

Recreation



Preservation



Character



Quality

Neighborhood Outreach Meeting

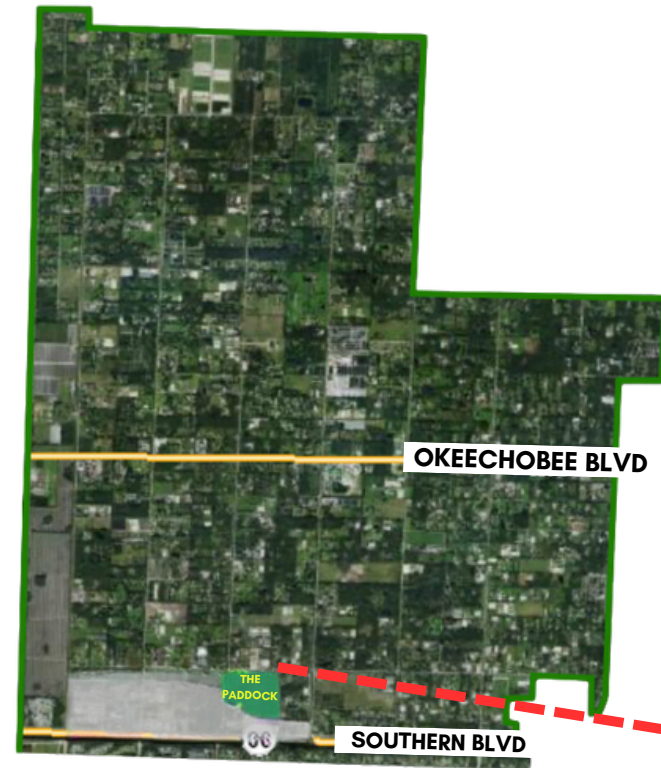
For a Rural RV Resort

C Road and Southern Blvd.

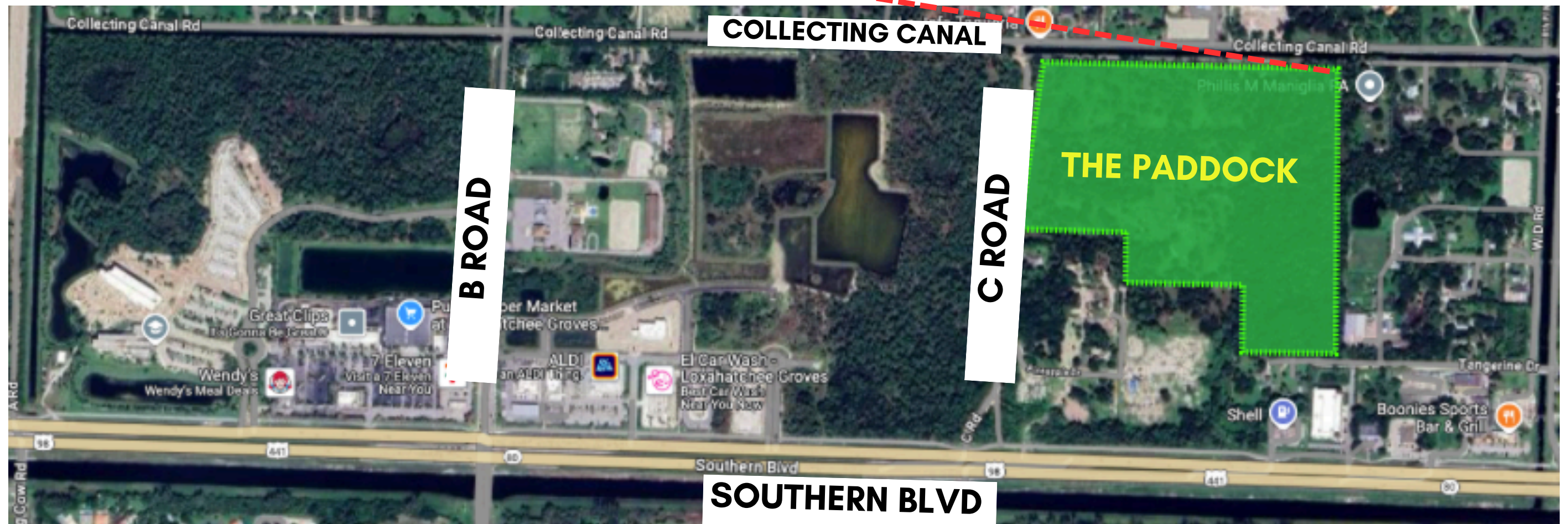
LOXAHATCHEE GROVES NEIGHBORHOOD PLAN VISION:

“Promote recreational opportunities / Preserving rural way of life which appears to be eroding / Consistent architectural design for non-residential land use”

LOCATION MAP



Southern Blvd. Corridor



THE PROPOSED ZONING ALLOWS FOR AN RV RESORT ONLY

Detailed plans for the RV Resort were intentionally submitted to the Town and guarantee that the Land can only be used as shown on the plans

How does this work?

Land Use

Proposed: Rural Recreation

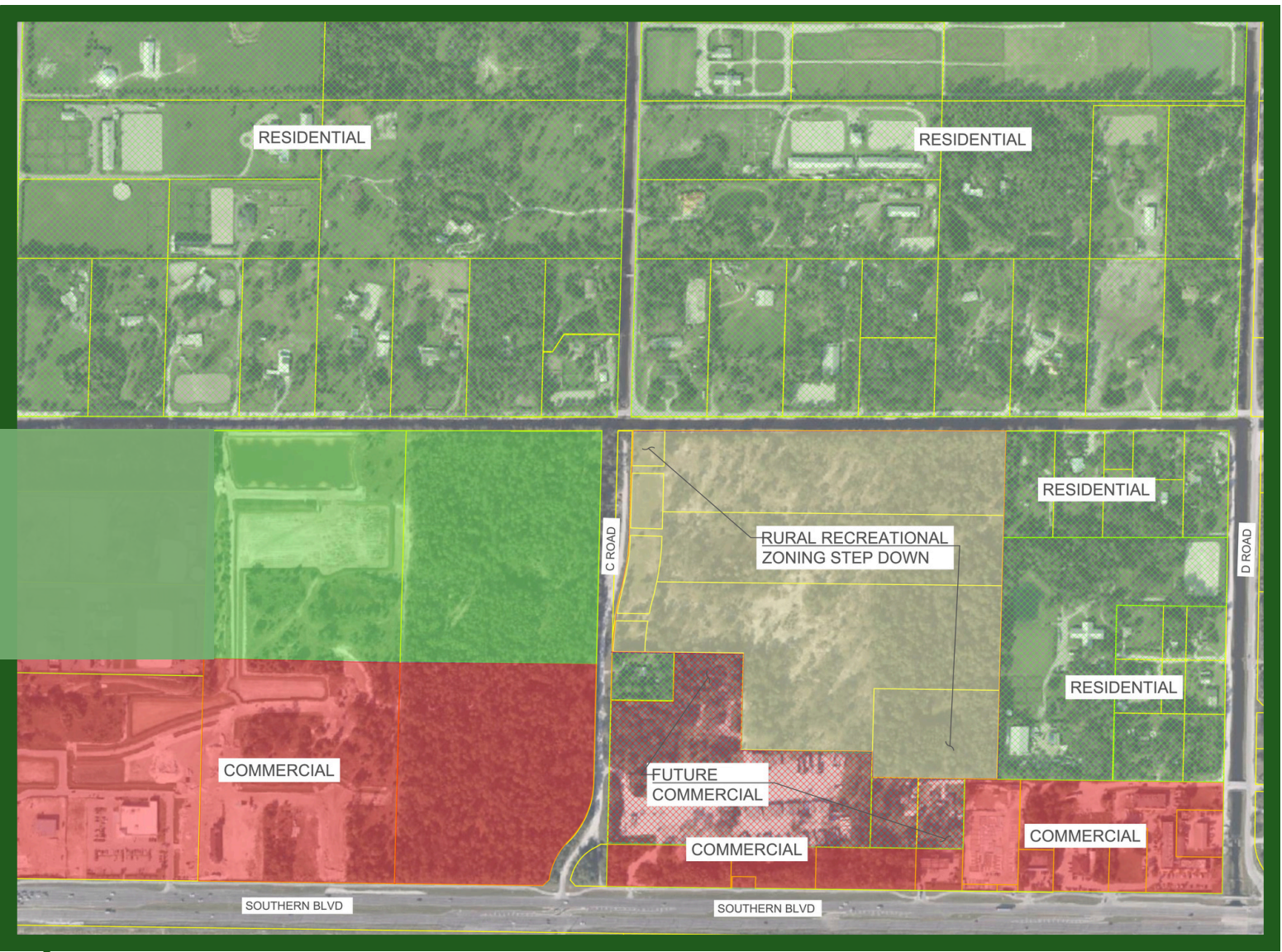
A Land use is based on the Town’s objectives and goals. The Rural Recreation Land Use will promote the Town’s Greenways and Policies of the Recreation and Open Space Element. It will allow for an RV Resort only at this location and no where else in the Town.

Zoning

Proposed: Rural RV Resort

Zoning defines specific uses that are consistent with the land use and provides development standards such as setbacks, buffers, density, landscaping and more. **The Rural RV Resort zoning proposes buffers and setbacks as intended by the Town that the current ULDC does not fully enforce.**

RURAL RECREATION IS THE ANSWER FOR NATURAL LAND USE BUFFERS:



Need for a buffer between residential and commercial development along the SR 80 corridor.

Public Workshops- SR- 80 Conceptual Access Management Plan

THE PROPOSED ZONING IS RECREATIONAL

Once a property is officially designated as Recreational, securing approval from the State of Florida for any future commercial use becomes significantly more difficult, often requiring extensive legal, regulatory, and bureaucratic hurdles that drastically reduce the likelihood of success.

The proposed trail system proposes to obtain a State Certified Wildlife Habitat designation via the National Wildlife Federation. By dedicating the trail and obtaining this designation, the trails and buffer will be protected in perpetuity.



Recreational uses by definition are activities that people choose to do for enjoyment: Hiking, Swimming, Camping, Walking, Arts and Crafts, Reading, Meditation etc.



PROTECT THE RURAL CHARACTER OF LOXAHATCHEE GROVES

Rural Recreation reserves nearly 60% of the property for natural features such as lakes, native landscaping, and preservation.



Pinus Elliottii



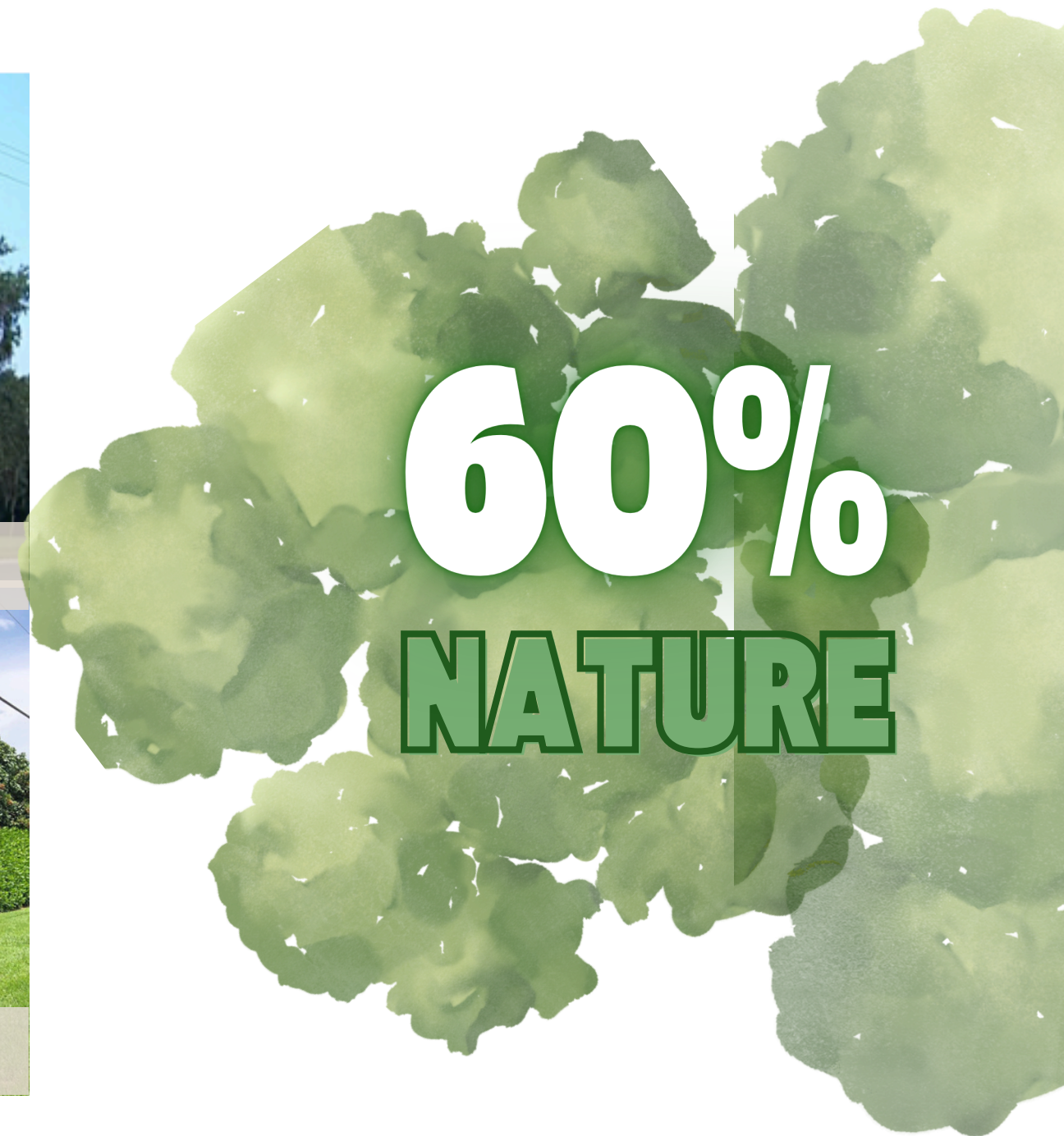
Southern Live Oak



Bursera Simaruba



Colossi Hedge



Preservation

IMPROVE GREENWAY TRAIL CONNECTIVITY AS ENVISIONED BY THE TOWN MREG

The Town of Loxahatchee Groves will strive to provide a town-wide greenway and equestrian multi-use trail system which preserves the town's rural lifestyle.

Comprehensive Plan



8.75 AC of the current property area will be conserved in perpetuity and accessible by Town residents as a rural trail

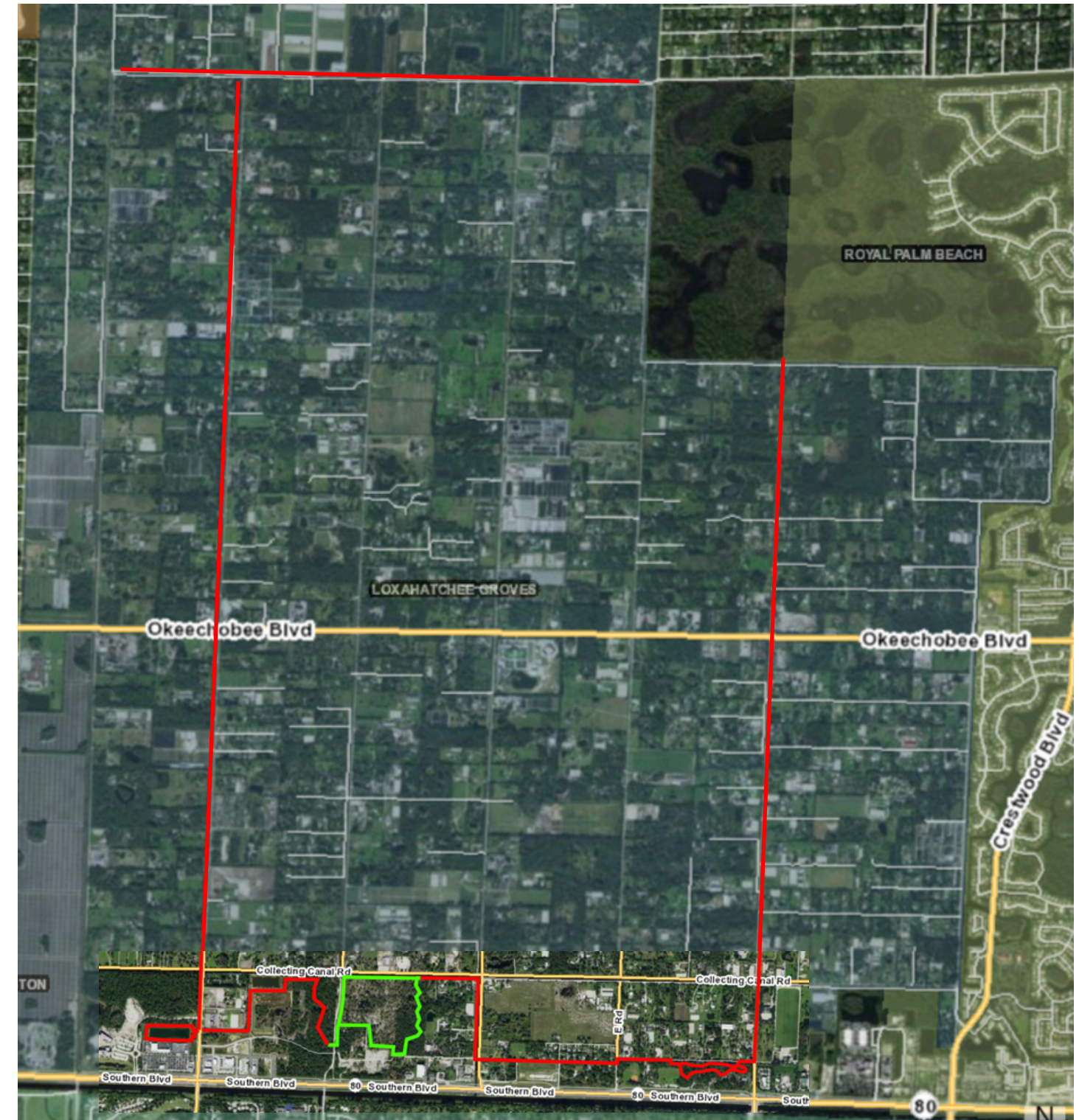


Multimodal accessibility for walking, equestrian, biking and running uses



Loxahatchee Groves
Equestrian Trails and Greenways

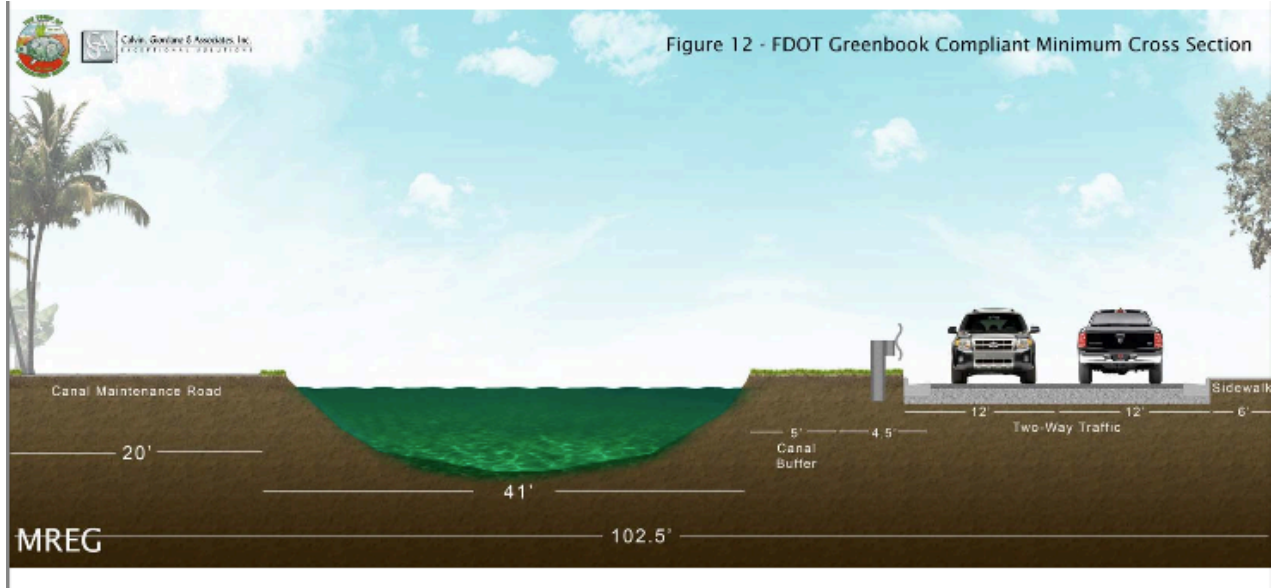
— RV Resort Greenway Trail Expansion
— Existing or MREG Envisioned Greenway



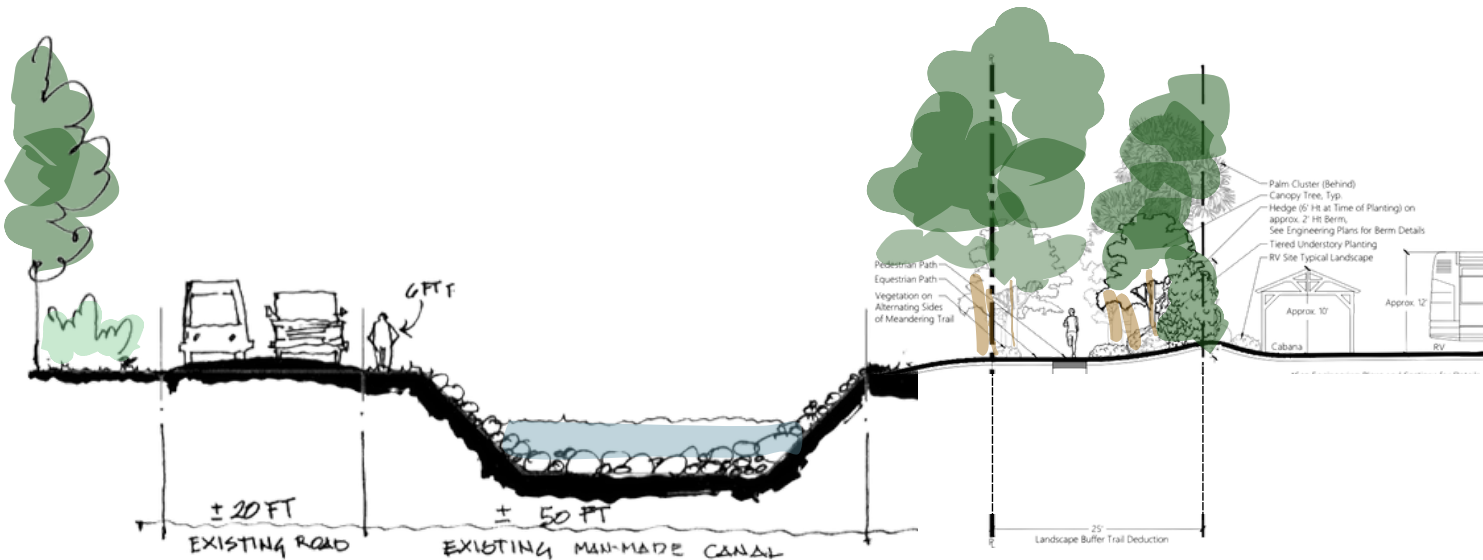
Preservation - Greenway Trail

ROBUST LANDSCAPE BUFFERS AND SETBACKS

TOWN MREG (MASTER ROADWAY, EQUESTRIAN, AND GREENWAY PLAN)



RV RESORT PROPOSED COLLECTING CANAL BUFFER

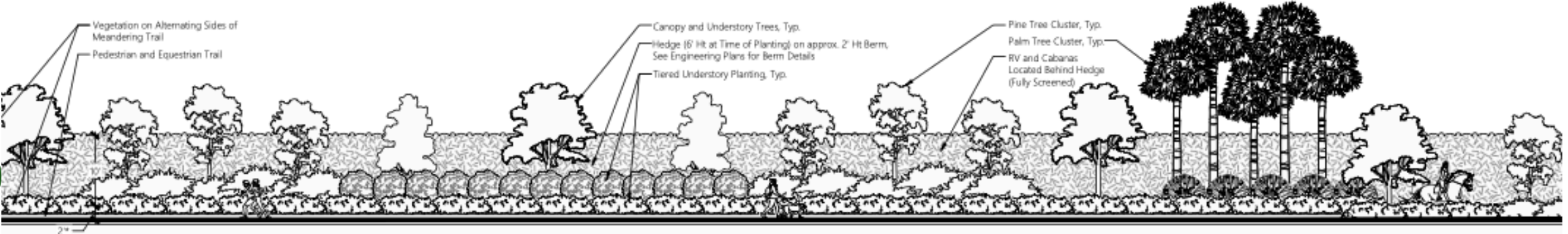
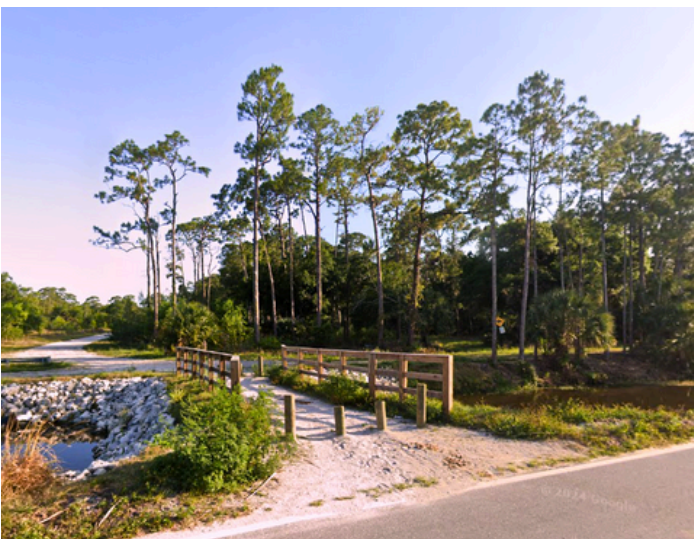


“

*Pursue east/west
Town-wide trail
connectivity along
6th Court North
and North Road.*

**MREG EQUESTRIANS TRAILS AND
GREENWAYS 4.1**

”



Preservation - Buffer

RURAL RECREATION ADVANTAGES

Revenue Source

The RV Resort proposes to collect a resort fee from guests equal to 2% of rental rates. This fee combined with the Loxahatchee Groves portion of annual property taxes provides a projected \$230,000 gross annual revenue source to the Town

No Permanent Residents

Will not allow stays longer than six months, ensuring no permanent residents. This means guests cannot vote in local elections. Background checks will be required for all guest staying over 30 days.

Hospitality Driven with strict Onsite Management

- The resort will operate similarly to a hotel
- A full-time management staff will enforce strict Resort rules and regulations. Copies of Will not have excessive or visible lighting

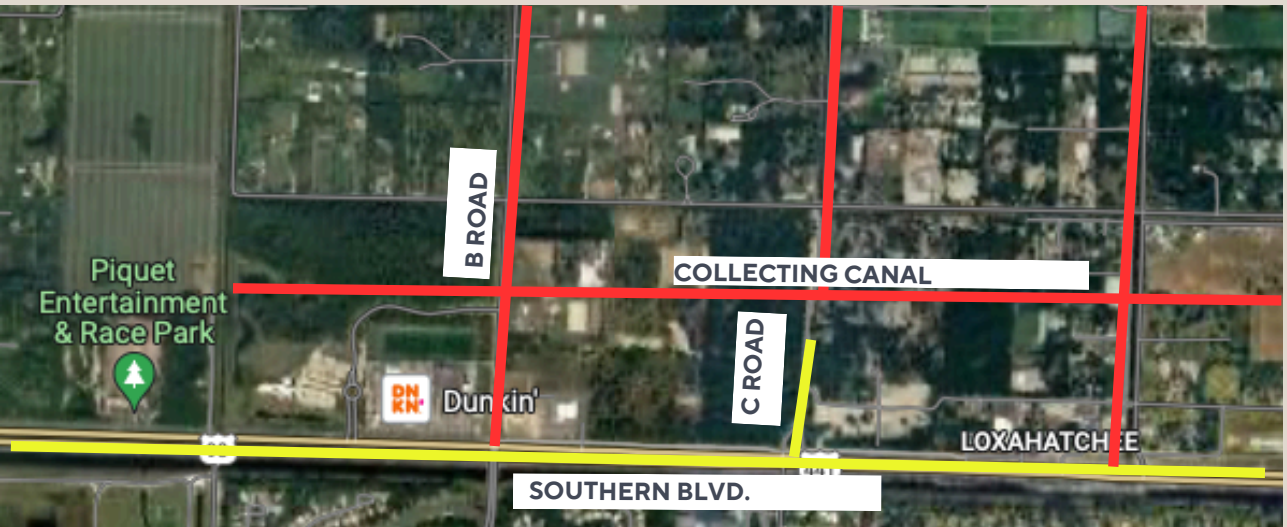
A Place For Civic Uses

Resort amenity areas and banquet areas available for scheduled civic uses and holidays by Town residents

Traffic Improvements to Southern Blvd Corridor

Offers improved traffic conditions to the Southern Corridor. The future intent is for a traffic signal at C Road. and Southern

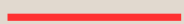
No Traffic on Local Town Roads



LEGEND



RVs driving to Resort



RVs will not be on local roads

SETTING THE PRECEDENT OF THE RURAL VISTA GUIDELINES



Conformance with the Town Style and Vision

- 5,000+ porch square footage
- Metal Roofs
- Broken up roof lines
- Wood Handrails
- Natural accents

The Rural RV Resort will set a precedent for the future Town design standards by implementing proper setbacks, buffers, and Rural Vista architecture as envisioned by the Town

Character

PREVENT FUTURE INTENSIVE PROPOSED USES

Southern Blvd. is a highly sought after corridor.
In time, large corporations will not fail in delivering:

Shopping Centers, Condos, and Industrial
Distribution centers

Take Action

Allow for Rural
Recreation and preserve
the land as envisioned
by the Town

VS

Reaction

Attempting to stop large
scale commercial
development from
massive corporations

Non- Rural Uses Appearance

- Expansive parking fields
- Minimal landscaping and buffers
- High-footcandle lighting
- Large and unsightly buildings with little to no architectural appeal



Response / Facts to Common Objections

1. Objection: Refusal of Change

Facts: Non-Supporters immediately shut down any request for change, even if it is for the betterment of the Town.

Property Alternatives – Non GREEN

- Clear cut the site for agricultural pasture
- Subdivide and Sell into (8) five acre lots – (clear trees) and add the opportunity for (12) RVs that would all be permanent residents and utilizing the aquifer
- Sell the property to the buyer of the 18 acres immediately adjacent on Southern Blvd and prepare for a >50 acre PUD

2. Objection: The RV Resort is Environmentally Impactful

Facts:

- The Resort is nearly 60% green
- It will not take drinking water from the aquifer
- Over 2000 trees will be planted (Including Live Oaks, Sabal Palms, and other natives). Full tree mitigation will occur onsite
- There will be no septic and groundwater pollution
- Storm water is treated onsite and by state regulations, it is not tolerated to trash the canal

3. Objection: Nobody wants the RV Resort

Facts:

- There are many people in support that we have personally met with and talked to, including adjacent land owners, that would much prefer this land use over others

4. Objection: There will be noise and light pollution

Facts: A photometric lighting analysis has been designed to prove that this is false. Resort guests want peace and quiet and rules will strictly regulate noise.

5. Objection: The Project will Fail and Become a Trailer Park

Facts: The value may increase or decrease just like all real estate but will always function as an RV Resort. This is etched in stone by the proposed zoning.

6. Objection: The Project will Change and Become Multi-Family Housing

Facts: The project and design drawings as presented are locked in by Land Use, Zoning and site plan. The 8.75 AC buffer preserve area will be a deed restricted boundary buffer.

7. Objection: Traffic is Already Bad at B Road and this will make things worse

Facts:

- The property access is direct to Southern Blvd. No RVs will be allowed into The Groves Town Center.
- The project will not drive internal resident traffic to the property like a commercial use would
- There will be food trucks and an onsite store which will reduce grocery store shopping

8. Objection: Non-Open Minded / Refusal to see the advantages

Advantages:

- Greenway Trail
- Extensive landscaping and restoration along the property boundaries including Collecting Canal
- Extension of County water to surrounding properties
- Drainage Impoundment Pond-For Town Use only to improve surrounding flooding
- Annual Financial Gain to the town