



FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT AMENDMENT ROUND 26-A

STATE REVIEW TRANSMITTAL REPORT, NOVEMBER 5, 2025

A. Application Summary

I. General Data

Project Name:	Nova Life RV Park (LGA 2025-014)
Request:	HR-8 to CR/HR-8
Acres:	14.99 acres
Location:	West side of State Road 715, approximately 1.29 miles north of Hooker Highway
Project Manager:	Dorian Bellosa, Planner 1
Applicant:	Nova Park Life, LLC (Grant Manukyan) – contract purchaser
Owner:	Timothy B. McKee, Inc. (Timothy M. McKee)
Agent:	Kevin McGinley, Land Research Management, Inc.
Staff Recommendation:	Staff recommends approval with conditions based upon the conclusions contained within this report.

II. Assessment & Conclusion

The 14.99 acre subject site is located adjacent to Lake Okeechobee in the Glades Urban/Suburban Tier, on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway. The amendment proposes to change the future land use designation from High Residential 8 units per acres (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8) in order allow for a campground (recreational vehicle park) with up to 89 recreational vehicle spaces (6 sites per acre) and accessory uses as allowed within the Unified Land Development Code.

The CR future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with existing recreational uses were assigned the CR FLU at the adoption of the 1989 Plan and FLUE Policy 2.2.3-a allows the County to apply the CR FLU at appropriate locations through the amendment process.

The applicant has provided adequate justification that the campground at this location will provide a complementary use adjacent to several recreational opportunities including Lake Okeechobee, state designated hiking trails as well as the County operated Paul Rardin Park. In order to ensure compatibility, staff is recommending a conditions of approval limiting recreational vehicle spaces, campsites and accessory uses and prohibits other uses within the CR FLU on the site. In addition, in order to meet the long range traffic standards in FLUE Policy 3.5-d, a condition limiting trips is proposed. The applicant is in agreement with all conditions of approval.

III. Hearing History

Local Planning Agency: *Approval with conditions*, motion by Rossy Matos, seconded by Denise Williams, passed in a 9 to 1 vote (with Commissioner Serge D'Haiti dissenting) at the September 12, 2025, public hearing. The Commission expressed support for the proposed use at this site to increase recreational opportunities in the Glades region. Commission discussion included questions regarding whether the development will connect to sewer, the anticipated number of RV spaces and amenities, if reservations for large groups or events would be available, and future expansion possibilities. There was no public comment.

Board of County Commissioners Transmittal Public Hearing: *Transmit*, motion by Vice Mayor Baxter, seconded by Commissioner Sachs, passed in a 6 to 0 vote (with Commissioner Powell absent) at the November 5, 2025, public hearing. There was minimal discussion and no public comment.

State Review Agencies:

Board of County Commissioners Adoption Public Hearing:

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B. Petition Summary

I. Site Data

Current Future Land Use

Current FLU: High Residential, 8 units per acre (HR-8)
Existing Land Use: Vacant
Current Zoning: Agricultural Residential (AR)
Current Dev. Potential Max: Residential, up to 120 units

Proposed Future Land Use Change

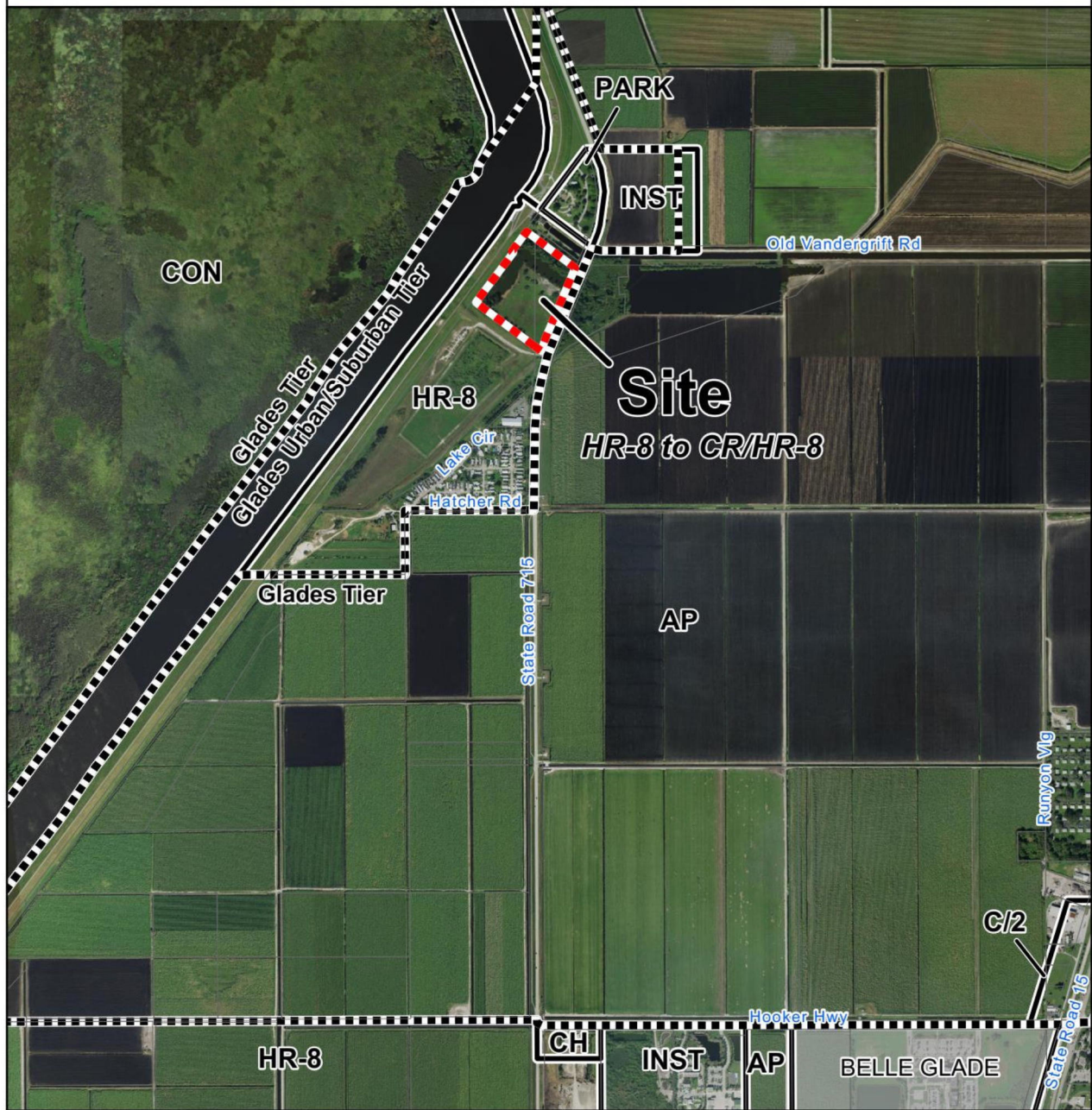
Proposed FLU: Commercial Recreation with an underlying 8 units per acre (CR/HR-8)
Proposed Use: Recreational Vehicle Park
Proposed Zoning: Commercial Recreation (CRE)
Dev. Potential Max/Conditioned: Recreational Vehicle Park, up to 89 spaces (by condition)

General Area Information for Site

Tier: Glades Urban/Suburban Tier – No Change
Utility Service: Palm Beach County Water Utilities Department (WUD)
Overlay/Study: Glades Economic Development Overlay (GEDO)
Comm. District: Sara Baxter, District 6

Future Land Use Atlas Amendment

Nova Life RV Park (LGA 2025-014)



Site Data

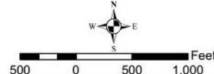
Size: 14.99 acres
 Existing Use: Vacant
 Proposed Use: Recreational Vehicle (RV) Park
 Current FLU: HR-8
 Proposed FLU: CR/HR-8

Future Land Use Designations

AP	Agricultural Production	INST	Institutional and Public Facilities
C/2	Commercial, underlying LR-2	LAKEOKEE	Lake Okeechobee
CH	Commercial High	PARK	Park
CON	Conservation		
HR-8	High Residential, 8 units/acre		

Date: 6/11/2025
 Contact: PBC Planning
 Filename: T:Planning/AMEND/26-A
 Note: Map is not official, for presentation purposes only.

Site
 Tier Boundaries



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



C. Introduction

I. Intent of the Amendment

The 14.99 acre subject site is located in the Glades Urban/Suburban tier, on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway.

Background. According to the applicant, the site was undeveloped or utilized for agriculture until the late 1950's when it then served as a quarry and the site was excavated to create the existing "L" shaped lake. Starting in the late 1960s to the early 2000s, various automotive related uses (repair, salvage yard, storage) were on the site. The subject site is currently vacant, with no previous amendments.

Future Land Use Amendment. The proposed future land use amendment request is to change the designation from High Residential, 8 units per acre (HR-8) to Commercial Recreation with underlying 8 units per acre (CR/HR-8). Currently, the site can be utilized for residential uses up to 120 units. The applicant is proposing up to 89 recreational vehicle spaces (6 sites per acre) as allowed within the Unified Land Development Code.

Associated Zoning Application. The applicant intends on submitting a zoning application following adoption of the FLUA change to request a rezoning from the Agricultural Residential (AR) to Commercial Recreation (CRE).

II. Background/History

A. Glades Urban/ Suburban Tier Background

In 1999, the County adopted the Managed Growth Tier system to recognize the County's diverse geographic regions and lifestyles by establishing tiers that have common densities/intensities and public service availability. The subject site is located within the Glades Urban/Suburban Tier, an urbanized area on the eastern shore of Lake Okeechobee. The Glades Tier is the largest tier geographically but is one of the smaller tiers in terms of population. This area includes three municipalities: Belle Glade, South Bay, and Pahokee, as well as several unincorporated communities.

The Comprehensive Plan provides for the Urban/Suburban designated portion of the Glades Tier to utilize the Urban/Suburban Tier provisions as shown in Policy 1.6-b below:

Policy 1.6-b: *Within the Urban Service Area boundary within the Glades Tier the provisions of the Urban/ Suburban Tier shall apply.*

The objective of the Urban/Suburban Tier is as follows:

OBJECTIVE 1.2 Urban/Suburban Tier – Urban Service Area. *Palm Beach County shall plan to accommodate approximately 90% of the County's existing and projected population through the long-range planning horizon within the Urban/Suburban Tier. The Urban/Suburban Tier shall include all land within the Urban Service Area, as depicted on the Service Areas Map in the Map Series. These areas have a development pattern generally characterized as urban or suburban, considering the intensity and/or density of development. The Urban/Suburban Tier shall be afforded urban levels of service.*

B. Commercial Recreation (CR) Future Land Use (FLU) Designation

The Commercial Recreation future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with these uses that existed at the adoption of the 1989 Plan were assigned with the CR future land use and Comp Plan Policy 2.2.3-a allows the County to apply the CR FLU at appropriate locations through the amendment process.

Further, the FLUA Implementation Section of the Plan allows properties assigned with a CR future land use designation to be utilized by major public and private commercial recreation facilities and formally recognizes major public and private commercial recreation facilities as shown below.

FLUE, FLUA Implementation, Commercial Recreation Uses and Intensities.

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.

In addition, the Plan states the following major public and private commercial recreational uses are permitted within the CR future land use designation:

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, fairgrounds, recreational vehicle parks, 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.

There are thirteen sites, totaling almost 1,900 acres, in unincorporated Palm Beach County with the CR designation. Four of the sites are golf courses. Five of the sites have or will be developed with non-recreation uses utilizing the underlying residential or industrial designation (three with homes, one with an auto auction, and one site which was formerly Palm Beach International Raceway). Only three of the sites are currently utilized with commercial recreation uses, and all of these sites were assigned the CR designation with the adoption of the 1989 Comprehensive Plan at the time the designation was created. These sites include:

- South Florida Fairgrounds is 122.87 acres and located within the Urban/Suburban Tier and includes a variety of intense uses anchored by the fairgrounds;
- Crooked Hook RV Resort is 28.34 acres located within the Glades Tier with RV sites adjacent to Lake Okeechobee; and
- Lion Country Safari is 637.11 acres within the Exurban Tier and contains a drive-through zoo, entertainment attractions and an RV park.

Future land use amendment requests to Commercial Recreation occur infrequently. One of the more recent request was for a 19 acre site south of Indiantown Road in Jupiter Farms seeking a private commercial recreation uses in 2016 and 2020 (Pirelli Park, LGA 2016-001 and Rise Soccer, LGA 2020-007) which were withdrawn by the applicant.

More recently, in 2025, the BCC adopted a FLUA and text amendment (West Delray RV Park, LGA 2024-011) for a 10.11 acre site in the Agricultural Reserve Tier from Agricultural Reserve (AGR) to Commercial Recreation with an underlying Agricultural Reserve (CR/AGR) in order to allow for a recreational vehicle planned development (RVPD) with up to 121 RV spaces and a clubhouse.

C. Recreational Vehicle Parks, Campground Use in the ULDC

Campgrounds are defined within the Unified Land Development Code (ULDC) as “*a parcel of land used for temporary camping and recreational vehicles (RV) uses, and not as permanent living quarters.*” The ULDC requires a minimum lot size of 5 acres for Campground. Additionally, the ULDC describes two types:

- Campsite - campsites are for users which occupy tents, cabins or pop-up campers
- RV Site – to be used by Recreational Vehicles and requires paved parking areas for the RV and one passenger vehicle.

The number of allowable campsites or RV sites per acre for Campgrounds are also regulated within the ULDC. The maximum number of sites per acre allowed for RV sites are dependent on the Zoning district and range from 6 to 12 RV sites per acre. Campsites range from 10 to 24 sites per acre. Additional regulations for Campgrounds in the ULDC include:

- Maximum duration of stay for up to 30 consecutive days in a six month period for campsites and 180 days per calendar year for RV sites;
- Allowance of camping cabins as an accessory use subject to additional restrictions; and
- Allowance of a camp store for the selling of goods to patrons of the Campground which may not exceed 2,500 square feet of the Ground Floor Area and must be located internal to the Campground.

III. Data and Analysis Summary

This section of the report provides a summary of the consistency of the amendment with the County's Comprehensive Plan. The chapters in Exhibit 2 detail the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and plans.

A. Overview of the Area. The site is located within the Glades Urban/Suburban Tier. The State Road 715 Corridor in the immediate vicinity of the subject site consists of a mix of future land use designations including Agricultural Production (AP) located primarily east in the Glades Tier, and High Residential, 8 units per acre (HR-8), Park and Institutional and Public Facilities (INST) located north and south in the Urban/Suburban portion of the Glades Tier. Directly north of the subject site is the East Shore Water Control District pump station and canal, further to the north is the state owned and County maintained Paul Rardin Park with a PARK FLU. To the south of the subject site is vacant land with an HR-8 FLU. Further south is the Arc of the Glades Private School and Lake Breeze Mobile Home Park also with an HR-8 FLU. To the west of the subject site is Lake Okeechobee.

B. Appropriateness of the Amendment. The applicant has stated that the CR FLU at this location is justified as the campground will provide a complementary use adjacent to Lake Okeechobee, state designated hiking trails and the state owned, County operated Paul Rardin Park. The park contains a variety of recreational uses including boat launching area, canoeing/

kayaking access, fishing and picnic areas. Users of the park could utilize an adjacent recreational vehicle park for a temporary stay.

Additionally, the applicant states that the subject site is not necessarily inappropriate for its current future land use designation of High Residential, 8 units per acre. The applicant notes that the only nearby residential use within the immediate and surrounding area is Lake Breeze Mobile Home Park, which is located directly adjacent to the proposed site. Given the surrounding uses, and the sites proximity to other recreational opportunities including Lake Okeechobee, state designated hiking trails as well as Paul Rardin Park, the request for an amendment to the CR future land use amendment is appropriately justified by the applicant.

C. Compatibility. The site is located on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway, and is currently vacant. The area surrounding the subject site consists of primarily agricultural production and recreational uses and parcels designated as AP, PARK, INST, and HR-8 future land use. Directly north is the 2.78 acre East Shore Water Control District pump station and canal located on this parcel are 2,768 square feet of warehouse/storage with an HR-8 future land use. Further to the north is the 6.72 acre state owned, County operated Paul Rardin Park with a PARK future land use designation. Directly east of the subject site across State Road 715 right of way the Glades Tier begins. Adjacent to the site there's a vacant parcel owned by SBJ Enterprise LMTD Partnership with an AP future land use. Further to the east there are parcels owned by the US Sugar Corp with an AP future land use. Directly south of the subject site is the 46.38 acre vacant land owned by the State of Florida with an HR-8 future land use designation. South, beyond that site, is a 2 acre parcel which is the Arc of the Glades Private School. On this parcel there is a 16,600 square feet private school with a HR-8 future land use designation. Further south is the 36.31 acre Lake Breeze Mobile Home Park with an HR-8 future land use designation. To the west of the subject site is Lake Okeechobee. In order to ensure compatibility, staff is recommending a condition of approval limiting recreational vehicle spaces, campsites and accessory uses and prohibits other uses within the CR FLU on the site. In addition, in order to meet the long range traffic standards in FLUE Policy 3.5-d, a condition limiting trips is proposed. The applicant is in agreement with all conditions of approval.

D. Assessment and Recommendation. The 14.99 acre subject site is located adjacent to Lake Okeechobee in the Glades Urban/Suburban Tier, on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway. The amendment proposes to change the future land use designation from High Residential 8 units per acres (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8) in order allow for a campground (recreational vehicle park) with up to 89 recreational vehicle spaces (6 sites per acre) and accessory uses as allowed within the Unified Land Development Code.

The CR future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with existing recreational uses were assigned the CR FLU at the adoption of the 1989 Plan and FLUE Policy 2.2.3-a allows the County to apply the CR FLU at appropriate locations through the amendment process.

The applicant has provided adequate justification that the campground at this location will provide a complementary use adjacent to several recreational opportunities including Lake Okeechobee, state designated hiking trails as well as the County operated Paul Rardin Park. In order to ensure compatibility, staff is recommending a condition of approval limiting recreational vehicle spaces, campsites and accessory uses and prohibits other uses within the CR FLU on the site. In addition, in order to meet the long range traffic standards in FLUE

Policy 3.5-d, a condition limiting trips is proposed. The applicant is in agreement with all conditions of approval.

Exhibits	Page
1. Future Land Use Map & Legal Description	E-1
2. Consistency with Comprehensive Plan	E-3
3. Applicant's Justification/Consistency with Comprehensive Plan & Florida Statutes	E-11
4. Applicant's Public Facility Impacts Table	E-16
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7. Applicant's Disclosure of Ownership Interests	E-21
8. Correspondence	E-29

Exhibit 1

Amendment No:	Nova Life RV Park (LGA 2025-014)
FLUA Page No:	127
Amendment:	From High Residential, 8 units per acre (HR-8) to Commercial Recreation with an underlying High Residential, 8 units per acre (CR/HR-8)
Location:	West side of State Road 715, approximately 1.29 miles north of Hooker Highway
Size:	14.99 acres approximately
Property No:	00-37-43-07-00-000-7030 & 00-36-43-12-00-000-5010

Conditions: Development of the site under the Commercial Recreation future land use designation shall be subject to the following:

1. The site shall be limited to recreational vehicle spaces, campsites and accessory uses as allowed within the ULDC. All other uses allowed within the CR FLU shall be prohibited.
2. For the purposes of compliance with FLUE Policy 3.5-d, development of the site shall be limited to a maximum of net 9,403 daily trips and net 49 peak hour trips.



Legal Description

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 12, TOWNSHIP 43 SOUTH, RANGE 36 EAST, (CCR 096012), RUN ALONG THE EAST LINE OF SAID SECTION ON A BEARING OF N 00°16'17" EAST, AS MEASURED TO NORTHEAST CORNER OF SAID SECTION (CCR096007), A DISTANCE OF 1699.29 FEET TO THE POINT OF BEGINNING; THENCE N53°14'23" W, A DISTANCE OF 757.94 FEET TO A POINT LYING 40.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO THE CENTERLINE OF LEVEE OF THE U.S.ENGINEER OFFICE, MAP OF CALOOSAHATCHEE RIVER AND LAKE OKEECHOBEE DRAINAGE AREAS, FLORIDA IN PLAT BOOK 19, PAGES 1 THROUGH 14; THENCE N36°45'37"E, ALONG SAID EASTERLY RIGHT OF WAY LINE AND BEING THE EAST LINE OF PARCEL NO. 49 AS SHOWN ON PAGE 8 OF SAID PLAT BOOK 19, AS FIELD MONUMENTED, BEING ALSO THE WEST LINE OF A PARCEL DESCRIBED IN O.R.B. 845, PAGE 447; A DISTANCE OF 643.84 FEET TO A POINT; THENCE N 53°14'23"W, PERPENDICULAR TO THE AFOREMENTIONED LINE, A DISTANCE OF 20.00 FEET; THENCE N 36°45'37" WEST ALONG A LINE 20 FEET EAST OF AND PARALLEL WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF PARCEL 49, A DISTANCE OF 256.43 FEET; THENCE S 53°14'23"E, A DISTANCE OF 112.00 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 12; THENCE CONTINUE S 53°14'23" E, A DISTANCE OF 514.80 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 717, A 150 FOOT WIDTH AS SHOWN ON SECTION NO. 93500-210 MAP, DATED 2-51, SAID ROAD BEING ALSO KNOWN AS S.R. 715 AND N.W.17TH STREET; THENCE S 22°48'43"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 689.48 FEET TO THE BEGINNING OF A 2939.93 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 04°41'49"; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.95 FEET; THENCE N 53° 14'23"W, A DISTANCE OF 82.51 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 652,837 SQUARE FEET OR 14.99 ACRES MORE OR LESS.

Exhibit 2

Consistency with Comprehensive Plan

This Exhibit examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification - FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an **adequate justification** for the proposed future land use and for residential density increases **demonstrate that the current land use is inappropriate**. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
2. *The availability of facilities and services; (see Public Facilities Section)*
3. *The adjacent and surrounding development; (see Compatibility Section)*
4. *The future land use balance;*
5. *The prevention of urban sprawl as defined by 163.3164(51), F.S.; (See Consistency with Florida Statutes)*
6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (See Public and Municipal Review Section)*

The applicant provides a Justification Statement (Exhibit 3) which is summarized as:

- “The requested Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation will allow development of a proposed RV Park which will support the many existing outdoor recreation activities provided by Lake Okeechobee, including fishing (bass,, perch, catfish, crappe, and bluegill), marinas and boat rentals, airboat rides and charters, nature watching, and Lake Okeechobee Scenic Trail. By supporting the many existing outdoor recreation activities in the vicinity, the proposed Future Land Use designation is compatible with one of the principal uses in the Glades region of the County.”
- “Although not necessarily inappropriate for the property, the only residential use within the immediate and surrounding vicinity is the Lake Breeze Mobile Home Park which we estimate to have existed a minimum of 40 – 50 years. No additional residential development has occurred in the vicinity, or surrounding area, during that period.”

Staff Analysis: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above. With regards to justification, there are several themes presented by this amendment that are discussed individually.

The CR future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with existing recreational uses were assigned the CR FLU at the adoption of the 1989 Plan and FLUE Policy 2.2.3-a, allows the County to apply the CR FLU at appropriate locations through the amendment process.

The applicant states that the subject site is not necessarily inappropriate for its current High Residential, 8 units per acre future land use designation. The applicant has stated that the campground (recreational vehicle park) at this location will provide a complementary use adjacent to the state owned, County operated Paul Rardin Park. The park contains a variety of recreational uses including boat launching area, canoeing/kayaking access, fishing and picnic areas. Users of the park could utilize an adjacent recreational vehicle park for a temporary stay. Given the surrounding uses, and the sites proximity to the state owned, County operated Paul Rardin Park, the request for an amendment to the CR future land use is appropriately justified by the applicant.

2. **County Directions - FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*

Direction 1. Livable Communities. *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*

Direction 2. Growth Management. *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*

Direction 4. Land Use Compatibility. *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*

Staff Analysis: The County's Managed Growth Tier System is the primary vehicle by which the County Directions are realized. As previously mentioned, the Tier System identifies distinct geographic areas, which together offer lifestyle choices for all residents, and allow for sustainable communities. The associated Comprehensive Plan policies and land development regulations to implement each Tier also reflect the County Directions. The proposed amendment is not inconsistent with the above Directions.

3. **Piecemeal Development – FLUE Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: There are no other parcels under the same or related ownership adjacent to the subject site that are not included in the proposed amendment whereby residual parcels would be created. Therefore, the proposed amendment would not constitute piecemeal development.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines residual parcels as “a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties.” There are no additional parcels under the same or related ownership that are not included in this amendment. Therefore, the amendment is consistent with this policy.

5. **Commercial Recreation FLU - 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.*

Staff Analysis: The Commercial Recreation future land use designation was established in the 1989 Comprehensive Plan to allow for both public and private commercial recreational facilities that are intended to serve the needs of both residents and tourists. Sites with these uses that existed at the adoption of the 1989 Plan were assigned with the CR future land use and this policy allows the County to apply the CR FLU at appropriate locations through the amendment process.

The applicant states that the subject site is not necessarily inappropriate for its current High Residential use of 8 units per acre. The applicant has stated that the RVPD at this location will provide a complementary use adjacent to the County operated Paul Rardin Park. The park contains a variety of recreational uses including boat launching area, canoeing/ kayaking access, fishing and picnic areas. Users of the park could utilize an adjacent recreational vehicle park for a temporary stay.

6. **FLUE Policy 2.2.3-b: Recreational Vehicle Parks.** *The allowable number of sites per acre for a Recreational Vehicle Park shall be described in the Unified Land Development Code.*

Staff Analysis: This Policy establishes that the allowable number of sites per acre in a

reactional vehicle park will be defined in the Unified Land Development Code (ULDC). Currently, the maximum number of sites per acre allowed for RV sites are dependent on the Zoning district and range from 6 to 12 RV sites per acre. Campsites range from 10 to 24 sites per acre. The agent intends on submitting a zoning application after the adoption of the FLU amendment. The rezoning will determine the maximum number of sites per acre. However, the applicant intends on request the Commercial Recreation (CRE) zoning district.

B. Consistency with Glades Tier and Urban/Suburban Tier Policies

1. FLUE Policy 1.2-a: *Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by:*

1. *Allowing services and facilities consistent with the needs of urban and suburban development;*
2. *Providing for affordable housing and employment opportunities;*
3. *Providing for open space and recreational opportunities;*
4. *Protecting historic, and cultural resources;*
5. *Preserving and enhancing natural resources and environmental systems; and,*
6. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.*

Staff Analysis: Future Land Use Element Objective 1.1, Managed Growth Tier System, states that *“Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers....”*

The proposed amendment is located in the Urban Service Area of the Glades Tier. Future Land Use Element Policy 1.6-b states that, *“Within the Urban Service Area boundary within the Glades Tier the provisions of the Urban/Suburban Tier shall apply.”* The objective of the Urban/Suburban Tier, as stated above, is to ensure that development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities. The proposed CR/HR-8 future land use designation is consistent with this policy as it would create potential for increased recreational opportunities adjacent to park uses, as well as enhance the area's economic vitality.

C. Consistency with the Glades Area Economic Development Overlay

FLUE Policy 1.6.1-b: *Within the GA-O, the County shall provide flexibility in the range of uses and land development regulations allowed to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area.*

Staff Analysis: The proposed amendment is located in the Glades Area Economic Development Overlay (GA-O). The Objective of the GA-O states, *“Palm Beach County shall use existing mechanisms or develop new strategies to assist Glades communities, residents and organizations to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, area beautification and coordinated future land use planning while complying with all applicable environmental regulations and constraints by applying the provisions of the Glades Area Economic Development Overlay.”* The Overlay, primarily implemented through streamlined review processes identified in the Unified Land Development Code, was created to accommodate uses that can create or expand improve the economic vitality of the area. The proposed

amendment has the potential to increase job opportunities and tourism in the area.

The purpose of this overlay is to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, area beautification and coordinated future land use planning. This policy states that the County should provide flexibility in the range of uses that will increase job opportunities and improve economic vitality of the area. The Commercial Recreation future land use designation meets that policy objective; therefore, the proposed amendment is consistent with the Glades Economic Development Overlay.

D. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant lists the surrounding uses and future land use designations and provides a compatibility analysis in Exhibit 3.

Surrounding Land Uses: Surrounding the subject site are the following:

North: To the north of the subject site are Florida Department of Environmental Protection state land with a residential unit with an HR-8 future land use designation. Directly north is the 2.78 acre East Shore Water Control District pump station and canal located on this parcel are 2,768 square feet of warehouse/storage with an HR-8 future land use. Further to the north is the 6.72 acre state owned, County operated Paul Rardin Park with a PARK future land use designation.

East: Directly east of the subject site across State Road 715 in the Glades Tier are agricultural uses with an AP future land use. Adjacent to the site there's a vacant parcel owned by SBJ Enterprise LMTD Partnership with an AP future land use. Further to the east there are parcels owned by the US Sugar Corp with an AP future land use.

South: Directly south of the subject site is the 46.38 acre vacant land owned by the State of Florida with an HR-8 future land use. South is a 2 acre parcel which is the Arc of the Glades Private School. On this parcel there is a 16,600 square feet private school with a HR-8 future land use designation. Further south is the 36.31 acre Lake Breeze Mobile Home Park with an HR-8 future land use designation.

West: To the west of the subject site is Lake Okeechobee.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b states that** *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

Applicant's Comments: The applicant states that the proposed FLUA amendment is compatible with “the site is bordered by State Road 715, an Urban Minor Arterial Road, which provides access to Glades area municipalities and the Glades Region as a whole.” In addition, the applicant states that “Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation will allow development of a

proposed RV Park which will support the many existing outdoor recreation activities provided by Lake Okeechobee, including fishing (bass,, perch, catfish, crappe, and bluegill), marinas and boat rentals, airboat rides and charters, nature watching, and Lake Okeechobee Scenic Trail. By supporting the many existing outdoor recreation activities in the vicinity, the proposed Future Land Use designation is compatible with one of the principal uses in the Glades region of the County.”

Staff Analysis: The site is located on the west side of State Road 715, approximately 1.29 miles north of Hooker Highway, and is currently vacant. As detailed above, the site is adjacent to park and agricultural uses to the north and east. To the south are vacant parcels, a private school for adults with disabilities called Arc of the Glades, and the residential Lake Breeze Mobile Home Park; all are designated as HR-8 future land use. Additionally, to the west of the subject site is Lake Okeechobee.

In order to ensure compatibility, staff is recommending a condition of approval limiting recreational vehicle spaces, campsites and accessory uses and prohibits other uses within the CR FLU on the site. In addition, in order to meet the long range traffic standards in FLUE Policy 3.5-d, a condition limiting trips is proposed. The applicant is in agreement with all conditions of approval.

E. Consistency with County Overlays, Plans, and Studies

1. **Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The proposed amendment is located within the Glades Area Economic Development Overlay. The purpose of this overlay is to promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, area beautification and coordinated future land use planning. FLUE Policy 1.6.1-b for this Overlay states that the County should provide flexibility in the range of uses that will increase job opportunities and improve economic vitality of the area. The Commercial Recreation future land use designation meets that policy objective.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....”*

Staff Analysis: The subject site is not located within a Neighborhood Plan recognized by FLUE Policy 4.1-c of the Comprehensive Plan.

F. Public Facilities and Services Impacts

The proposed amendment will change the future land use designation from High Residential 8 units per acre (HR-8) to Commercial Recreation with an underlying 8 units per acre (CR/HR-8). For the purposes of the public facilities impact analysis, the maximum intensity is based on the proposed change to allow up to 89 RV sites with a Commercial Recreation (CRE) zoning district. Public facilities impacts are detailed in the table in Exhibit 4.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: The proposed amendment has been distributed to the County service departments for review and there are adequate public facilities and services available to support the amendment, and the amendment does not exceed natural or manmade constraints. No adverse comments were received from the following departments and agencies regarding impacts on public facilities:

Zoning (ULDC), Mass Transit (Palm Tran), Potable Water & Wastewater (PBC Water Utilities Dept.), Traffic (Engineering), Historic Resources (PBC Archeologist), Parks and Recreation, Health (PBC Dept. of Health), Community Services (Health & Human Services) and the School District.

2. **Long Range Traffic - Policy 3.5-d:** *The County shall not approve a change to the Future Land Use Atlas which:*

- 1) *results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard “D” based upon cumulative traffic comprised of the following parts a), b), c) and d):.....*

Staff Analysis: The Traffic Division reviewed this amendment at a maximum 180 RV spaces. According to the County’s Traffic Engineering Department (see letter dated May 19, 2025 in Exhibit 5), the amendment would result in a decrease of 213 net daily trips and result in 38 (14/24) AM and 49 (32/17) PM net peak hour trips.

The Traffic letter concludes “Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment meet Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential**...”

The Traffic Study dated April 17, 2025 was prepared by Andrea M. Troutman, P.E. Traffic studies and other additional supplementary materials for site-specific amendments are available to the public on the PBC Planning web page at:

<http://discover.pbcgov.org/pzb/planning/Pages/Active-Amendments.aspx>

3. **Data and Analysis Applicable to Florida Statutes - Consistency with Urban Sprawl:** The proposed amendment is not considered sprawl as it is within the within the Urban Service Boundary of the Glades Tier which provides an array of urban services and public facilities.

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *“Palm Beach County will continue to ensure coordination between the County’s Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities.....”*

- A. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on August 22, 2025. On the same date, a letter was mailed to the City of Belle Glade.
- B. Other Notice:** Public notice by letter was mailed to the owners of properties within 500 feet of the site on August 22, 2025. Correspondence received throughout the process will be added to Exhibit 8.

Exhibit 3

Applicant's Justification/Consistency with Comprehensive Plan

G.1 JUSTIFICATION

The subject site consists of a 14.99-acre parcel of land, located on the west side of State Road 715, approximately 1.25 miles north of Hooker Highway (i.e. State Road 80 extended).. The property is currently assigned a High Residential 8 (HR-8) FLUM designation and an Agricultural Residential (AR) zoning designation. Per the Palm Beach County Property Appraiser The current use is 9900 – non-agriculture, and there are no structures onsite.

The proposed FLUA designation is Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) The proposed associated zoning designation is CRE – Commercial Recreation. The proposed use is to develop the property as a Recreational Vehicle Park.

The proposed Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation is within an existing multiple land use mix. An inventory of neighboring properties is presented in Table G-1 and Part 4 Section A *Surrounding Land Uses* in the Future Land Use Amendment Application. The locations of the properties are illustrated on Map G-1.

Future Land Use Element Policy 2.1.f requires that the applicant provides adequate justification for the proposed future land use.

1. Suitability. From Table G-1 and Map G-1, existing uses in the immediate vicinity are the Lake Breeze 128 space mobile home park, a vacant 48-acre parcel owned by the State Trustees of The Internal Improvement Trust Fund (TIITF) , Arc of the Glades private school, Paul Reardon Park an active use state park which has a boat ramp that can be used by RV Park customers to access Lake Okeechobee, and the Lake Okeechobee dike and rim canal. Further, the site is bordered by State Road 715, an Urban Minor Arterial Road, which provides access to Glades area municipalities and the Glades Region as a whole. Public lands abut the property to its north (Water Control District and Park), south (TIITF), east (State Road 715) and west (Lake Okeechobee dike and rim canal). The proposed use is a suitable and appropriate addition to the surrounding mix of mobile home, recreational and government-owned land uses.

2 Inappropriateness. The property is currently assigned a High Residential 8 (HR-8) FLUM designation. Although not necessarily inappropriate for the property, the only residential use within the immediate and surrounding vicinity is the Lake Breeze Mobile Home Park which we estimate to have existed a minimum of 40 – 50 years. No additional residential development has occurred in the vicinity, or surrounding area, during that period. Alternatively, Paul Reardon Park and Arc of the Glades private school have been developed during that period. Rather than a High Residential 8 (HR-8) FLUM designation, the proposed Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation is suited to non-residential and recreational uses.

**Table G-1
Inventory of Neighboring Land Uses**

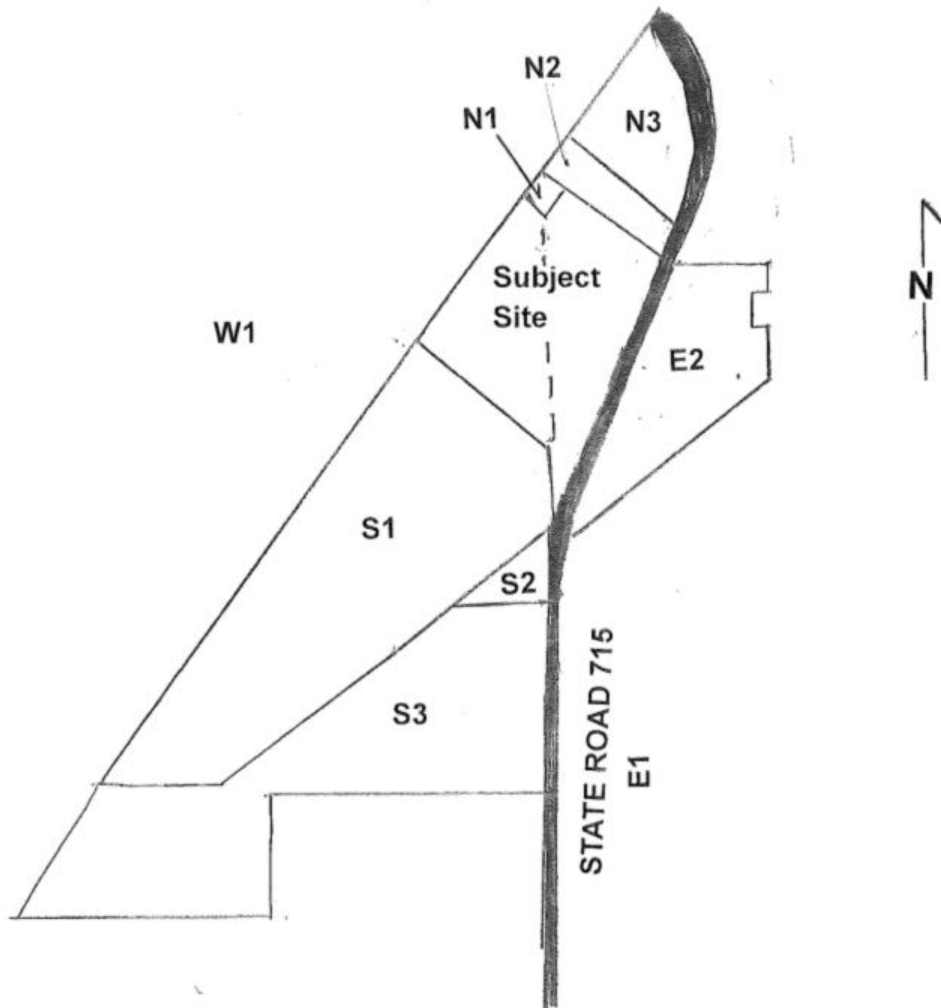
Map G-1 Ref	Name/Use	Acres	Bldg. Sq. Ft.
North	N1. FDEP Division of State Lands.	0.98	1,764 Residential Unit
	N2. East Shore Water Control District pump station and canal	2.78	2,768 Warehouse/Storage
	N3. Paul Reardin Park.;	6.72	520 sq. ft. bathroom building
South	S1. IITF State of Florida. 46.38 acres. PAPA Use Code 9900 Vacant Non-Agriculture	46.38	No Structures
	S2. Arc of the Glades	2.0	16,600 sq. ft. private school.
	S3. Lake Breeze Mobile Home Park. 35.31 acres;	35.31	128 trailer park rental spaces, one single-family manager's residence and 2 utility buildings
East	E1. State Road 715 right-of-way	N/A	N/A
	E2. SBJ Enterprise LMTD Partnership. PAPA Use Code 9900 Vacant Non-Agriculture	7.71	No Structures
West	W1 – DEP Division of State Lands (Lake Okeechobee Dike, Rim Canal and Lake).	156,467	Lake Okeechobee Dike, Rim Canal and Lake

G.2 RESIDENTIAL DENSITY INCREASES: Not Applicable

G.3 COMPATIBILITY

The predominate land use character determinants in the Glades area of Palm Beach County are agriculture and Lake Okeechobee. The requested Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation will allow development of a proposed RV Park which will support the many existing outdoor recreation activities provided by Lake Okeechobee, including fishing (bass,, perch, catfish, crappe, and bluegill), marinas and boat rentals, airboat rides and charters, nature watching, and Lake Okeechobee Scenic Trail. By supporting the many existing outdoor recreation activities in the vicinity, the proposed Future Land Use designation is compatible with one of the principal uses in the Glades region of the County.

**Map G-1
Location of Neighboring Land Uses**



G.4 CONSISTENCY WITH THE COMPREHENSIVE PLAN

Each proposed FLUA amendment must be found consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan.

According to Chapter III Section C.3. *Commercial Recreation* of the Future Land Use Element, Commercial Recreation areas are designated to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. Commercial Recreation facilities include indoor and outdoor facilities. The property, based upon its description as an RV Park, would be classified as an outdoor use which is consistent with Chapter III Section C.3.

In addition to Future Land Use Element Chapter III Section C.3, location within the following County-designated areas also support implementation of the proposed Future Land Use designation:

- Urban/Suburban Tier of the Managed Growth Tier System (Ref: Map LU-1).
- Urban Service Area of the Service Areas (Ref: Map LU 2.1).
- Glades Economic Development Overlay of the Special Planning Areas (Ref: Map LU 3.1).
- Unincorporated Urban Service Area of the Unincorporated Protection Area (Ref: ICE 1.1).

In combination, these designations and the policies that support them promote economic diversification, cultural preservation, greenways planning, local revitalization and redevelopment, job opportunities and improved economic vitality in the Glades region. The proposed Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation is consistent with each of these Comprehensive Plan directives.

G.5 CONSISTENCY WITH FLORIDA STATUTES

Chapter 163.3177 is the principal state statute governing the contents of a comprehensive plan, including required and optional elements and the requirement for appropriate supportive data and analysis. It is concluded that, by completing the FLUA amendment application, as well as required attachments, the requirements of Chapter 163.3177 are adequately addressed.

Key provisions of Chapter 163.3177, as it relates to the proposed amendment, include the following:

1. *“Chapter 163.3177(1) The comprehensive Plan shall provide principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area. . . .”*

Data and analysis which conclude that the proposed development can be supplied by necessary services are presented in Attachment H (Traffic Letter and Study), Attachment J (Drainage Statement), Attachment K (Fire Rescue Letter), and Attachment 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 or historical resource impacts are identified. Justification for the proposed amendment is based upon assigning an FLUM designation that is consistent with the character of the vicinity.

One of the County’s six broad principles guiding sustainable land use planning and development is to “Promote sustainable economic development initiatives in the County to diversify its economic base and enhance the quality of life of current and future County generations.” (Ref: Page 1 – FLUE, Palm Beach County Comprehensive Plan). The proposed amendment will assist in implementing this directive and Objective 1.1.7 of the Future Land Use Element by creating opportunities for permitted commercial recreation land uses and facilities to create additional job opportunities.

2. *“Chapter 163.3177(4)(a) Coordination of the local Comprehensive Plan with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region”*

The provision of recreation support services and employment opportunities within the Glades Economic Development Overlay is consistent with the Comprehensive Plan.

3. *“Chapter 163.3177(8) All elements of the comprehensive plan, whether mandatory or optional, shall be based upon data appropriate to the element involved. . . .”*

Data and analysis presented in the Application and Attachments, including but not limited to the analysis presented herein, support the proposed amendment.

Map G-2 Aerial Photograph



Exhibit 4

Applicant's Public Facilities Table

A. Traffic Information	
See Exhibit 5	
B. Mass Transit Information	
Nearest Palm Tran Route (s)	Route 40 Glades Health Center and Courthouse approximately 3 miles from the subject sit.
Nearest Palm Tran Stop	Bus stop #3253 at the Glades Health Center and Courthouse approximately 3 miles from the subject site.
Nearest Tri Rail Connection	Route 40 delivers passengers to the Intermodal Transit Center (Bus Stop #602)
C. Portable Water & Wastewater Information	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department.
Nearest Water & Wastewater Facility, type/size	The nearest potable water connection (16" watermain) is located within NW 17 th Street approximately 50-feet east of the subject property. The nearest sanitary sewer connection (6" force main) is located within NW 17 th Street, approximately 1,800-feet south of the subject property.
D. Drainage Information	
The Drainage Statement was prepared by Last Development, Inc. The site is located within an AE Flood Zone with a base flood elevation of 13.0 feet NAVD. There is an existing wet retention area onsite which will provide the required water quality and quantity storage volumes. The existing soil is not conducive for the use of exfiltration trench to provide water storage. Legal positive outfall will be achieved by overland flow to the swale located within the FDOT SR 715 right-of-way.	
E. Fire Rescue	
Nearest Station	Palm Beach County Fire Rescue Station #73.
Distance to Site	5.25 miles – Located at 525 S.W. 2 nd Street, Belle Glade.
Response Time	13 minutes
Effect on Resp. Time	Response time is greater than the standard response time of 7 minutes and 30 seconds.
F. Environmental	

Significant habitats or species	No listed species (flora or fauna), including gopher tortoises or signs of their presence were identified including burrows, scat, tracks, or other signs. However, the surface waters (borrow pits) and wooded wetland area may be nesting and/or foraging habitat for wading birds and birds of prey. There is no quality upland habitat; however, there are a few native trees scattered throughout the site that will require some level of preservation, relocation, and/or mitigation as part of the site development process.
Flood Zone*	Flood Zone AE with a Base Flood Elevation of 13 feet NAVD.
Wellfield Zone*	Per Comprehensive Plan Map 4.1 <i>Generalized Wellfield Map</i> , the subject site is not located within a designated Wellfield Zone 1 – 4.
G. Historic Resources	
No historic or archaeological resources located on, or within 500-feet of the subject site.	

Exhibit 5

Traffic Division Letter



**Engineering and
Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



May 19, 2025

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

**RE: Nova Life RV Park
FLUA Amendment Policy 3.5-d
Round 2024-26-A**

Dear Ms. Troutman:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Transportation Analysis for the proposed Future Land Use Amendment for the above-referenced project, revised April 17, 2025, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	West side of State Road 715, 1.29 miles north of Hooker Highway	
PCN:	00-37-43-07-00-000-7030 <i>(other on file)</i>	
Acres:	14.16 acres	
	Current FLU	Proposed FLU
FLU:	High Residential, 8 units per acre (HR-8)	Commercial Recreation (CRE) with an intensity of 12 RV units per acre
Zoning:	Agricultural Residential (AR)	Commercial Recreation (CRE)
Density/ Intensity:	8 DUs per acre	0.50 FAR
Maximum Potential:	Multi-Family LR = 120 DUs	Recreational Community Center = 326,264 SF
Proposed Potential:	None	Campground/Recreational Vehicle Park = 180 Campsites
Net Daily Trips:	8,594 (maximum – current) -213 (proposed - current)	
Net PH Trips:	623 (411/212) AM, 816 (384/432) PM (maximum) 38 (14/24) AM, 49 (32/17) PM (proposed)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the proposed amendment's traffic impacts **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **proposed potential**



Andrea M. Troutman, P.E.
May 19, 2025
Page 2

densities shown above, provided that the proposal is limited to the proposed development potential or equivalent trips.

Please do not hesitate to reach out with any questions or concerns at 561-684-4030 or DSimeus@pbc.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Simeus", is written over a horizontal line.

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:yg

cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
David Wiloch – Senior Planner, Planning Division
Alberto Lopez Tagle - Technical Assistant III, Traffic Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\26-A\Nova Life RV Park.docx

Exhibit 6

Water & Wastewater Provider LOS Letter



**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**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employee"*

April 24, 2025

Land Research Management, Inc
2240 Palm Beach Lakes Blvd., Ste 103
West Palm Beach, FL 33409

Re: Service Availability – Nova Life RV Park
PCN 00-37-43-07-00-000-7030 & 00-36-43-12-00-000-5010
NE West Side of SR 715 & 1.29 miles N of Hooker Highway

To Whom It May Concern,

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 for the proposed future land use change to Commercial Recreation (CRE) for a recreational vehicle (RV) park of consisting of 90 spaces.

The nearest potable water connection is a 16" watermain located within NW 17th St. approximately 50' east of the subject property. The nearest sanitary sewer connection is a 6" sanitary sewer force main located within NW 17th St. approximately 1,800' south of the subject property. The applicant will be required to construct offsite utility extensions/improvements for the potable water and wastewater connections.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. Furthermore, 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 do not hesitate to contact me at (561) 493-6030.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.
Senior Professional Engineer

Exhibit 7

Disclosure of Ownership Interests

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

DISCLOSURE OF OWNERSHIP INTERESTS -- PROPERTY

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR
COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared
Timothy B. McKee, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or ☒ Director [position -
e.g., president, partner, trustee] of Timothy B. McKee, Inc. [name
and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an
ownership interest in real property legally described on the attached Exhibit "A" (the
"Property"). The Property is the subject of an application for Comprehensive Plan
amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 15656 Italian Cypress Way
Wellington, FL 33414
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of
every person or entity having a five percent or greater interest in the Property.
Disclosure does not apply to an individual's or entity's interest in any entity registered
with the Federal Securities Exchange Commission or registered pursuant to
Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County
policy, and will be relied upon by Palm Beach County in its review of application for
Comprehensive Plan amendment or Development Order approval affecting the
Property. Affiant further acknowledges that he or she is authorized to execute this
Disclosure of Ownership Interests on behalf of any and all individuals or entities holding
a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to
reflect any changes to ownership interests in the Property that may occur before the
date of final public hearing on the application for Comprehensive Plan amendment or
Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the
penalties provided by the laws of the State of Florida for falsely swearing to statements
under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Timothy B. McKee, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of April, 2025 by Timothy B McKee (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).



(Signature)

My Commission Expires on: 09/27/2027

EXHIBIT "A"

DESCRIPTION AS SURVEYED:

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 12, TOWNSHIP 43 SOUTH, RANGE 36 EAST, (CCR 096012), RUN ALONG THE EAST LINE OF SAID SECTION ON A BEARING OF N 00°16'17" EAST, AS MEASURED TO NORTHEAST CORNER OF SAID SECTION (CCR096007), A DISTANCE OF 1699.29 FEET TO THE POINT OF BEGINNING; THENCE N53°14'23" W, A DISTANCE OF 757.94 FEET TO A POINT LYING 40.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO THE CENTERLINE OF LEVEE OF THE U.S. ENGINEER OFFICE, MAP OF CALOOSAHATCHEE RIVER AND LAKE OKEECHOBEE DRAINAGE AREAS, FLORIDA IN PLAT BOOK 19, PAGES 1 THROUGH 14; THENCE N36°45'37"E, ALONG SAID EASTERLY RIGHT OF WAY LINE AND BEING THE EAST LINE OF PARCEL NO. 49 AS SHOWN ON PAGE 8 OF SAID PLAT BOOK 19, AS FIELD MONUMENTED, BEING ALSO THE WEST LINE OF A PARCEL DESCRIBED IN O.R.B. 845, PAGE 447; A DISTANCE OF 643.84 FEET TO A POINT; THENCE N 53°14'23"W, PERPENDICULAR TO THE AFOREMENTIONED LINE, A DISTANCE OF 20.00 FEET; THENCE N 36°45'37" WEST ALONG A LINE 20 FEET EAST OF AND PARALLEL WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF PARCEL 49, A DISTANCE OF 256.43 FEET; THENCE S 53°14'23"E, A DISTANCE OF 112.00 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 12; THENCE CONTINUE S 53°14'23" E, A DISTANCE OF 514.80 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 717, A 150 FOOT WIDTH AS SHOWN ON SECTION NO. 93500-210 MAP, DATED 2-51, SAID ROAD BEING ALSO KNOWN AS S.R. 715 AND N.W. 17TH STREET; THENCE S 22°48'43"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 689.48 FEET TO THE BEGINNING OF A 2939.93 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 04°41'49"; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.95 FEET; THENCE N 53° 14'23"W, A DISTANCE OF 82.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 652,837 SQUARE FEET OR 14.99 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Timothy McKee

15656 Italian Cypress Way
Wellington FL 33414

Michael Vanfossen

405 W Avenida Del Rio
Clewiston FL 33440

DISCLOSURE OF OWNERSHIP INTERESTS -- APPLICANT

[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Grant Manukyan, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [x] MBRM [position—e.g., president, partner, trustee] of Nova Park Life, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 137 Golden Isles Drive #403
Hallandale, FL 33009
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

Grant Manukyan
GRANT MANUKYAN Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA ~~NEW YORK~~
COUNTY OF PALM BEACH ~~SUFFOLK~~

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
~~online notarization~~; this 1 day of MAY, 2025 by
GRANT MANUKYAN (name of person acknowledging). He/she is personally
known to me ~~or has produced~~ (type of identification) as
identification and ~~did~~ ☒ did not take an oath (circle correct response).

WHITNEY QUILLEN
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 3/30/2028

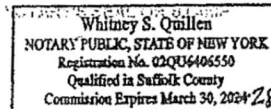


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EXHIBIT "B"

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Name	Address

Exhibit 8
Correspondence
