

2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 7. Text Amendment Application

A. Proposed Text Amendment Summary

Elements & Policies to be revised	Future Land Use Element Revise Policies 1.5-q & 1.5-r
Purpose	<p>The purpose of the amendment is to allow the use of an RV Resort Development on properties designated as Commercial Recreation within the Agricultural Reserve. RV Resort Developments shall meet certain location criteria in order to ensure that the proposed use supports and enhances the existing public facilities (parks) and natural areas within the Agricultural Reserve.</p>
Justification	<p>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 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, 61% of Americans report they are planning a vacation in an RV in 2023 and Florida is the third highest state for RV sales in the country.</p> <p>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. The RV Resorts are often developed near beaches, environmental areas, and tourist attractions. The Property’s location with proximity to the Loxahatchee Wildlife Refuge and West Delray Regional Park make the Property ideal for such a use.</p> <p>The use of an RV Resort development has been allowed in other areas of the County where the use would serve to enhance natural areas. An RV Resort has been developed adjacent to wetlands within the Rural Tier on Indiantown Road. The Applicant contends that the proposed RV Resort Development would be a complimentary use to the West Delray Regional Park as well as the Loxahatchee Wildlife Refuge. Per the Parks and Recreation Department, Palm Beach County currently operates three campgrounds in the County (John Prince Park, Peanut Island, and South Bay) and during season, these parks operate at full occupancy. The proposed location criteria would ensure that those utilizing the proposed RV Resort Development would likely also be visiting the West Delray Park and/or the Wildlife Refuge. The West Delray Park often hosts large events for the various remote control vehicle enthusiasts.</p> <p>The RV Resort Development would support approximately 121 sites and a clubhouse with recreation amenity area. The RV Resort Development will provide sites for Class A, B, & C recreation vehicles as well as fifth wheels and travel trailers. Per Florida State Statutes Chapter 513 and the County ULDC, Recreational vehicle parks are permitted only for guests staying no more than 180 days per calendar year.</p> <p>The proposed text changes related to golf courses within the Commercial Recreation designation are simply to relocate existing language for clarification purposes.</p>
Consistency	<p>FLUE Objective 1.5: Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to primarily low densities and non-residential development</p>

	<p>limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.</p> <p><i>Response: The proposed changes to the Commercial Recreation FLU category will ensure that the agriculture, conservation and open space uses are enhanced. Allowing for an RV Resort Development will bring attention and patrons to the local agriculture economy, the West Delray Regional Park and the Loxahatchee Wildlife Refuge.</i></p> <p>FLUE Policy 2.2.3-a: The County shall apply the Commercial Recreation future land use designations at appropriate locations through the FLUA Amendment process.</p> <p><i>Response: The Commercial Recreation FLU category has previously been permitted within the AgR Tier to allow for the development of golf courses. The proposed changes to Commercial Recreation FLU designation would allow for an additional use that would not only contribute to agritourism activities but also provide a place for RV owners to stay where they could be within proximity of a County Regional Park as well as the Loxahatchee Wildlife Refuge.</i></p> <p>ROSE Objective 1.6: The County shall improve its communication, coordination and cooperation with all providers of parks, recreational facilities, and open space, including federal, state, regional and local agencies, and where possible the private sector, to ensure that Countywide needs are adequately served.</p> <p><i>Response: Per discussion with Parks and Recreation Staff, there is a need for additional RV sites within the County. The West Delray Regional Park hosts remote control vehicle (helicopter, drone, airplane, boat, and car) events. The proposed RV Resort Development would serve as a complimentary use by providing temporary lodging facilities to those enthusiasts and others that want to be close to agritourism activities and a wildlife refuge.</i></p>
<p>Text Changes</p>	<p>Commercial Recreation</p> <p>REVISED Policy 1.5-q: <u>Freestanding golf courses and Recreational Vehicle (RV) Campgrounds shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier, as further described below:</u></p> <p>1. <u>Freestanding Golf Course.</u> All development rights shall be removed from the <u>golf course</u> site seeking the Commercial Recreation (CR) designation. Golf courses associated with residential or nonresidential development using the 60/40 Planned Development Option shall not be permitted to use this designation. <u>All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:</u></p> <ol style="list-style-type: none"> <u>1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers;</u> <u>2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters;</u> <u>3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and</u> <u>4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.</u> <p>2. <u>Recreational Vehicle (RV) Campground.</u> RV campgrounds are permitted with a Commercial Recreation (CR) future land use subject to the following criteria:</p> <ol style="list-style-type: none"> <u>a. a minimum of 5 acres with an RVPD or MUPD zoning district;</u> <u>b. adjacent to a park owned or operated by the County's Parks and Recreation Department and within ½ mile of the Loxahatchee Wildlife Refuge;</u> <u>c. the inclusion of a camp store is prohibited; and</u> <u>d. new Recreation Vehicle Planned Developments (RVPD) shall provide preserve area consistent with AGR-MUPDs as outlined in Policy 1.5.1-q.</u>

	<p>NEW Policy 1.5-r (relocated from Policy 1.5-q): Gaming, parimutuel wagering, offtrack betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.</p> <p>Policy 1.5-r (relocated to Policy 1.5-q): All freestanding golf courses designated as Commercial Recreation in the Agricultural Reserve Tier shall have a management plan which, at a minimum, shall contain the following:</p> <ol style="list-style-type: none"> 1. an integrated pest management plan designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers; 2. a water quality and quantity monitoring plan with emphasis on impacts to adjacent wetlands and surface waters; 3. best management practices which, at a minimum, identify procedures to be followed for the construction, irrigation, operation, and maintenance of the golf course; and 4. a landscape plan utilizing only native or drought tolerant species for all landscape requirements.
ULDC Changes	None proposed.

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Part 1. Amendment Data

A. Amendment Data

Round	25-A	Intake Date	December 29, 2023
Application Name	West Delray RV Resort	Revised Date	N/A
Acres	10.11 acres	Control Number	TBD
		Text Amend?	Yes
PCNs	00-41-46-13-00-000-7010		
Location	North of Atlantic Avenue, approximately 0.5 miles west of State Road 7		
	Current	Proposed	
Tier	Agricultural Reserve	Agricultural Reserve	
Use	Single family home and agriculture (equestrian uses)	Recreational Vehicle Resort Development	
Zoning	Agricultural Reserve (AGR)	Recreational Vehicle Planned Development (RVPD) or Multiple Use Planned Development (MUPD)	
Future Land Use Designation	Agricultural Reserve (AGR)	Commercial Recreation (CR)	
Underlying Future Land Use Designation	None	Agricultural Reserve (AGR)	
Conditions	None	TBD	

B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet	0.15 FAR x 10.11 ac. = 66,059 sf	0.05 FAR x 10.11 ac. = 22,020 sf
Maximum Units	1 du/acre x 5 ac. = 1 dwelling unit	12 rv/acre x 10.11 ac. = 121 rv's or 1 du/acre x 5 ac. = 1 dwelling unit
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	1 max du x 2.39 = 2 persons	1 max du x 2.39 = 2 persons

Part 2. Applicant Data

A. Agent Information

Name	Lauren McClellan / Jennifer Morton
Company Name	JMorton Planning & Landscape Architecture
Address	3910 RCA Boulevard, Suite 1015
City, State, Zip	Palm Beach Gardens, FL 33410
Phone Number	(561) 721-4463 / (561) 500-5060
Email Address	lmcclellan@jmortonla.com / jmorton@jmortonla.com

B. Applicant Information

Name	Roger Fina and Karen Fina
Company Name	
Address	10321 West Atlantic Avenue
City, State, Zip	Delray Beach, Florida 33446
Phone Number	
Email Address	
Interest	Property Owners

Part 6. Attachments (see instructions on next page)

- A. PCN List, Legal Description and Warranty Deed**
- B. Consent Form**
- C. Affidavit of Completeness and Accuracy**

- E. Disclosure of Ownership Interests**

- P. Survey**
- Q. Text Amendment Application**