



# ULDC REVISIONS STAFF REPORT

ZONING COMMISSION, JUNE 5, 2025

## I. General Data

**Project Name:** Recreational Vehicle Planned Development (RVPD) Regulations  
**ULDC Articles:** 3  
**Project Manager:** Alexander Biray, Senior Site Planner  
**Agency Manager:** Lisa Amara, Zoning Director  
**Staff Recommendation:** Staff recommends **approval** based on the findings and conclusions presented in this report.

## II. Item Summary

**Summary:** The item before the Board are proposed revisions to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”) to modify setbacks for RV parking pads in RVPDs in the Agricultural Reserve Tier.

**Assessment:** The proposed revisions implement the Board of County Commissioners’ direction to streamline the ULDC, while clarifying and reinforcing existing regulations, and revising where necessary to reflect industry changes and trends. The proposed revision to the RV parking pad will allow greater flexibility for RVPDs in the Agricultural Reserve Tier.

## III. Hearing History

**Board of County Commissioners Permission to Advertise:** On May 22, 2025, the BCC approved the permission to advertise permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on June 18, 2025 at 9:30 a.m., and approved the receive and file the Business Impact Estimate (BIE) by a vote of 7-0-0.

**ZC Recommendation:** *Scheduled for June 5, 2025*

**LDRC Determination:** *Scheduled for June 5, 2025*

**Board of County Commissioners First Reading and Adoption:** *Scheduled for June 18, 2025*

## IV. Intent

---

The item before the Board are proposed revisions to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”) to modify setbacks for RV parking pads in RVPDs in the Agricultural Reserve Tier.

## V. Background

---

Regulations for RV parks have existed for unincorporated Palm Beach County since the first Zoning Code was adopted in 1957, changing throughout the course of the past 50 years into planned developments while supplemental regulations were introduced for camping grounds.

The County is currently processing a privately proposed amendment to the Comprehensive Plan and Future Land Use Map, West Atlantic RVPD LGA-2024-011, and concurrent Zoning Application, SV/ZV/2024-01422. The future land use amendment proposes the Commercial Recreation (CRE) FLU designation on a 10.11 acre site, with a concurrent Official Zoning Map Amendment (Rezoning to a PDD) to the RVPD Zoning District, for a property abutting the West Delray Regional park. The review of these applications prompted a revisit of the RVPD regulations.

## VI. Data and Analysis

---

This section provides the background, data and analysis, and summarizes the proposed revisions depicted in strike-out and underline in Exhibit 1.

### A. Recreational Vehicle (RV) Park and Campground History

The County initially established RV park regulations with the 1957 Code in tandem with Mobile Home Parks, and in 1969 these uses were separated into two uses. Zoning Resolution No. 3-57, the first zoning regulations for unincorporated Palm Beach County, effective on May 13, 1957, established “Trailer Camps or Courts” encompassing both RV and Mobile Home Parks. Subsequently, on June 5 1969, separate regulations were adopted for Mobile Home Parks by Zoning Resolution No. 3-R-69 and replaced Trailer Camps or Courts with “Recreational Unit Parks.” Additional regulations for allowed uses, site area, recreational units per acre, separations and setbacks, buffer and perimeter shielding regulations, and application processes and procedures were also added. Under this Code, the approval process for RV parks where allowed was by Conditional Use approval of the Board of County Commissioners (BCC).

The 1973 Code significantly revised the “Recreational Unit Park” to the “Recreational Vehicle Park” use by Ordinance No. 73-2 effective on February 2, 1973. These provisions delineated additional authorized uses; added requirements for a Camp Headquarters and other permanent facility; decreased the number of allowed RV units per acre; revised property development regulations (PDRs), including increased setbacks and added design criteria, including access and circulation. Under this Code, the approval process for RVPs where allowed were by Special Exception approval of the BCC. The 1973 Zoning Code also introduced campground type establishments and regulations specific to “*public and private recreation facilities, amusements and attractions, and exhibits,*” including access, performance standards, and PDRs and site development standards.

In 1992 with the adoption of the ULDC, a second set of significant revisions to RV Parks were adopted by Ordinance No. 92-20 effective on June 20, 1992. The RVPDs were allowed by an Official Zoning Map Amendment (Rezoning) to a PDD approval of the BCC. These revisions replaced RVPs with the RV Planned Development (RVPD) Zoning District, and established additional regulations requirements for a perimeter landscape buffer, phasing controls, land use zones (later called “pods”), hours of operation, and outdoor storage. These revisions established that setbacks should be measured from the inside edge of the perimeter landscape buffer; however, the setbacks were limited to structures. There were no setbacks or separations were required for RVs or RV spaces. The 1992 ULDC also introduced the Campground use and Camping Cabin accessory use, and Supplementary Use Standards for each. A Campground use is Permitted by Right in the RVPD Zoning District.

The RVPD Zoning District was carried forward in the 2003 ULDC by Ordinance No. 2003-067 effective on January 1, 2004. These revisions established an optional allowance of a Commercial Pod up to two percent of the gross acreage of the RVPD, and removed reference to a Park Headquarters. These revisions established a minimum setback of 25 feet for the RV ‘spaces’ measured from the inside edge of the landscape buffer which had been initially in place 1973

Code. No definition of an RV ‘space’ was provided. Additional regulations were also introduced for permanent structures or additions, and temporary structures.

The Use Regulations Project per Ordinance No. 2017-007 effective on March 2, 2017, revised the Campground use and RVPD Zoning District regulations for consistency on the number of allowed RV Sites per acre and duration of stay limitations. The Use Regulation Project connected the Campground use and the RVPD, and added a relationship between the two that had not previously existed.

The majority of RV parks in unincorporated County were established under the 1957 or 1973 Codes, and only two have been approved as an RVPD as described below:

- West Jupiter RV Park (Control 1977-00112) was approved originally as a Special Exception (current equivalent to a Class A approval) to allow a Private Recreational Vehicle Park on August 25, 1977. In 2011, the site was rezoned to the RVPD Zoning district to accommodate an increase the number of RV sites from 74 to 105.
- Jupiter Palm Beach Motorcoach Resort (Control No. 2006-00185) located on the north side of Indiantown Road is the only site approved as an RVPD from its inception.

## **B. Proposed Amendment**

This amendment is comprised of several components, each of which is discussed separately below and corresponds with the specific strike out and underline changes to the ULDC shown in **Exhibit 1**.

This amendment proposes to modify the setbacks for the undefined “RV space”, and to allow a reduced setback in the Agricultural Reserve Tier associated with the West Atlantic application. The 1957 and 1973 Codes stipulated setbacks and/or separations between RVs, but the 1992 ULDC did not. When minimum setbacks pertaining to RVs were reintroduced in the 2003 ULDC, it was not clear whether the “RV space” is considered the lot in its entirety or whether this setback applied to the parking pad within the lot. Typically the term ‘setback’ in the ULDC applies to the setback of a building structure rather than a parking space or pad. The current language also isn’t clear with regards to other structures which may be on an RV lot and customarily associated with a Campsite, including tents, Camping Cabins, or other motor vehicles.

The revisions propose to remove the setbacks from the Property Development Regulation Table and to establish separately. The language proposes to specify that the setback for the “RV Space” is the “parking pad for the RV” rather than the lot or RV site itself, which is consistent with the application of this language with the two existing RVPD site plans. The language proposed to allow the measurement of the setback for the parking pad from the perimeter in the Agricultural Reserve Tier, and from the inside of the landscape buffer in other Tiers. Allowing Campsites/RV lots in an RVPD within the Agricultural Reserve Tier to include the extent of the buffer width as part of the setback calculation ensures compact development consistent with planned developments within this Tier. In addition, the revisions proposed to allow up to 30 percent of the sites within the RVPD to allow Camping Cabins for consistency with the Campground use.

## **D. Business Impact Estimate**

In 2024, the Florida Legislature adopted SB 1628 to remove the exemption for business impact statements related to comprehensive plan and land development regulation ordinances, unless those changes are privately proposed. Consequently, this County initiated land development revision prior to adopting and implementing a comprehensive plan amendment or land development regulation. An analysis of the business impact estimate is provided in Exhibit 2 to demonstrate compliance with the statute on a template provided by the County Attorney’s Office. The specific statute language is provided below.

### **125.66 Ordinances; enactment procedure; emergency ordinances; rezoning or change of land use ordinances or resolutions.—**

*(3)(a) Before the enactment of a proposed ordinance, the board of county commissioners shall prepare or cause to be prepared a business impact estimate in accordance with this subsection. The business impact estimate must be posted on the county’s website no later than the date the notice of proposed enactment is published pursuant to paragraph (2)(a) and must include all of the following:*

- 1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county.*
- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following, if any:*
  - a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.*

- b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.*
- c. An estimate of the county's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.*
- 3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.*
- 4. Any additional information the board determines may be useful.*
- (b) This subsection may not be construed to require a county to procure an accountant or other financial consultant to prepare the business impact estimate required by this subsection.*

**E. Consistency with the Comprehensive Plan**

The Planning Division has reviewed the proposed ULDC revisions and have provided the attached letter with a finding of consistency with the Comprehensive Plan as Exhibit 3.

**VII. Assessment and Conclusions**

---

The proposed revisions implement the Board of County Commissioners’ direction to streamline the ULDC, while clarifying and reinforcing existing regulations, and revising where necessary to reflect industry changes and trends. The proposed revision to the RV parking pad will allow greater flexibility for RVPDs in the Agricultural Reserve Tier. Staff recommends ***approval*** of this amendment.

**Attachments**

---

Exhibit 1 – Proposed changes in strike out and underline format	E - 1
Exhibit 2 – Business Impact Estimate	E - 2
Exhibit 3 – Planning Consistency Determination Letter	E - 3

EXHIBIT 1  
RVPD REGULATIONS

This exhibit revises the following Article(s): **Art. 3 – Overlays and Zoning Districts**

**Revision Key:** Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. *Stricken and italicized* means text to be totally or partially relocated. Relocation notes are shown in brackets as **[Relocated to: ]** or **[Relocated from: ]**. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

**Part 1. ULDC Art. 3.E.6, Overlays and Zoning Districts, Planned Development Districts (PDDs), Recreational Vehicle Planned Development District (RVPD), is hereby amended as follows:**

**Section 6 Recreational Vehicle Planned Development District (RVPD)**

- ....
- B. Thresholds**
- 1. Acreage**  
The minimum gross land area required for an RVPD is ten contiguous acres. [Ord. 2006-004]
- 2. Sites**  
The number of RV and campsites allowed shall be as specified in Table 4.B.3.C, Campground Intensity. *Camping Cabins are allowed as an accessory use subject to Art. 4 Use Regulations for Camping Cabin under the Campground Use.* [Ord. 2017-007]
- ....
- E. Property Development Regulations (PDRs)**  
The PDRs for an RVPD are indicated in Table 3.E.6.E, RVPD Property Development Regulations. *All other recreation buildings include the clubhouse and accessory structures. Lot dimensions are the minimum, except where noted.*

**Table 3.E.6.E – RVPD Property Development Regulations**

Pod	Min. Lot Dimensions			Max. FAR	Max. Height	Min. Setbacks			
	Size	Width and Frontage	Depth			Front	Side	Side Street	Rear
Recreation – RV <u>Site or Campsite Space</u>	1,000 sq. ft.	20'	40'	-	25'	25'			
Recreation – All Other	-	100'	100'	0.35	35'	50'			
Commercial	1 ac. max.	100'	100'	0.25	35'	100'			
Notes:									
1.	Setbacks shall be measured from the inside edge of the landscape buffers. [Ord. 2020-001]								
2.	All other recreation buildings include the clubhouse and accessory structures.								
3.	Lot dimensions are the minimum, except where noted.								

- 1. Setbacks**  
*The setbacks for the RV parking pad on an RV site or Campsite shall be a minimum of 25 feet. In the Agricultural Reserve Tier, setbacks shall be measured from the perimeter property line, and shall be measured from the inside edge of the perimeter landscape buffer in all other Tiers. The setbacks for structures within the Recreation Pod shall be in accordance with Table 3.E.2.D, PUD Property Development Regulations and the setbacks for structures in the Commercial Pod shall be in accordance with the CC Zoning District per Table 3.D.1.A, Property Development Regulations.*
- ....

**EXHIBIT 2**  
**BUSINESS IMPACT ESTIMATE**

---

**Meeting Date: May 22, 2025 – BCC Zoning Hearing**

**Proposed Ordinance Title/Reference:**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA; AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: REVISION FOR **RECREATIONAL VEHICLE PLANNED DEVELOPMENT (RVPD)**, AMENDING ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

**Summary of Proposed Ordinance and Statement of Public Purpose to be Served:**

The proposed modifications to the County’s Unified Land Development Code (ULDC) will revise land development regulations for the Recreation Vehicle Planned Development (RVPD) Zoning District to revise the recreational vehicle (RV) parking pad setback in RVPDs in the Agricultural Reserve (AGR) Tier.

The Public Purpose to be served is clarifying existing language and providing for more flexible regulations for RVPDs.

**Estimate of Direct Economic Impact on Private/For Profit Businesses:**

- a. Estimate of Direct Business Compliance Costs: There will be no direct compliance costs that businesses may reasonably incur if the ordinance is enacted. This ULDC revision does not establish a new process with separate fees. Existing fees for an Official Zoning Map Amendment (Rezoning to a PDD) and any other public hearing or administrative application requests will remain applicable and not be affected.
- b. New Charges/Fees on Businesses Impacted: There will be no new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.
- c. Estimate of Regulatory Costs: There will be no additional regulatory costs, and no additional revenues since there will be no new charges or fees that will be imposed on businesses to cover such costs.

**Good Faith Estimate of Number of Businesses Likely Impacted:**

Over the past ten years the County has processed three applications for RVPD (including West Delray Atlantic RVPD ZV/SV/PDD-2024-01422). This ULDC revision proposes to offer more flexible regulations for RVPDs in the Agricultural Reserve Tier. It is estimated that one business every three years are likely to take advantage of the regulations proposed by this ordinance.

**Any Additional Information:** None.

EXHIBIT 3

PLANNING CONSISTENCY DETERMINATION LETTER

---



Planning, Zoning  
& Building Department

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 Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbc.gov/pzb](http://www.pbc.gov/pzb)

■

Palm Beach County  
Board of County  
Commissioners

Maria G. Marino, Mayor  
Sara Baxter, Vice Mayor

Gregg K. Weiss  
Joel G. Flores  
Marci Woodward  
Maria Sachs  
Bobby Powell, Jr.

County Administrator


Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

INTER-OFFICE COMMUNICATION  
PLANNING, ZONING AND BUILDING DEPARTMENT  
PLANNING DIVISION

**TO:** Mr. James Williams, Chair, and  
Members of the Zoning Commission

**FROM:** Travis Goodson, Principal Planner   
Planning Division

**DATE:** May 20, 2025

**RE:** Comprehensive Plan Consistency Determination for proposed  
Unified Land Development Code (ULDC) amendments

The Planning Division has determined that the proposed ULDC amendments as found in Agenda Item C.9, Recreational Vehicle Planned Development (RVPD) Regulations, in the packet provided by the Zoning Division and scheduled for the June 5, 2025 meeting, is generally consistent with the Comprehensive Plan.

Additional review will be required for any revision(s) to an amendment other than for the purpose of correcting grammatical or spelling errors.

cc: Thuy Shutt, Planning Director  
Jeff Gagnon, Deputy Planning Director  
Lisa Amara, Zoning Director  
Wendy N. Hernandez, Deputy Zoning Director  
Jerome Ottey, Principal Site Planner, Zoning Division

T:\Planning\CURRENT\ULDC\Code Revisions\3-LDRC (2024-present)\2025\06-June\06-05-2025-LDRC-Consistency-Memo.docx

**THIS PAGE LEFT BLANK INTENTIONALLY**