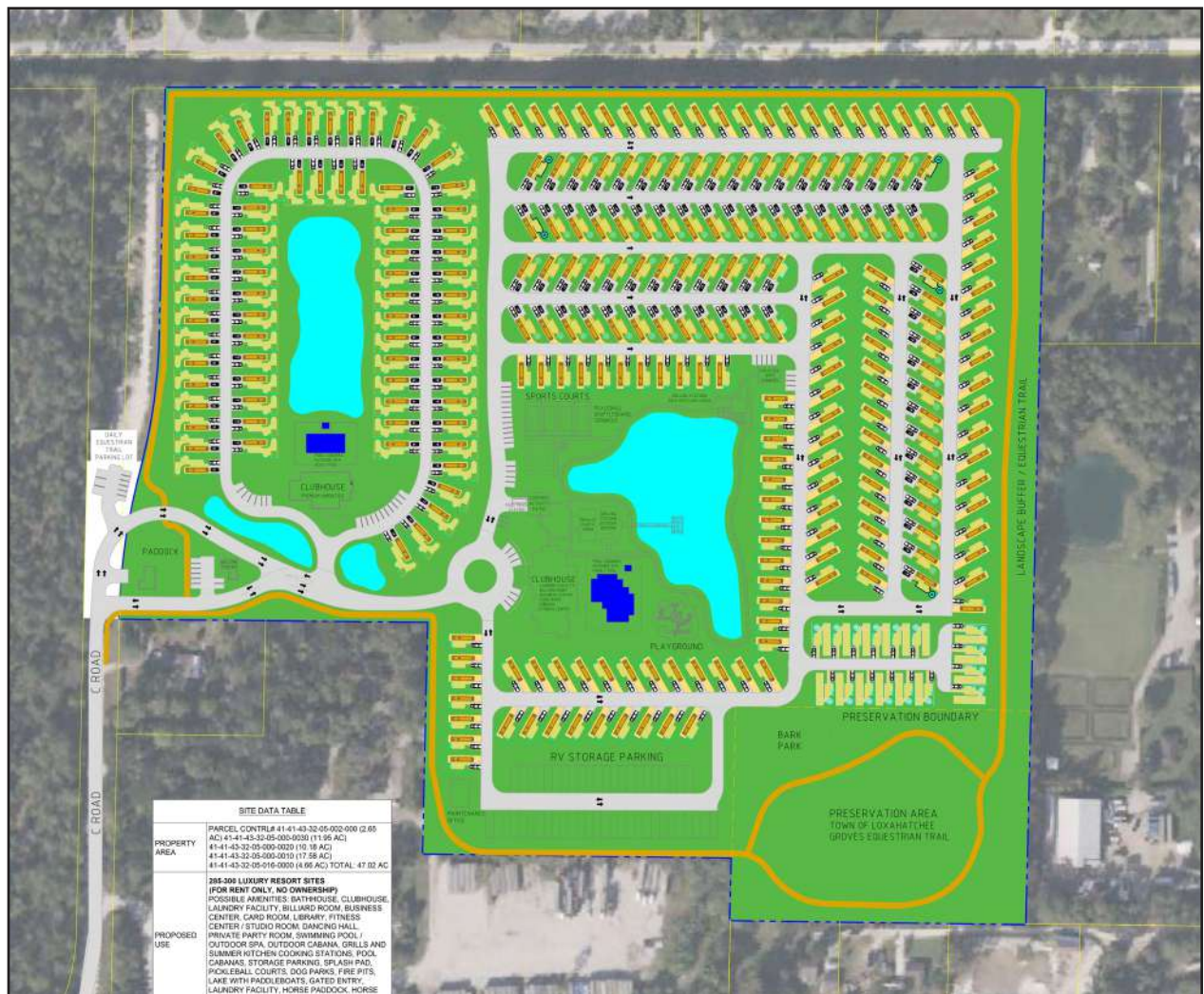


Figure 2 - Architectural Site Plan

## Executive Summary

Development of this recreational vehicle resort is currently justified. The major factors affecting the decision to build this recreational vehicle complex on the subject property include:

- Location, Location, Location
- Demand Analysis
- Demographic Trends
- Local Competition

The results of this analysis support the use of the property as a recreational vehicle resort site. Development of this site is consistent with future local and neighborhood plans, the Town of Loxahatchee Groves' Comprehensive Plan and the surrounding area approvals. In addition, approval of this type of development is consistent with the existing character of the area.

### Location

The location of this site is just north of Southern Boulevard adjacent to C Road on the west boundary. This Loxahatchee Groves site offers direct access to via C Road to State Road 80, also known as Southern Boulevard, an urban principal artery.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of this site 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 development of the Tuttle Royale project, 6 miles east on Southern Boulevard, will provide an additional local source of entertainment and dining venues that compliment the existing opportunities in the Western Communities.

### Demand Analysis

The demand analysis for this project supports the approval of the The Paddock RV Resort at this time. The projected rate of population growth for the State of Florida, Palm Beach County, and the Town of Loxahatchee Groves, combined with the strong demand for new hospitality offerings in Florida and the type of development proposed, supports the need for this development. Full absorption of the proposed development is expected within 12 months after construction concludes.

The Florida recreational vehicle market economic impact is approximately \$6 billion annually. 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. This project will add 285-300 sites to the inventory of recreational vehicle space.

In summary, the Florida and Palm Beach County market areas are strong and demand is currently in place for additional recreational vehicle space. Data showing the strong recreational vehicle market potential is contained in the attached market reports.

## Demographic Trends

The Western Communities of Palm Beach County are one of the fastest developing areas in Florida. The population of the Western Communities is expected to surpass 350,000 residents in 2025.

The growing population, combined with growth in the leisure and hospitality industries, has increased the demand for recreational vehicle services both statewide and in the Town of Loxahatchee Groves.

Our analysis focuses on the 7-mile Trade Area, although this type of development is designed and utilized on a regional basis. We expect the majority of users and customers of this development will come from out-of-state; however, the population of Florida RVers is strong. Over 158,000 residents currently live within the Trade Area. The population is expected to grow by over 1.5% in the next five years. Within the Trade Area there are no recreational vehicle offerings, with limited recreational vehicle offerings elsewhere in Palm Beach County. Vacancies are low and the demand for new space is strong with reservations required as far as 18 months in advance. The increased area population growth supports this demand when combined with the current low vacancy rate of the surrounding RV resort properties.

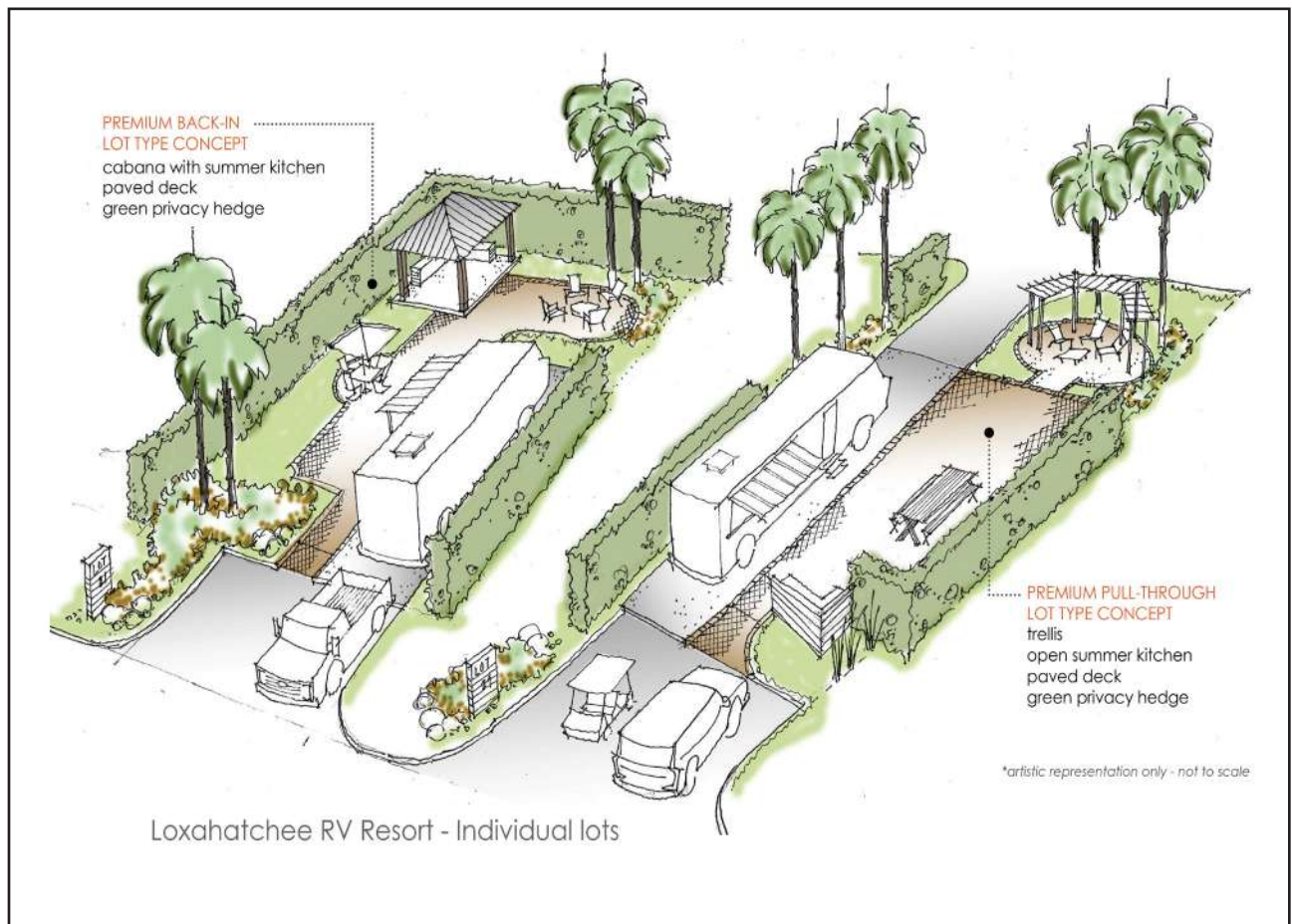


Figure 3 - Elevation Site Rendering



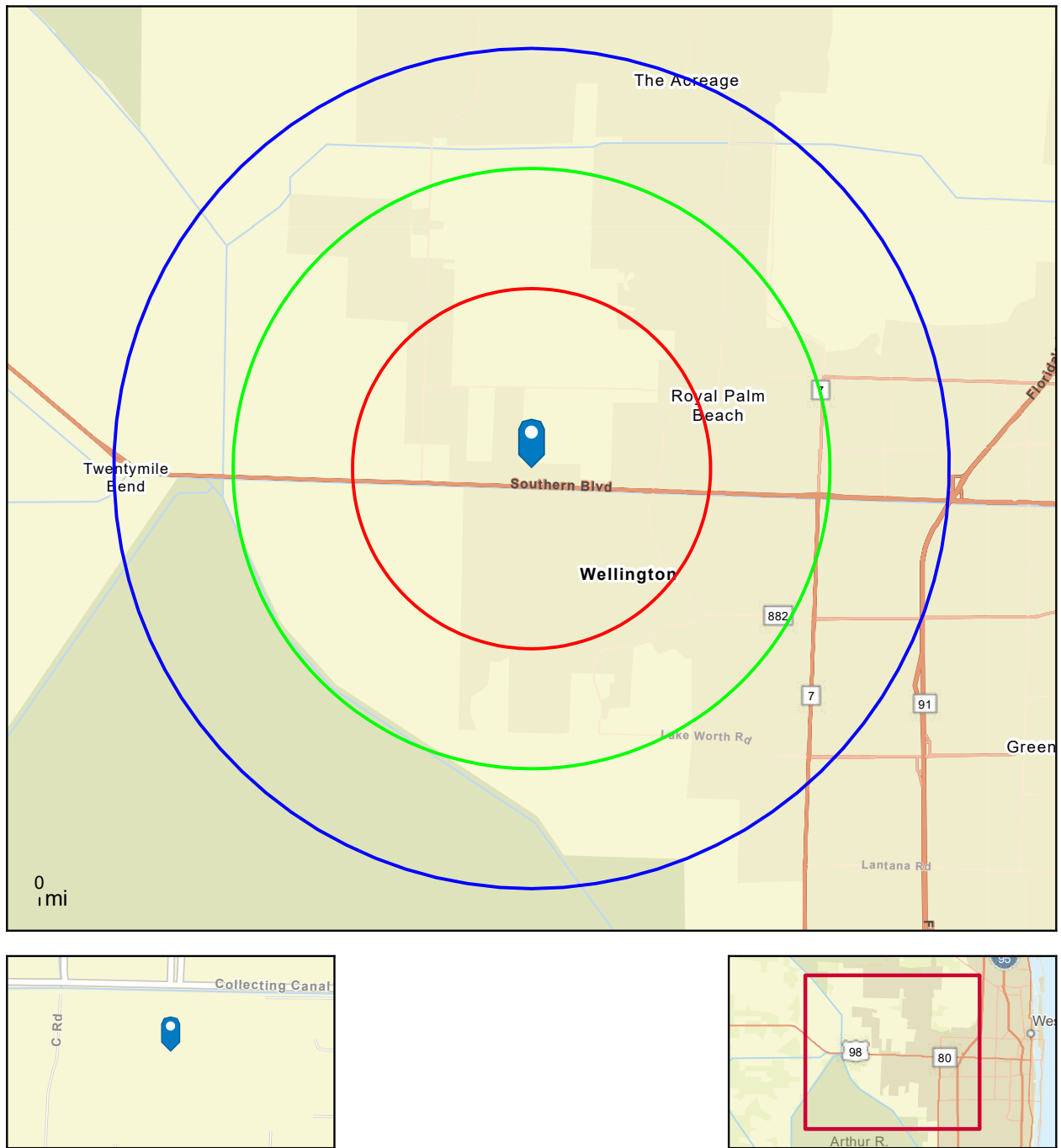


Figure 4 - Site Location with 3, 5, 7-mile rings  
Source: Esri GIS

## Local Competition - Loxahatchee Groves and Surrounding Areas

### Recreational Vehicle Market

The vacancy rates at competing resorts are low and will remain low with current economic conditions improving. While the Covid-19 induced surge has waned, demand for RV sites both short and long term continues to be strong.

Zabik & Associates conducted a survey of competing recreational vehicle resort rates and vacancies in surrounding areas. Key findings from this survey are summarized below in *Figure 5*.

RV Park Rates in Loxahatchee Groves and Surrounding Areas											
	City	Pool	Wifi	Dog Park	Sports	Season			Off Season		
						Day	Week	Month	Day	Week	Month
Vacation Inn RV Resort	West Palm	Y			Y		\$ 945	\$ 3,300		\$ 700	\$ 2,400
Palm Beach Traveler RV Park	Lantana	Y		Y	Y			\$ 1,900			\$ 1,300
Juno Ocean Walk RV Resort	Juno Beach	Y	Y	Y	Y	\$ 120	\$ 728	\$ 3,038	\$ 80	\$ 489	\$ 2,010
Palm Beach Motorcoach Resort	Jupiter	Y	Y	Y	Y	\$ 160	\$ 960	\$ 4,464	\$ 115	\$ 690	\$ 3,209
Del-Raton RV Park	Delray Beach					\$ 69	\$ 414	\$ 2,705	\$ 59	\$ 354	\$ 1,030
West Jupiter RV Resort (55+)	Jupiter	Y	Y	Y	Y	\$ 110	\$ 630	\$ 2,520	\$ 69	\$ 378	\$ 1,620
Floridays RV Park	Hobe Sound		Y			\$ 59	\$ 357	\$ 800	\$ 59	\$ 357	\$ 800
Ocean Breeze Resort (55+)	Jensen Beach	Y	Y	Y	Y	\$ 73	\$ 405	\$ 2,030			\$ 1,260
Port St Lucie RV Resort	Port St Lucie	Y	Y			\$ 58	\$ 327	\$ 1,105	\$ 55	\$ 270	\$ 660
Holiday Out at St Lucie	Port St Lucie	Y			Y			\$ 1,500			\$ 1,050
Water's Edge RV Resort	Okeechobee	Y	Y			\$ 130	\$ 910	\$ 3,900	\$ 90	\$ 630	\$ 2,700
Motorcoach Resort SLW	St Lucie West	Y	Y	Y	Y	\$ 170	\$ 1,071	\$ 4,335	\$ 115	\$ 725	\$ 2,933
Treasure Coast RV Resort	Fort Pierce	Y	Y		Y	\$ 99	\$ 685	\$ 1,950	\$ 65	\$ 410	\$ 690
Tanglewood Village (55+)	Vero Beach	Y						\$ 850	\$ 45	\$ 250	\$ 575
Lakewood Village	Vero Beach	Y						\$ 999			\$ 675
Sunshine Travel RV Resort	Vero Beach	Y	Y	Y				\$ 1,700	\$ 65	\$ 406	\$ 1,200
*If blank, rates unavailable.						Average Rate					
						\$ 105	\$ 676	\$ 2,319	\$ 74	\$ 472	\$ 1,507

**ZABIK**  
AND ASSOCIATES, INC.

Figure 5 - RV Park Rates in Surrounding Areas  
Source: Zabik & Associates, Inc.

All surveyed RV resorts were at capacity or nearing capacity for Fall, Winter and Spring seasons with a majority of these booking for three to six months duration. A majority of the long term seasonal residents of the surveyed resorts are repeat clients. A majority of the resorts open reservations first to repeat clients before opening bookings to new clients, if spaces are still available. Seasonal bookings are predominantly made 12-18 months in advance.

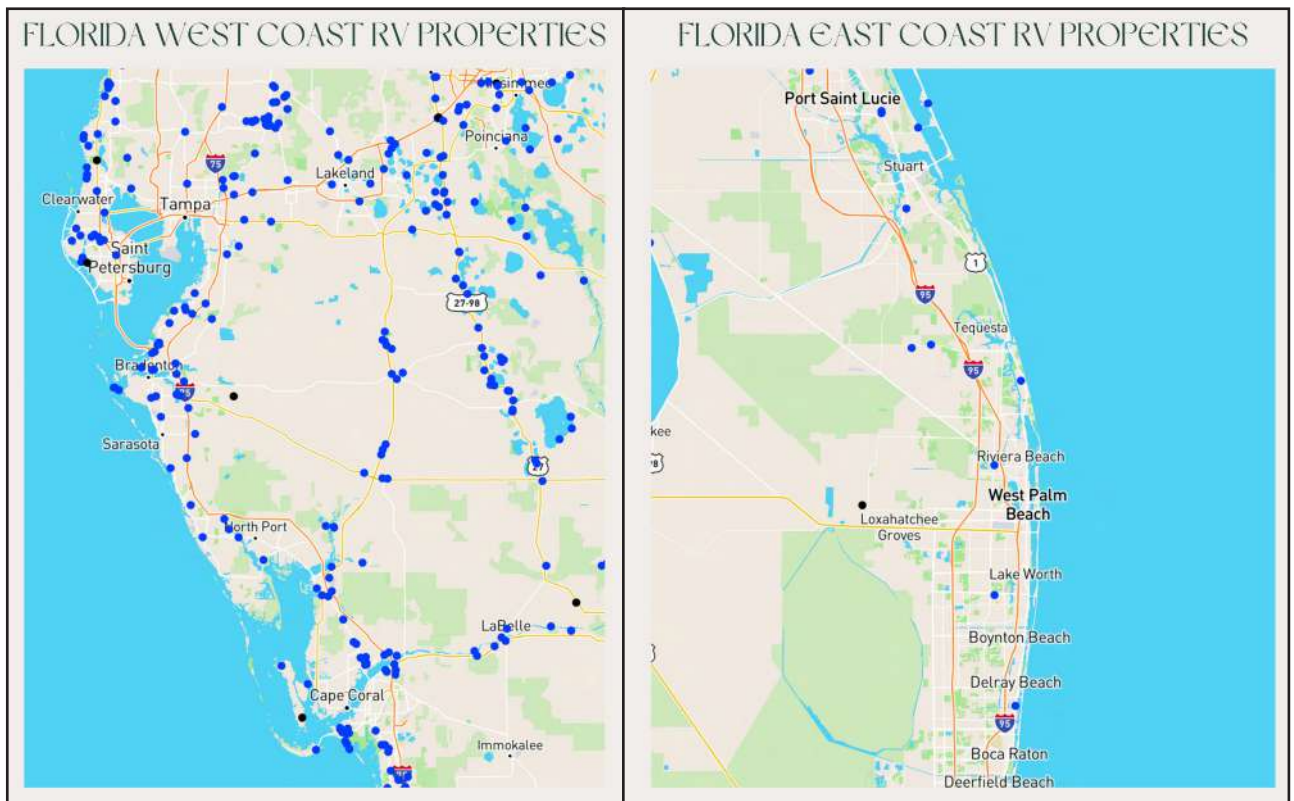
Summer vacancies at the surveyed resorts were at capacity for a majority of weekends and holidays. Weekday vacancies can be found but are in low supply.

Daily rates are predominantly for the summer season. RVers are more transient during these months consisting of more families and individuals out for a vacation or long weekend. Weekly and monthly rates are also offered in the summer season. The majority of the higher end RV resorts offer only monthly and quarterly site rentals outside of the summer season due to high demand.

Daily site rental rates, when offered, rise approximately 35% from the summer season to the busy fall, winter and spring seasons. Weekly site rental fees rise approximately 39% from the summer season and monthly site rentals rise over 60%.

Site rental rates are directly related to the amenities offered at each RV resort. Amenities such as concrete pads, resort style pools, golf and tennis contribute to a higher site rental fee. Consideration to adding a pickleball court should be made as the sport has grown rapidly in the 50+ age group. Waterfront availability contributes to significant site rental fee increases with the biggest increase being for oceanfront sites.

There are limited offerings for resort style RV resorts when comparing the east coast of the state to the west coast. Historically, Florida's west coast counties are well known for their snowbird retiree population. The growing population of the east coast of Florida includes many retirees, who are retiring at a younger age. Many are looking for retirement options including a second home, vacation condominiums and long term RV resorts. *Figure 6* shows the disparity in RV resort offerings between the east and west coasts of Florida.



*Figure 6 - Florida West Coast vs East Coast RV Properties*  
Source: Bove



## Palm Beach County Highlights

Palm Beach County is Florida's third most populated county behind Dade and Broward Counties. Palm Beach County is also one of the largest geographic counties east of the Mississippi River. Palm Beach County is home to 39 municipalities. Approximately 56% of the County's population lives within these municipalities, with the remainder living in the unincorporated portions of the County.

Palm Beach County has been one of the Nation's fastest growing counties over the past several decades. In the 1990 census, Palm Beach County ranked as the third fastest growing major metropolitan area in the country. Throughout the late 1990's and the early 2000's Palm Beach County experienced rapid economic growth. This trend is expected to continue, albeit at a slower pace into the next decade. Economic and population growth is due to a number of factors including: warm climate, an expanding corporate base, low taxes, an educational system committed to excellence, an improving transportation network and wide ranging recreational and cultural activities.

West Palm Beach is experiencing significant redevelopment and the addition of many new luxury condominiums. Related Cos has begun significant redevelopment of City Place in downtown West Palm Beach, adding class A office space for "Wall Street of the South." In addition, Related Cos has been selected to add another hotel to support the Palm Beach Convention Center.

## Town of Loxahatchee Groves Highlights

The Town of Loxahatchee Groves was incorporated as the 38th municipality in Palm Beach County on November 1, 2006. The town refers to itself as "Florida's Last Frontier" referencing the rural character of the area. With an area of approximately 12.53 square miles, Loxahatchee Groves is bordered on the south by the Village of Wellington, on the east by the Village of Royal Palm Beach, and on the west and north by The Acreage, an unincorporated community in Palm Beach County.

Fire and police protection services within Loxahatchee Groves are provided by Palm Beach County Fire Rescue and Palm Beach County Sheriff's Office. Palm Beach County Fire Rescue is an all-hazards department with Station 21, located on Okeechobee Boulevard, centrally located within the Town. Palm Beach County Sheriff's Office District 17 is staffed with five Road Patrol Deputies and receives support from other PBSO divisions, fostering a strong presence in the community and an efficient response time.



Figure 7 - The Paddock Location

## Central Palm Beach County Highlights

The mid-western areas of Palm Beach County are undergoing significant residential growth led by the municipalities of Wellington, Royal Palm Beach, Westlake and Palm Beach Gardens. Approvals are currently in place for thousands of new residential units.

In addition to the four major developments identified in the Palm Beach Post graphic below, in Royal Palm Beach the Tuttle Development at State Road 7 and Southern Boulevard has commenced with 600 of the approved 1,500 residential units anticipated to be developed on the site. An additional 300 units, an apartment project, are about to break ground. Commercial and other aspects of the project are expected to begin construction in the next 12-24 months. The Avenir development in Palm Beach Gardens continues to attract residents to the far western region. Westlake has incorporated as a city and is working on building out under a 10-year plan. The Avenir development has tapped into the high end market including a Jack Nicklaus designed golf course and ultra exclusive high end residences. In addition to these developments, there are other infill projects, including a 110 unit townhome development by D.R. Horton in Royal Palm Beach that is under construction.

The Western Communities have grown over the last 50 years to not only include residential components but also strong commercial offerings anchored by the Wellington Mall and commercial development that runs the length of State Road 7. This trend is expected to continue as these four municipalities provide the framework for family and retirement based communities, strong recreational programs, and other community offerings serving both young families and retirees.

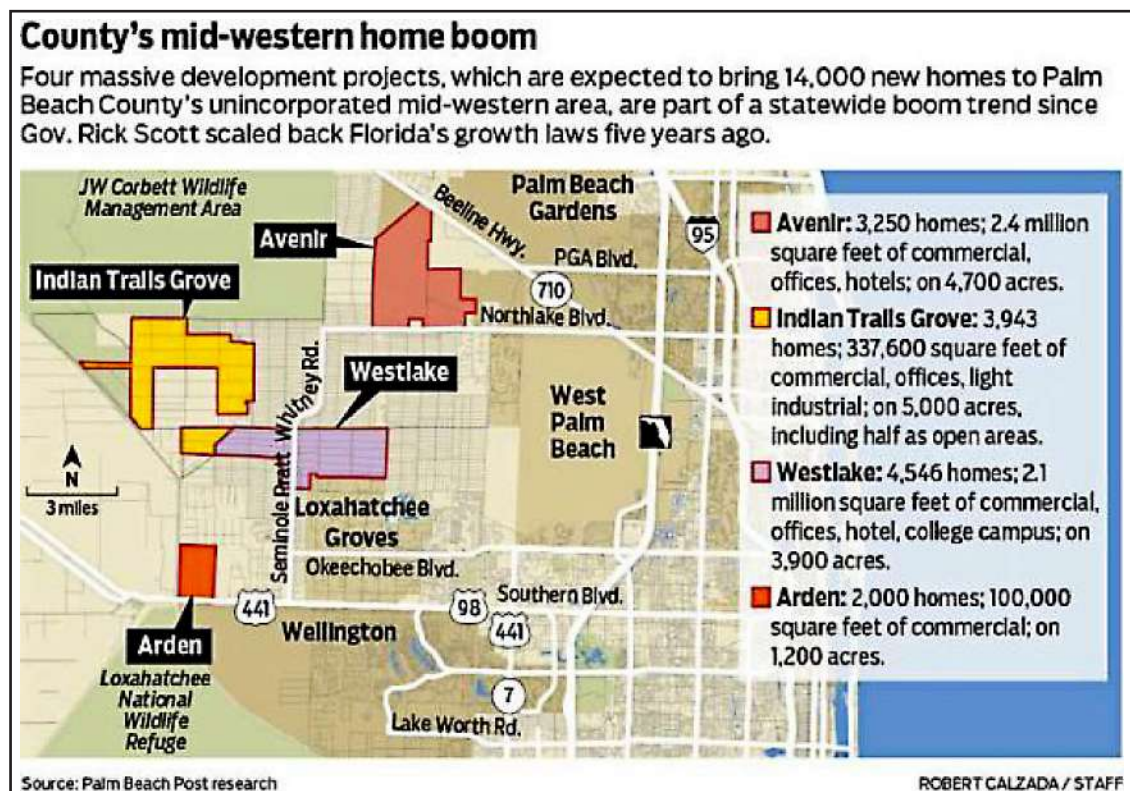


Figure 8 - County's mid-western home boom

## Population

The resident 2020 population in Palm Beach County was 1,492,191. The historical and projected growth for Palm Beach County is shown below in *Figure 6*. The 2020 Census recorded an increase of 122,909 residents (8.2% increase). The 2010 census recorded an increase of 17% over the 2000 census. In addition, Palm Beach County's population of prime working age residents, 20-54, comprises over 44% of the total population. Palm Beach County's population also includes approximately 26% retirees age 64+. In addition, 39% of the households in Palm Beach County include a family member over age 65. Palm Beach County population growth has returned to historical +/-2% per year increases. This growth rate results in an addition of 30,000 residents per year.

The retiree population in Palm Beach County is expected to grow to as much as 29% of the total County population by 2030 as compared to 26% in the 2000 Census, mirroring an expected 29% retiree population statewide. The increase in retiree population will increase the demand for additional services, businesses and industry, as retirees have higher levels of discretionary spending. The retiree population has greater disposable income and seek shopping and commercial services close to home.

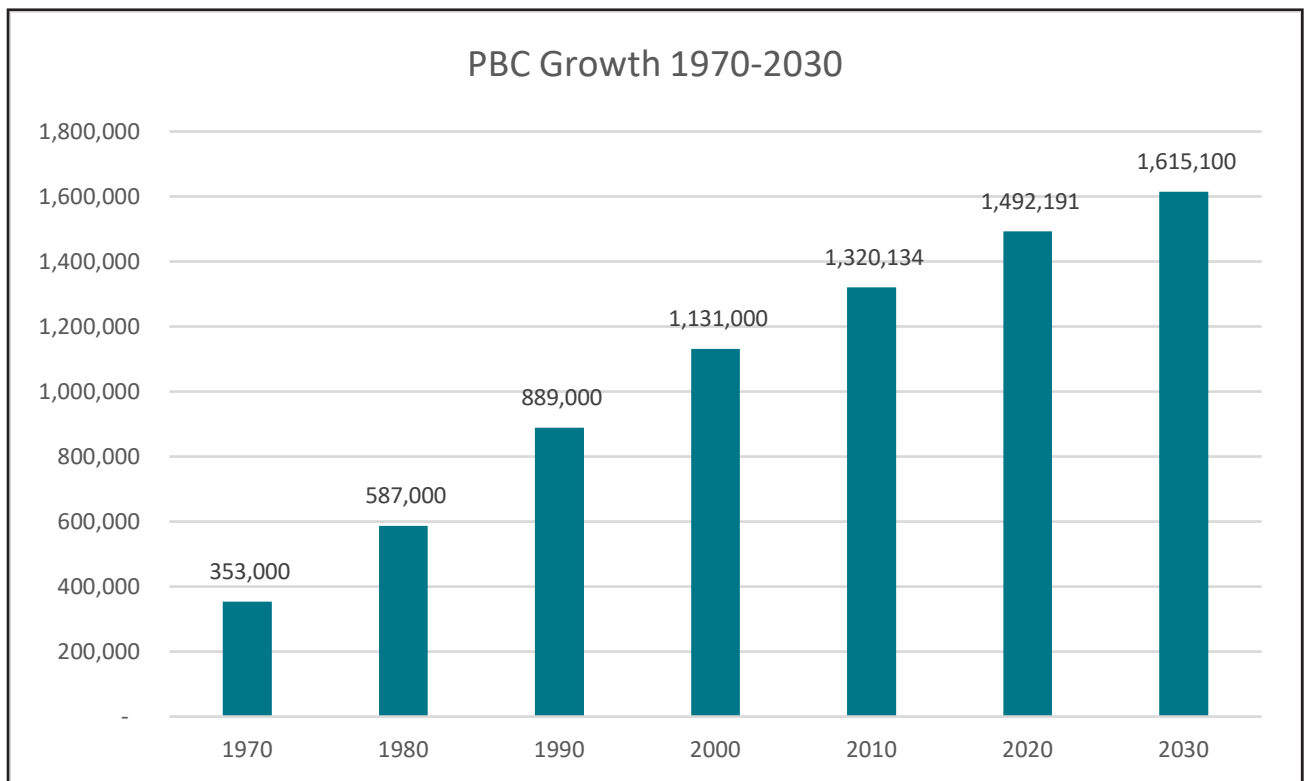


Figure 9 - Source: Florida Legislature Office of EDR

## Economy

The economy in Palm Beach County remains very strong due to a diversified employment base, strong tourism and seasonal residents visiting for extended periods of time. Palm Beach's mild climate and favorable tax base makes this an inviting home to work, live and play.

Income in Palm Beach County continues to grow faster than national and state averages. The overall Palm Beach economy is very strong having diversified with tourism, industrial development, and growth in the biomedical and retiree services sectors. In 2020, Palm Beach County had an estimated per capita personal income (PCPI) of \$87,478. This PCPI ranked 4th in the state and was 157% of the state average of \$55,675, and 147% of the national average of \$59,510.

The median income in Palm Beach County has been growing steadily with the current estimate at \$60,000 and the median family income of \$74,000. Our labor force as a percentage of the population has grown from 61.4 to 63.0% over the past decade.

In 2020, Palm Beach County had a total personal income (TPI) of \$131,881,463. This TPI ranked 2nd in the state and accounted for 10.9% of the state total. In 2010, the TPI of Palm Beach was \$72,902,682, ranking 2nd in the state.

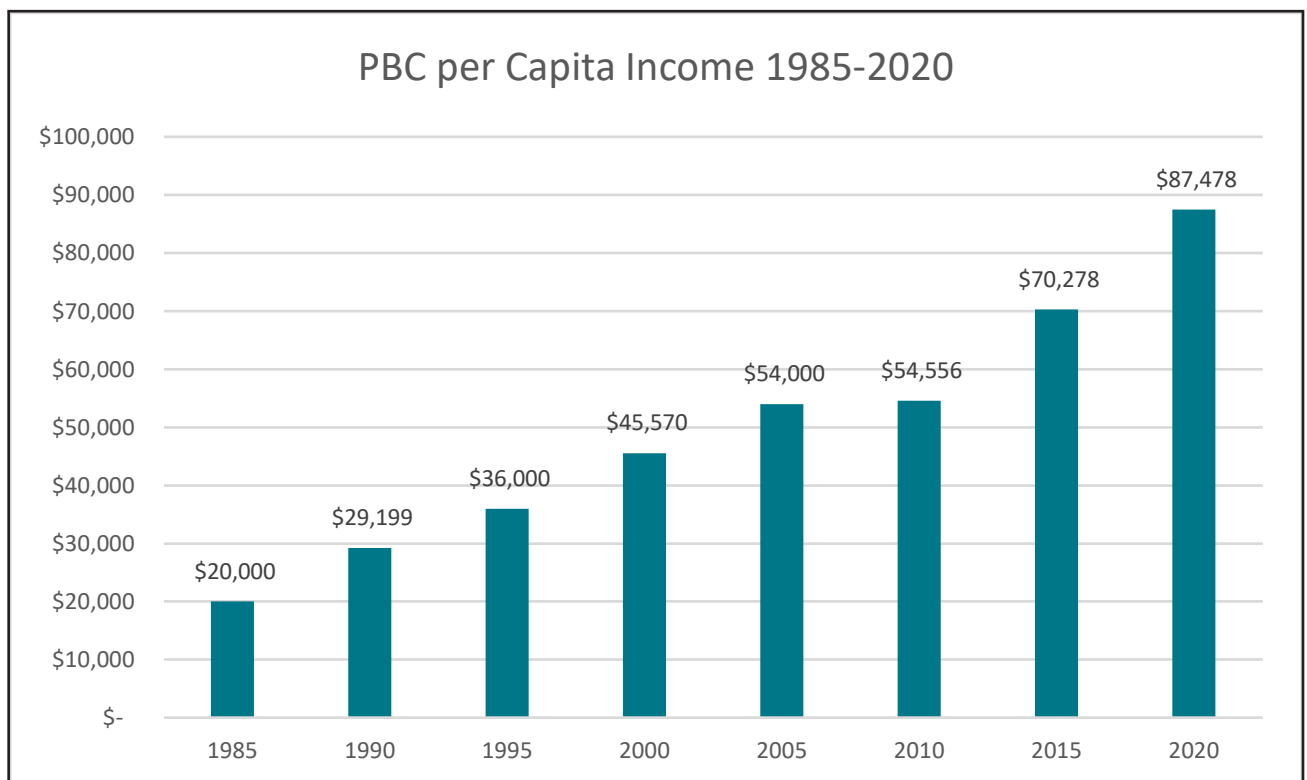


Figure 10 - Source: Florida Legislature Office of EDR



## Employment

From 2000 to 2020, Palm Beach County saw consistent job growth in the service industries, construction, wholesale trade, real estate, business services, health and medical services, and retail trade. Much of this growth is due to the increasing retiree population and the economic base necessary to support the expanding population.

The changes in service sector employment between 1995 and 2004 placed Palm Beach County, in growth of services jobs, among the top 100 labor markets nationwide, according to the U.S. Bureau of Labor Statistics. The year to year change for Palm Beach County was 5% or the addition of 7,400 new service industry related jobs.

Palm Beach County ranks fifth nationally, in terms of percentage of the labor force working in the service industries. Over 38% of the work force is working in service classified jobs. Additionally, the County's economic base has been diversifying with the addition of several major corporations and expansion of many small local businesses. Over the past five years there has been a broad effort on the part of the community to diversify the economic base by adding biotech and other medical research related business based in Palm Beach County.

The national economic downturn related to the housing industry was reflected in the unemployment rate in Palm Beach County which peaked at nearly 11% in 2010. The pandemic and economic shutdown in 2020 spiked the unemployment rate to 8%. In 2022, the rate of unemployment rate lowered to 2.9% as the vaccine was approved and distributed. All signs point to a steady improvement and a return to historical growth with low unemployment rates in the future. Palm Beach County has well-weathered the transient national economic downturns, quickly bouncing back with growth exceeding national and state trends.

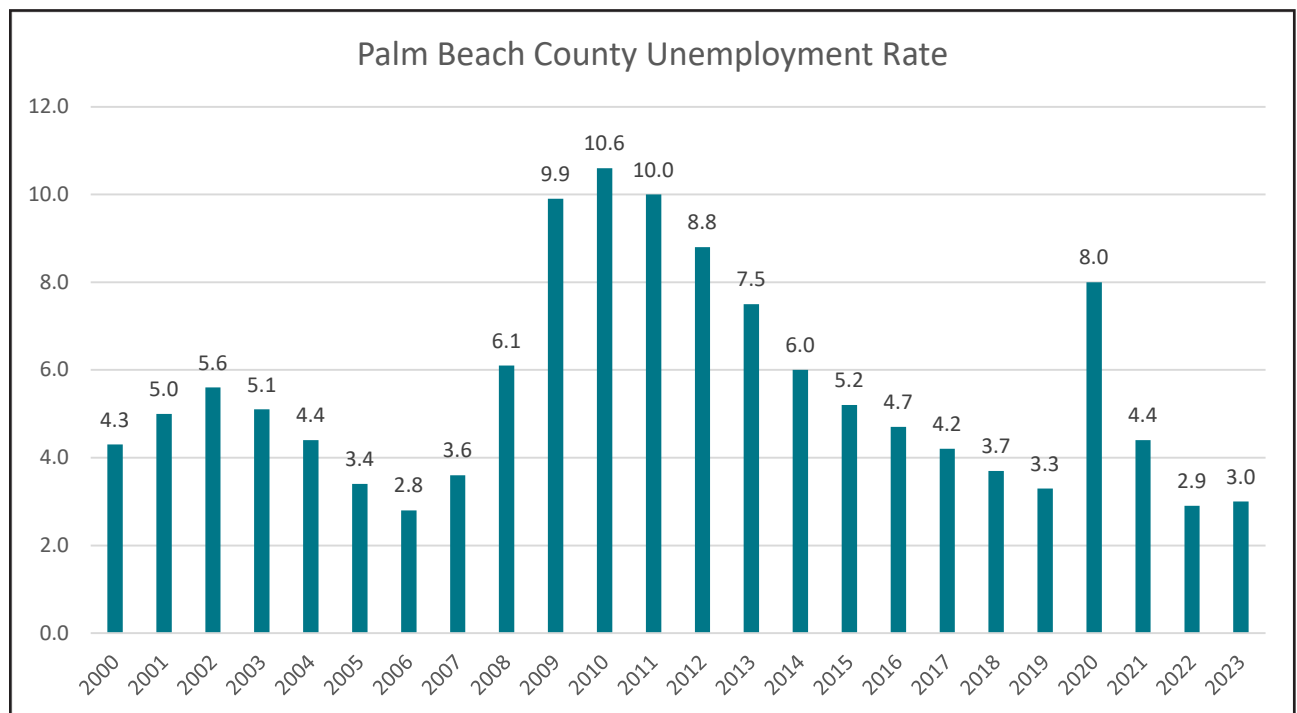


Figure 11 - Source: Bureau of Labor Statistics

## Housing Review

The Palm Beach County housing sector of the economy is robust and strong. New single and multi-family housing permits are on the rise to support the growing population and families moving into larger homes. Central Palm Beach County can expect to see significant residential building permits with the development of western properties and redevelopment of urban sites. Home and condominium sales have remained strong through the pandemic and many out of state residents are accelerating plans for a second of semi-retirement home.

Palm Beach County's population has returned to a positive growth rate and is returning to the historical average growth rate of almost 2%. We expect to see continued improvement over the next three to five years.

*Figures 12 & 13* highlight the history of building permits in Palm Beach County and compare the number of building permits to the rate of growth. As Palm Beach returns to its historical growth rate, the home building and construction segments of the economy will improve, thus improving the demand for additional residential space.

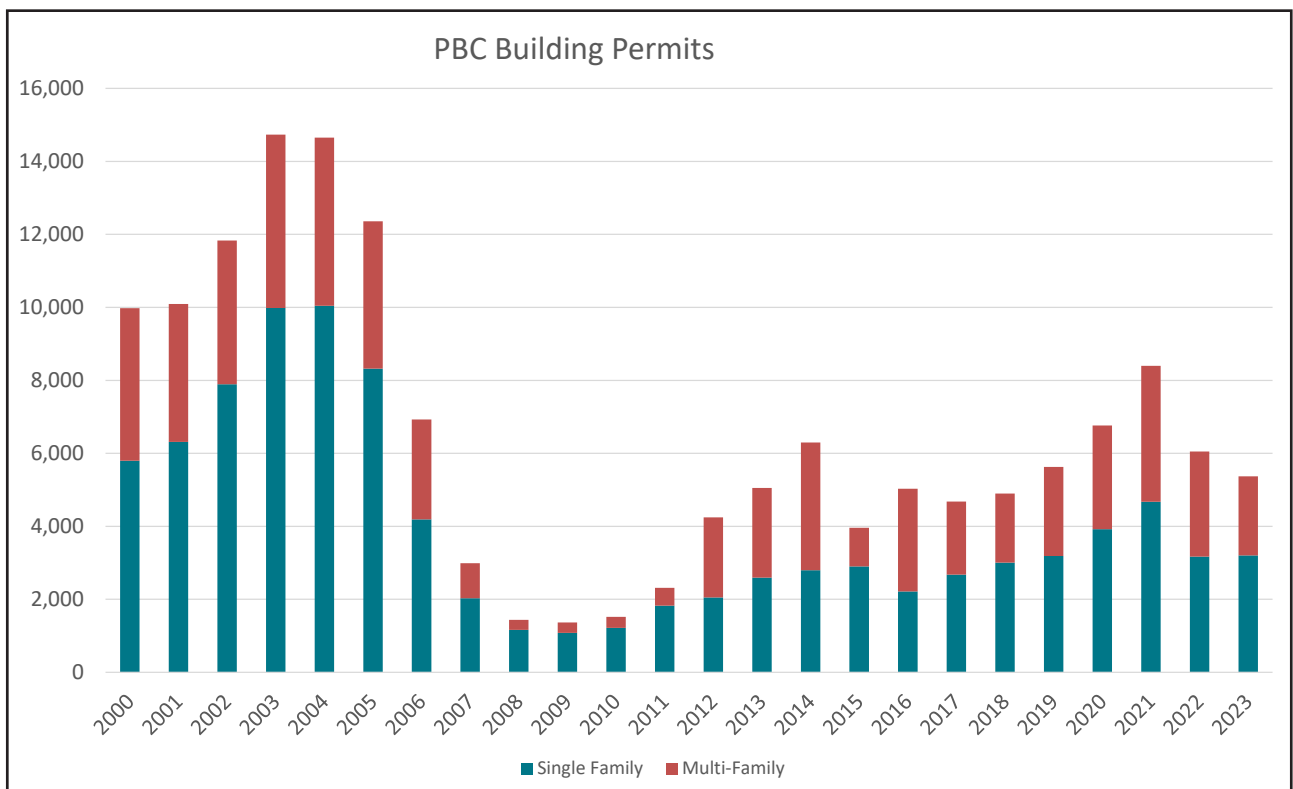


Figure 12 - Palm Beach County Building Permits

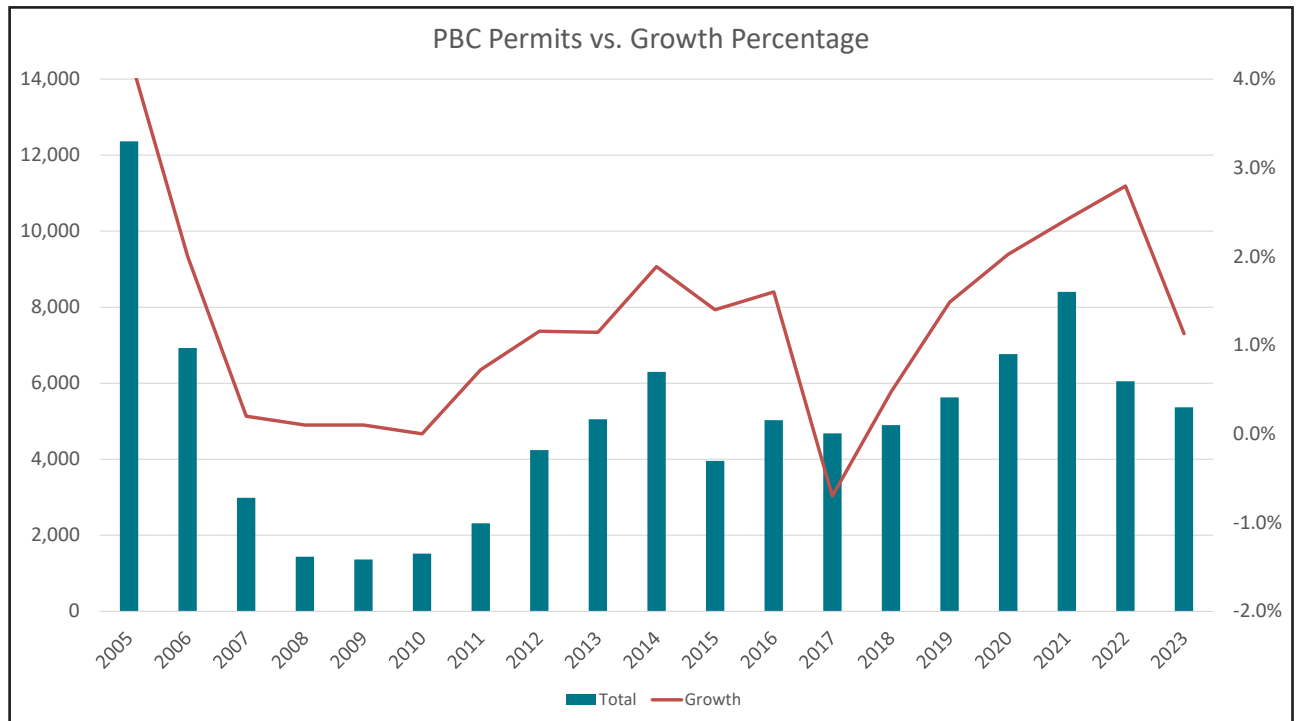


Figure 13 - Palm Beach County Permit vs % Growth

## Trade/Market Area

### Population

The population near this site is summarized in the table below.

	2010	2020	2023	2028
3 Mile Radius	33,692	35,511	35,049	34,346
5 Mile Radius	87,136	95,431	98,955	100,167
7 Mile Radius	137,340	153,541	158,470	160,968

Sources: 2010 Census, 2020 Census, Esri, Zabik & Associates, Inc.

The population in the area is summarized above. Growth is expected to continue at a constant rate over the next 5 years as the remaining approved residential space is built out. The build-outs of Arden and the Kolter properties will utilize much of the available vacant land.

### Market Study Parameters

Population growth in both the Trade Area for this development and for the Town of Loxahatchee Groves is estimated to continue to be steady, resulting in an addition of 1,815 people in the five-mile area over the next five years.

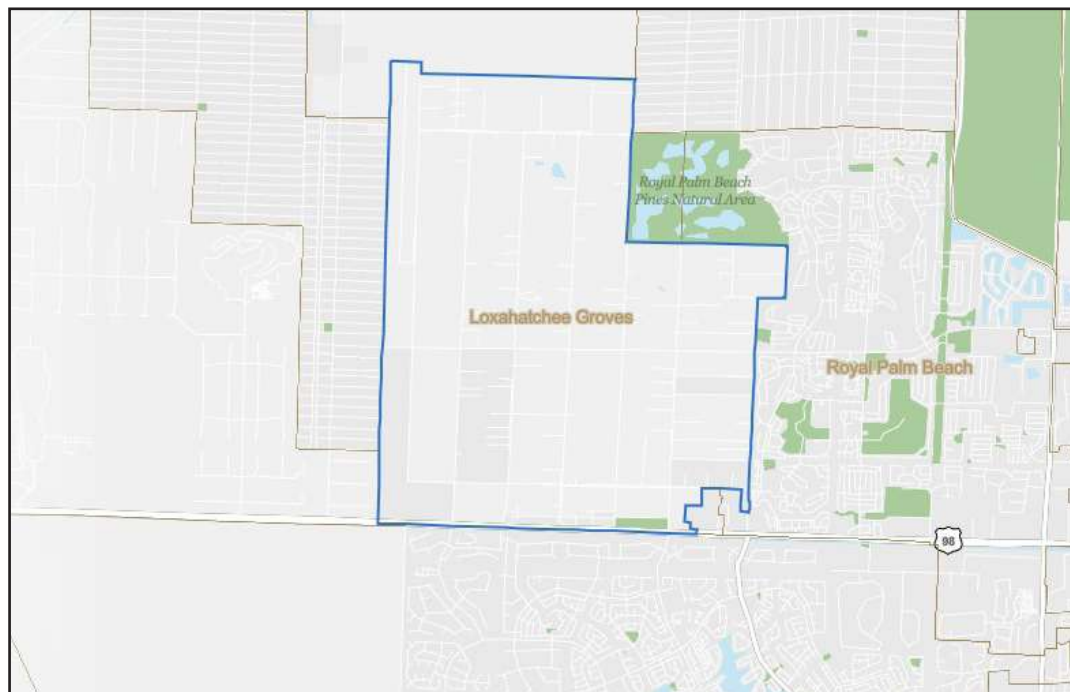


Figure 14 - Town of Loxahatchee Groves Location



## Consistency with Comprehensive Plan

### The proposed development is consistent with the Town of Loxahatchee Groves Comprehensive Plan.

As outlined in the development application, this development will ensure that the historic character of the Town of Loxahatchee Groves is maintained while fostering a hospitality development that is compatible with the surrounding uses and improves the neighborhood while providing the Town with both an additional hospitality amenity and additional open space for residents and public use.

This development complies with:

**Goal 1, Objective 1.2:** “The Town shall support development of rural-style commercial center along the Southern Boulevard Corridor.”

This proposed development fits nicely with the Town of Loxahatchee Groves Comprehensive Plan, providing for a planned development that will offer a rural-style hospitality amenity with high end options along the Southern Boulevard Corridor. The surrounding properties are compatible in use. This site offers excellent access to local roads and to the beach.

**Goal 1, Objective 1.3:** “The Town shall strive to encourage a rural community design and look.”

This development is designed as a rural-style hospitality amenity and fits well in the Town of Loxahatchee Groves Comprehensive Plan. This project fully complies with the subjective and adds a niche amenity for Loxahatchee Groves in a neighborhood appropriate for its use.

**Goal 1, Objective 1.10:** “Minimize flooding problems by coordinating future land uses with topographic, drainage and storm water management systems and appropriate development codes and regulations.”

This project will be fully coordinated with appropriate professionals to achieve appropriate drainage.

**Goal 1, Objective 1.12, Policy 1.12.3:** “The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves’ residents.”

This planned development is a rural-style hospitality resource hospitality amenity with direct access via C Road to Southern Boulevard. This development will provide easy access to retail amenities within Loxahatchee Groves and provide further employment opportunities to Loxahatchee Groves residents.

**Goal 5A, Objective 5A.2, Policy 5A.2.1:** “Require that all land dedicated to the public for parks and recreation purposes be located adjacent to arterial and/or collector roadways, pedestrian walkways and bicycle routes or be provided for in future development plans.”

The site plan for this development calls for a preservation area and equestrian trails and a public parking area for resident use of this area. The recreation area is adjacent to Southern Boulevard, an arterial roadway.

**Goal 5A, Objective 5A.3, Policy 5A.3.2:** “Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, facilities and programs.”

The proposed preservation area and equestrian trails are publicly accessible recreation areas.

**Goal 5A, Objective 5A.4, Policy 5A.4.1:** “The provision of open space such as natural areas, vistas, land buffers, or trails, shall be required in residential and non-residential development as per the Land Development Code.”

Natural areas, land buffers and trails are shown on the current site plan.

This rural-style hospitality project fits nicely within the surroundings multiple uses and is consistent with other Town policies.



Figure 15 - Conceptual Sites and Rates

Source: Bove

## Return on Investment

### Economic Impact Study Utilizing IMPLAN

IMPLAN is a platform that combines a set of extensive databases, economic factors, multipliers, and demographic statistics with a highly refined modeling system that is fully customizable. Together, Implan software and robust data helps to gain insight into an industry's contributions to a region, quantify the impact of an event to the economy, examine the effects of a new or existing business, model the impacts of expected growth or changes, or study any other event specific to the economy of a particular region and how it will be impacted.

**Every dollar that is invested by The Paddock RV Resort project will result in \$2 to \$3 dollars of community investment.** The Paddock RV Resort site is working to maximize the leveraging of this asset. Close coordination with the Town of Loxahatchee Groves, efficient and practical design with forward planning will result in the success of The Paddock RV Resort development.

The Paddock RV Resort	
Land Purchase	\$7,800,000
Construction	\$25,000,000
A/E and Project Professionals	\$1,500,000
Permits, Fees & Soft Costs	\$2,000,000
<b>Total Project Investment</b>	<b>\$37,800,000</b>

**The total economic impact to the economy for this development will be \$100 million including direct, indirect, and individual benefits over the estimated 18 month development build-out.**

The results of this analysis determined that the following jobs will be created during development and construction over the estimated 18 month development build-out:

Direct Jobs	75
Indirect Jobs	25
Induced Jobs	20
<b>Total Jobs</b>	<b>120</b>

The results of this analysis determined that the following jobs will be created after construction and provide long term employment opportunities.

Direct Jobs	20
Indirect Jobs	8
Induced Jobs	10
<b>Total Jobs</b>	<b>38</b>

**Direct Impacts** are the initial, immediate economic activities (jobs and income) generated by a project or development. Direct impact associated with the development coincide with the first round of spending in the economy. For example, a new business with a payroll of \$1,000,000, purchases from local suppliers of \$1,000,000 and property taxes of \$50,000, would directly contribute \$2,050,000 to the local economy.

**Indirect Impacts** are the production, employment and income changes occurring in other businesses/industries in the community that supply inputs to the development industry.

**Induced Impacts** are the effects of spending by the households in the local economy as the result of direct and indirect effects from an economic activity (i.e. project, event, etc.). The induced effects arise when employees who are working for the project (e.g. new business) spend their new income in the community.

## Tax Base Impact

The Paddock RV Resort project will provide an addition to the Town of Loxahatchee Groves' ad valorem tax collection. We estimate, upon completion, the proposed project will add approximately \$22.5 million to the Town's tax base resulting in additional annual revenue of approximately \$67,500. These properties are currently generating less than \$1,000 in ad valorem taxes to the Town of Loxahatchee Groves.

The Town of Loxahatchee Groves currently receives approximately \$1.2 million in ad valorem tax revenue. Upon build-out, the proposed project is expected to provide an additional 5.6% ad valorem revenue.

Ad Valorem Tax Millage Rate	
County Operating	4.50000
County Debit	0.01880
Fire Rescue	3.45810
Library Operating	0.54910
Library Debt	0.01080
PBC School District (State Law)	3.20900
PBC School District (Local Board)	3.24800
<b>Loxahatchee Groves Operating</b>	<b>3.00000</b>
South FL Water Management Basin	0.10260
South FL Water Management District	0.09480
Everglades Construction	0.03270
FL Inland Navigation District	0.02880
Children's Services Council	0.49080
Health Care District	0.67610
<b>Total</b>	<b>19.32480</b>

**The total additional ad valorem tax impact for this development will be over \$430,000 annually, with \$67,500 designated for the Town of Loxahatchee Groves. This is an increase of 5.6% of the current ad valorem revenue for the Town of Loxahatchee Groves at full build-out.**

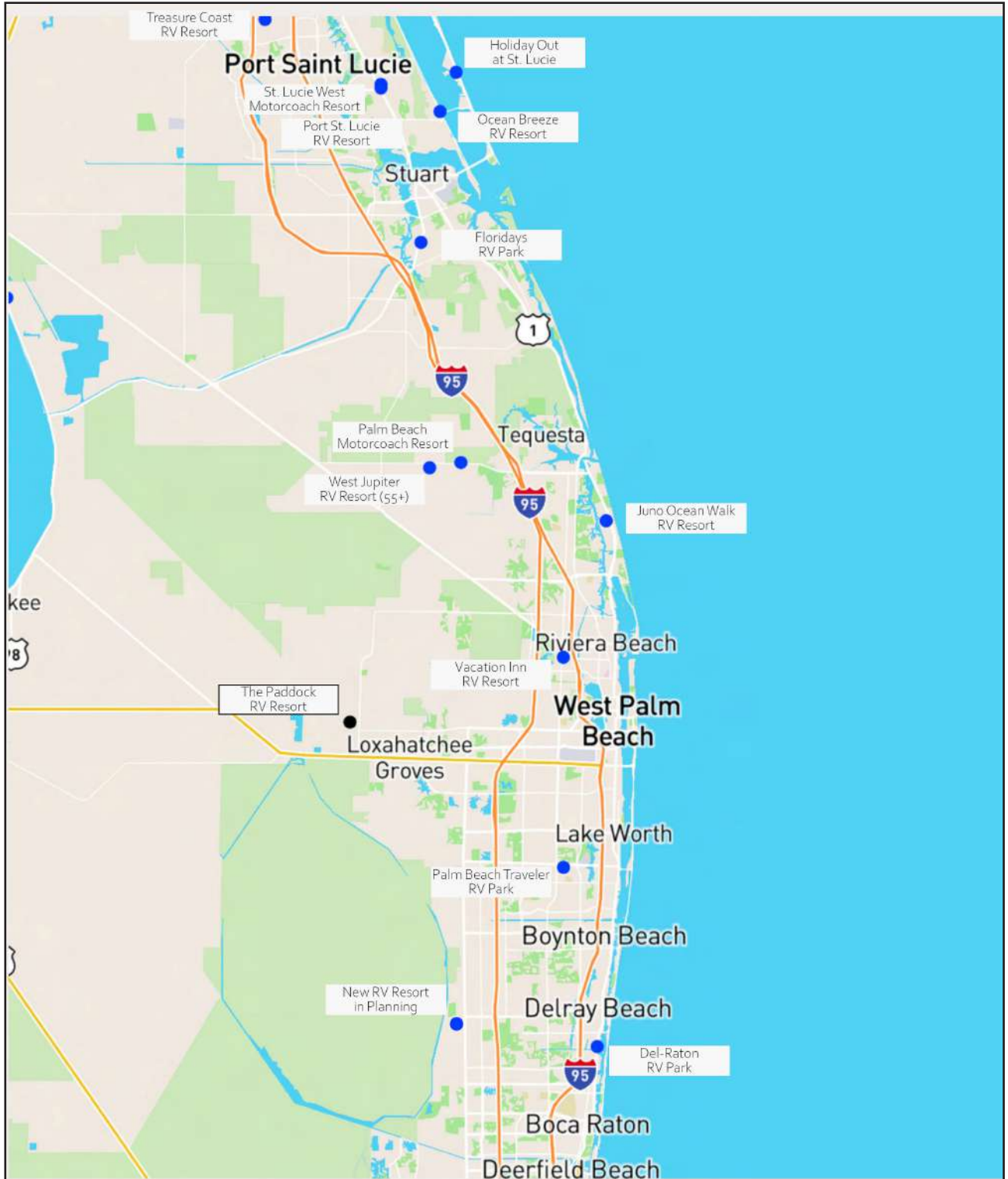


Figure 15 - East Coast RV Resorts  
Source: Bove, Zabik & Associates



## Findings and Recommendations

1. Development of The Paddock RV Resort is consistent with the Town of Loxahatchee Groves Comprehensive Plan, good planning practices, and currently ongoing area development.
2. Development of this recreational vehicle property, as outlined in the full development application, will have no adverse impacts on the local infrastructure, utilities or roadways. This development fits nicely with other proposed projects for the surrounding area.
3. The location of The Paddock RV Resort recreational vehicle site in the Town Loxahatchee Groves offers an outstanding location for a recreational vehicle resort.
4. Construction of The Paddock RV Resort site is currently justified. This is based on current demand for space of this type, the growing population of the area to be served, the location, access and the distance to the interstate highway system and distance from local competition.
5. The vacancy rate for recreational vehicle site space is very low in the Trade Area, especially during the Fall, Winter and Spring seasons. The new project will be absorbed into the local economy approximately 12 months from completion of construction.

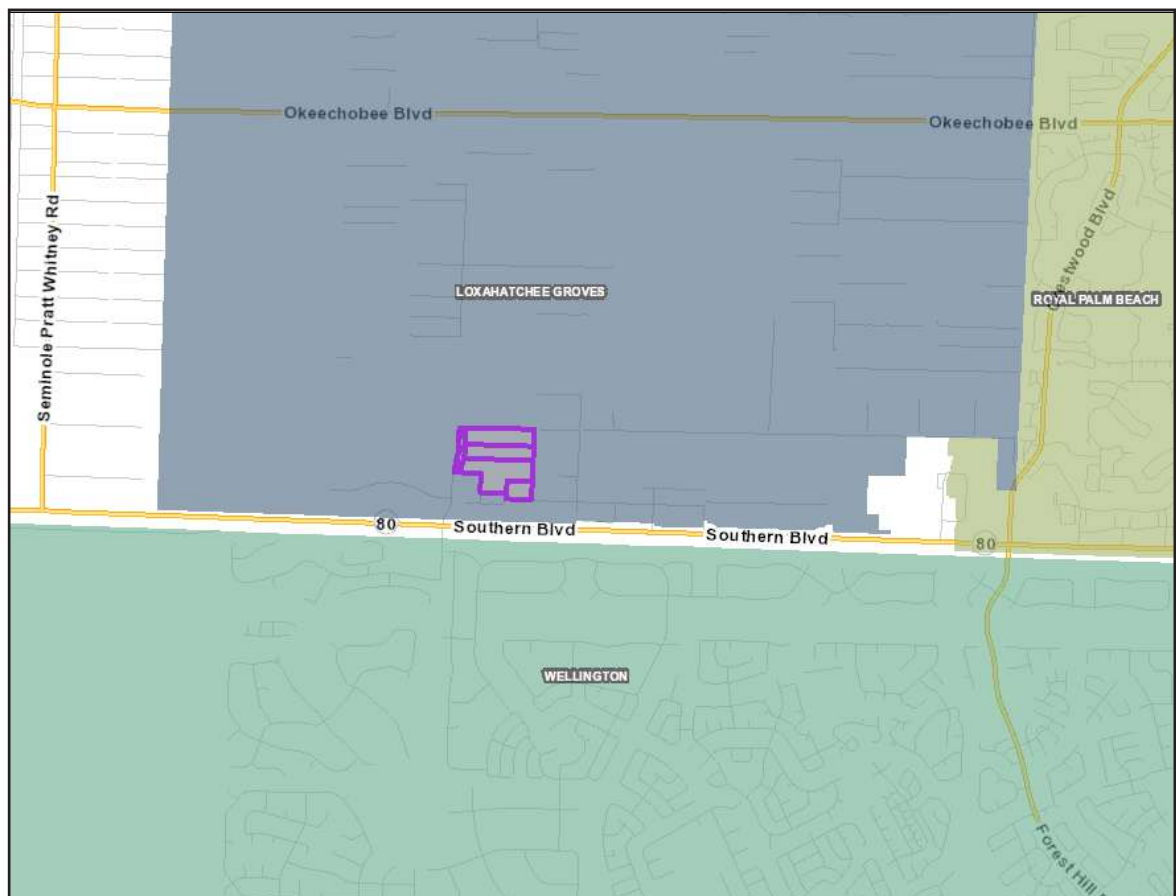


Figure 16 - The Paddock Parcels Location with Municipalities  
Source: Palm Beach County Property Appraiser