

2024 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	25-A	Intake Date	May 8, 2024
Application Name	West Delray RV Resort	Revised Date	N/A
Acres	10.11 acres	Control Number	1987-007, 2021-127
		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. = 2 dwelling units	12 rv/acre x 10.11 ac. = 121 RV Spaces or 1 du/acre x 5 ac. = 1 dwelling unit
Maximum Beds (for CLF proposals)	Not Applicable	Not Applicable
Population Estimate	2 max du x 2.39 = 5 persons	2 max du x 2.39 = 5 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 3. Site Data

A. Site Data

Built Features	There is currently an 859 SF farm structure, an 848 SF farm structure, a 2,880 SF wood barn, a 4,499 SF one-story residence, an 859 SF farm structure, and a 4,392 SF metal building. See Attachment F.
PCN	00-41-46-13-00-000-7010
Street Address	10321 West Atlantic Avenue
Frontage	+/- 1,436 feet of frontage along Atlantic Avenue, +/- 282 feet of depth along Palm Beach Downs Blvd.
Legal Access	Atlantic Avenue
Contiguous under same ownership	There are no contiguous properties under the same ownership.
Acquisition details	The Property was purchased by Roger Fina & Karen Fina for \$200,000 on May 13, 1993, from Poma & Sons, Inc. See Attachment A.
Size purchased	10.11 acres

B. Development History

Previous FLUA Amendments	LGA 2022-018 to amend the Future Land Use designation from Agricultural Reserve to Industrial, with an underlying Agricultural Reserve (IND/AGR) subject to conditions was denied by the Board of County Commissioners on May 4, 2022.
Concurrency	No concurrency approval.
Plat, Subdivision	Property is not platted.

C. Zoning Approvals & Requests

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
None.					

Part 4. Consistency

A. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Park and Recreation (West Delray Regional Park)	Agricultural Reserve	Agricultural Reserve – Planned Unit Development
South	Farm & Landscape Services	Agricultural Reserve	Agricultural Reserve – Planned Unit Development & Agricultural Reserve
East	Equestrian (Palm Beach Downs)	Agricultural Reserve	Agricultural Reserve – Planned Unit Development
West	Park and Recreation (West Delray Regional Park)	Agricultural Reserve	Agricultural Reserve – Planned Unit Development

Part 5. Public Facilities Information

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Nursery (Garden Center) ITE #817 108.1 per acre Nursery (Wholesale) ITE #818 19.5 per acre	Recreational Community Center ITE #495 28.82 per/1000SF Recreational Vehicle Park PBC Rate 3.28 per camp site
Maximum Trip Generation	641 daily trips	Maximum – 635 daily trips Proposed – 397 daily trips
Net Daily Trips:	6 daily trip reduction 244 daily trip reduction	
Net PH Trips:	42 AM, 55 PM (maximum) 25 AM, 33 PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Simmons & White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	There is no Palm Tran Route within close proximity of the Property. Route 81 is the closest route.	
Nearest Palm Tran Stop	There are no Palm Tran Stops within close proximity of the Property. Stop 6409 is the closest Palm Tran Stop located at Oriole Plaza which is 3.274 miles from the Property.	
Nearest Tri Rail Connection	Route 81 provides a connection to the Delray Beach Tri-Rail Station.	
C. Potable Water & Wastewater Information		
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. Service capacity is available for the proposed development. Connections will require a lift station and forcemain extension. Off-site easements may be required to connect to the water main. See Attachment I for letter from Palm Beach County Water Utilities Department.	
Nearest Water & Wastewater Facility, type/size	A 12" potable water main is located south of Atlantic Avenue approximately 2,300 feet east of the property. A 4" wastewater forcemain is located in Atlantic Avenue approximately 2,100 feet east of the property. See Attachment I for letter from Palm Beach County Water Utilities Department.	

D. Drainage Information

The Property is located within the boundaries of the LWDD and SFWMD C-15 Drainage Basin. Legal positive outfall is available via discharge to the LWDD L-34W Canal along the north side of Atlantic Avenue. See Attachment J for Drainage Statement.

E. Fire Rescue

Nearest Station	Palm Beach County Fire-Rescue Station # 49, located at 12555 Lyons Road
Distance to Site	4.75 miles
Response Time	Average response time 7:30
Effect on Resp. Time	The proposed amendment will increase the response time to 12 minutes for Station # 42. See Attachment K.

F. Environmental

Significant habitats or species	The Property was previously cleared and is utilized for a single family home with accessory agriculture storage. There are no significant habitats or species present on the Property. Please see Map provided as Attachment L.
Flood Zone*	Zone X
Wellfield Zone*	The Property is not located within a Wellfield Protection Zone. See Attachment M.

G. Historic Resources

There are no significant historic resources present on the Property. See Attachment N for letter.

H. Parks and Recreation - Residential Only (Including CLF) – Not Applicable

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional		0.00339		
Beach		0.00035		
District		0.00138		

I. Libraries - Residential Only (Including CLF) – Not Applicable

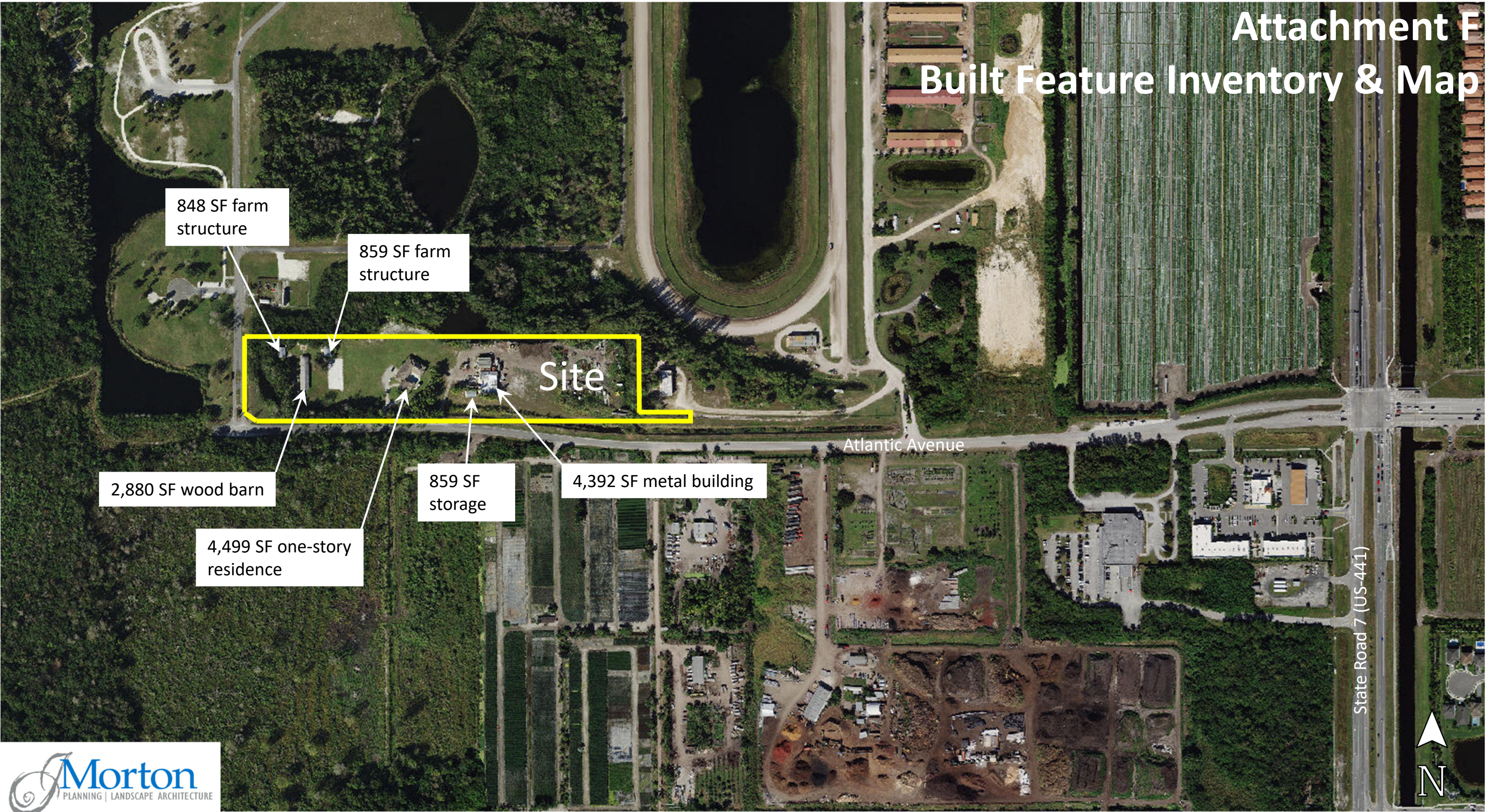
Library Name	
Address	
City, State, Zip	
Distance	

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person		
All staff	0.6 FTE per 1,000 persons		
Library facilities	0.6 square feet per person		
J. Public Schools - Residential Only (Not Including CLF) – Not Applicable			
	Elementary	Middle	High
Name			
Address			
City, State, Zip			
Distance			

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**
- D. Applicant’s Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Wellfield Zone**
- N. Historic Resource Evaluation Letter**
- O. Survey**
- P. Text Amendment Application**

Attachment F Built Feature Inventory & Map



Attachment G

Consistency with the Comprehensive Plan and Florida Statutes

Introduction

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Text Amendment to the Future Land Use Element and a Comprehensive Plan Future Land Use Atlas amendment for the property located on the north side of Atlantic Avenue, approximately 0.5 miles west of State Road 7 (“Property”) to amend the future land use designation from Agricultural Reserve (AGR) to Commercial Recreation, with an underlying Agricultural Reserve (CR/AGR). The Property is located within the Agricultural Reserve Tier and is currently utilized for a single-family home and accessory agriculture storage.

I. PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT

Purpose

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.

Justification

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.

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.

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.

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.

The proposed text changes related to golf courses within the Commercial Recreation designation are simply to relocate existing language for clarification purposes.

Consistency

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 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.

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.

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.

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.

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.

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.

II. PROPOSED FLUA MAP AMENDMENT

The Applicant is proposing to amend the Future Land Use designation from Agricultural Reserve (AGR) to Commercial Recreation, with an underlying Agricultural Reserve (CR/AGR).

Description of Site Vicinity

The Property is located on the Atlantic Avenue corridor within the Agricultural Reserve Tier. The 10.108 acre Property is flanked by park and recreational uses to the north and west. To the south of the Property are agricultural uses which include a farm and landscape services.

Land uses directly abutting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Control Number
North	AGR	AGR-PUD	Park and Recreation (West Delray Regional Park)	2004-00250
South	AGR	AGR-PUD & AGR	Farm and Landscape Services	1997-00104 & 2006-00094
East	AGR	AGR-PUD	Equestrian (Palm Beach Downs)	2004-00250
West	AGR	AGR-PUD	Park and Recreation (West Delray Regional Park)	2004-00250

G.1 Justification

Each proposed FLUA amendment must be found to be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan. Future Land Use Element Policy 2.1.f requires that adequate justification for the proposed future land use be provided. Further, the justification statement must demonstrate that a change is warranted and demonstrate the following two factors:

1. The proposed use is suitable and appropriate for the subject site.

***Response:** The proposed Commercial Recreation future land use designation is suitable and appropriate for the Property. The Property's location adjacent to the West Delray Regional Park and proximity to the Loxahatchee Wildlife Refuge 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.*

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.

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 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 proposed for the concurrent comprehensive plan text amendment 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.

The proposed land use amendment to Commercial Recreation will allow for the development of an RV Resort Development with 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.

2. There is a basis for the proposed FLU change for the particular subject site based upon one or more of the following:

a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site.

***Response:** The Agricultural Reserve Tier has been the subject of numerous changes recently. These changes have increased the services available to the current residents of the Ag Reserve, including smaller commercial projects, light industrial uses, and congregate living facilities. Additionally, the BCC has recognized the need for alternative housing in the Ag Reserve by adopting the Essential Housing land use designation and allowing the development of multi-family housing. Several land use amendments have been adopted on parcels abutting State Road 7 for Commerce within the vicinity of the Property. Additionally,*

several years ago, the property at the southwest corner of State Road 7 and Boynton Beach Boulevard was approved for commercial development, including a gas station and inline retail/office plaza.

All of these changes indicate that the Ag Reserve has become more attractive for new residents and visitors not just the farmers in the area. The agriculture activities in the area are not just supplying food, plants and landscape materials, it has also contributed to tourism in the area. Many visitors to the Ag Reserve visit Bedner's Farm, Animal Adventure Park & Safari, Sunshine Meadows, and other equine and agriculture uses. While these uses have existed in the Ag Reserve for a number of years, they are getting more attention as changes are made to parcels in the area and more residential developments are approved. This increase in residential development in the area has also increased visibility of all the amenities and attractions this area of the County has to offer.

The proposed use of an RV Resort relies more on the fact that no changes to FLU designations has occurred on properties immediately adjacent to the Property. The West Delray Regional Park and its increased popularity is one of the contributing factors to the proposed future land use amendment to Commercial Recreation. The changes to Commercial Low and Commerce for properties along State Road 7 and Atlantic Avenue will ensure that services are available to the future visitors of the RV Resort. The existing gas station, grocery stores, restaurants, retail establishments and various repair facilities in the area will all provide the critical services needed by the RV Resort visitors.

b. Changes in the access or characteristics of the general area and associated impacts upon the subject site.

Response: The characteristics of the surrounding area within the Agricultural Reserve have changed within the past 10 years. Additional commercial and light industrial projects have been approved to provide additional services to the increasing number of residents of the Ag Reserve Tier. The Atlantic Avenue, Boynton Beach Boulevard and State Road 7 have become major transit corridors for the Ag Reserve and Palm Beach County. These corridors have been transitioning away from solely serving the farmers as routes between farms, to packing houses, and transporting produce outside of the Ag Reserve. These major corridors now also serve the residents within the Tier as routes to and from work, services, and other activities in and outside of the Agricultural Reserve Tier. 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 Palm Beach County.

As the population increases in the area and services become more available, the West Delray Regional Park and Loxahatchee Wildlife Refuge gain in popularity. As residents and visitors of the Agricultural Reserve Tier and greater Palm Beach County seek out activities for their families, many of the activities are located along the State Road 7 corridor within the vicinity of the Property. The area surrounding to Property was originally approved as a large lot single family home development with an airstrip for private planes. The development of the residential project commenced, and lakes were dug, roads were installed, and a gatehouse was constructed. The use of the Property as a single-family home was consistent with the approved residential development at the time. However, that residential project was never completed, and the land was purchased by SFWMD. Later Palm Beach County entered into a long-term lease with SFWMD to utilize the land to the north and west of the Property as a regional park.

Other lands in the vicinity sold their development rights for the development of other single-family development within the Ag Reserve Tier. FPL also purchased a large tract of land to the south of the Property for the purpose of a future substation. All of these changes changed the character of the area from a large lot single family residential area to a mixture of public uses and preserve parcels. The proposed future land use amendment to Commercial Recreation would be a consistent and compatible land use designation that would provide a complimentary use to the West Delray Regional Park and Loxahatchee Wildlife Refuge.

c. New information or change in circumstances which affect the subject site.

Response: *The Comprehensive Plan recognizes Commercial Recreation as an appropriate use within the Agricultural Reserve Tier, but only for golf courses. 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 County. The ability to work remotely for many jobs has also contributed to the increased use of recreational vehicles. These changing trends have created in increase in demand for RV resorts that offer more amenities that 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 Commercial Recreation future land use 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.*

d. Inappropriateness of the adopted FLU designation.

Response: *N/A*

e. Whether the adopted FLU designation was assigned in error.

Response: *N/A*

G.2 Residential Density Increases

This proposed FLU amendment is not requesting to increase residential density.

G.3 Compatibility

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 FLUA Amendment designation will be compatible with neighboring uses.

- Primary access is available from Atlantic Avenue a right-of-way designated as an Urban Arterial Road, thus directing traffic away from local roads in the vicinity.
- The Property is located just west of a major north/south transportation route (State Road 7). There are several commercial uses at the intersection of State Road 7 and Atlantic Avenue. There are many other uses along State Road 7 that tend to draw tourists and visitors from other parts of Palm Beach County, such as Bedner’s Market, Animal Adventure Park, the Loxahatchee Wildlife Refuge and the West Delray Reginal Park. These uses are compatible with the proposed Commercial Recreation future land use as the proposed use would support all of these tourist attractions. 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 7 corridor.

The land to the north of the Property is the West Delray Regional Park. This park houses multiple uses including drone flying field, remote control airplane field, remote control boating, remote control car racing, bmx and mountain bike tracks, archery fields and a frisbee golf course. As shown in the picture below, this park is often highly utilized (see field of parked cars) as it hosts numerous events and competitions throughout the year. Not only will the RV resort offer a place to stay for those attending these events, but the residents and tenants of the RV resort will be able to utilize the park and the activities within the park.



G.4 Comprehensive Plan

The proposed Future Land Use Atlas Amendment is consistent with various goals, objectives, and policies in the Palm Beach County Comprehensive Plan as detailed below.

Goals – The proposed FLUA amendment furthers the County’s goals as described below.

- **Strategic Planning** – “...to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.”

Response: Approval of this proposed FLU amendment will allow for the development of a commercial recreation use on a property with access to State Road 7, a major north/south transportation route. The area surrounding the Property is a mix of agricultural, recreational, and commercial uses. Residential PUDs are prohibited from being located on the west side of State Road 7. This use will ensure that the Agricultural Reserve Tier is a diverse community that can meet the needs of the existing and future residents located on the east side of State Road 7 and within the Tier. The proposed commercial recreation land use would also encourage the use of the County's West Delray Regional Park and the Loxahatchee Wildlife Refuge by the future residents/tenants of the RV resort.

- **Land Planning** – "...to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, and environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities."

Response: The Property is located within the Agricultural Reserve Tier which is a Limited Urban Service Area (LUSA) where services and public facilities are already available. The Property's location on a major transportation route with close proximity to State Road 7 contributes to timely, cost-effective service provision. Water and sewer service will be extended to the proposed use which will also allow other uses on Atlantic Avenue to connect to these public utilities. The proposed commercial recreation designation will allow for development of a use that will better serve the immediate and future needs of the community as it will provide a use that will complement the surrounding recreation uses.

Objectives – The proposed FLUA amendment furthers the County's objectives as further described below.

- **FLUE Objective 1.5 Future Land Use Provisions - General** – "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 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."

Response: The proposed change 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.

- **ROSE Objective 1.6 Service Areas - General** – "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."

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. Additionally, development of the RV Resort will require the extension of water and sewer facilities. The other uses along Atlantic Avenue would be able to take advantage of the extension of these lines.

Policies – The proposed FLUA amendment furthers the County's policies as further described below.

- **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."

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.

G.5 Florida Statutes

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in Attachment H (Traffic Letter and Study), J (Drainage Statement), K (Fire Rescue Letter), and I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement), M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter). 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 AGR to CR with an underlying future land use of AGR for the purpose of providing additional services along the State Road 7 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 7 corridor which is not rural in nature as evidenced by urban services such as police, fire rescue and water/wastewater/drainage utilities exist in the immediate area. The proposed Commercial Recreation designation is consistent with the surrounding commercial, recreational and agricultural 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 currently supports a single family home and accessory agriculture storage. The Property is surrounded by various commercial, recreational, and industrial development and would be considered infill development within close proximity of a major north/south 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 Property does not support any environmentally sensitive areas. No listed species were located on the property, and it is located outside of any wellfield protection zone. As required by the ULDC, any native plant material will be addressed during the zoning approval process.*
- 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 utilized as a single family home and accessory agriculture storage. Several changes have already been granted to properties within the immediate area that allow the development of commercial and industrial uses. The area has been changing from agriculture to commercial and industrial uses since 2006. The location of the West Delray Regional Park has not negatively impacted the agriculture activities in the area. Since the proposed request is for Commercial*

Recreation which would complement the park, 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. The Property's location within a Limited Urban Service Area (LUSA) means that 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. 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 Commercial Recreation Future Land Use designation will be consistent with the style of development to the north and west. While the property is located within the Agricultural Reserve Tier of the County, this major roadway corridor has been changing as new commercial and industrial uses are approved and developed. These uses would provide additional services needed by the residents/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 north and west. Future development on the Property will serve the current and future needs for the existing County Park and surrounding communities.*
- Fails to encourage a functional mix of uses.
 - **Response:** *Approval of this proposed amendment will allow the development of a recreation use that will provide services to the surrounding existing County Park and wildlife refuge as well as residential communities rather than allowing the current single use development pattern that has occurred in the Agricultural Reserve to continue. Development of the Property will allow the community needs to be met within the Tier which will cause trips to remain in the Agricultural Reserve Tier.*
- Results in poor accessibility among linked or related land uses.
 - **Response:** *The proposed development will be designed with 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 property is vacant of natural resources. The site is located outside of any wellfield protection zone. As required by the ULDC, 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 pedestrian connections to Atlantic Avenue as required through the site plan approval process.*
- 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 recreation use that will allow for the development of a complementary use to the County Park and wildlife refuge. Therefore, the proposed amendment would contribute to livable communities and help balance the land uses within the Agricultural Reserve while maintaining the character of the community.*

Conclusion

As described above, the proposed Comprehensive Plan Text amendment to the Future Land Use Element and Future Land Use Map amendment from Agricultural Reserve (AGR) to Commercial Recreation (CR) are consistent with the Goals, Objectives, and Policies of Palm Beach County's Comprehensive Plan and the Florida State Statutes. The proposed Future Land Use Map amendment is also compatible with the surrounding area. The proposed amendment does not contribute to urban sprawl. The amendments are consistent with the Comprehensive Plan and will not negatively impact service provision.

III. ULDC CHANGES

No ULDC changes are needed in response to this proposed comprehensive plan text or future land use atlas amendments. The County will be initiating ULDC amendments as clean-up of the RVPD and CRE zoning designations concurrent with the Comprehensive Plan Text and Future Land Use Amendment applications.



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marcy Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

May 10, 2024

Morton
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

RE: Palm Beach Downs RV Resort
PCN 00-41-46-13-00-000-7010
Service Availability Letter

Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the proposed Land Use Amendment from Agricultural Reserve (AGR) to Commercial Recreation (CR) for the proposed Recreational Vehicle Resort Development.

The nearest point of connection is a 12" potable water main located approximately 2300 feet east of the property south of Atlantic Ave and a 4" sanitary sewer forcemain located approximately 2100' east of the property within Atlantic Ave. Offsite easements may be required to connect to the water main.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

Jackie Michels, P.E.,
Project Manager

May 6, 2024
Job No. 21-144B

LAND USE PLAN AMENDMENT APPLICATION
STATEMENT OF LEGAL POSITIVE OUTFALL

West Delray RV Resort
10.11 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the north side of West Atlantic Avenue, west of State Road 7 in Palm Beach County and contains approximately 10.11 acres. The Property Control Number (PCN) for the subject parcel is 00-41-46-13-00-000-7010.

The property is currently designated Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 10.11 acre parcel's designation to Commercial Recreation with underlying Agricultural Reserve (CR/AGR) on the Palm Beach County Comprehensive Plan.

SITE DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-15 Drainage Basin. Legal positive outfall is available via discharge to the Lake Worth Drainage District L-34W Canal along the north side of Atlantic Avenue. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year 3 day rainfall event.

DRAINAGE (CONTINUED)

4. Parking lots to be protected from flooding during a 3 year, 24 hour event, or the 5 year, 24 hour event if exfiltration trench is used.
5. Allowable discharge to be in accordance with South Florida Water Management District Basin criteria.
6. Compliance with the South Florida Water Management District C-15 Drainage Basin criteria with required to compensating storage.
7. Due to consideration to water quality.

<p>Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006</p> <p>This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 05/07/2024.</p> <p>Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p>Bryan G. Kelley, P.E. FL Reg. No. 74006</p>
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May 6, 2024
Job No. 21-144B

LAND USE PLAN AMENDMENT APPLICATION
FLOOD PLAIN STATEMENT

West Delray RV Resort
10.11 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the north side of West Atlantic Avenue, west of State Road 7 in Palm Beach County and contains approximately 10.11 acres. The Property Control Number (PCN) for the subject parcel is 00-41-46-13-00-000-7010.

The property is currently designated Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 10.11 acre parcel's designation to Commercial Recreation with underlying Agricultural Reserve (CR/AGR) on the Palm Beach County Comprehensive Plan.

FLOOD ZONE

The above referenced project is located in Flood Zone X as shown on the FEMA Flood Rate Insurance Map Panel 100B of 245 (Palm Beach County).

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 05/07/2024.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



April 11, 2024

Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

J Morton
Planning Landscape Architecture
Attention: Maryori Velasco
3910 RCA Boulevard
Suite 1015
Palm Beach Gardens, FL 33410

Re: Palm Beach Downs RV Resort

Dear Maryori Velasco:

Per your request for response time information to the subject property located north of Atlantic Avenue, approximately 0.5 miles west of State Road 7, identified by PCN: 00-41-46-13-00-000-7010. This property is served currently by Palm Beach County Fire-Rescue Station #49, which is located at 12555 Lyons Rd. The maximum distance traveled to subject property is approximately 4.75 miles from the station. The estimated response time to the subject property is 12 minutes.

Property owners need to be aware of the extended response time of 12 minutes to the subject property, which is much greater than our standard of 7 minutes 30 seconds.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Allan".

Cheryl Allan, Planner II
Palm Beach County Fire-Rescue

*"An Equal Opportunity
Affirmative Action Employer"*

Attachment L Natural Feature Inventory & Map



Site

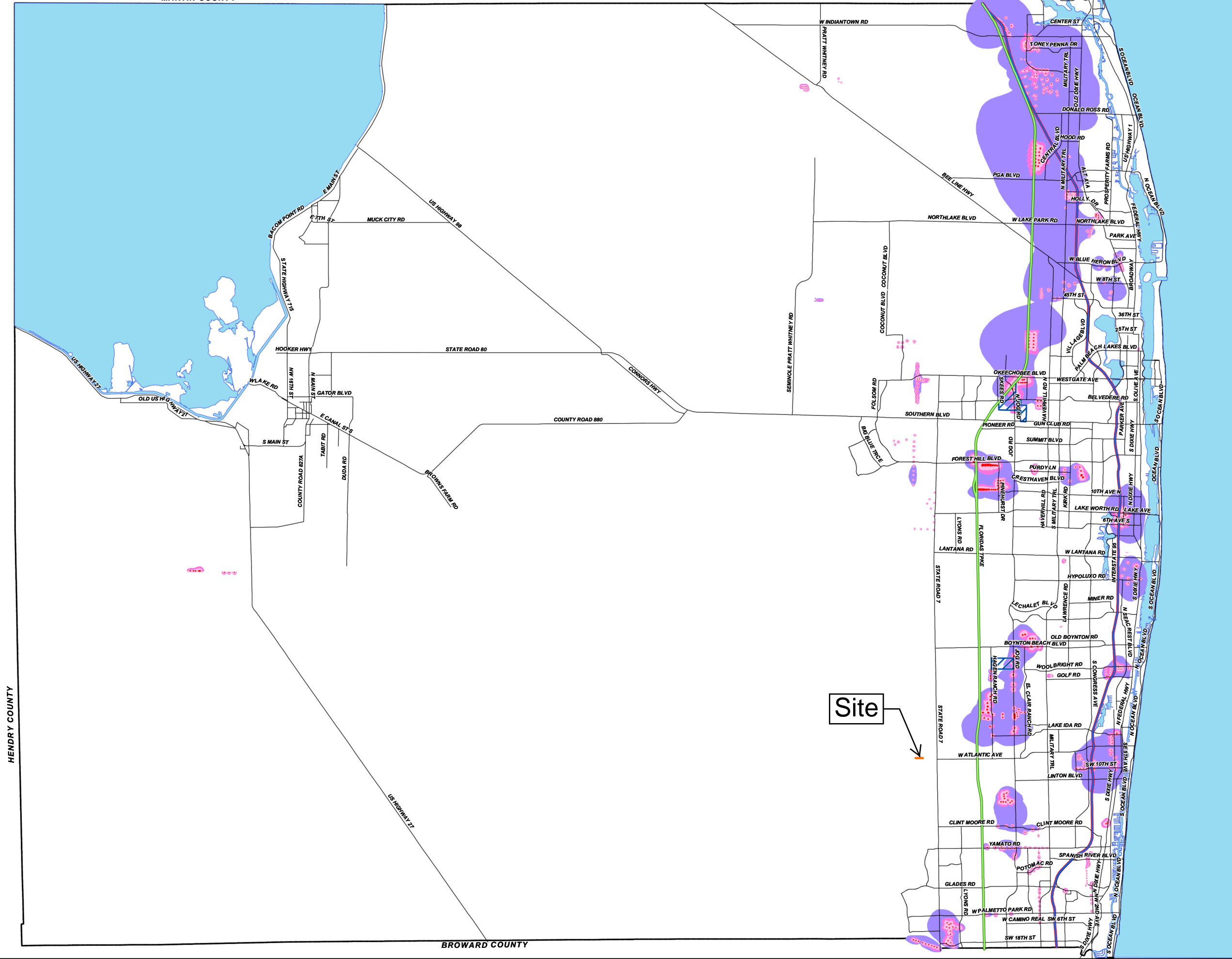
Atlantic Avenue

State Road 7 (US-441)








Area containing exotic plant material and Slash Pine Trees, Oaks and Sabal Palms.
Trees will be addressed during the Site Plan approval process.
Exotic plant material to be removed.

MARTIN COUNTY



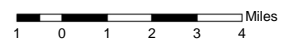
MAP LU 4.1
WELLFIELD PROTECTION
ZONES IN PALM BEACH
COUNTY, FLORIDA

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Turnpike Aquifer Protection Overlay

9J-5.006(4)(B)1
 SOURCES:
 PBC Dept. of Environmental Resources Management
 Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.
 The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



Effective Date: 10/29/04
 Filename: N:\Map Series\MXD\Adopted
 Contact: PBC Planning Dept.

HENDRY COUNTY

BROWARD COUNTY

Site

May 6, 2024
Job No. 21-144B

LAND USE PLAN AMENDMENT APPLICATION
WELLFIELD PROTECTION ZONE STATEMENT

West Delray RV Resort
10.11 Acre Site
Palm Beach County, Florida

SITE DATA

The subject parcel is located on the north side of West Atlantic Avenue, west of State Road 7 in Palm Beach County and contains approximately 10.11 acres. The Property Control Number (PCN) for the subject parcel is 00-41-46-13-00-000-7010.

The property is currently designated Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the 10.11 acre parcel's designation to Commercial Recreation with underlying Agricultural Reserve (CR/AGR) on the Palm Beach County Comprehensive Plan.

WELLFIELD PROTECTION ZONE

The above referenced project is not located within any Wellfield Protection Zones as shown on the "Wellfield Protection Zones of Influence in Palm Beach County, Florida," exhibit, adopted June 12, 2015.

<p>Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006</p> <p>This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 05/07/2024.</p> <p>Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	
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BGK/sa x:/docs/trafficdrainage/lupawellfiel



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



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Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

April 11, 2024

Maryori Velasco
J. Morton, Planning & Landscape Architecture
3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, Florida 33410

RE: Historical and Archaeological Resource Review for project name: **Palm Beach Downs RV Resort**, under PCN: 00-41-46-13-00-000-7010.

Dear Ms. Velasco:

This correspondence is in response to your request for a review of the above referenced properties in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

Staff review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced property.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.

However, should any artifacts or skeletal remains be encountered during construction, per Chapter 827 Florida Statutes, construction must stop around the remains and the local sheriff and medical examiner contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA
County Historic Preservation Officer/ Archeologist

cc: Jeff Gagnon, AICP, Interim- Planning Director, PBC Planning Division
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division
Nydia I. Pontón-Nigaglioni, PhD, RPA, PBC Archaeologist / Planner I

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\J. Morton\Project: Palm Beach Downs RV Resort_ PCN_00-414613000007010_Letter_4-11-2024.doc

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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>REVISE Policy 1.5-q: Freestanding golf courses <u>and campgrounds</u> shall be allowed as the only form of commercial recreation in the Agricultural Reserve Tier, <u>as further described below:</u></p> <p>1. <u>Freestanding Golf Course.</u> All development rights shall be removed from the <u>freestanding 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. Gaming, parimutuel wagering, offtrack betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier. <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>Campground.</u> <u>Campgrounds are permitted with a Commercial Recreation (CR) future land use subject to the following criteria:</u></p> <ol style="list-style-type: none"> <u>a. a minimum of 5 acres;</u> <u>b. located adjacent to the West Delray Regional Park; and</u> <u>c. provide preserve area consistent with AGR-MUPDs as outlined in Policy 1.5.1-g.</u>

	<p>DELETE 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. <p>NEW Policy 1.5-r (relocated from Policy 1.5-q): <u>Gaming, parimutuel wagering, offtrack betting, or events or activities held or broadcast for similar purposes shall be prohibited in the Agricultural Reserve Tier.</u></p> <p>Commercial Recreation</p> <p>Uses and Intensities</p> <p>Commercial Recreation areas are designated on the Future Land Use Atlas to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. These facilities may be profit-making enterprises and/or may be held in private ownership. The Future Land Use Atlas may indicate two types of commercial recreation facilities: privately owned golf courses or uses such as fairgrounds, outdoor attractions and outdoor amphitheaters.</p> <p>The following land uses shall be allowable in areas designated Commercial Recreation where permitted by the terms of the Unified Land Development Code: Outdoor and indoor recreational facilities including, but not limited to, <u>fairgrounds, campgrounds,</u> tennis clubs, jai alai frontons, amusement and sport centers, outdoor amphitheaters, hunting and gun clubs, marinas, vehicular and non-vehicular race tracks, and outdoor wildlife attractions; Golf courses; Parks and Recreation; Mining and Excavation; and, Accessory facilities and activities that are an integral part and supportive of the recreational facility.</p>
ULDC Changes	None proposed.