

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
TOWN COUNCIL QUASI-JUDICIAL WORKSHOP MEETING

AGENDA

JUNE 04, 2024 – 5:00 PM



Anita Kane, Mayor (Seat 3)

Phillis Maniglia, Councilmember (Seat 1)

Laura Danowski, Councilmember (Seat 2)

Robert Shorr, Councilmember (Seat 4)

Marge Herzog, Vice Mayor (Seat 5)

Administration

Francine L. Ramaglia, Town Manager

Torcivia, Donlon, Goddeau and Rubin, P.A., Town Attorney

Richard Gallant, Public Works Director

Valerie Oakes, Town Clerk

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS

QUASI-JUDICIAL CONCEPTUAL DISCUSSION

1. Conceptual Discussion for a Recreational Vehicle Park, Presented by Bove Company, P.E. & JMorton Planning

A RECREATIONAL VEHICLE PARK ON A PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE COLLECTING CANAL AND “C” ROAD LOXAHATCHEE GROVES, FLORIDA CONSISTING OF FORTY-SEVEN ACRES MORE OR LESS.

TOWN STAFF COMMENTS

Town Manager Francine L. Ramaglia

Town Attorney - Torcivia, Donlon, Goddeau and Rubin, P.A.

Public Works Director Richard Gallant

Town Clerk Valerie Oakes

TOWN COUNCILMEMBER COMMENTS

Councilmember Laura Danowski (Seat 2)

Councilmember Phillis Maniglia (Seat 1)

Councilmember Robert Shorr (Seat 4)

Vice Mayor Margaret Herzog (Seat 5)

Mayor Anita Kane (Seat 3)

ADJOURNMENT

Comment Cards:

Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

THE PADDOCK

Luxury RV Resort



THE VISION

A blend of the comforts of home, and a luxury resort in paradise. A place to experience the beauty of nature with unparalleled amenities. The Paddocks RV Resort will be a first of its kind collaboration of glamping and equestrian activities. Travel enthusiasts, event attendees, and local staycationers alike can find endless adventures and experience the beauty of Loxahatchee Groves. From a paddock and trail, pickleball, kayaking, resort style pools, and weekly activities, there truly is something for everyone.

PROVEN TEAM



DEVELOPER



PLANNING



RV RESORT CONSULTANT
AND PROPERTY MANAGER



ARCHITECTURE



TRAFFIC
CONSULTANT



SURVEY



DEMAND STUDY
CONSULTANT

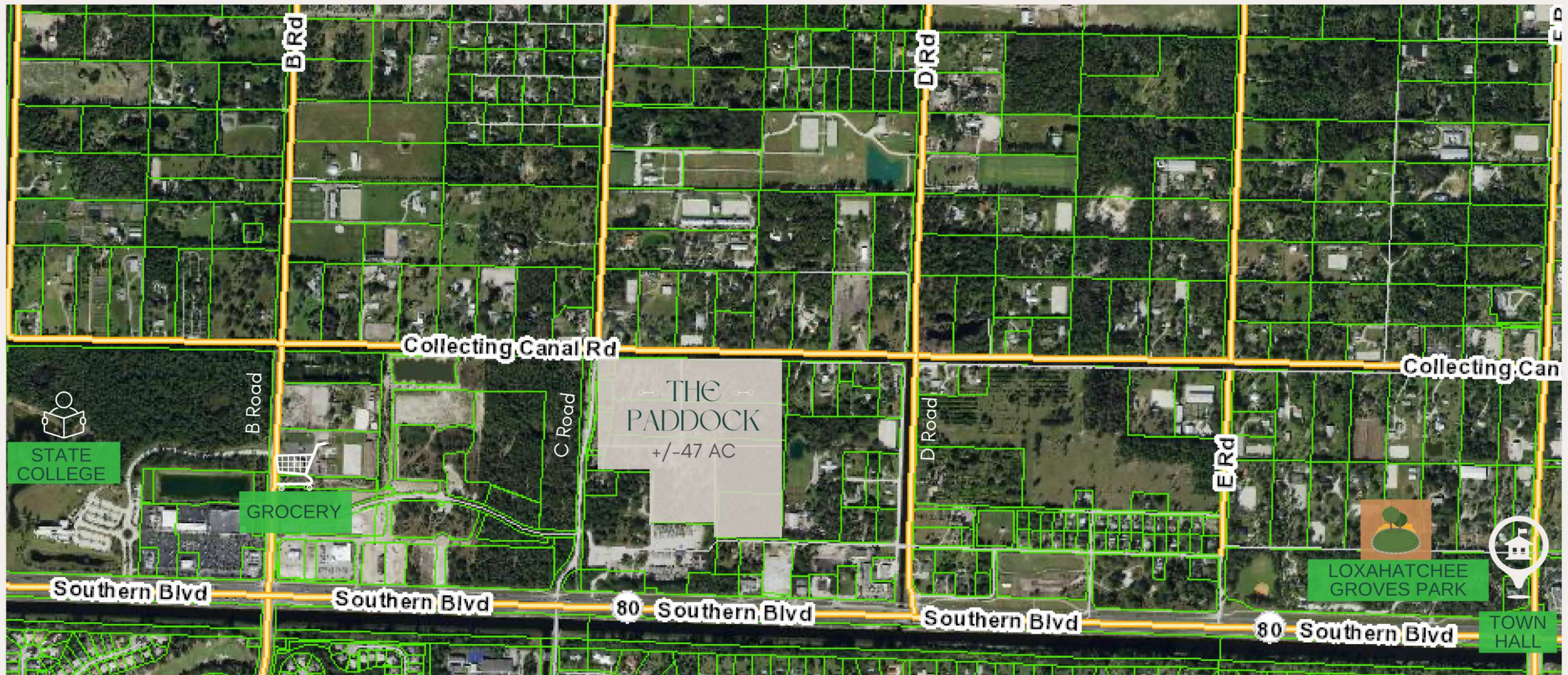


CIVIL ENGINEERING
DESIGN



ENVIRONMENTAL
CONSULTANT

THE LOCATION



THE LOCATION



PROPOSED SITE PLAN



SITE PLAN INFORMATION

PROPERTY ACRES: +/- 47

PROPOSED NUMBER OF SITES: 285-300

BACK-IN SITES	118
PULL-THRU SITES	77
PARK OWNED RENTALS	16
PREMIUM BACK-IN WITH CABANA	74
TOTAL	285

MAXIMUM LENGTH OF STAY 180 DAYS

DAILY EQUESTRIAN TRAIL PARKING

CLUBHOUSE +/- 4000 SF

CLUBHOUSE +/- 8000 SF

LUXURY RESORT AMENITIES

- SPORTS COURTS (PICKLEBALL/SHUFFLEBOARD/CORNHOLE)
- PLAYGROUND
- OUTDOOR SUMMER KITCHEN AND GRILLING STATIONS
- LAUNDRY FACILITY
- BUSINESS ROOM
- BILLIARDS ROOM
- CARD ROOM
- LIBRARY
- FITNESS CENTER
- PRIVATE GATHERING SPACE
- OUTDOOR POOL AND SPA

COVERED ACTIVITY PATIO
FOOD TRUCK ACCESSIBLE

PREMIUM AMENITIES

PARK OWNED RENTALS

CLUBHOUSE +/- 8000 SF

RV STORAGE PARKING

DOG PARK

BARK PARK

+/- 4.5 AC PRESERVATION
PRESERVATION AREA TOWN OF LOXAHATCHEE GROVES EQUESTRIAN TRAIL

EQUESTRIAN TRAIL

LANDSCAPE BUFFER AND EQUESTRIAN TRAIL

C ROAD

MAINTENANCE OFFICE

WELCOME CENTER

Paddock

RV STORAGE AREA

Site Plan Information

PROPERTY ACRES: +/- 47

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BACK-IN SITES	118
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PREMIUM BACK-IN WITH CABANA	74
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MAXIMUM LENGTH OF STAY 180 DAYS

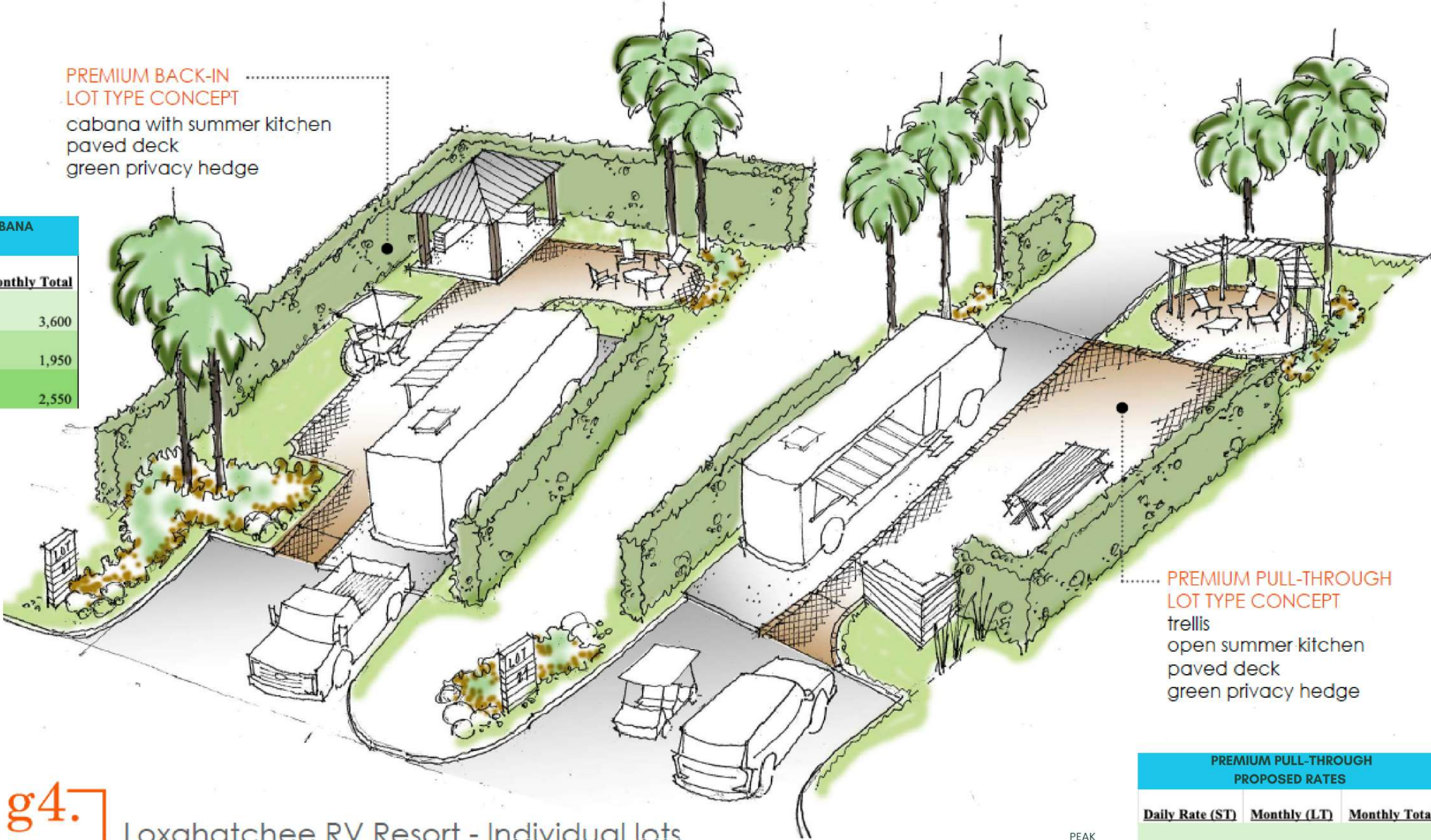
All Traffic to Come off of Southern Blvd.

CONCEPTUAL SITE ELEVATIONS

PREMIUM BACK-IN
LOT TYPE CONCEPT

cabana with summer kitchen
paved deck
green privacy hedge

	PREMIUM BACK-IN WITH CABANA PROPOSED RATES			
	Daily Rate (ST)	Monthly (LT)	Monthly Total	
PEAK SEASON	\$ 165	\$ 120	\$ 3,600	
SHOULDER SEASON	\$ 105	\$ 65	\$ 1,950	
SUMMER SEASON	\$ 105	\$ 85	\$ 2,550	



PREMIUM PULL-THROUGH
LOT TYPE CONCEPT

trellis
open summer kitchen
paved deck
green privacy hedge



Loxahatchee RV Resort - Individual lots

Bove LLC

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	PREMIUM PULL-THROUGH PROPOSED RATES			
	Daily Rate (ST)	Monthly (LT)	Monthly Total	
PEAK SEASON	\$ 140	\$ 105	\$ 3,150	
SHOULDER SEASON	\$ 80	\$ 60	\$ 1,800	
SUMMER SEASON	\$ 100	\$ 80	\$ 2,400	

PEDESTRIAN HEIGHT LIGHTING

RURAL STYLE BENCHES, FENCES, AND SIGNS



Pedestrian Bollard
Lighting - 3.5'



Street Lights - 12' Max
Downlit



Directional Signage



Common Area Benches



Paddock Fencing



Vehicular Gate

Tiki Cabana



Polywood Picnic Tables



Decorative Site
Markers

Built In Paver Firepit



Outdoor Kitchen

Site Furnishings

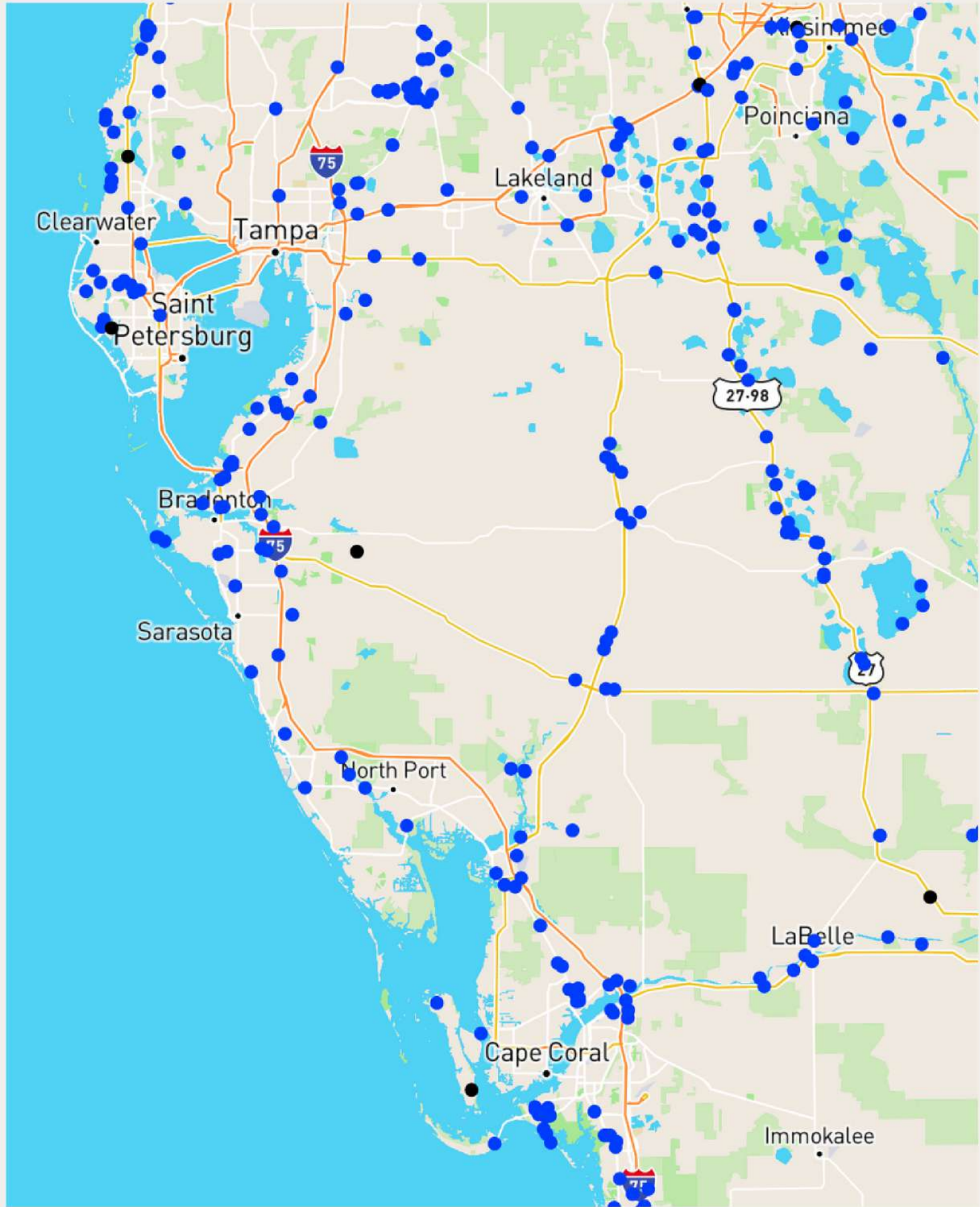
RESORT INSPIRED AMENITIES

PG 11

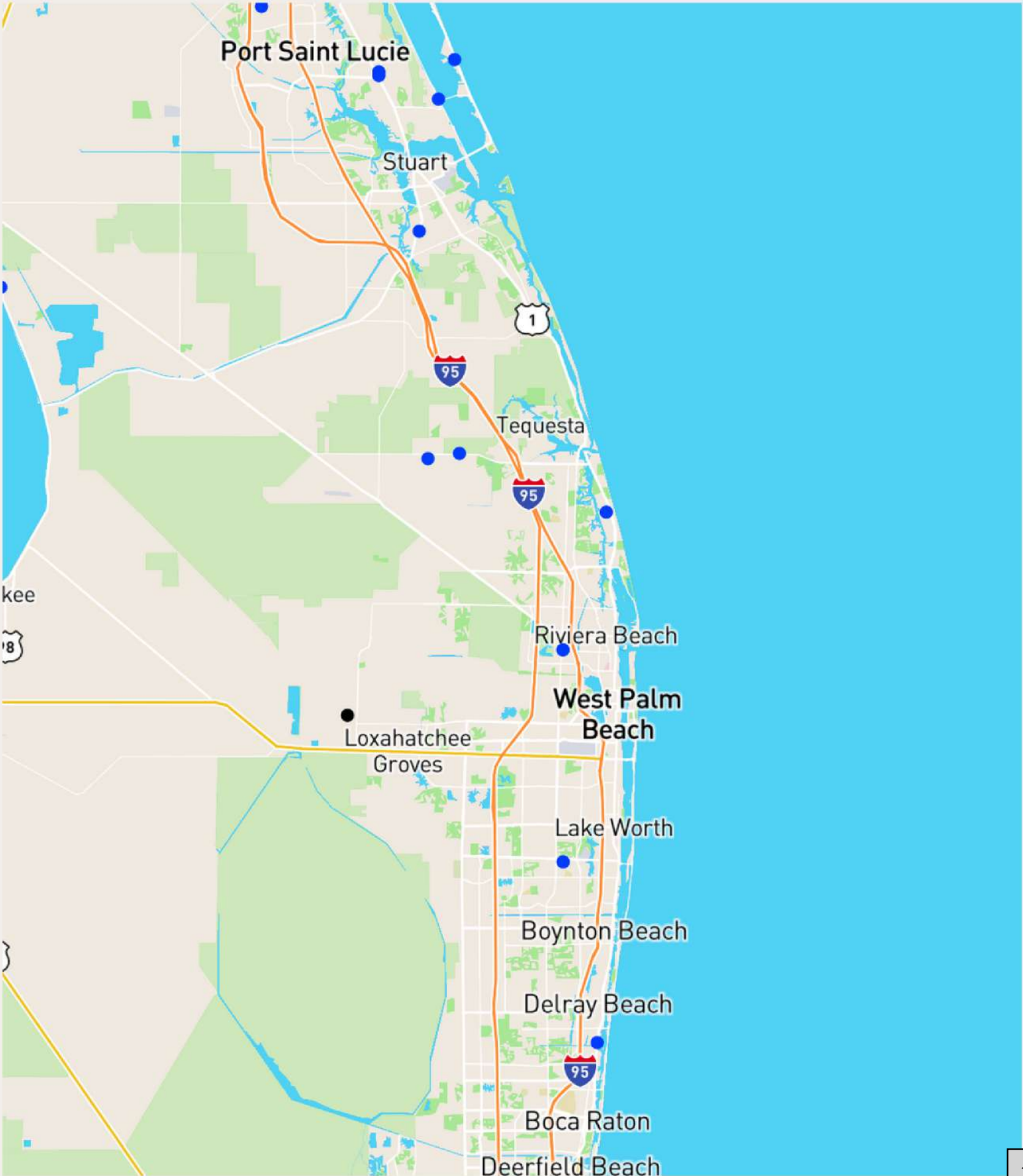
Item 1.



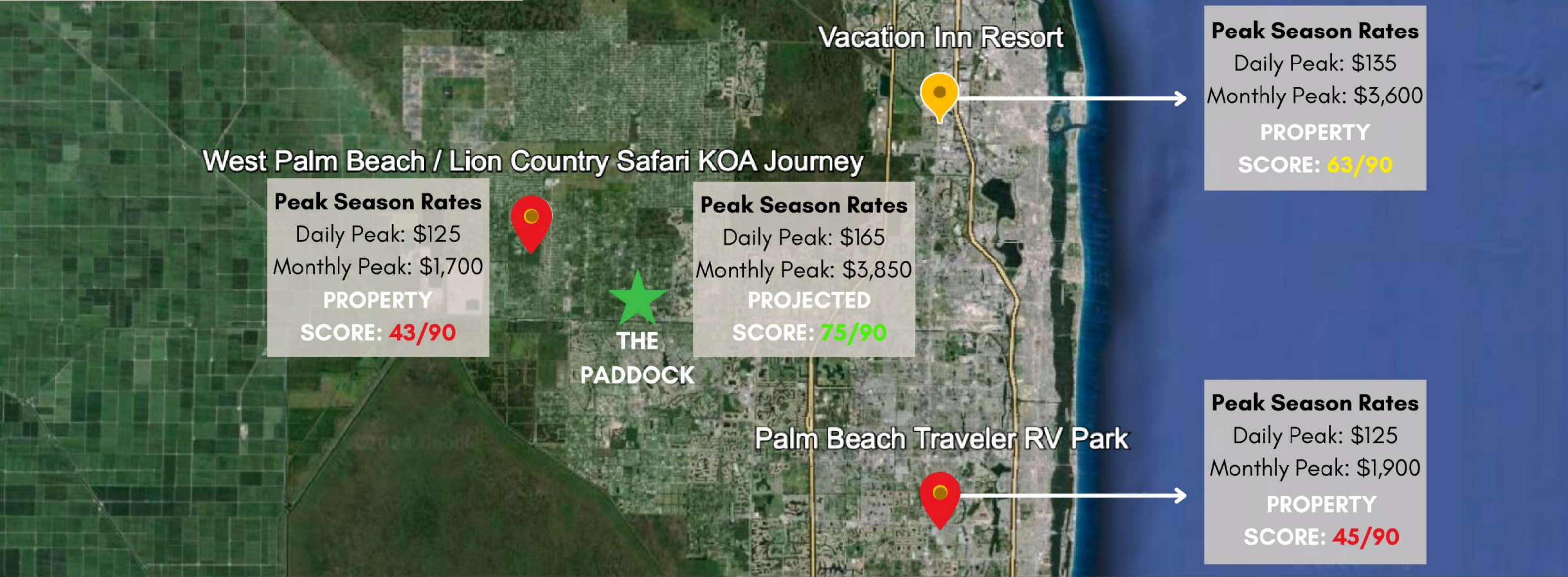
FLORIDA WEST COAST RV PROPERTIES



FLORIDA EAST COAST RV PROPERTIES



EXISTING PALM BEACH RV PARKS



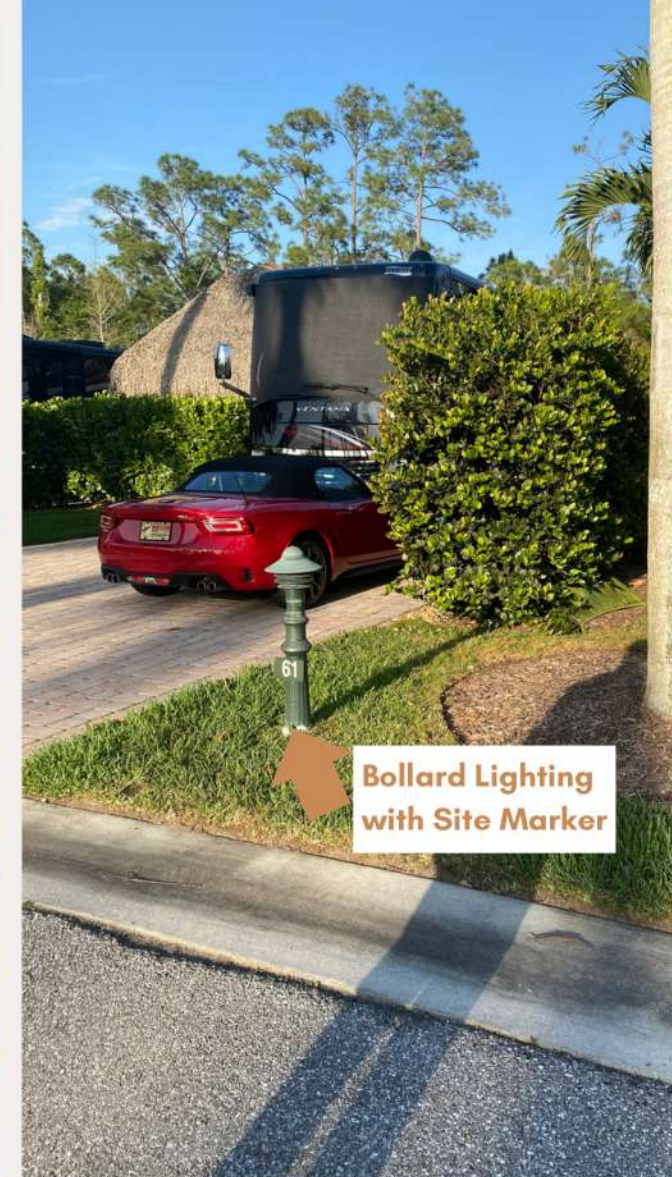
1075 W Indiantown Rd
Jupiter, FL 334787
[Website](#)

Rating System		
Amenities Pool and Outdoor Spa (Infinity Pool) Fitness Center (High end) Common Kitchen Card Room Bocce Ball/Pickleball Courts Billiards Room Clubhouse Bar	Rating (1-10) Highest Rating Total: 90 Amenities Pool/Spa Amenity Features/Sports Courts Clubhouse Laundry Center/Bathhouse	Totals 9 9 9 9
Sites Highly landscaped All pavers	Sites Quality of Site (Landscaping, Paver/Concrete) Site Amenities (Cabanas/Summer Kitchens) Site Quality (Length of Sites/Accessibility) Adequate Electrical Hookups (50amps/30amp)	10 9 9 9
Location 5.6 mi to Riviera Beach (15 min)	Location Location Score (Close to Stores/Beaches) TOTAL	8 81

	Premium Sites		
PEAK SEASON	Average Daily Rate (ST)	Average Monthly Rate (LT)	Average Overall
CLASS A Palm Beach Motorcoach	\$ 190	\$ 162	\$ 162
	Premium Sites		
SHOULDER SEASON	Average Daily Rate (ST)	Average Monthly Rate (LT)	Average Overall
CLASS A Palm Beach Motorcoach	\$ 145	\$ 123	\$ 120
	Premium Sites		
SUMMER SEASON	Average Daily Rate (ST)	Average Monthly Rate (LT)	Average Overall
CLASS A Palm Beach Motorcoach	\$ 145	\$ 123	\$ 120



Individual Site Pavers



Bollard Lighting with Site Marker



Market and Demand Study

Market and Demand Study is being prepared by Zabik and Associates, Inc. a local firm that has extensive knowledge and expertise of the area. Copies of this report are available via separate cover.

\$35 million

INVESTMENT IN LOXAHATCHEE GROVES

10-15

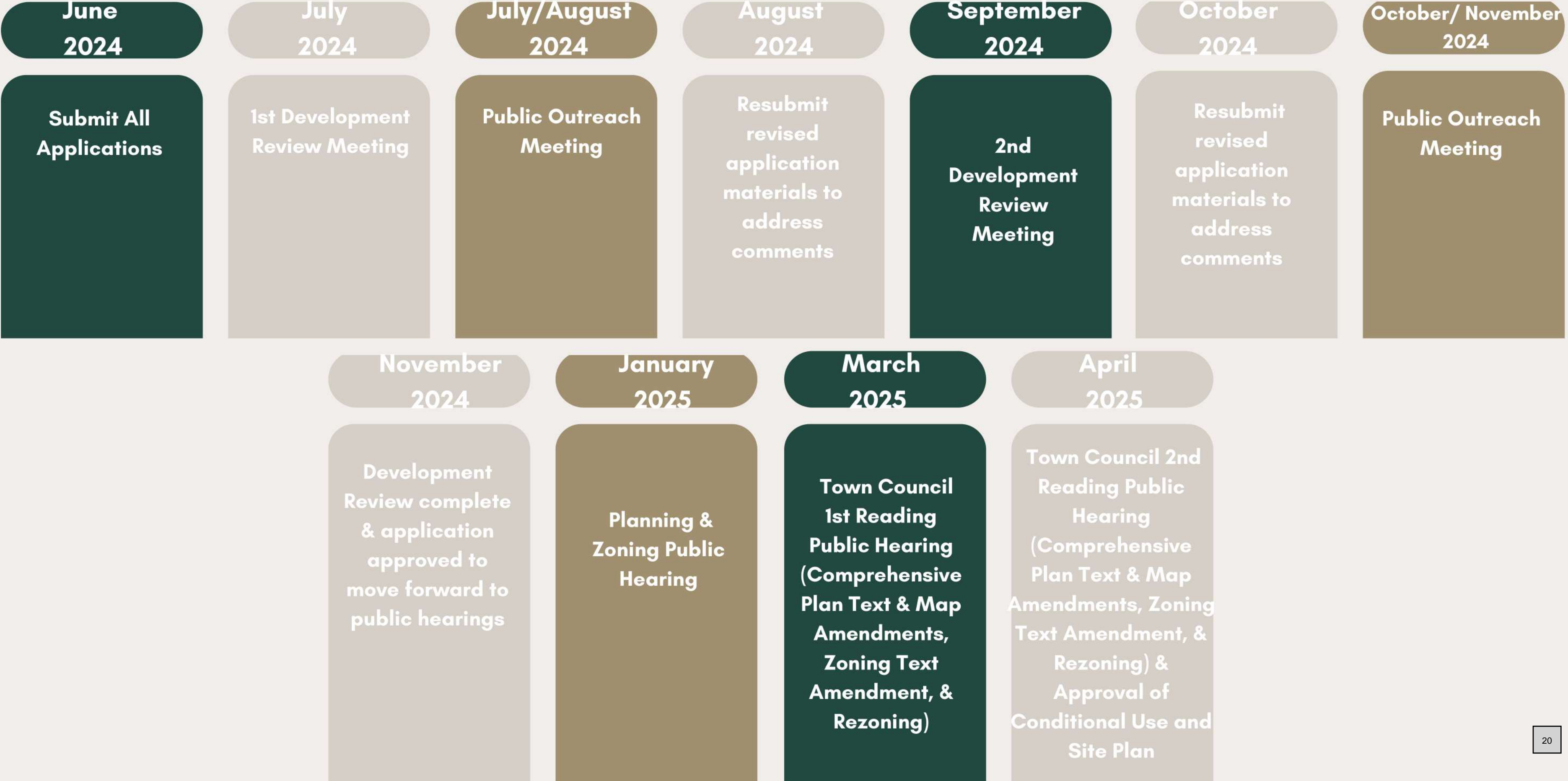
FULL TIME STAFF EXPECTED TO OPERATE THE PADDOCK RV RESORT, CREATING THE POTENTIAL FOR LOCAL JOBS

1. RV Resort goers are affluent, with an average family income of over \$70,000 annually
2. College Educated - Three out of four RV campers have a college education
3. All Ages and Active - The average camper is 44 years old. Many RVers are 55+, but younger Millennials are entering the market. The largest growing market segment of new RVers are 35-54 years old.
4. Married - Nine of every ten recreational vehicle campers are married
5. Families with Children - 39% of RV campers have children under 18

APPLICATIONS

1. **Comprehensive Plan Text Amendment** to create Commercial Recreation Future Land Use category
2. **Comprehensive Plan Map Amendment** to assign Commercial Recreation Future Land Use to subject Property
3. **Zoning Text Amendment** to create Commercial Recreation Zoning District, create RV Resort Use classification, and establish development regulations for Commercial Recreation Zoning District and proposed RV Resort Use
4. **Zoning Map Amendment** to rezone subject Property to Commercial Recreation Zoning District
5. **Special Exception Use** for RV Resort Use
6. **Site Plan Application** for RV Resort project

TARGET SCHEDULE



QUESTIONS



DRAFT

**Rules and Regulations for
The Paddock
RV Resort of Loxahatchee Groves**

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ARTICLE I – TERMS AND CONDITIONS

i. Excessive Noise

- a. Shall not be tolerated at any time. Any action or conduct, regardless of its nature, that could be deemed a disturbance under the laws of the State of Florida or the ordinances of the Town of Loxahatchee Groves, thereby impeding the peaceful and appropriate utilization of the Resort, is strictly prohibited. Occupants or Guests are prohibited from utilizing any aspect of the Luxury RV Resort in a manner that unreasonably disrupts or detracts from the experience of fellow occupants and guests, or that does not align with the standards befitting a premier recreational vehicle establishment. Additionally, the Luxury RV Resort must not be utilized in a disorderly or unlawful manner. Violation of this policy will result in immediate expulsion from the resort, without eligibility for refunds or rebates.
- b. Firearms, fireworks, explosive devices, or other weapons. Discharge of firearms, fireworks, explosive devices, and other weapons is prohibited at all times on Resort property or on any of the surrounding properties. Violation of this rule will result in immediate expulsion from the resort with no refunds or rebates.

ii. Excessive Light

- a. The RV resort utilizes bollard lighting, pedestrian pathway lighting, and 90 degree full-cutoff lighting within vehicle driveways and strictly adheres to the Town of Loxahatchee Unified Land Development Code, Section 50-030. Resident and Guests are prohibited to display any additional lighting that would be a nuisance to surrounding properties, especially directed towards the canal located to the north of the resort.

iii. Video and Audio Surveillance.

- a. The Resort, including its facilities and amenities, are under 24-hour video and audio surveillance.

iv. Use of Resort Amenities

- a. Resort amenities are for the use of registered guests only. Resort amenities are subject to additional specific rules posted on, in or near the amenities. The amenity-specific rules must be followed at all times while using the amenity. Failure to do so will result in forfeiture of amenity use privileges and/or termination of your stay and eviction from the Resort.
- b. Pool: Guests under 16 years of age must be directly supervised by an adult. Appropriate swimwear and swim attire is required in the pool area.
- c. Clubhouse: Guests under 18 years of age must be accompanied by an adult.
- d. Fitness Room: No one under 18 years of age permitted.
- e. Restroom facilities: Resort restrooms are for registered guest personal hygiene use only. Hair cutting, hair dyeing, dish washing, clothes cleaning, pet grooming and washing, or other non-personal hygiene activities are strictly prohibited.
- f. Resort lakes: Wading, swimming, or boating (except for the resort designated paddleboats and kayaks) is not permitted in the Resort lakes.
- g. Adjacent properties: Trespassing on properties adjacent to the Resort is not permitted at any time. Check with the Resort office if you have questions about the Resort boundaries.

v. Wireless Internet Access

- a. Resort provides guests with access to the internet via the Resort guest wireless (WiFi) network.

- i. Usage Policy: Users accessing our guest WiFi network are required to adhere to our terms and conditions. Activities such as hacking, spamming, or accessing illegal content are strictly prohibited.
 - ii. Privacy Assurance: We gather specific user information, including device details and browsing history, in accordance with our privacy policy. By utilizing our guest WiFi network, users implicitly agree to our privacy terms.
 - iii. Network Protection: We prioritize the security of our guest WiFi network, employing robust measures like firewalls and encryption to safeguard it against threats.
 - iv. Service Provision: Our WiFi network is provided on an "as is" basis, devoid of any expressed or implied warranties.
 - v. Liability Disclaimer: We disclaim responsibility for any damages or losses arising from the utilization of our guest WiFi network. Users are required to refrain from engaging in unlawful activities and assume full accountability for their actions.
 - vi. Termination Clause: We retain the right to terminate access to our guest WiFi network if users fail to comply with our terms or engage in non-compliant activities.
- vi. **Visitors and service persons.**
 - a. All guest visitors and service persons must stop and register at the office. A maximum of two (2) guest visitors per site is allowed per day, subject to the maximum number of four (4) guests per site. Guest visitors must obtain a day use pass from the Resort office at \$10.00 per person per day. Day use passes are issued at the sole discretion of Resort management. Registered guests shall not move any other persons into their unit without prior written approval from Resort management.

ARTICLE II – HOURS OF OPERATION

- i. **Welcome Center / Check In Hours**
 - a. Monday-Friday 9:00am to 6:00pm and Saturday-Sunday 10:00am to 3:00pm
 - b. Check-In. Check-in time is 1:00pm. All guests must check-in online prior to arrival. Prior to check-in you must acknowledge and accept our Terms and Conditions and provide all required information.
- ii. **Check-Out**
 - a. Check-out time is 11:00am.
 - b. Departure. Sites must be cleaned and free of garbage and debris prior to departure. Additional charges may result for sites requiring additional cleaning. All household garbage and waste must be disposed of by guest into the large waste bins located throughout the Resort. NOTE: Guests leaving household garbage and/or waste onsite at checkout will be charged a \$50.00 disposal fee
 - c. Late Arrivals. If you plan to arrive after the office closes at 6:00pm weekdays or 3:00pm weekends, please let us know by calling the Resort office prior to office closing times. Your reservation confirmation and reminder emails provide details regarding your site number.
 - d. Late Check-Out. Contact the Resort office for availability and authorization. Late check-out fee is \$25.00 per hour. Any departure after 12:00pm without prior approval will be charged for the next night's stay. If RV remains onsite after 12:00pm without prior approval, RV may be towed from the property at RV owner's expense.

- iii. **Quiet Time**
 - a. 10:00 pm – 7:00 am Sunday-Thurs and 11:00 pm – 8:00am Friday-Saturday. Visitors must leave by 11:00 pm.

ARTICLE III – PERMITTED VEHICLES

- i. **Class A/B/C/Super-C motorhomes, 5th wheels, and travel trailers only**
 - a. We do not accept any converted busses, converted vans, automobiles, tents, popups, etc without prior approval from Resort management. If you have any doubt about the compliance of your vehicle with these terms, send pictures of your vehicle to management.
- ii. **Vintage RVs Not Permitted**
 - a. **RVs more than 10 years old are subject to prior management approval based on upkeep and appearance of the RV.** Prior to making a reservation send pictures of your vehicle to management review and approval. Failure to do so could result in your RV being turned away at check-in with no refund.
- iii. **Additional Requirements**
 - a. Window AC units are not allowed on any RV in the Resort
 - b. RV patio mats. RV patio mats must be kept under the RV awning.
- iv. **Golf Carts**
 - a. All guests must comply with the following rules governing the use of golf carts:
 - i. Age and License Requirement: Any guest operating a golf cart is responsible for ensuring that all operators are at least 16 years old and possess a valid driver's license.
 - ii. Quiet Hours Compliance: Golf carts should not be operated during Resort quiet hours, observed from 10:00 pm to 7:00 am.
 - iii. Proper Operation: Golf carts must be operated in a proper manner. Activities such as horseplay, racing, or misuse of guest-owned golf carts are strictly prohibited. Guest-owned golf carts are permitted to operate solely on blacktop or gravel roadways, with no access to RV sites or other restricted areas.
 - iv. Seating Capacity Limit: The maximum seating capacity of a golf cart must never be exceeded. Both operators and passengers of guest-owned golf carts must remain seated while the vehicle is in motion.

ARTICLE IV – RESORT FEES, LEASES, PARKING

- i. **No subleasing of Resort sites is Allowed.**
 - a. Registered guests must be staying in the RV during the whole stay. Any party misrepresenting who is staying in the RV will be required to leave the Resort immediately with no refunds.
- ii. **Parking and Storage of Vehicles**
 - a. One (1) RV (including tow) and one (1) automobile per site are allowed. One (1) additional automobile may be allowed per site at the discretion of Resort management. All vehicles must be properly licensed and insured. All vehicles are to be parked within the confines of the site. No vehicles may block any roadway or enter onto any adjacent site.

- b. Resort storage is available to the south of the property for boats, cars, and RVs both during and at the conclusion of your stay. Semi-Truck and trailer parking is strictly prohibited within the resort. Please contact the Resort office if you have any questions.
 - c. Vehicle maintenance activities are prohibited in the Resort. Hazardous waste generation and/or storage is prohibited in the Resort. All RVs and automobiles are to be kept clean and in good repair.
- iii. **Accommodation Policies:**
 - a. Rates are determined based on two (2) guests and allowance for up to three (3) pets per site. Additional charges may apply for a third or fourth guest above the age of 3 years. Each site is limited to a maximum of four (4) guests aged 3 years and older. Taxes are applicable to all reservations. Additionally, a \$3.00 booking fee is included in all reservation transactions, renewals, and recurring invoices.
- iv. **Seasonal Pricing:**
 - a. The Resort implements seasonal rates for most reservations, with variations depending on the time of year. Winter season spans from November 1 to April 30 and is associated with specific winter season rates.
- v. **Extended Stay Arrangements:**
 - a. Each adult intending to partake in an extended stay must undergo a background check, incurring a fee of \$45.00 per adult. Approval for extended stays is contingent upon the suitability of the RV unit to the Resort's standards. All standard Resort rules and regulations apply. Electric and water charges for extended stay guests are billed separately from the monthly fee.
- vi. **Payment Procedures:**
 - a. We accept major credit cards and cash as forms of payment; however, personal checks are not accepted. Balances for reservation accounts must be settled prior to arrival and check-in. All guests are required to have a credit card on file. Any outstanding balances accrued during a guest's stay must be settled immediately upon departure and will be charged to the guest's credit card on file with the Resort. Guests are responsible for covering the costs of their reservation, including any incidental charges incurred during their stay, even after check-out.
- vii. **Assigned Spaces**
 - a. Do not move your unit to an unassigned site without management approval. Your site is guaranteed only for the days that have been paid for.

ARTICLE V – LAUNDRY, TRASH, AND WASHING

- i. **Laundry Room**
 - a. We offer a full laundry room with coin op washers and dryers.
- ii. **Not Permitted**
 - a. Nothing is allowed to be tied to or hung from a tree or a post.
 - b. Clotheslines are not permitted on site.
- iii. **Disposal of Waste**
 - a. All trash, food waste and other debris are to be bagged and disposed of in the waste bins located throughout the Resort. Please close waste bin lids after disposing of waste. NOTE: Guests leaving household garbage and/or waste onsite at checkout will be charged a disposal fee.

- b. You must obtain permission from the Front Office before you can wash your RV or vehicle, with the exception of removing bugs from the front of the vehicle upon arrival.

ARTICLE VI – PETS

- i. **Domestic Dogs and Cats only**
 - a. Only domestic dogs and cats are allowed as pets on Resort property. No wild or exotic animals are allowed, included chimpanzees and monkeys, wild cats, pigs, snakes, peacocks, and all other types of animals.
 - b. Do not allow your pet on other sites for any reason.
- ii. **Aggressive Breeds Not Permitted**
 - a. This is a Pet Friendly Resort, with the exception of aggressive breeds or behavior. Pets are not to be tied outside for any length of time. The Resort does not allow excessive barking. All pets are to be leashed when outside of the RV.
- iii. **Requirements of Owner**
 - a. All pet wastes must be picked up immediately and disposed of properly. Failure to comply with this requirement will result in a \$75.00 charge per incident.
 - b. For everyone's enjoyment, barking or aggressive dogs will be required to leave the park if they become a common nuisance to the other guests. Dogs may not be kept leashed outside without an owner present with them. Also, no dog kennels or houses on sites.
 - c. Pets not allowed in any of the community buildings.

Demand Study (In Progress)

For

The Paddock RV Resort of Loxahatchee Groves

- Completion of a market study in support of the proposed development project that meets the requirements of the Town of Loxahatchee Groves Planning and Zoning to be issued by **June 3, 2024.**
- Summary of Palm Beach County, and the local area site growth and demographic characteristics including future forecasts of population growth with relevant demographic profiles.
- Review and analysis of market conditions for this site and the surrounding area.
- Review and analysis of market absorption rates with a forecast for absorption of this project.
- Analysis of surrounding RV properties.
- Review of site compatibility issues.
- Survey of RV vacancy rates of surrounding and competing properties.
- Inventory of planned additions of the market supply.