TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

PLANNING AND ZONING BOARD MEETING

AGENDA

MAY 19, 2025 – 6:00 PM

Paulo Santana (Seat 1)

Cassie Suchy (Seat 2)

Todd McLendon (Seat 3)

Jacquelyn Clifton (Seat 4)

Antonio E. Santiago (Seat 5)

Administration

Town Manager Francine L. Ramaglia, MPA, CPA, AICP, ICMA-CM

Community Standards Director Caryn Gardner-Young, MPA, AICP, ESQ
Town Clerk Assistant Sammie T. Brown, FRA-RP, MEDP

Town Planning Consultant: Kaitlyn Forbes, AICP, CNU-A, Complete Cities Planning Group

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.

OPENING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Oath of Office - Newly Appointed LPA/Planning and Zoning Board Members
2. Appointment of LPA/Planning and Zoning Board Chairperson
3. Appointment of LPA/Planning and Zoning Board Vice Chairperson

APPROVAL OF AGENDA

APPROVAL OF MINUTES

4. 09/16/19 - Planning and Zoning Board Meeting Minutes
5. 07/16/20 - Planning and Zoning Board Meeting Minutes
6. 12/10/19 - Planning and Zoning Board Meeting Minutes
7. 07/30/20 - Local Planning Agency Public Hearing Minutes
8. 08/20/20 - Planning and Zoning Board Meeting Minutes
9. 12/17/20 - Planning and Zoning Board & Unified Land Development Review Committee Meeting Minutes

10. 01/27/21- Planning and Zoning Board & Unified Land Development Code Review Committee Joint Meeting

11. 02/04/21 - Planning and Zoning Board Meeting Minutes

12. 04/07/21 - Planning and Zoning Board Meeting Minutes

13. 04/28/21 - Planning and Zoning Board & Unified Land Development Code Review Committee Joint Meeting

14. 06/17/21 - Planning and Zoning Board Meeting Minutes

15. 07/07/21 - Planning and Zoning Board & Unified Land Development Code Review Committee Joint Meeting

16. 03/03/22 - Planning and Zoning Board Meeting Minutes

17. 08/25/22 - Planning and Zoning Board Meeting Minutes

18. 03/23/23 - Planning and Zoning Board Meeting Minutes

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

COMMITTEE MEMBER COMMENTS

REGULAR AGENDA

19. Paddock RV Resort Development Applications

20. Consideration of Recommendation to Approve ***Ordinance No. 2025-03***: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, TO ESTABLISH A NEW LAND USE CATEGORY "RURAL

RECREATION" INCLUDING ADDING THE LAND USE CATEGORY TO THE FUTURE LAND USE TABLE AND ESTABLISHING LAND USE STANDARDS FOR THE RURAL RECREATION LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

21. Consideration of Recommendation to Approve ***Ordinance No. 2025-04***: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 47 +/-ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM "RURAL RESIDENTIAL (5)" TO "RURAL RECREATION"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

22. Consideration of Recommendation to Approve ***Ordinance No. 2025-05***: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE UNIFIED LAND DEVELOPMENT CODE TO ESTABLISH A NEW ZONING CATEGORY, "RURAL RV RESORT" AND TO AMEND THE FOLLOWING PORTIONS OF THE ADOPTED UNIFIED LAND DEVELOPMENT CODE TO PROVIDE SITE AND DEVELOPMENT STANDARDS SPECIFIC TO THE RURAL RV RESORT ZONING CATEGORY AND AN RV PARK USE, ARTICLE 10 "DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS", ARTICLE 35 "PARKS AND RECREATION ZONING DISTRICT", ARTICLE 85 "LANDSCAPING", ARTICLE 90 "SIGNS", AND ARTICLE 95 "PARKING AND LOADING"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

23. Consideration of Recommendation to Approve ***Ordinance No. 2025-06:*** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE ZONING DESIGNATION OF APPROXIMATELY 47+/-ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM "AGRICULTURAL RESIDENTIAL" TO "RURAL RV RESORT"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

24. Consideration of Recommendation to Approve ***Resolution No. 2025-33:*** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, GRANTING SITE PLAN APPROVAL FOR APPROXIMATELY 47+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, TO BE DEVELOPED AS A RECREATIONAL VEHICLE RESORT INCLUDING A MAXIMUM OF 272 RV SITES, 16 PARK OWNED UNIT SITES, AND ASSOCIATED SUPPORT FACILITIES, STRUCTURES, AND USES INCLUDING BUT NOT LIMITED TO TWO (2) CLUBHOUSES, A WELCOME CENTER, PADDOCK BUILDING, ACTIVITY CENTER, CABANA AND BATHHOUSE BUILDING, AND MAINTENANCE BUILDING; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

25. Consideration of Recommendation to Approve ***Ordinance No. 2025-07*** : AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING SECTION 20-040 "HEIGHT" OF ARTICLE 20 "RESIDENTIAL ZONING

DISTRICTS," SECTION 25-045 "HEIGHT" OF ARTICLE 25 "COMMERCIAL ZONING DISTRICTS," SECTION 30-050 "HEIGHT" OF ARTICLE 30 "INSTITUTIONAL AND PUBLIC FACILITIES ZONING DISTRICTS," SECTION 35-040 "HEIGHT" OF ARTICLE 35 "PARKS AND RECREATION ZONING DISTRICT," AND SECTION 40-045 "HEIGHT" OF ARTICLE 40 "CONSERVATION DISTRICT," WITHIN PART II "ZONING DISTRICTS" OF THE UNIFIED LAND DEVELOPMENT CODE, TO PROVIDE ADDITIONAL STANDARDS FOR THE MEASUREMENT OF HEIGHT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

CONFIRM NEXT MEETING DATE

ADJOURNMENT

TOWN OF LOXAHATCHEE GROVES
OATH OF OFFICE – LPA/PLANNING AND ZONING BOARD

"I _____, do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and the State of Florida, and the Charter of the Town of Loxahatchee Groves; that I am duly qualified to hold office under the Constitution of the State of Florida and the Charter of the Town of Loxahatchee Groves; and that I will well and faithfully perform the duties of Board Member upon which I am now about to enter."

_____ _____
Board Member *Date*

_____
Office of the Town Clerk

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
SEPTEMBER 16, 2019

CALL TO ORDER

The meeting was called to order by Chair Bell at 5:31 p.m. (estimated time).

ROLL CALL

Present: Chairperson Bell, Vice Chair Ford, and Board Member Mr. O'Neal and Town Manager Titcomb, Town Planning Consultant Mr. Fleishman and Town Clerk Ms. Burch.
Absent: N/A

The Town Clerk declared a quorum to be present.

APPROVAL OF MINUTES

There were none.

REGULAR AGENDA

1. Elect Chair and Vice Chair

Ms. Burch confirmed Mr. Bell has assumed the Chair position and Mr. Ford has assumed the Vice Chair position. She noted there are two vacant seats on the Board and one nomination will come before the Town Council on October 3, 2019. If approved by Town Council, there will be a fourth member of the Board.

2. Status of Planning and Zoning Board as Local Planning Agency

Mr. Fleishman provided an update on the status of the Planning and Zoning board as the Local Planning Agency. The Town Council approved the ordinance on first reading. The second reading will take place on October 3, 2019. If approved the Board will be both the Planning and Zoning Board and Local Planning Agency. He summarized the role of the Local Planning Agency.

3. Groves Town Center PUD Amendment: REZ 2019-01

Mr. Fleishman reviewed the Groves Town Center PUD Amendment, including a list of approvals since project inception. Additionally, he clarified the attachments.

The Board moved room locations at 5:40 p.m. (estimated time).

Mr. Matthew Barnes, on behalf of the property owner, introduced himself and additional team members. He noted it is the same exact uses.

Mr. Bradley Miller, Miller Land Planning, introduced himself and displayed the Master Plan and the 2018 approved plan. He reviewed the changes, including the Town Commons equestrian trails, drainage, and wetlands.

The Board discussed the southern buffer, parcels, ingress, egress, site plan, wetlands, and Town Commons.

Chair Bell argued the Briar property easement should not be included in the plan. Discussion ensued.

Mr. Fleishman summarized Chair Bell's concern that Briar property easement does not apply a recommendation of approval from the Board.

Motion duly made by Mr. Ford and duly seconded to approve the Master Site Plan change as presented with the provision that the equestrian trails from 3rd party properties does not denoate approval for other uses, The motion passed 3-0.

COMMENTS FROM THE PUBLIC
There were none.

COMMITTEE MEMBER COMMENTS
There were none.

SET NEXT MEETING DATE
To be determined.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 6:17 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski Prototype, Inc.

TOWN OF LOXAHATCHEE GROVES
Planning and Zoning Board and Local Planning Agency Minutes
July 16, 2020

****IT IS NOTED THE AUDIO STARTS AT THE BIG DOG RANCH SITE PLAN AMENDMENT****

CALL TO ORDER

OPENING

1. Swearing-In of PZB members
2. Call to Order & Roll Call
3. Election of Officers (Chairman and Vice-Chairman)
4. Approval of Agenda
5. Public Comments*

REGULAR AGENDA

1. Big Dog Ranch Site Plan Amendment

Staff presented the site plan amendment to the Board and stated that the Big Dog Ranch proposal includes the elimination of the caretaker house and while the amendment includes the increase or decrease of the square footages of the 5 buildings it does not change the overall approved square footage or floor area ratio for the entire site. The changes involve moving things around the site but staying in the parameters of the approved plan. Staff recommendation was read into the record. A representative from the Big Dog Ranch gave an overview of the proposed changes. After a short discussion, the Board was in consensus that the proposed changes should be approved.

A motion was made to approve the Big Dog Ranch Site Plan Amendment as proposed by staff by Mr. Ford. The motion was seconded by Ms. Gonzales. Motion passed unanimously.

2. Brown Open Storage

Staff gave an opening summary to describe why these applications are being taken together which include a ULDC Text Amendment and Special Exception and Site Plan for Brown Open Storage. A ULDC amendment would need to be approved as a conditional use to allow the open storage as a permitted use in the AR zoning district. This action will need to be approved by Town Council by Ordinance. Secondly, a Special Exception for Conditional Use will be required to approve a site plan for the 47-acre property. This would be approved by Resolution by the Town Council. The combination of the two would not be approved until the Second Reading of the Ordinance. A discussion pursued on the definition of open storage.

The applicant was asked to give an overview of the site plan which includes preserve areas, wetlands, landscape buffers, equestrian trail and parking area for trailers and city vehicles. The facility will be open to the public and buffered with landscaping. The Board proceeded to ask questions of the applicant and noted concerns about the use and the type of vehicles being stored on the property as well as changing the ULDC.

A motion was made by Mr. Ford to deny the application for the changes to the ULDC for Brown Open Storage. The motion was seconded by Ms. Gonzales. A discussion pursued on non-compliance uses. Motion passed unanimously.

A motion was made to include the pictures as part of the record by Ms. Gonzales and seconded by (name not recognizable). Motion passed unanimously.

3. **Florida Department of Economic Opportunity Technical Assistance Planning Grant Comprehensive Plan Amendments –**

   Staff stated that the proposed Comprehensive Plan Amendments must go to Council before August 15th pursuant to the grant and he would like to set a meeting on July 30th to discuss the amendments. Copies of the Amendments were handed to the Board members for their review prior to the next meeting.

COMMITTEE MEMBER COMMENTS - None

SET NEXT MEETING DATE

The next meeting date was set for July 30th at 6:30 p.m.

Mr. O'Neil was sworn into the record as he was not present at the beginning of meeting.

ADJOURNMENT

The meeting was Adjourned no time noted.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Minutes prepared by
J. Meeks, ProtoType, Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY MEETING
DECEMBER 10, 2019

CALL TO ORDER

The meeting was called to order by Chairperson Bell at 5:30 p.m. (estimated time).

ROLL CALL

Present: Chairperson Bell, Board Members Mr. Ford, Mr. Ortero, Mr. Lipp, Mr. O'Neal, and Ms. Close, Town Manager Mr. Titcomb, Town Planning Consultant Mr. Fleishman, and Town Clerk Ms. Burch.
Absent: Mr. Ortero

The Town Clerk declared a quorum to be present.

Discussion ensued about alternate members and participation. Ms. Burch read Resolution 2019-24 into the record.

APPROVAL OF MINUTES

There were none.

REGULAR AGENDA

1. Elect Chair and Vice Chair

Motion made by Mr. Lipp, duly seconded, to nominate Mr. Bell as Chair. In a voice vote, the motion passed unaninmously.

Motion made by Mr. O'Neal duly seconded, to nominate Mr. Ford as Vice Chair. In a voice vote, the motion passed unaninmously.

2. 444/556 B Road Comprehensive Plan Amendment: CPA 2019-02

A brief discussion ensued about procedure.

Chair Bell turned the agenda over to Town Planning Consultant Mr. Jim Fleishman.

Mr. Fleishman summarized the proposed amendment. He introduced the applicant's attorney.

Mr. Al Malafado, on behalf of the applicant, introduced himself and reviewed the subject site, surrounding development, and land uses.

Mr. Josh Nichols, agent for the applicant, introduced himself to the Board. He further reviewed the surrounding properties, and existing uses.

Discussion ensued about the documents received by the Board for Mixed-Land Use and the current presentation for Commercial Low. Town Manager Mr. Titcomb added that it was noticed as Mixed-Land Use. Ms. Close noted they need to see an updated application.

Mr. Nichols clarified the applicant would like to move forward with the Mixed-Land Use as originally requested. He continued the presentation.

Discussed ensued about the Special Policy.

Mr. Seth Briar, applicant, introduced himself and provided additional comments on the Special Policy. Discussion continued.

Mr. Fleishman reviewed existing uses from the staff report.

Discussion continued with Mr. Briar about the property and land uses.

Mr. Fleishman resumed his presentation. He summarized the following: Proposed Comprehensive Plan Amendments; Future Land Use Element Text Amendments; Applicant's Support Data and Analysis; Staff's Analysis, and Staff Findings and Recommendation.

Chair Bell opened public comments.

Mr. Ken Johnson spoke about the history of the property.

Ms. Pat Johnson spoke about the traffic impact.

Mr. Paul Coleman spoke about the buffer and stated commercial needs to remain south of Tangerine Drive.

Chair Bell asked the Board if they had any questions.

The Board discussed usages permitted under the MLU, legal nonconforming use, taxes, Special Policy, and Business Tax Receipts.

Mr. Briar stated, for the record, he was provided a certified copy of an October 2, 2006 zoning approval from Palm Beach County. Mr. Fleishman stated a copy has not been received. Mr. Briar disagreed and stated the packet, including the letter, was provided to Town Manager Titcomb.

Discussion continued about zoning, staff's recommendation, Tangerine Drive, nonconforming uses, Commercial Low, and FAR.

Motion made by Ms. Close, duly seconded, to restrict the Commercial Low to the southwest quadrant, allowing 30,000 square feet, of which no more than 7,500 square feet can be retail space, with the remainder as storage space, accessory to the retail space; the balance of the property would

be AR-5 and Conservation; the illegal and nonconforming uses remain that way until it is rezoned and developed; and received permits within 24 months from the date of Town Council's second reading. In a voice vote, the motion passed 4-1 with Mr. Lipp voting in opposition.

COMMENTS FROM THE PUBLIC

There were not additional comments from the public.

COMMITTEE MEMBER COMMENTS

There were none.

SET NEXT MEETING DATE

There next meeting will be held on February 20, 2020 at 5:30 p.m.

ADJOURNMENT

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 9:03 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
Local Planning Agency Public Hearing Minutes
July 30, 2020

1. OPENING

a. Call to Order & Roll Call

Town Clerk Ms. Burch called the meeting to order and called roll call:

Dennis Lipp -Absent; Willliam Ford – Present; Matthew Ortero - Present; Willilam Bell - Absent; Neil O'Neal -Present; Thais Gonzalez – Present; Town Manger Jamie Titcomb - Present; Town Planning Consultant Jim Fleischmann – Present

b. Approval of Agenda

A motion was made by Mr. O'Neal to approve the Agenda for the LPA Meeting. The motion was seconded by Ms. Gonzlez. The motion passed unanimously.

2. MINUTES – None

3. OLD BUSINESS – None

4. NEW BUSINESS

a. Public Hearing: Comprehensive Plan Amendment 2020-2021

1. Staff presentation and recommendation

Mr. Fleischmann gave the Committee an overview of the amendments and stated by state law the grant must be reviewed by the LPA. The Amendments include two parts transportation and an overlay district. Documents handed out included background staff used to prepare the comprehensive plan amendments and staff report. The amendment includes a road classification system which identifies 5 service levels. The objective is to prioritize road maintenance, road improvements and repairs in a systematic way to help develop capital projects. Mr. Fleischmann explained the service levels and classifications of the roads. A long discussion pursued.

Town Manager Titcomb noted that Dennis Lipp arrived at the meeting.

The proposed overlay district along Okeechobee Boulevard will include 5-acre parcels and it provides for use categories and requirements. The current zoning is the CL zone district. Categories include uses allowed in AR zoning district; uses previously allowed by PBC prior to incorporation by the Town; cottage businesses; agricultural tourism business to become a principal use; and residential enterprise. Setback and buffer requirements were discussed. The Comprehensive Plan amendments do not include code revisions and the Unified Land Development Regulations will need to be changed accordingly.

The LPA stated they needed more time to discuss the Overlay District and they wished to obtain more public input.

A motion was made by Mr. Ford to approve the amendment but not the overlay district. The motion was seconded by (name not recognizable). The motion passed 4-1 vote.

A motion was made by Mr. Ford that a recommendation to the Council to delay the first reading of the Ordinance for the Overlay District until there is more public input. Seconded by Mr. O'Neil. Motion passed unanimously approved.

A motion was made by Mr. Ford to recommend to Council that Southern Boulevard text amendment include the amended table 1 and 8, policy 1.2.5 policy, 1.2.6 and 2.2.5. The motion was seconded by Mr. O'Neil. The motion passed 3-2 vote.

2. Public Questions and Comments -None

3. Local Planning Agency member Questions and Comments - Mone

4. Consideration of a motion by local Planning Agency - None

5. **DATE FOR NEXT PLANNING AND ZONG BOARD MEETING –**
The LPA determined that a date should not be made for this meeting due to other meetings on calendars and Covid issues.

6. COMMENTS FROM THE PUBLIC -None

7. COMMENTS FROM THE MEMBERS

Ms. Gonzales made a motion to recommend to Town Council a mailer be sent to every household to receive a survey on line to get input on the overlay district. The motion failed due to a lack of a second.

8. ADJOURNMENT

The meeting was Adjourned no time noted.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Minutes prepared by
J. Meeks, ProtoType, Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY MEETING
AUGUST 20, 2020

CALL TO ORDER

The meeting was called to order by Acting Chairman Ford at 5:30 p.m. (estimated time).

ROLL CALL

Present: Chairperson Ford, Board Members Mr. Ortero, Mr. Bell, Mr. O'Neal, and Ms. Gonzalez, Town Manager Mr. Titcomb, and Town Planning Consultant Mr. Fleishman.
Absent: None.

The Town Clerk declared a quorum to be present.

ELECTION OF CHAIRMAN

Chair Ford stated the election of Chair would be for both Local Planning Agency and Planning and Zoning.

Motion made by Mr. Bell, duly seconded, to appoint Mr. Ford to Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

Motion made by Mr. Bell, duly seconded, to appoint Mr. Ortero to Vice Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

APPROVAL OF AGENDA

Chair Ford requested to hear LPA Regular Agenda Item #1 prior to #2. There was consensus.

PUBLIC COMMENT

None on non-agenda items.

CONVENE LOCAL PLANNING AGENCY

1. Noah's Ark Daycare Small-Scale Land Use Map Amendment

Chair Ford turned the agenda over to Town Planning Consultant Mr. Jim Fleishman.

Mr. Fleishman provided a brief overview of the amendments that will also be heard by the Planning and Zoning Board.

Chair Ford asked for clarification about the requested zoning change. Mr. Fleishman further explained the application.

Mr. Fleishman introduced the applicant, Mr. Josh Nichols, agent for Mr. Perez, owner of Noah's Ark Daycare.

Mr. Nichols clarified that they are requesting removal of the church use and briefly reviewed the history of the project and approved site plan. He spoke about the increased capacity, traffic, buffer, proposed sit plan, and Comprehensive Plan requirements.

Discussion ensued about traffic, land use buffer, proposed zoning, setbacks, easement, and Okeechobee Corridor overlay. Committee members expressed concern about future development and zoning change.

Motion made by Mr. Bell, duly seconded, to approve CPA 2020-02 with conditions that it is an existing Institutional use and at Town Council approval, a consideration for a recreational easement on the south side of the property, subject to the Okeechobee Corridor overlay. In a voice vote, the motion passed 4-1, with Ms. Gonzalez voting in opposition.

2. Update on the status of the Okeechobee Boulevard/Southern Boulevard Comprehensive Plan Amendments *(heard prior to Item #1)*

Chair Ford turned the agenda over to Town Planning Consultant Mr. Jim Fleishman.

Mr. Fleishman summarized the proposed amendments, list of Town Council recommendations, and timeline. He recommended the LPA review the seven items, consider additional issues to address, and prioritize a list to present to Town Council.

Discussion ensued about non-conforming uses and code enforcement.

Motion made by Mr. Bell, duly seconded, to have a separate LPA meeting next month, noticed, and allowing public comment.

Discussion ensued about the motion.

Mr. O'Neal arrived at 6:06 p.m.

Mr. Bell withdrew his motion.

Discussion continued about LPA and Planning and Zoning Board meetings.

Motion made by Mr. Bell, duly seconded, to continue the regular meeting schedule. In a voice vote, the motion passed unanimously.

3. Public Comment *(on Regular Agenda Items #2 and #3)*

None.

4. Adjourn Local Planning Agency

The LPA was adjourned at 7:12 p.m. (estimated time).

CONVENE PLANNING AND ZONING BOARD

The meeting of the Planning and Zoning Board was called to order by Chair Ford at 7:12 p.m. (estimated time).

1. Noah's Ark Zoning Map Amendment

Mr. Fleishman recommended approval for consistency with the Land Use Amendment approval by the Planning and Zoning Board.

Motion made by Mr. O'Neal, duly seconded, to approve application 2020-03 application.

No public comments.

In a voice vote, the motion passed unanimously.

2. Noah's Ark Site Plan Amendment

Mr. Fleishman reviewed the Site Plan Amendment and updated conditions of approval.

Motion made by Mr. Bell, duly seconded, to approve SPA 2020-03 subject to conditions of approval in Exhibit 3 with the following additions: #1-5 and #6 to show on site plan 40-50' paper easement to tie the future overlay and also include verbiage for existing Institutional Use.

No public comments.

In a voice vote, the motion passed unanimously.

3. Palms West Plaza Site Plan Amendment

Mr. Fleishman provided a brief overview of the project and updated conditions of approval.

Ms. Lauren McClellan, on behalf of the applicant, introduced herself and additional project team members. She reviewed the request for the Palms West Plaza Site Plan Amendment including the site location, existing approved site plan, and proposed site plan.

Discussion ensued about Tangerine Drive and access.

Motion made by Mr. O'Neal, duly seconded, to approve application SPA 2020-04 as is, subject to the conditions presented.

No public comment.

In a voice vote, the motion passed 4-1, with Ms. Gonzalez voting in opposition.

4. Public Comment *(on Regular Agenda Items #1, #2, and #3)*

None.

COMMITTEE MEMBER COMMENTS

Mr. Bell acknowledged the Board's candor and noted it will be a lot of work going forward.

SET NEXT MEETING DATE

There next meeting will be held on September 17, 2020 at 5:30 p.m.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 8:13 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AND ULDC REVIEW COMMITTEE MEETING
DECEMBER 17, 2020

CALL TO ORDER

No audio provided.

ROLL CALL

No audio provided for roll call.

ELECTION OF JOINT MEETING CHAIR AND VICE-CHAIR

No audio provided.

REGULAR AGENDA

1. Okeechobee Boulevard Overlay discussion and recommendation

Mr. Jim Fleishman introduced the item and provided a historical overview. He highlighted the following summary of background research on the Comprehensive Plan Amendments; proposed Ordinance 2020-03; 2030 Future Land Use Map; Reclassification of Okeechobee Boulevard; Proposed Roadway Classification Map; Future Land Use Categories; Proposed Architectural Theme; and Plan for Nonconforming Uses.

Discussion ensued about self-storage on Southern Boulevard; land use and zoning; reclassification of Okeechobee Boulevard; commercial; and minimum parcel size.

The floor was opened for public comment.

Ms. Nina and Ms. Virginia Standish both spoke about traffic and impact.

Mr. Shore spoke about Commercial development.

Mr. Lisa Reamy spoke about approaching development thoughtfully.

Discussion continued about the overlay; federal funding; AR-5 zoning; commercial; traffic; and FAR.

2. Public Comments

No additional public comments.

COMMITTEE MEMBER COMMENTS

None.

SET NEXT MEETING DATE

There next joint meeting will be January 27, 2021 at 5:30 p.m.

ADJOURN JOINT COMMITTEE MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 7:25 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD & ULDC COMMITTEE
JOINT MEETING
JANUARY 27, 2021

CALL TO ORDER

Town Clerk Lakisha Q. Burch called the PZB-ULDC Joint Meeting to order at 5:38 p.m.

ROLL CALL

Present: PZB Chair William Ford; PZB Vice Chair William Bell and PZB Board Member Neil O'Neal III; ULDC Committee Members Jo Siciliano, Cassie Suchy, Todd McLendon and Laura Cacioppo. ULDC Committee Member Lisa Trzepacz has resigned. Ms. Plante is awaiting Town Commission Approval to replace her; she is in the audience. Alternate ULDC Committee Member Simon Fernandez; Town Manager Titcomb; and Town Planning Consultant Mr. Fleishmann.

Absent: PZB Board Members Matthew Ortero and Brett Raslowitz,

Town Clerk Burch confirmed a quorum.

APPROVAL OF AGENDA

Motion made by the PZB Board and duly seconded by the ULDC Committee. to approve the Agenda. The motion passed unanimously (7-0).

PUBLIC COMMENTS *(on Non-Agenda Items)*

Mr. Robert Shore, 1742 E Road, Loxahatchee Groves: Comments relating to the Okeechobee Overlay on the Agenda. There have been significant changes with increased traffic and development. The proposal is not an FAR, its an overlay, with no limit as to what that overlay can specify.

Having no further Public Comments, Town Clerk Burch asked that the record reflect that PZB Board Member Neil O'Neal III joined the meeting at 5:44 p.m.

Town Clerk Burch opened discussion of the Regular Agenda Item #1.

REGULAR AGENDA

1. Low Impact Non-Residential Uses on Okeechobee Boulevard

Mr. Fleishmann introduced Item #1 as a discussion of low impact non-residential land uses on Okeechobee Boulevard as they are currently proposed in the Ordinance which has been adopted on first reading by the Town Council. The Ordinance was sent to the State, which gave no comments on the Town's proposal. It was also sent to the Regional Planning Council and various other state and local agencies and no comments were received.

Mr. Fleishmann advised that he would briefly review the items on Page 3 the Agenda package with Board and Committee and then opened the item for discussion reviewing the various policy changes proposed.

Mr. Fleishmann turned the matter over to the Board and Committee members for questions and discussion.

ULDC Committee Member asked if they are on city water and sewer and were advised that yes, the lines are there.
PZB Board Member asked for details of 1.16.2 and what enforcement procedures are in place? Explain how consistent architectural themes affect current structure.
ULDC Committee Member asked if landscaping is treated the same as architectural.
PZB Board Member stated that dealing with owners on non-conforming uses will be difficult and suggested that anything that existed prior to incorporation would be grandfathered in.
PZB Board Member pointed out that the reality is that rules must be enforced. Current rules are not being enforced so why would these new rules be enforced? He questioned why high-demand industrial use areas are excluded but uses with little or no demand are added.
PZB Board Member disagreed that the Joint Committee makes the rules stating that if the rules aren't being properly enforced, the Town Council should do so. Suggested set up of a FAR system in the overlay.
ULDC Committee Member stated that five (5) acres really invites large industrial use.
ULDC Committee Member stated that there need not be compliance with FAR.
PZB Board Member agreed for creating a FAR flexibility such as a sliding scale based upon acreage.
ULDC Committee Member pointed out that issues will arise for cottage businesses and five (5) acres.

Mr. Fleishmann advised that the Town Council wanted the Joint Meeting members to decide on a list of what they don't want in the overlay.

PZB Board Member suggested that lot coverage could be limited to avoid sliding scales for FAR. He also agreed that 1.16.5 for non-conforming use process should be carefully crafted to avoid "spot-zoning."

Mr. Fleishmann advised that16 parcels on the corridor are less than 4 acres and there are 72 parcels total. Height starts at an elevation of ten (10) feet.

PZB Board Member advised not to assume that 5+ acres can only have a single use or single business entity.

PZB Board Member called a "Yea" or "Nay" voice vote to find that the majority of the members favored an Okeechobee overlay and asked to move to specific discussion regarding Buffer Zones.

ULDC Committee Member asked that the Joint Committee start by discussing the Policies in order.

PUBLIC COMMENTS *(on Agenda Item #1)*

Mr. Simon Fernandez *(speaking as a citizen)*, 14375 Okeechobee Blvd., Loxahatchee. Instead of thinking only of Aldi's, or other big box projects, be creative and think of a structure that allows many small cottage businesses to aggregate in the five (5) acre minimum.

The Board and Committee members continued discussion.

PUBLIC COMMENTS *(on Agenda Item #1)*

Mr. Simon Fernandez *(speaking as a citizen)*, 14375 Okeechobee Blvd., Loxahatchee. For example, if the code is applied to Parcel #26, nothing will fit on it and there's also an access issue created. Buffers are the solution.

Mr. Fleishmann advised that he previously emailed the Board and Committee Members the list of uses that the public preferred.

The Board and Committee members continued discussion of uses they did and did not want.

PZB Chair Ford made a Motion on Agenda Item 1 to establish the parameters of the buffer zone in the proposed Okeechobee Overlay by adopting a 40' buffer zone facing Okeechobee, a 100' buffer zone at the rear of the property and a 20' buffer zone on east and west sides. PZB Board Member O' Neal seconded the motion.

Town Clerk Burch opened the floor for the Board and Committee members discussed the proposed Motion.

After discussion, Town Clerk Burch restated the Motion on Agenda Item 1 made by PZB Chair Ford and seconded by PZB Board Member O' Neal to establish the parameters of the buffer zone in the proposed Okeechobee Overlay by adopting a 40' buffer zone facing Okeechobee, a 100' buffer zone at the rear of the property and a 25' buffer zone on the east and west sides.

The Board and Committee members continued discussion the proposed Motion.

PZB Chair Ford amended his Motion to include that a multi-use easement be contained in the buffer zones and a ULDC Member proposed amending the Motion to increase the buffer zone from 40' to 50' in the front to conform with Southern Blvd.

Mr. Fleishmann suggested tabling the Motion to allow for calculations to be done on the different proposals regarding the setting of parameters for the buffer zones.

PZB Chair Ford withdrew his Motion.

Mr. Fleishmann promised to bring drawing to the next meeting of the various buffer zone parameters.

2. Additional Okeechobee Overlay Issues

Item #2 was tabled due to time constraints.

SET NEXT MEETING DATE

The next PZB-ULDC Joint Meeting date was set for February 24, 2021.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business the meeting was adjourned at 7:49 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
I. Revelas, Prototype, Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
FEBRUARY 4, 2021

CALL TO ORDER

Town Clerk Lakisha Burch called the Planning and Zoning Board Meeting to order at 6:22 p.m.

ROLL CALL

Present: Chairperson Mr. William Ford (entered late at 6:26 PM); Vice Chair Mr. William Bell; Board Members Mr. Brett Raslowitz and Mr. Neil O'Neal III; Town Manager Titcomb; and Town Planning Consultant Mr. Fleishmann.

Absent: Board Member Mr. Matthew Otero.

Town Clerk Burch confirmed a quorum.

APPROVAL OF AGENDA

Motion made by Vice Chair Bell, duly seconded. to approve the Agenda. The motion passed unanimously.

Motion made by Mr. O'Neal, duly seconded, to move public comment on non-agenda items to Item #1 and approve the agenda as modified. The motion passed unanimously.

PUBLIC COMMENTS *(on Non-Agenda Items)*

Ryan Johnston, Johnston Group Development and Construction from Jupiter, spoke about an upcoming change of use project. Discussion continued regarding changes of use.

REGULAR AGENDA

1. Merkert Special Exception

Mr. Fleishmann gave a staff presentation on Item #1 Merkert Special Exception Category A, seeking approval to delete Condition (i) of current Class A Conditional Use approval granted by Palm Beach County in 1998 for Merkert Family Mausoleum. Project is located on the west side of D Road.

Mr. Fleishmann shared a brief slide deck of the site detailing the history of the conditions and further advising of staff recommendation for approval of this special exception including three revisions of the Palm Beach County Class A Conditional Use approval.

Mr. Fleishmann also read a letter into the record from Loxahatchee Grove Landowners Association.

Tom Golsonnay, Project Agent for the owner/applicant Ms. Tuyet Merkert, Trustee advised that the applicant was making changes for her family's estate planning purposes.

Board discussion continued regarding county unity of title requirements, as well as ingress and egress easements.

Motion made and seconded to approve Agenda Item 1 to break the 25 acre Merkert parcel into four parcels: one ten (10) acre parcel (which includes the mausoleum) and three (3) five acre parcels, keeping unity of title for the ten (10) acre parcel only, and all parcels will have ownership restricted to relatives or heirs. Maintenance stays the same for the ten (10) acre parcel including a staff recommendation to have the Agreement transferred from Palm Beach County to the Town of Loxahatchee Groves. The motion passed unanimously.

2. Lockhart Self-Storage

Mr. Fleishmann summarized the project as including multiple applications: a re-zoning from Palm Beach County to Town of Loxahatchee Groves, two ULDC text amendments and a special exception and site plan approval of the self-storage conditional use on the 2.62 acre parcel.

Bradley Miller of Urban Design Studio for the applicant walked the Board through the set of applications for the project. The property abuts Southern Boulevard on the south and Tangerine on the north.

Two items are up for discussion: plot coverage and building height which deviate from staff recommendations. All other staff recommendations were agreed to by the applicant.

PUBLIC COMMENTS *(on Agenda Item #2)*

Nancy Drysdale, Loxahatchee: Objected to #2B re: 2 mile radius @ Page 21 of application suggesting it stifles competition.

Phyllis Manillia, Loxahatchee: Requested clean up of Southern Boulevard near the A&G Market as the parking areas dirty and unsafe, with "bad actors." She requested display of a conceptual slide from the applicant's deck where horse trails impact the proposed project.

BOARD MEMBER COMMENTS

The Board had questions regarding the origin of the Town's finished grade limit and cross-access easements to avoid dead ends.

Staff recommended approval of the applicant's text amendments subject to staff comments/revisions, recommended approval of the site plan subject to several conditions which applicant has agreed to, and recommended limitation to 2 stories and 25% lot coverage.

More permeable areas and buffering were recommended. Board discussion continued about height, percentage of lot coverage, and FAR.

Motion made and seconded, to table the application and bring it forward again at the next meeting for recommendation. Motion withdrawn.

Motion made by Mr. Otero, duly seconded, to approve the following parameters for further consideration by the Board and applicant at the February 18th, 2021 meeting. Parameters: 30% maximum plot, 35 foot height from finished grade, Tangerine would be emergency only, and gated road to road. The motion passed 3-2.

SET NEXT MEETING DATE

The next meeting date is set for February 18, 2021.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business the meeting was adjourned at 9:15 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Vice Chairperson

Prepared by:
I. Revelas, Prototype, Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
APRIL 7, 2021

CALL TO ORDER

Vice Chair Bell called the meeting to order at 6:15 p.m. (estimated time), and asked Town Clerk Lakisha Burch to call the roll.

ROLL CALL

Present: Board Members Brett Raflowitz and Neil O'Neal III; Vice Chair William Bell; Town Manager Jamie Titcomb; and Town Planning Consultant Fleishmann.

Late: Town Clerk Burch advised that Chair William Ford and Board Member Matthew Ortero both called the Clerk and left messages that they would be joining the Board Meeting late at 7:00 p.m.

Town Clerk Burch confirmed a quorum for business to proceed.

APPROVAL OF AGENDA

Motion made by Vice Chair Bell, duly seconded, to approve the Agenda. The motion passed unanimously.

PUBLIC COMMENTS *(on Non-Agenda Items)*

None.

REGULAR AGENDA

1. **Agenda Supplement dated 04/02/21 Prepared by Mr. Fleishmann Regarding Inconsistencies in Southern Palms Car Wash and Heartland Dental Office Building Site Plan Applications.**

Mr. Fleishmann gave a staff presentation recommending that an "Administrative" Site Plan for Pod B be prepared as a guide for all future development activities within Pod B. The "Administrative" Plan would focus on issues that are common to all of the Pod B developments such as perimeter landscaping, ingress/egress, cross access, sidewalks, etc.

Vice Chair Bell suggested that no action was required by the Board on this matter and none was taken.

Vice Chair Bell stated that his understanding was that the Board was merely being asked by Staff to acknowledge that the applicants had submitted partial Pod developments in lieu of entire Pod developments. Mr. Fleishmann affirmed and closed the discussion on this matter.

2. Aldi Sign Variance

Mr. Fleishmann advised the Board that Aldi was open for business, and had submitted an application for a variance to increase the permitted size of both the primary (Southern Boulevard) and secondary (B Road) signage for the business.

Mr. Fleishmann directed the Board to Page 7 of the Agenda package for visuals of the proposed signage and to Pages 5-11 for Staff comments, noting a critical typographical error at the third paragraph of Page 8. He invited the applicant to present.

Attorney Matthew Scott from the Law firm of Dunay Cohen Backman in Boca Raton, FL, appeared for the applicant. Attorney Scott commended the Staff Report and analysis. He explained that the Aldi temporary Certificate of Occupancy included temporary banners which the proposed permanent signs will be replacing.

Attorney Scott presented a slide deck showing visuals of project and proposed signage from multiple views.

He advised that two main items were driving Aldi's request for a variance for larger signs. First, Southern Blvd. will be expanding and adding a lane, so the sign needs to be larger for the new lane of fast-moving vehicular traffic to see it. Second, the Town adopted new regulations for landscape buffers that require a larger berm (3 feet) with trees on the top, so the signage needs to account for the increased height of the new berms and the fullness of the mature trees.

Finally, Attorney Scott advised that in the recent past Publix and John Deere both got variances for larger signs (74 feet).

The Board discussed the timing of the new landscaping at the project.

Vice Chair Bell then asked for public comment.

PUBLIC COMMENTS *(on Agenda Item #2)*

None.

The Board members asked staff and the applicant for details of the other sign variances including Publix, John Deere and Wendy's Menu Board, which were then discussed.

Vice Chair Bell asked for a Motion to Approve Agenda Item 2 based upon Staff recommendations.

A Motion was made and duly seconded for approval of Agenda Item 2 (SP-20-2008) to grant the variance for larger signs based upon Staff recommendations as set forth at Page 11 of the Agenda package, and subject to the Site Plan dated December 16, 2020, and Conditions of Approval per Attachments A and B.

The motion passed unanimously, 5-0.

3. Groves Town Center Pod B Site Plan Applications (for Southern Palms Car Wash and Heartland Dental Office)

Mr. Fleishmann introduced the Southern Palms Car Wash Site Plan Application. The Staff Report starts on Page 12 of the Agenda package. The principal objective of staff review is to consider the characteristics of site plan application against those of the Town's ULDC. In this case, staff determined that the applicant's Site Plan met ULDC requirements. Mr. Fleishmann then invited the applicant to present.

Jacob Lawson, Civil Engineer from Kimley-Horn & Associates of Vero Beach, FL appeared for the applicant car wash project owned by his client, Mr. Dan Woodward. Mr. Woodward owns another car wash in Loxahatchee Groves. Mr. Lawson shared the elevations and suggested that they demonstrate that the proposed site plan meets the Town's ULDC requirements.

Mr. Fleishmann noted that the conditions attached to the application start at Page 24 of the Agenda package.

Mr. Lawson pointed out a mistake in the application regarding the total building square footage. 4,815 SF is the correct figure, not the 5,316 SF figure set forth in the application.

Mr. Lawson stated that the three (3) foot berm requirement posed a challenge to the project and the applicant requested flexibility. He stated that for this project, the Town's berm requirements conflict with the Palm Beach County Water Management Board requirements.

The Board discussed possible modifications and concluded that flexibility regarding the berm requirement is properly discussed between engineers of the Town and the applicant, and Staff, not at the PZB meeting.

Vice Chair Bell asked for public comments.

PUBLIC COMMENTS *(on Agenda Item #3-Southern Palm Car Wash))*

None.

BOARD MEMBER COMMENTS

Vice Chair Bell made a Motion to Talk About Agenda Item #3-Southern Palm Car Wash.

The Board indicated that Staff recommended approval of the application per Pages 24-27 of the Agenda package.

Vice Chair Bell asked the record reflect that Chair Ford had arrived. Town Clerk Burch took official notice.

The Board discussed drafting of the motion and taking note of square footage, canopy with solar panels and signage, height change in berm.

Chair Ford had specific questions about why the Town needed another car wash identical to the existing one nearby. He pointed out that horse trailers and dual pick-up trucks ('Dualies") won't fit in either car wash.

Board discussion returned to drafting the motion.

A Motion was made by Chair Ford, duly seconded, to approve Item #3-Southern Palm Car Wash Site Plan Application per staff recommendations with these changes: 1) Correct the square footage from 5,316 SF to 4,815 SF; 2) Correct the landscape buffer from 10' to 8' per the Town Ordinance; and 3) flexibility regarding the 3' berm to be discussed at a later time. The Motion passed 3-2.

Board Members in Opposition stated that the Town doesn't need another car wash like this.

Chair Ford introduced Item #3-Heartland Dental Office Site Plan Application

Mr. Fleishmann summarized the project as including conditions at Pages 39-42 of the Agenda package and invited the applicant to present.

Appearing for the applicant Heartland Dental Office was Jacob Lawson, Civil Engineer from Kimley-Horn & Associates of Vero Beach, FL.

Mr. Lawson indicated that the Part B #5 cross access agreement and requirement without an identified partner for the agreement was problematic. Mr. Fleishmann agreed.

The Board engaged in a lengthy discussion about Part B #5.

Upon conclusion, Town Clerk Burch summarized that a Motion was made by Mr. Raflowitz and seconded by Mr. Otero to approve Staff recommendations.

Vice Chair Bell interrupted to restate the Motion:

A Motion was made by Mr. Raflowitz and seconded by Mr. Ortero to approve Item #3 for the Heartland Dental Office Site Plan Application incorporating Staff recommendations to remove #13, revise Part B #5 for cross access, and incorporate the approval of the engineers. The motion passed unanimously, 5-0.

SET NEXT MEETING DATE

None.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business the meeting was adjourned at 9:00 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Vice Chairperson

Prepared by:
I. Revelas, Prototype, Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AND ULDC REVIEW COMMITTEE MEETING
APRIL 28, 2021

CALL TO ORDER

The meeting was called to order by Chair Ford at 6:00 p.m. (estimated time).

ROLL CALL

No audio provided for roll call, but the following members were identified throughout the meeting:

Present PZB: Chair Ford, Board Members Mr. Ortero, Mr. Bell, Mr. O'Neal, Town Manager Mr. Titcomb, Town Planning Consultant Mr. Fleishman, and Town Clerk Ms. Burch.
Absent: Mr. Raflowitz

Present ULDC: Ms. Siciliano, Mr. McLendon, Cassie Suchy
Absent: Ms. Cacioppo

The Town Clerk declared a quorum to be present.

APPROVAL OF AGENDA

No audio provided.

COMMITTEE UPDATE STATUS

No audio provided.

PUBLIC COMMENT

No audio provided.

REGULAR AGENDA

1. **Motions from the February 24 and March 24, 2021 Meetings:**
   - Only "Mom & Pop" businesses shall be allowed in the Overlay.
   - A maximum F.A.R. of 0.10 shall be allowed with a maximum of 25,000 sq. ft. of buildings per parcel.
   - RETAG Buffers and Setbacks approved.
   - Approval of Policy 1.16.2 (See Attached Agenda Item #1)
   - Staff – Recommend Low-Impact Business Standards (Refer to Agenda Item #3)

2. Discussion Items from Previous Meetings:

- Overlay Parcel Sizes.
- Diminimus Traffic Generation
- Buffers and Setbacks
- Mom & Pop Businesses – Revisions to Policy 1.16.2 (See Agenda Item #3).

3. Low Impact Non-Residential Uses on Okeechobee Boulevard.

Audio provided began with this agenda item.

The Board discussed non-residential uses allowed in the Overlay, utility companies, and potential commercialization of Okeechobee Boulevard.

Motion made by Mr. McLendon to stop allowing commercial offices and retail and allow businesses that are primarily complementing agricultural activities such as retail sales of agricultural sales and farmers markets. Motion died due to lack of second.

Discussion continued about Right to Farm Act, Policy 1.16.2, businesses, commercial businesses, and regulation. The Board discussed reconsidering the maximum of 25,000 sq. ft. of buildings per parcel.

Motion made by Mr. McLendon, duly seconded, to remove number two of Policy 1.16.2. There was consensus but no vote taken.

The Board discussed Cottage Business Conditional Uses with Mr. Fleishmann.

Motion was made, duly seconded, to strike out number three of Policy 1.16.2. In a voice vote, the motion passed 4-3.

Discussion ensued about Low Impact Non-Residential Commercial Uses.

Motion was made by Mr. McLendon, duly seconded, to add the ability to conduct Agricultural Retail as number two of Policy 1.16.2. In a voice vote, the motion passed unanimously.

Motion was made by Mr. Bell, duly seconded, to strike "to be defined by Town Council" in number four of Policy 1.16.2. In a voice vote, the motion passed unanimously.

Discussion continued about Low Impact Non-Residential Commercial Uses, including bed and breakfast, farmer's market; and landscape service.

Motion was made by Ms. Siciliano, duly seconded, to remove farmer's market from number 4 and include in proposed number 2. In a voice vote, the motion failed.

4. Additional Okeechobee Overlay Issues

The Boards did not discuss.

5. Public Comments

None.

COMMITTEE MEMBER COMMENTS

None.

SET NEXT MEETING DATE

There next meeting will be determined by Town Council.

ADJOURN JOINT COMMITTEE MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 8:00 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
JUNE 17, 2021

SWEARING IN OF PZB MEMBERS

No audio provided for this section.

ELECTION OF OFFICERS (CHAIRMAN AND VICE CHAIRMAN)

Mr. Titcomb announced postponement of elections and noted Mr. Bell would serve as Acting Chairman.

CALL TO ORDER

The meeting was called to order by Acting Chairman Bell at 6:00 p.m. (estimated time).

ROLL CALL

Present: Board Members Mr. Ortero, Mr. Bell, and Mr. O'Neal, Town Manager Mr. Titcomb, Town Clerk Lakisha Burch, and Town Planning Consultant Mr. Fleishman.
Absent: Mr. Ford, Mr. Raflowitz, Ms. Caccioppo

The Town Clerk declared a quorum to be present.

APPROVAL OF AGENDA

Motion made by Mr. O'Neal, duly seconded, to approve the agenda. In a voice vote, the motion passed unanimously.

PUBLIC COMMENTS

None on non-agenda items.

REGULAR AGENDA

1. Culver's Restaurant Site Plan

Acting Chairman Bell turned the agenda over to Town Planning Consultant Mr. Jim Fleishman.

Mr. Fleishman provided a brief overview of the item and introduced Taylor Parker.

Ms. Parker, on behalf of the applicant, introduced herself to the Board. She began her presentation by reviewing the following: Culver's Restaurant; Site Location; Map; Elevations; Site Plan; Grading Plan; Landscape Plan; and Exhibits.

Mr. Fleishman summarized the staff report and noted staff recommended approval, subject to conditions.

Discussion ensued about design criteria, Rural Vista guidelines, parking, traffic, sidewalk connectivity, and ingress and egress points.

Motion made by Mr. Otero, duly seconded, to approve Site Plan 20-0504. In a voice vote, the motion passed unanimously.

2. Public Comment

None.

COMMITTEE MEMBER COMMENTS

None.

SET NEXT MEETING DATE (TENATIVE JULY 15, 2021)

There next meeting will tentatively be held July 15, 2021 at 6:00 p.m.

Mr. Fleishman and Mr. Titcomb spoke about the upcoming joint meeting and next steps.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 6:43 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AND ULDC REVIEW COMMITTEE MEETING
JULY 7, 2021

CALL TO ORDER

The meeting was called to order by Mr. Titcomb at 6:00 p.m. (estimated time).

ROLL CALL

Present PZB: Board Members Mr. Ortero, Mr. Bell, Mr. O'Neal, Mr. Raflowitz, Town Manager Mr. Titcomb, Town Planning Consultant Mr. Fleishman, and Town Clerk Ms. Burch.
Absent: Chair Ford

Present ULDC: Ms. Siciliano, Mr. McLendon, Ms. Plante
Absent: None

The Town Clerk declared a quorum to be present.

APPROVAL OF AGENDA

Motion made by Mr. Bell, duly seconded, to approve the agenda. In a voice vote, the motion passed unanimously.

PUBLIC COMMENT

None.

REGULAR AGENDA

Mr. Fleishman noted this was the last scheduled meeting for the joint committee and explained the Town Council timeline and State deadline.

1. Low Impact Non-Residential Uses on Okeechobee Boulevard

Mr. Fleishman spoke about the Okeechobee overlay. He reviewed changes to the recommendations, including defining farm to table restaurants. The Committee discussed local sourcing, Rural Vista Guidelines, and low impact non-residential uses.

Mr. Fleishman reviewed additional policy sections and discussion continued about historical legacies, code enforcement, non-conforming businesses, Town incorporation, FAR, and design standards and criteria.

Motion was made by Ms. Siciliano, duly seconded, to change number six of Policy 1.16 from 1-5 to 1-4 and approve everything else as is. In a voice vote, the motion passed 6-1. Mr. Bell voted in opposition.

2. Home Office, Residential Enterprise, and Historical Legacy (Information Only)

3. Public Comments

None.

COMMITTEE MEMBER COMMENTS

None.

ADJOURN JOINT COMMITTEE MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 7:41 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
MARCH 3, 2022

CALL TO ORDER

Vice-Chairman Bell called the meeting to order at 6:00 PM *(estimated time)*.

ROLL CALL

Present: Vice Chair Bell, Mr. Raflowitz, Mr. O'Neal, Town Manager Mr. Titcomb, Town Planning Consultant Mr. Fleishman.
Absent: Board Members Mr. Ford and Mr. Otero

APPROVAL OF AGENDA

Motion was made by Vice-Chairman Bell to approve the Agenda, duly seconded. The motion passed unanimously.

PUBLIC COMMENTS

None.

REGULAR AGENDA

1. Proposed Amendment to Wawa/Autozone/Aldi Site Plan (FKA Wawa/Chase/Aldi) – Pod A of Groves Town Center MLUPUD and Discussion

Mr. Fleishman, provided an overview of the proposed site plan amendment of Pod A of the 90 acre Groves Town Center. The proposed Amendment of Pod A, retains the Wawa and Aldi and changes Chase Bank to an Autozone auto parts store.

Attorney Matt presented for the applicant, BW Southern Binks LLC, providing a slide presentation to the Board. He emphasized that the applicant was seeking small changes to the approved site plan for a different user and different look of building.

Motion made and seconded to approve Agenda Item 1 site plan amendment to Wawa/Aldi/Autozone site, conditional to staff recommendations. The motion passed unanimously.

PUBLIC COMMENTS
None.

COMMITTEE MEMBER COMMENTS
None.

SET NEXT MEETING DATE
No date set for next meeting.

ADJOURN PLANNING AND ZONING BOARD
There being no further business the meeting was adjourned at 6:30 PM *(estimated time).*

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____
Town Clerk Chairperson

Prepared by:
I. Revelas, Prototype, Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY MEETING
AUGUST 25, 2022

CALL TO ORDER

The meeting was called to order by Mr. Ford at 5:30 p.m. (estimated time).

ROLL CALL

Present: Chairperson Ford, Board Members Mr. Bell, Mr. O'Neal, and Ms. Gonzalez, Town Manager Ms. Ramaglia, Town Planning Consultant Mr. Fleishman, and Town Clerk Ms. Burch.
Absent: Mr. Raflowitz, Mr. Ortero

Town Clerk Burch declared a quorum to be present.

SWEARING IN BOARD MEMBERS

Consensus was reached to amend the agenda in order to swear in Board members. Board members were sworn in by Town Clerk Burch.

ELECTION OF CHAIR AND VICE-CHAIR

Motion made by Mr. Bell, duly seconded, to appoint Mr. Ford to Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

Motion made by Mr. O'Neal, duly seconded, to appoint Mr. Bell to Vice Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

APPROVAL OF AGENDA

Motion made by Mr. Bell, duly seconded, to approve the agenda. In a voice vote, the motion passed unanimously.

PUBLIC COMMENTS

None on non-agenda items.

PRESENTATION BY TOWN ATTORNEY ELIZABETH LENIHAN

Town Attorney Lenihan provided an overview of the Board's roles and responsibilities as both the Planning and Zoning Board and as the Local Planning Agency.

REGULAR AGENDA

1. AutoZone Sign Variance

Chair Ford welcomed the applicant to present. The representative from AutoZone joined virtually to present.

Ms. Kerri Sabol, Jones Sign Company, introduced herself as AutoZone's sign vendor. She reviewed the provided presentation including the following: sign size; design specifications; and site maps.

Mr. Jim Fleishman provided an overview of the staff summary.

Discussion ensued about the sign location and design.

Motion made by Mr. O'Neal, duly seconded, to approve the request, pursuant to staff recommendations. In a voice vote, the motion passed unanimously.

2. Culvers Restaurant Sign Variance

Chair Ford welcomed the applicant to present.

Mr. Kasey Bethel, Contract Purchaser, introduced himself to the Board on behalf of the applicant. He read prepared responses from the applicant regarding the variance request.

Mr. Jim Fleishman provided an overview of the staff summary.

Motion made by Mr. O'Neal, duly seconded, to approve the request, pursuant to staff recommendations. In a voice vote, the motion passed unanimously.

3. Southern Lawn Site Plan Amendment

Mr. O'Neal abstained from voting due to potential conflict of interest.

Mr. James Hackett, agent, introduced himself to the Board on behalf of the applicant. He explained the site plan and landscape plan changes

Mr. Jim Fleishman provided an overview of the staff summary.

Discussion ensued about the FAR ratio, project design, fencing, and neighbor support.

Motion made by Mr. Bell, duly seconded, to approve the request, pursuant to staff recommendations. In a voice vote, the motion passed unanimously. Mr. O'Neal abstained.

4. Public Comments

None.

COMMITTEE MEMBER COMMENTS

A brief discussion ensued about the sign code.

SET NEXT MEETING DATE

To be determined.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 6:53 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.

TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD MEETING
MARCH 23, 2023

CALL TO ORDER

The meeting was called to order by Vice Chair O'Neal at 6:00 p.m. (estimated time). Town Clerk Lakisha Burch then administered the oath of office to Town Manager Francine Ramaglia to swear her in as a member of the Planning and Zoning Board.

ROLL CALL

Present: Vice Chairperson Bell, Board Members Mr. O'Neal and Ms. Frederich, Town Manager Ms. Ramaglia, and Town Planning Consultant Mr. Fleishman.
Absent: Board Members Mr. Rafkowitz and Mr. Ford

The Town Clerk declared a quorum to be present.

APPROVAL OF AGENDA

Motion made by Vice Chair O'Neal, duly seconded, to approve the agenda. In a voice vote, the motion passed unanimously.

PUBLIC COMMENT

None on non-agenda items.

REGULAR AGENDA

1. Big Dog Ranch Proposed Site Plan Amendment

Vice Chair O'Neal turned the agenda over to Town Planning Consultant Mr. Jim Fleishman.

Mr. Fleishman introduced the applicant, Ms. Robin Freedman, Executive Director of Big Dog Ranch.

Ms. Freedman advised that she is requesting an expansion of Big Dog Ranch to train dogs for vets with PTSD and to add a new program for dogs of actively deployed military personnel.

Mr. Fleishman gave a brief history of the project and the proposed improvements to expand the living area of dog boarding facility itself.

PUBLIC COMMENT *(on Regular Agenda Item #1)*

Cassie Suchy shared a handout with the Board. Ms. Suchy stated that original 2015 approval for Big Dog Ranch was for a much smaller size and was not to be a boarding kennel. Now Big Dog Ranch is advertising an event barn for weddings and parties and public boarding. She asked the expansions and public boarding not be allowed.

BOARD MEMBER COMMENTS

Board members questioned Mr. Fleishman regarding AR-FAR zoning, residential versus commercial.

Discussion continued regarding demand for boarding of dogs of members of the military as well as clarification regarding public boarding, advertising, and application conditions.

Vice Chair O'Neal asked for a Motion for Approval and any other considerations for special approval.

Motion duly made and seconded by to approve the site plan amendment as presented. The motion passed 2-1.

SET NEXT MEETING DATE

There are currently no projects scheduled for the April meeting. Ms. Ramaglia advised that discussions about moving the Planning and Zoning Board Meetings to the 3rd Thursday of the month were ongoing.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 6:30 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____ _____

Town Clerk Chairperson

Prepared by:
I. Revelas, Prototype, Inc.

TO: **TOWN OF LOXAHATCHEE GROVES, PLANNING AND ZONING BOARD (LPA)**

***FROM*:** **PLANNING AND ZONING DEPARTMENT**

RE: **STAFF REPORT: PADDOCK RV RESORT DEVELOPMENT APPLICATIONS**

***DATE*:** **April 29, 2025**

I. GENERAL INFORMATION

A. *Applicant*: Bove, LLC c/o Gabe Bove

B. Owners: HWA Mon Properties, LLC / Liu Nen-Chen and Liu Wen Mei / Tai Evelyn Mon Ping S. Rev. Trust / Haley Family Limited Partnership & JIMCO of Florida I LLC

C. Location: Generally located east of C Road and north of Southern Boulevard, on approximately 47 +/- acres of vacant land. Exhibit A**.**

D. Legal Description: Refer to Exhibit B.

E. Parcel Size: Approximately 47 +/- acres.

F. *Existing Future Land Use (FLU) Designation*: Rural Residential (5)

G. Existing Zoning: Agricultural Residential

***H. Existing Use and Context*:** The subject site is currently vacant and gains access from C Road. It is bound by Collecting Canal to the north and is adjacent to residential uses to the east and south. Property used for non-residential purposes is also located to the south. The Groves at Town Center project is to the west, on the opposite side of C Road.

The property was originally platted as the Loxahatchee Farms West Plat in Plat Book 86, Page 182. The Plat establishes various easements for utilities and a perimeter berm, as well as a 4.66 acre Preservation Area at the southeast corner of the subject site. Access easements to the preservation area are shown on the plat along with tracts reserved for water management. A property survey shows an additional existing conservation easement located along the northern edge of the Preservation Area. While the applicant proposes to maintain the Preservation Area, the conservation easement is proposed to be relocated to the eastern property line and enlarged. A subsequent plat application will amend most other existing easements to accommodate the proposed plan.

I. Application Request Summary : Applicant requests approval of the following applications to accommodate a luxury RV resort on subject property:

- Comprehensive Plan Text Amendment – establishes a new land use category, "Rural Recreation" and land use standards for the proposed land use category

- Comprehensive Plan Map Amendment – amends the future land use map designation of the subject site from "Rural Residential" to "Rural Recreation"

- Unified Land Development Code Text Amendment – amends the text of the land development code to establish a new zoning district "Rural RV Resort" along with supplemental development standards throughout the land development code to support the anticipated development plan.

- Rezoning- amends the zoning map designation of the subject site from "Agricultural Residential" to "Rural RV Resort".

- Site Plan - establishes the proposed development plan for 272 RV spaces and 16 park owned spaces along with support facilities and uses including but not limited to, two (2) clubhouses, a welcome center, maintenance buildings, activity building, and bath house.

II. COMPREHENSIVE PLAN TEXT AMENDMENT

The proposed comprehensive plan text amendment establishes a new land use category "Rural Recreation" to accommodate the proposed development plan for a luxury RV Resort. The proposed amendment is as shown below, and includes land use development standards to regulate development within the land use designation.

The text amendment is a necessary component of the overall application request as the existing language of the comprehensive plan does not contemplate an RV Resort use. While the Town allows for up to four (4) RVs on individual properties through the land development code, more than four (4) RVs on a property constitutes an RV Park as regulated by the State and F.S. Ch. 513.

The proposed land use designation would allow for a Recreational Vehicle Resort at a density of up to 8 RVs per acre and inclusive of an FAR of 0.08 for permanent structures such as the clubhouse facilities. The land use designation also accommodates accessory uses such as park-owned units which are RV sites owned by the property owner and maintained for rental by guests without their own vehicle.

Proposed Comprehensive Plan Text & Map Amendment

The following provides the proposed changes to the text of the Future Land Use Element of the Comprehensive Plan in ~~strikeout~~ and underline format.

Table FLU - 1 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity	Uses
Rural Recreation	Rural RV Resort (RRVR)	8 RVs/ acre	0.08 FAR for permanent structures	Recreational Vehicle Resort and accessory uses, including but not limited to one year round caretaker quarter and park owned units, which are deemed appropriate and consistent with the function of the use.

1.1.16 Policy:
The Rural Recreation (RREC) land use designation may be assigned to a parcel which is intended to be zoned and developed as a recreational vehicle resort, and will promote the Town's Greenways and Multi-Use Trails Objectives and Policies of the Recreation and Open Space Element. In order to be approved by the Town for an RREC designation, a parcel of land shall meet the following criteria:

a) Minimum parcel size: 40 gross acres prior to any dedications for public use to the Town;
b) Road Frontage and Primary Access: A minimum of 620 linear feet on C Road;
c) Proximity: No lands designated as Rural Recreation shall be located within 3 miles of another property designated as Rural Recreation; and
d) Development Intensity: The maximum development potential shall be consistent with Table FLU – 1. Density/Intensity shall be based on gross acres prior to any dedications for public use to the Town. However, based upon the infrastructure impact assessments performed during the approval process, or voluntarily by an applicant, development potential may be limited by the Town Council.

The application request is a legislative decision and therefore Staff does not provide a recommendation regarding the request.

III. COMPREHENSIVE PLAN MAP AMENDMENT

The proposed comprehensive plan map amendment changes the future land use designation of the subject site from "Rural Residential", which allows one (1) dwelling unit per five (5) acres to "Rural Recreation" to accommodate a proposed luxury RV Resort. Combined, the subject site could accommodate approximately nine (9) dwelling units under the current future land use designation.

Adjacent properties are designated as shown below:

Property Location	Land Use Designation
North	RR-5
East	RR-5
South	RR-5 and Commercial Low

West	Multi-Land Use

Article 165 of the Unified Land Development Code establishes the requirements for a proposed comprehensive plan map amendment, including the following which are addressed by the applicant as shown starting on page 3 of Exhibit C.

(A) Proposed future land use map designations.

(B) Indication of the public need for the proposed future land use.

(C) Indication of why the proposed location is the most suitable for the future land use proposed

(D) Indication of how the proposed future land use will further the Town's goals and objectives adopted in the Comprehensive Plan

(E) Analysis of impacts to surrounding properties if proposed land use plan map amendment is adopted

(F) Supporting data and analysis.

The application request is a legislative decision and therefore Staff does not provide a recommendation regarding the request.

IV. UNIFIED LAND DEVELOPMENT CODE TEXT AMENDMENT

The land development code is intended to implement the comprehensive plan. As such, to support the proposed land use category, the applicant proposes a new zoning district “Rural RV Resort”. Similarly to the new land use category, the proposed zoning district is necessary to facilitate the proposed development plan as the existing land development code does not contemplate an RV Resort use. Currently, RVs are limited to no more than four (4) RVs on a property with an Agricultural Residential zoning designation, consistent with F.S. Ch. 513.

The proposed amendments also include modifications to the definitions section of the code to define terms and modify landscaping, signage, and parking provisions to establish applicable regulations to the newly proposed RV Resort use. The new district is established in Article 35 with the existing Parks and Recreation Zoning Districts. The proposed RV Resort regulations therefore follow a similar pattern in terms of the types of lot and bulk characteristics that are regulated. The text amendment includes an intent statement; general provisions; permitted uses; minimum plot size and dimensions; plot coverage, floor area ratio, and pervious area; setbacks; height, accessory buildings and structures; accessory park owned units; occupancy standards; accessory caretaker quarters; internal driveways and drive aisles; and minor modifications.

The proposed district standards along with modifications proposed to other portions of the land development code were based on the proposed development plan. Staff has reviewed the proposed plan as compared the proposed land development code language and provided guidance as to areas of inconsistencies. The applicant has coordinated to revise the

text for consistency with the development plan. However, the requested text amendment is a legislative decision and therefore Staff does not provide a recommendation regarding the request.

The proposed amendment language is as shown starting on page 10 of Exhibit C.

The Applicant provided a justification for the proposed text amendment starting on page 17 of Exhibit C.

V. REZONING

The applicant proposes to rezone the subject site from Agricultural Residential to Rural RV Resort. The combined subject site is permitted to develop at a density of one (1) unit per five (5) acres, and therefore could achieve a maximum of nine (9) single family homes on the subject site.

Article 160 of the Land Development Code establishes the following criteria against which a rezoning shall be reviewed:

(1) The request is consistent with the Town's comprehensive plan; and

(2) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and

(3)An error or ambiguity must be corrected; or

(4)That there exists changed or changing conditions which make approval of the request appropriate; or

(5)That substantial reasons exist why the property cannot be used in accordance with the existing zoning; or

(6)That the rezoning is appropriate for the orderly development of the Town and is compatible with existing and conforming adjacent land uses, and planned adjacent land uses.

The applicant provides an analysis and justification statement starting on page 18 of Exhibit C along with a Market Analysis incorporated as Exhibit D.

Should the Town approve the necessary and foregoing comprehensive plan text and map amendment, along with the text amendment to the unified land development code, Staff finds the rezoning consistent with the proposed land use amendment based on its proximity to the changing Southern Boulevard Corridor, adjacency to approved and developing Groves at Town Center master planned site, and overall location south of the Collecting Canal on a segment of C Road that does not create through-traffic to the remainder of the Town to the north.

VI. SITE PLAN

Site Location and Context. The subject site is approximately 47 acres of vacant land, east of C Road and north of Southern Boulevard. The property is bound by the Collecting Canal to the north with no vehicle through access from C Road, north of the subject site. To the south and east of the subject site are existing residential and agricultural properties. Also to the south is a large parcel used for non-residential purposes. To the west, on the opposite side of C Road, is the approximately 90-acre Groves at Town Center master planned site, which accommodates a variety of commercial and office uses. As noted above, the subject site was previously platted and includes an existing preservation area and conservation easement at the southeast corner of the site. Various wetlands exist on the site as shown in the Environmental Report submitted by the applicant. Any wetland mitigation will be coordinated through the appropriate agencies for permitting.

Proposed Use and Operations. The proposed site plan includes 272 RV sites in addition to 16 Park Owned Sites. The Park Owned Sites will include RVs for rent by guests who do not have their own vehicle. These RVs will remain on site regardless of their occupancy status. As such, the RVs in these spaces will need to be tied-down as indicated in the proposed zoning regulations.

The proposed development plan includes a variety of supporting uses such as two (2) clubhouses, a welcome center, maintenance buildings, un-enclosed activity pavilion, bathhouse, and sport courts. The buildings are one-story structures and are designed consistently with the Rural Vista Design Guidelines. Exhibit E includes the proposed site plan and architectural drawings. A site plan narrative is provided by the applicant starting on page 21 of Exhibit C.

The applicant contemplates one (1) full-time caretaker to live on-site as a property manager in a Park-Owned RV site. The site is designed so that guests will arrive from C Road, and check in at the Welcome Building. Check-in bays for vehicles are provided adjacent to the building. Two distinct sections of the RV Resort are established, including one that is primarily geared toward families.

Guest may choose from four (4) RV lot options that are provided, including the park-owned units. This allows for a variety of experiences for guests with different vehicles and needs. Each RV site includes a mix of hardscape and landscape design. A designated, paved RV pad is provided along with a paved parking surface. Based on the selected RV site, the site may include additional accessory structures such as a covered cabana and summer kitchen. Each RV site includes full utility hook-ups including water and electricity.

Site Access, Circulation, and Parking. As noted, the property is accessed from C Road. This is the only access to the site. Traffic from the RV resort cannot head north bound in the remainder of the Town due to the lack of vehicular connection across the Collecting Canal.

Two driveways are provided from C Road, along the western property line. A one-way driveway is located to the north to manage guests who are checking in. Check-in bays are

located adjacent to the Welcome Building in this location. A two-way driveway is located south of the Welcome Building for guests who have already checked-in and who are coming and going to and from the site. An Entrance Sign, elevated above this southern driveway is proposed with the project name, facing C Road.

Once within the site, vehicular access is controlled by access control gates. Internal drives provide access to the individual RV sites. No RV site is accessed from outside of the property. As noted, the park is generally separated into two areas, with one geared toward families. The access drives include a mix of one-way and two-way traffic. Auto-turn analyses have been provided to support the proposed circulation pattern.

Once at a RV site, the applicant proposes one (1) parking space for each park-owned unit and two (2) parking spaces for each individual RV lot. In addition, clubhouse and amenity parking is located adjacent to the facilities as required by the proposed land development code standards. Golf cart parking is also provided for in certain locations throughout the site although the majority of RV spaces are within walking distance to a clubhouse facility.

Exhibit F includes a traffic analysis prepared by the applicant to demonstrate the impact on surrounding road networks.

Landscape. The applicant proposes a perimeter buffer around the subject site that includes a multi-use path that will be available for use by the public and guests of the RV resort. The buffer includes a six (6) foot opaque hedge and a variety of trees to provide for shade and screening from adjacent sites. The buffer generally ranges from 20-25 feet around most of the site, but widens to 80 feet along the eastern edge where the conservation easement is proposed to be relocated. The preservation area shown on the existing plat, at the southeast corner will remain in place. However, all invasive species will be removed from the site, as required. This will impact the existing preserve area and the density of vegetation, creating additional sight lines into the subject site from adjacent properties. The applicant is coordinating with staff to review design alternatives to provide additional screening in this location.

Individual RV sites include planting plans as noted, and include a range of hardscape and planting material. The proposed landscape plans are provided as Exhibit G and include the perimeter buffer, common areas, and individual RV site plans.

Lighting. The design plan includes a limited number of 15’ lamp posts around primary access drives and amenity parking areas. Each RV site includes a lighted bollard at the entrance to the sight. The photometric plans show no spillover on to adjacent sites as measured at the property line and all lamp posts are full cut-off fixtures.

Off-Site Improvements. The applicant has proffered several off-site improvements as part of the subject application including but not limited to: C Road and Southern Boulevard intersection improvements, C Road ROW improvements, drainage impoundment areas, multi-use trail connections, C Road parking for trail access, and B Road roundabout design

and installation. The design, timing, and funding of these improvements will continue to be coordinated with the applicant through the finalization of conditions of approval for the site plan resolution.

Pending Updates. The applicant is continuing to address pending staff DRM comments including but not limited to changes to the proposed site plan, architectural plans, and landscape plan. The provided TPS letter, issued by Palm Beach County, shall be updated to reflect 288 spaces rather than 285. In addition, the applicant is coordinating with staff to address planting opportunities within preservation area. The applicant shall revise the planting plan and/or ULDC text amendment to address screening in this area of subject site. Changes noted above are to be coordinated, to extent feasible, prior to Town Council public hearing and/or as part of conditions of approval.

VII. PLANNING AND ZONING BOARD (PZB) RECOMMENDATION

TBD.

VIII. RECOMMENDATIONS AND CONDITIONS OF APPROVAL

A. Comprehensive Plan Text Amendment, Recommendation:

The proposed comprehensive plan text amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.

B. Comprehensive Plan Map Amendment, Recommendation:

The proposed comprehensive plan map amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.

C. Unified Land Development Code Text Amendment, Recommendation:

The proposed unified land development code text amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.

D. Rezoning, Recommendation:

Staff recommends Approval of the rezoning subject to Council approval of the foregoing applications and ordinances including the comprehensive plan text and map amendments and text amendment to the unified land development code.

E. Site Plan, Recommendation:

Staff recommends Approval of the site plan subject to the following conditions of approval:

Site Plan, Conditions of Approval [DRAFT – to be finalized prior to Town Council public hearing]:

1. Prior to any land clearing activities, the property owner shall comply with the permit approval requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87). Compliance with this condition requires an initial application and approval of a Vegetation Removal Permit (VRP) including a tree removal mitigation plan consisting of the following components: mitigation requirements; mitigation plant cost estimate; mitigation plan description; landscape plan (if a component of the mitigation plan); description of the planting and maintenance schedule; and projected date of completion of the mitigation plan. The approved landscape plan may be amended administratively in order to comply with the approved VRP.

2. The Town shall inspect all landscaping on a periodic basis to ensure that it is being properly maintained and is growing in at a normal rate. The Town may require the Owner to add additional landscaping material if planted material is not growing at a normal rate as would be expected based upon the professional judgement of the Town arborist or landscape consultant retained by the Town.

3. Applicant shall pay to the Town of Loxahatchee Groves an amount equal to the total expenses incurred by the Town in the processing and finalizing of the subject applications prior to issuance of any building permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the Town has or will incur as a direct cost of the application.

4. Failure to comply with all requirements as set forth herein shall constitute a violation of the site plan and the land development code and shall be enforceable as such.

5. *Additional conditions of approval being coordinated and finalized - PENDING*

Exhibit A – Location Map



Exhibit B – Legal Description

DESCRIPTION:

PARCEL 1

LOT 2, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2

TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-000-0020 AND 41-41-43-32-05-002-0000

TOGETHER WITH:

LOT 1, LOXAHATCHEE FARMS WEST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86 AT PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-000-0010

TOGETHER WITH:

PARCEL 1

LOT 3, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2

TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-000-0030 AND 41-41-43-32-05-002-0000

TOGETHER WITH: (O.R.B. 23977, PG. 386)

PRESERVATION AREA, LOXAHATCHEE FARMS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-016-0000

SAID LAND LYING AND BEING IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, CONTAINING 2,048,153 SQUARE FEET OR 47.019 ACRES, MORE OR LESS.

Exhibit C – Applicant Summary and Justification Request

Exhibit D – Market Analysis

Exhibit E - Site Plan and Architectural Drawings

Exhibit F – Traffic Analysis

Exhibit G – Landscape Plans

Attachment C
Justification Statement

Introduction – Statement of Use

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting a Comprehensive Plan Text amendment to the Future Land Use Element, a Comprehensive Plan Future Land Use Map amendment, Zoning Text amendment, a Zoning Map amendment, and site plan approval for the property located on the east side of C Road, approximately 950 feet north of Southern Boulevard ("Property") to allow for the development of a recreational vehicle resort.

Specifically, the Applicant is proposing to create a new future land use designation called "Rural Recreation" and amend the future land use map to reflect that designation on the Property. Additionally, the Applicant is proposing to create a new zoning designation called "Rural RV Resort" and amend the Zoning map to reflect that designation on the Property. Addition zoning text changes will include a definition for an "RV Resort" and parking requirements for the RV resort use. The site plan for the RV Resort provides 272 RV sites, 16 park owned RV units, and 2 clubhouses with recreation areas.

This Justification Statement is divided into four sections: Proposed Comprehensive Plan Text & Map Amendment, Proposed Zoning Text Amendment, Proposed Zoning Map Amendment, and Site Plan. As the proposed project contains multiple requests and all requests are interconnected and interrelated the justification is meant to apply to the project as a whole however the specific criteria are addressed for each request in the following narrative.

Proposed Comprehensive Plan Text & Map Amendment

The following provides the proposed changes to the text of the Future Land Use Element of the Comprehensive Plan in ~~strikeout~~ and underline format.

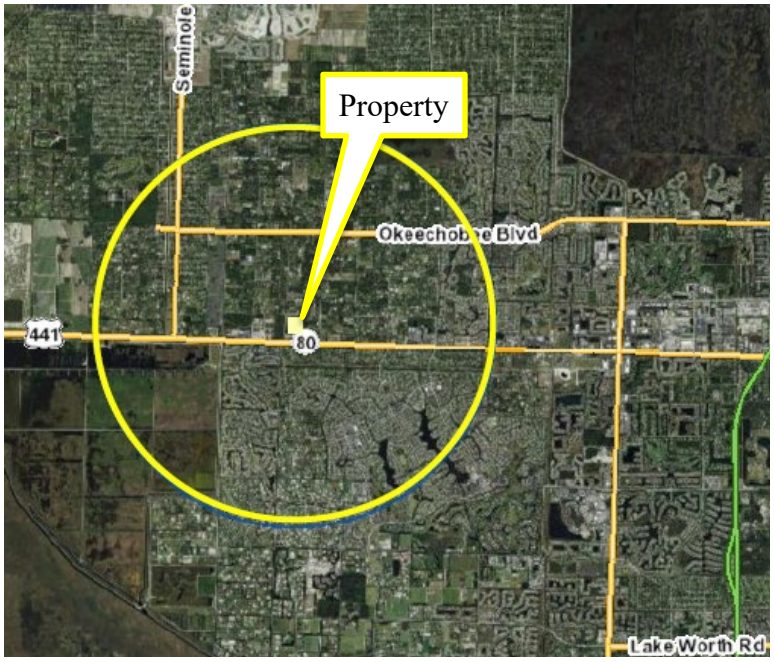
Table FLU - 1 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity	Uses
Rural Recreation	Rural RV Resort (RRVR)	8 RVs/ acre	0.08 FAR for permanent structures	Recreational Vehicle Resort and accessory uses, including but not limited to one year round caretaker quarter and park owned units, which are deemed appropriate and consistent with the function of the use.

1.1.16 Policy:
The Rural Recreation (RREC) land use designation may be assigned to a parcel which is intended to be zoned and developed as a recreational vehicle resort, and will promote the Town's Greenways and Multi-Use Trails Objectives and Policies of the Recreation and Open Space Element. In order to be approved by the Town for an RREC designation, a parcel of land shall meet the following criteria:

a) Minimum parcel size: 40 gross acres prior to any dedications for public use to the Town;
b) Road Frontage and Primary Access: A minimum of 620 linear feet on C Road;
c) Proximity: No lands designated as Rural Recreation shall be located within 3 miles of another property designated as Rural Recreation; and
d) Development Intensity: The maximum development potential shall be consistent with Table FLU – 1. Density/Intensity shall be based on gross acres prior to any dedications for public use to the Town. However, based upon the infrastructure impact assessments performed during the approval process, or voluntarily by an applicant, development potential may be limited by the Town Council.

The map below shows the proposed 3 mile radius from the Property as described in the location criteria above.



Justification

In accordance with Town Code Section 165.010, the following discussion addresses the criteria as follows:

(A) Proposed future land use map designations.
Response: Request is for a future land use designation of Rural Recreation.

(B) Indication of the public need for the proposed future land use.
Response: See Attachment G for Market Study/Demonstration of Need and brief discussion below.

(C) Indication of how the proposed location is the most suitable for the future land use proposed.
Response: See discussion below.

(D) Indication of how the proposed future land use will further the Town's goals and objectives adopted in the Comprehensive Plan.
Response: See Consistency with Town's Comprehensive Plan Section below.

(E) Analysis of impact to surrounding properties if proposed land use plan map amendment is adopted.
Response: See Compatibility & Impacts to Surrounding Properties Section below.

(F) Supporting data and analysis.
Response: See various Attachments and further discussion below.

Need for the Proposed Future Land Use

The attached market demand study specifically identifies that there is a need for an RV resort on the Property. According to various RV industry trend platforms, new RV resorts are being developed throughout Florida to accommodate the increasing numbers of RV rentals and owners throughout other areas of the state. The increasing trend is due to Florida's pleasant year-round climate. Rvshare.com, an RV rental company, states that renters utilizing their platform spent over 277,000 nights in an RV in Florida in 2023. According to camperfaqs.com, Florida is the third highest state for RV sales in the country. Another industry platform, rvbusiness.com, indicates that between 2022 and 2024, Florida will be increasing the number of RV sites by over 3,500 sites. New RV resorts are being developed throughout the entire state from the Panhandle to Tampa to Orlando to the Keys. Recreational vehicle resorts are often developed near beaches, environmental areas, and tourist attractions. Users of RV Resorts often seek out areas that are close to natural features as well as commercial services and tourist attractions. The Property's location near State Road 80 is significant as this road connects the east and west coasts of Florida as well as intersecting with major north/south roads, including but not limited to Interstate 75, Interstate 95, the Florida Turnpike, and State Road 27. The proposed RV resort will provide a transitional use between the existing residential uses to the north and the more intense commercial and mixed uses to the south and west as well as to Southern Boulevard a major east/west transportation corridor.

The proposed RV Resort would support 272 RV sites, 16 park owned RV units, two clubhouses with recreation amenity areas, and a multi-use trail system around the perimeter of the Property. Per Florida State Statutes Chapter 513, Recreational vehicle parks are permitted only for guests staying no more than 180 days per calendar year. The Applicant intends to dedicate an eco-hybrid greenway trail (multi-use trail) to the Town in perpetuity as a certified wildlife habitat designed with native flora and fauna as part of the proposed application.

Location is Suitable for Proposed Future Land Use

The proposed Rural RV Recreation FLU is suitable and appropriate for the Property. The Property's location on C Road, north of Southern Boulevard and immediately west of the Solar Sports Property make the Property an ideal site for the proposed future land use designation and proposed RV Resort use. Across the Country as well as locally in Palm Beach County RV Resorts are located in scenic areas, such as national parks, forests, or beaches. These locations provide the users with a unique opportunity to enjoy the natural beauty of the area as well as engage in outdoor activities such as hiking, fishing, or kayaking.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of the Property is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities. The proposed Rural Recreation FLU will provide a

transitional use between the commercial uses located along Southern Boulevard to the south, the mixed land use project to the west and the residential uses to the north and east. The proposed Rural Recreation FLU will allow for the development of an RV Resort that will provide a rural hospitality resource to the Town in a location which is convenient to nearby amenities, tourist attractions and natural areas while not negatively impacting surrounding properties.

Consistency with Town's Comprehensive Plan

FLUE Objective 1.1: The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.
Response: The proposed changes to the Comprehensive Plan to create the Rural Recreation FLU category will ensure that appropriate densities and intensities are assigned in an appropriate location while contributing to and encouraging economic development. The proposed Rural Recreation FLU designation will provide a transitional use between the commercial uses located to the south and west of the Property and the rural residential uses located to the north and east. The proposed use will be a low traffic generating use that will be compatible with the surrounding residential as lighting, noise, and other impacts will be minimal and the Property's location will provide a buffer for the existing residential and the busy and louder commercial uses as well as Southern Boulevard to the south and west.

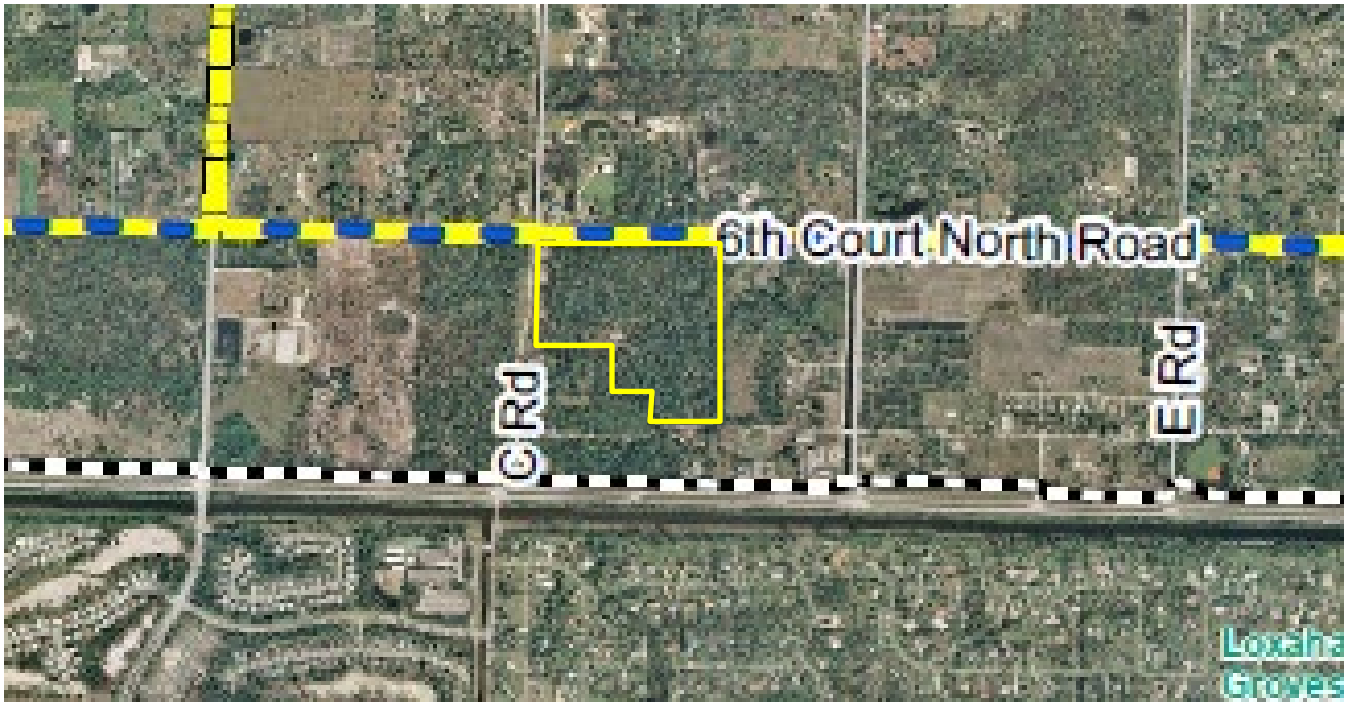
FLUE Policy 1.1.3: The Town shall ensure that future land use designations are compatible with adjacent land sues within and outside of the Town boundary.
Response: The proposed changes to the Comprehensive Plan to create the Rural Recreation FLU category will ensure that appropriate densities and intensities are assigned in an appropriate location. The land to the south of the Property along Southern Boulevard is Commercial Low and the land to the west of the Property is designated as Multiple Land Use. The proposed changes to create and assign the Rural Recreation future land use to the Property would allow for a transitional use to be developed on the Property. The proposed use would provide a transition between the residential to the north and east of the Property and the more intense uses commercial uses along Southern Boulevard to the south and west.

TE Policy 2.3.2: The Town shall work toward establishing multi-use trails and greenways within the existing canal maintenance easements on Letter Roads. In addition, the Town shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, or equestrian circulation throughout the Town.
TE Policy 2.3.5: The greenway and multi-use trails system, wherever feasible, shall provide connectivity among residential properties, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.
TE Policy 2.3.10: The Town may encourage and accept additional right-of-way and easements to construct and maintain the multi-use trails.
Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public and maintained by the Applicant on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public.

CE Objective 4.7: Wetlands and natural functions of wetlands shall be protected. Future land uses that are incompatible with the protection or conservation of wetlands and wetland functions shall be directed away from wetlands. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.
Response: The proposed Rural Recreation FLU designation would allow for a use that would complement the existing conservation easement area. Users of RV resorts tend to enjoy nature and similar uses throughout the County, State and Nation are frequently located within proximity of natural areas. The preservation area within the Property will be preserved and will serve as an amenity for the tenants of the RV resort. According to the environmental report prepared by ECS Florida, the small areas identified as Wetlands A, B, and C do not meet the jurisdictional wetland tests. The Applicant will submit a Formal Wetland Determination to SFWMD during the permitting process.

R&OSE Objective 5.3: Establish effective methods of coordinating public and private resources to meet public demands.
Response: The proposed RV Resort will provide additional recreation and open space opportunities to the visitors of Loxahatchee Groves as well as to the current residents. The multi-use trail provided around the perimeter of the Property will be available to the public as well as users of the RV Resort. The Applicant has also committed to providing access to the RV resort facilities for community events (Veterans' Day, Fourth of July, and others), including a clubhouse and outdoor activity building capable of hosting gatherings for approximately 50 guests. These facilities can also serve as a banquet hall for various Town functions.

R&OSE Policy 5.3.2: Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian trails and greenways, facilities and programs.
R&OSE Policy 5.5.5: The greenway and multi-use trails system, where feasible, shall provide linkages between residential homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.
Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public. As shown on the excerpt of the Equestrian Trails and Greenways Map below, the Property's location south of 6th Court North Road would allow the proposed trail to connect into the Southern East-West Trail and provide an additional future connection point to the south of the Property on C Road.



CIE Policy 8.2.12: Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including multi-use trails and greenways, schools and roadways.
Response: The Applicant proposes to contribute an annual impact fee to the Town as approved by the Town Council.

IE Policy 3.1.12: Protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through acquisition, enforcement of rules and the application of land and water management practices which provide for compatible uses.
Response: The proposed Rural Recreation FLU designation would allow for a use that would complement the existing conservation easement area. Users of RV resorts tend to enjoy nature and similar uses throughout the County, State and Nation are frequently located within proximity of natural areas. The preservation area within the Property will be preserved and will serve as an amenity for the tenants of the RV resort. The small wetlands located on the Property are not jurisdictional wetlands according to the Environmental Report submitted with the application. As non-jurisdictional wetlands the Applicant has the ability to mitigate them in accordance with SFWMD regulations. The Property would retain all required drainage on-site as well as contribute to drainage improvements for the Town based on the creation of a water impoundment area on the west side of the Property.

Compatibility & Impacts to Surrounding Properties
Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, noise vibration, smoke, hazardous odors, radiation, and other land use conditions. The definition of "compatibility" under the repealed Rule 9J-5, FAC, is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted, directly or indirectly by another use or condition". With this definition in mind, the requested change would maintain the subject Property's compatibility with the surrounding properties, some of which have undergone land use amendments while preventing land area for needed services.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can complement and support each other. For example, an industrial use can provide essential services to residents of surrounding neighborhoods, as well as the community at-large. In addition, buffering, screening, setback, height, and landscaping requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

Several factors lead to the conclusion that the proposed Future Land Use Map & Text Amendment designation will be compatible with neighboring uses.

- Primary access is available from C Road which terminates at Collecting Canal Road at the north Property line, thus directing traffic away from local roads in the vicinity.
- The Property is located just north of a major east/west transportation route (State Road 80 – Southern Boulevard). There are several commercial uses along the Southern Boulevard corridor. There are many other uses along this corridor that tend to draw tourists and visitors from other parts of the Town, the County, and the State, such as Palms West Hospital, Palm Beach State College, and Lion Country Safari. These uses are compatible with the proposed Rural Recreation future land use as the proposed use would support these uses as well as support the equestrian industry in the surrounding area. On this basis, the proposed development concept at this location is determined to be compatible.
- The proposed use is consistent with the existing development pattern and adjacent uses that have occurred along the State Road 80 – Southern Boulevard corridor.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of the Property is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities. The proposed Rural Recreation and RV Resort will provide a transitional use between the commercial uses located along Southern Boulevard to the south, the mixed land use project to the west and the residential uses to the north. The proposed RV Resort will provide a rural hospitality

resource to the Town in a location which is convenient to nearby amenities, tourist attractions and natural areas while not negatively impacting surrounding properties.

Land uses directly butting the Property include the following:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use
North	Rural Residential (RR5)	Agricultural Residential (AR)	Single Family Residential
South	Rural Residential (RR5)	Agricultural Residential (AR)	Single Family Residential, Vacant & Agriculture Truck Storage
East	Rural Residential (RR5)	Agricultural Residential (AR)	Single Family Residential & Equestrian Uses
West	Multiple Land Use (MLU)	Multiple Use Planned Development (MUPD)	Proposed Solar Sport Mixed Use Village

Compatibility will be addressed further through the site plan approval process. The proposed RV Resort will meet Town Code regulations regarding nuisances (Article 50). Noise and light pollution will not impact surrounding properties. Decibel levels for the Rural Recreation FLU designation would be expected to be similar to that of a busy park which is usually around 50 dB and considered a quiet environment. As landscape materials are expected to surround the property any excessive noise will be muffled by the soft plant material.

The proposed development has been estimated to generate 538 trips per day, 60 AM peak hour trips, and 77 PM peak hour trips at project build-out in 2029. A brief review of the directly accessed link within the project's radius of development influence reveals the proposed development will have an insignificant project assignment and will therefore meet the requirements of the Palm Beach County Traffic Performance Standards.

In summary, the propsed Rural Recreation FLU designation will be compatible with the surrounding uses and future land uses. As discussed above, landscape, setbacks, and other zoning regulations will ensure adajacent residential and equestrian properties are not impacted by the proposed change.

Consistency with Florida Statutes

Data and analysis demonstrating that the proposed development can be supplied by necessary services without violating adopted LOS standards are presented in application attachments. No negative environmental impacts are identified. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below along with the applicant's descriptions. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment discourages urban sprawl.

- Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single use development or uses.
  - ***Response:*** *The applicant is requesting to change the FLU of the property from Rural Residential, 1 unit per 5 acres (RR-5) to Rural Recreation (RREC) for the purpose of providing additional services along the State Road 80 corridor. The amendment does not promote low intensity/density or single-use development.*
- Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
  - ***Response:*** *The Property is located within the State Road 80 corridor which is not rural in nature as evidenced by services such as police, fire rescue and water/wastewater/drainage utilities exist in the*

immediate area. The proposed Rural Recreation designation is consistent with the surrounding commercial, recreational and institutional uses and activities.

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - ***Response:*** *The Property is not isolated in nature and is currently vacant. The Property is surrounded by various commercial, mixed use, and institutional development to the south, east and west and would be considered infill development within close proximity of a major east/west transportation corridor.*
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - ***Response:*** *This amendment does not fail to protect and conserve natural resources as the proposed development will have no negative impact on any other significant natural system. The proposed development will incorporate a natural eco-trail system around the perimeter of the Property. Additionally, a preservation area is proposed to be retained at the southeast corner of the Property. As required by the Zoning Code, any native plant material will be addressed during the zoning approval process. Wetlands will be mitigated in accordance with SFWMD regulations and requirements as they have been classified as non-jurisdictional by the attached Environmental Report.*
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
  - ***Response:*** *The Property is currently vacant. Several changes have already been granted to properties within the immediate area that allow the development of commercial and other mixed uses. The area has been changing to accommodate the growing population to of the Town and surrounding areas. As previously discussed the proposed Rural Recreation would provide a transitional use between the more intense uses to the south and west with the residential and equestrian uses to the north and east. No negative impacts to agricultural uses are anticipated with the land use change.*
- Fails to maximize use of existing public facilities and services.
  - ***Response:*** *This amendment will maximize the use of existing facilities. Services and public facilities are available to serve the Property and water and sewer service is anticipated to be extended to serve the proposed RV Resort.*
- Fails to maximize use of future public facilities and services.

  Response: *Reports and letters are provided with this application to show the availability of roadway capacity, water/sewer service, drainage outfall and fire response. This amendment will maximize the use of any future facilities proposed or constructed in the future and provide additional tax base. The Applicant is also proposing to provide trail connections that will connect to the proposed trails shown on the Equestrian Trails and Greenways Map excerpt shown above. The Property's location south of 6th Court North Road would allow the proposed trail to connect into the Southern East-West Trail and provide an additional future connection point to the south of the Property on C Road. Therefore, the proposal will maximize the existing public services in the area.*
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
  - ***Response:*** *Public services and facilities are already available in the immediate vicinity. The proposed amendment will provide for infill development and fit in with the existing land use pattern.*
- Fails to provide a clear separation between rural and urban uses.
  - ***Response:*** *Approval of a Rural Recreation Future Land Use designation will be consistent with the style of development to the south, east and west. The Southern Boulevard corridor has been changing as new commercial, residential, and institutional uses are approved and developed. As previously discussed the proposed Rural Recreation would provide a transitional use between the more intense uses to the south and west with the residential and equestrian uses to the north and east. The uses immediately to the south*

along the Southern Boulevard corridor would provide additional services needed by the tenants of the proposed RV resort. Therefore, the proposal discourages the proliferation of Urban/Sprawl.

- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - ***Response:*** *This amendment will allow for the development of a property that is consistent with the existing and proposed uses to the south and west. As previously discussed the proposed Rural Recreation would provide a transitional use between the more intense uses to the south and west with the residential and equestrian uses to the north and east. Future development on the Property will serve the current and future needs of the surrounding communities.*
- Fails to encourage a functional mix of uses.
  - ***Response:*** *Approval of this proposed amendment will allow the development of a use that will provide services to the surrounding community and visitors to the Town and western communities. The users of the RV resort will support and have access to the commercial uses, tourist attractions, and other amenities in the area.*
- Results in poor accessibility among linked or related land uses.
  - ***Response:*** *The proposed development will be designed with a multi-use pathway around the perimeter of the Property as well as pedestrian connections as required through the site plan approval process.*
- Results in the loss of significant amounts of functional open space.
  - **Response:** *This amendment does not result in a loss of any functional open space as the subject property is currently not utilized as functional open space.*

Florida Statutes, Section 163.3177.(6).(a).9.b: Of those criteria listed in this section the subject property will meet the following criteria which shows that it will discourage the proliferation of urban sprawl:

- Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
  - ***Response:*** *This amendment does not fail to protect and conserve natural resources as the Applicant is proposing to retain the preservation area located at the southeast corner of the Property as well as incorporate native vegetation throughout the Property. The site is located outside of any wellfield protection zone. As required by the zoning code, any native plant material will be addressed during the zoning approval process.*
- Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - ***Response:*** *The proposed Future Land Use amendment will maximize the use of future public facilities and services existing and within a relatively urban area. No facilities would be required to be installed in rural or sparsely populated areas, thereby maximizing the use of the existing facilities. Therefore, the proposal discourages the proliferation of Urban Sprawl.*
- Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
  - ***Response:*** *The development will be designed with a multi-use trail around the perimeter of the Property that will connect to other trails in the area.*
- Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
  - ***Response:*** *Approval of this proposed amendment will allow the development of a rural recreation use that will allow for the development of a complementary use to the area. Therefore, the proposed amendment would contribute to livable communities and help balance the land uses within the Town while maintaining the character of the community.*

Proposed Zoning Text Amendment

The following provides the proposed changes to the text of the Zoning Code in ~~strikeout~~ and underline format.

Article 10 DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS

Section 10-015. - Definitions.

Park Owned Unit. A recreation vehicle in a RV Resort that is owned by RV Resort owner and leased to tenants.

Recreation Vehicle. A recreation vehicle is a motor vehicle as defined in Florida State Statutes Chapter 320 which is primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreation vehicles shall hook up to electric and plumbing facilities. Wheels shall remain mounted on the vehicle and any decorative skirting shall be temporary and solely for aesthetics.

RV Resort. A place set aside and offered by a person or public body, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles utilized for sleeping or eating; and this term also includes buildings and sites set aside for camping and similar recreational facilities (including, but not limited to clubhouse, courts, swimming pool, trails, etc.) and other accessory uses. For the purposes of this article, the terms "campground," and "recreational vehicle park," or any variations of these terms, shall be considered synonymous with the term " RV Resort." RV Resorts and residents of RV Resorts shall abide by Florida State Statutes Chapter 513.

Article 35 PARKS AND RECREATION ZONING DISTRICTS

Section 35-005. Purpose and intent of district.

(A) *Parks and Recreation (PR).* The Parks and Recreation (PR) zoning district is intended to apply to areas of the Town designated as Park on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow the development of publicly owned sites that provide an opportunity for residents to partake in a variety of recreational activities in a safe and convenient matter that is compatible with the environment.

(B) Rural RV Resort (RRVR). The Rural RV Resort (RRVR) zoning district is intended to apply to the area of the Town designated as Rural Recreation on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow for the development of a rural recreational vehicle resort. All land included for the purpose of development within an RRVR district shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed RRVR.

Section 35-010. General provisions.

The following requirements shall apply to the Parks and Recreation and Rural RV Resort zoning districts.

(A) Fences, walls and hedges. Fences and hedges are permitted on all properties with a zoning designation of Parks and Recreation and RRVR. Walls are not permitted unless the property abuts a paved road.
  (1) Height. Fences and walls shall not exceed eight feet in height. Hedges and natural vegetation shall not be subject to maximum height limitations. Height shall be measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall.
  (2) Appearance. The exterior surface of a wall shall be finished with paint, stucco, or other commonly accepted material, and continuously maintained in its original appearance.
  (3) Materials. Fences and walls shall not be electrified or contain any materials such as broken glass, spikes, nails, razors or barbs designed to inflict discomfort, pain, or injury to a person or animal.

(4) Sight distance. Fences, walls and hedges shall comply with Article 105, "Sight Distance."
(5) Decorative gates, features, and light posts. Decorative gates, features, and light posts attached to fences or walls may exceed the height of fences or walls by three feet provided that they are located in the front yard.

(B) Outdoor refuse receptacles. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable materials, such as dumpsters, trash compactors, and recycling containers, shall be subject to the following standards.
(1) Storage area. All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.
(2) Enclosures. All dumpsters, trash and recycling bins over 40 gallons shall be screened from view by a solid opaque enclosure which meets the following requirements:
a. Enclosures shall be located in a position that is easily accessible and minimizes backup and turn movements by service vehicles.
b. The gates of the enclosure shall provide a minimum of ten feet clearance when open for service and be constructed of a frame with opaque wall affixed thereto.
c. Each gate shall also have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.
d. Both enclosure gate frame and walls shall be of a material of sufficient strength to withstand normal use.
(3) Location. All refuse containers shall be located in side or rear yards and setback at least 50 feet from any adjacent residential zoning district. Containers shall not be located in any required parking space, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or within or adjacent to a drainage easement or water body.
(4) Maintenance. Dumpsters shall be maintained free of jagged or sharp edges or inside parts that could prevent the free discharge of their contents. A licensed collector shall empty dumpsters at intervals that will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.

Section 35-015. Permitted uses.
Plots located in the Parks and Recreation zoning district may be used for one or more of the following specified uses.

Principal Uses	**Parks and Recreation**	**Rural RV Resort**
Archery Range	Permitted subject to Article 80	Not Permitted
Shooting Range	See Note 1 below	Not Permitted
Boat Ramp, Fishing Pier and Dock	Permitted	Not Permitted
Botanical Garden	Permitted	Not Permitted
Walking and Biking Trail	Permitted	Permitted
Essential Services	Permitted	Not Permitted
Nature Trail	Permitted	Permitted
Outdoor Events	Permitted subject to Article 80	Not Permitted
Lake or Pond	Permitted	Permitted
Public Park	Permitted	Not Permitted
Recreation Vehicle Resort	Not Permitted	Permitted
Accessory Uses for RV Resort, including but not limited to clubhouse/recreation buildings, maintenance buildings, sports courts, swimming pools, office buildings, bathhouse buildings, laundry buildings, cabanas, cooking/barbecue grill structure, etc.	Not Permitted	Permitted

Accessory Park Owned Units	Not Permitted	Permitted
Accessory Caretaker Quarters	Not Permitted	Permitted

Note 1: The regulation of guns and shooting ranges is preempted by state law and regulated solely by the State of Florida. See Florida Statutes §§ 790.33 and 790.333.
(Ord. No. 2014-05, § 3, 6-3-2014)

Section 35-020. Prohibited uses.
Any use not expressly, or by inference, permitted in Section 35-015, "Permitted uses," is prohibited.

Section 35-025. Minimum plot size and dimension.
Plots located in the Parks and Recreation and Rural RV Resort zoning districts are subject to the following size and dimensional standards.
(A) Minimum size.
(1) No plot shall be developed for a Parks and Recreation use unless the plot contains one or more acres.
(2) No plot shall be developed for a Rural RV Resort use unless the plot contains 40 acres or more, prior to any dedications for public use to the Town.
(B) Minimum dimension. All plots shall have at least 100 feet of frontage (width) and 100 feet of depth.

Section 35-030. Plot coverage, floor-to-area ratio, and pervious area.
Plots located in the Parks and Recreation and Rural RV Resort zoning districts are subject to the following standards. These standards apply to properties prior to any dedications for public use to the Town.
(A) Plot coverage. The combined area of all buildings and roofed structures shall not exceed ten percent of the plot area. Within the Rural RV Resort zoning district, accessory structures within individual RV sites shall not contribute toward plot coverage.
(B) Floor-to-area ratio. Parks and Recreation uses shall not exceed a floor-to-area ratio of one-tenth. Rural RV Resort uses shall not exceed a floor-to-area ratio of eight hundredths (0.08).
(C) Pervious area. The minimum pervious area shall be 80 percent of the plot area located in the Parks and Recreation zoning district. The minimum pervious area shall be 40 percent of the plot area located in the Rural RV Resort zoning district.
(D) Recreation amenity area. The minimum area within the Rural RV Resort zoning district set aside for recreation amenities shall be 5% of the total site area. Recreation amenity areas shall include, but not be limited to, clubhouse, sports courts, pool, activity building, playground, trails and gathering areas.

Section 35-035. Setbacks.
(A) All buildings and structures in the Parks and Recreation zoning districts shall comply with the following required setbacks.
(~~A~~1) Front setback. Fifty feet.
(~~B~~2) Side setback. Twenty-five feet.
(~~C~~3) Rear setback. Twenty-five feet.
(~~D~~4) Side street setback. For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
(~~E~~5) Parking setback. No parking facility shall be located within 25 feet of an adjacent residential plot. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."
(~~F~~6) Exceptions from setback requirements.
(~~1~~a) Buildings and structures specifically excepted from requirements (A) through (D), above, are identified in Section 15-015, "Setback exceptions."
(~~2~~b) Horse trails and multi-use nature trails.

(B) All buildings and structures in the Rural RV Resort zoning districts shall comply with the following required setbacks as measured to the property line prior to any dedications for public use to the Town.

(1) Front setback. Fifty feet.
(2) Side setback. Thirty feet.
(3) Rear setback. Thirty feet.
(4) Side street setback. For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
(5) Recreation Vehicle setback. No parked recreational vehicle shall be located within 30 feet of an adjacent plot which is zoned and developed with residential uses. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."
(6) Exceptions from setback requirements.
(a) Buildings and structures specifically excepted from requirements (1) through (4), above, are identified in Section 15-015, "Setback exceptions."
(b) Horse trails and multi-use nature trails.
(c) Horizontal RV site improvements including but not limited to paved areas.
(7) Minimum separation between recreation vehicles parking spaces shall be denoted on the site plan and approved by Town Council.

Section 35-040. Height.
Within the Rural RV Resort zoning district, no buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 2 stories and/or 35 feet, whichever is less. Within the Parks and Recreation zoning district, ~~N~~no buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet unless the following apply.
(A) Exception from height limitation. Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Section 35-045. Accessory buildings or structures.
All accessory buildings or structures shall be shown on the site plan and meet all building design standards and setbacks as listed in the Town Code unless otherwise exempt and in accordance with the provisions of the Florida Building Code, as amended. All accessory buildings or structures shall require a building permit. Accessory buildings shall not be permanently attached to recreation vehicles.

Section 35-050. Accessory Park Owned Units.
Park owned units shall be permitted within the RV Resort. Park owned units are considered as RV sites and shall be counted toward and included in calculation of development intensity for RV Resort. Park owned units shall be situated on and within a designated RRVR lot within the RV Resort. The Park owned units shall meet the definition of a recreational vehicle per Florida State Statutes and shall be tied down in order to meet wind load standards.

Section 35-055. Occupancy Standards.
Within the Rural RV Resort zoning district, occupancy of each RV site is limited to one (1) recreation vehicle, two (2) automobiles or trucks, and one (1) golf cart, accommodating one (1) party. Occupancy is limited to no more than 6 people per recreation vehicle. No person shall reside or be permitted to reside in an RV site for more than 180 days per calendar year.

Section 35-060. Accessory Caretaker Quarters.
One (1) Caretaker Quarters shall be for the exclusive use of the caretake engaged in providing security, custodial, and/or managerial services to the RV Resort. The Caretaker Quarters is restricted to one park owned unit.

Section 35-065. Internal Driveway and Drive Aisles.
Within the Rural RV Resort zoning district, roadways and drive aisles adjacent to RV sites may be reduced to 25 feet for two-way traffic and 16 feet for one-way traffic. All RV sites shall have access from internal roadways. Alternate designs for driveways and access aisles per Section 100-030 may be approved subject to site plan approval.

Section 35-070. Minor Modifications.
Within the Rural RV Resort zoning district, minor modifications to the approved site plan for an RV Resort Park shall be allowed as part of the permitting process, subject to administrative staff approval. Minor modifications shall include: reduction in building square footage up to 25% of the total building square footage (inclusive of enclosed and unenclosed area), reduction of impervious area up to 50% for individual RV sites, minor changes to location of sports courts, and adjustments to pool and pool deck which do not reduce the character of the pool amenity.

Article 85 Landscape

Section 85-065. Landscape requirements for Rural RV Resort (RRVR) uses.
Submittal of a landscape plan in accordance with Section 85-050 is required. Additionally, the following criteria shall be met.

(A) Landscape requirements for individual RV sites.
All new RV sites shall conform to the following minimum landscaping requirements:

1) Tree requirements. One tree (size at time of planting - 2.5 inch caliper, 12 feet overall height) shall be planted per every 1,000 square feet of pervious lot area. Fractional measurements shall be rounded to the nearest whole number.
2) Shrub requirements. Ten shrubs (meeting Section 85-020, "Plant material" requirements) shall be planted per every 500 square feet of pervious lot area. Fractional measurements shall be rounded to the nearest whole number. Credit for the preservation of native understory shall be granted toward meeting up to 50 percent of the shrub requirement at a rate of 25 feet of preserved understory per one shrub.
3) Turf and xeriscape requirements. The remainder of the property must be maintained, either in its natural state, or as turf grass. This area, however, may not contain any invasive species as identified in Section 85-20(3), which must be removed from the site.

(B) Perimeter landscape buffer requirements for RRVR perimeters or boundary between development and preserve areas. The perimeters of all RRVR uses shall conform to the minimum landscaping requirements hereinafter provided.

1) Incompatible use perimeters. Any RRVR use that is contiguous to, or separated only by a canal right-of-way from, a residential zoning district or parks and recreation zoning district, shall provide a 20' incompatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:
   a) The incompatibility perimeter landscape buffer shall be no less than six feet in height for the purposes of screening and buffering the RRVR use from the residential use or parks and recreation use.
   b) The incompatibility perimeter landscape buffer shall contain a wall, berm, hedge, or any combination to achieve 6 foot opacity, and shall be placed along the inside perimeter of the common property line. If a wall or fence is proposed, the wall or fence shall be set back from the property line a distance of five feet to allow for the planting and maintenance of trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) along the outside edge of such wall. Incompatibility perimeter landscape buffers containing a berm and wall shall be a minimum of 20 feet in width and comply with Section 85-020(B).
   c) Where a required incompatibility perimeter landscape buffer would abut an existing wall on adjoining property, it shall be desirable to avoid the creation of parallel walls and/or a non-accessible, ineffective strip of land running between parallel walls. In this event, a proposed perimeter buffer shall not contain a nonliving barrier.
   d) It is strongly encouraged that incompatibility perimeter landscape buffers be designed with soft edges (rather than hard or strictly linear) requiring less maintenance and using gradual transitions in plant texture, height, and width to reinforce the rural character of the Town.

e) The incompatibility perimeter landscape buffer shall also include trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) at a rate of 1 tree per 30 linear feet.

2) Compatible use perimeters. Any RRVR use that is contiguous to, or separated only by a canal right-of-way from, another non-residential/non-agricultural/RRVR use, shall provide a compatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:

a) The compatibility perimeter landscape buffer shall be no less than eight feet in width measured inward from the common property line.

b) The compatibility perimeter landscape buffer. Compatibility perimeter landscape buffers shall consist of one continuous hedge meeting the requirements of Section 85-20(C) and trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) at a rate of 1 tree per 30 linear feet.

(C) Landscape requirements for RRVR interior open spaces, vehicular use areas, and vehicular use area landscape strips.

1) RRVR interior open spaces, vehicular use areas, and vehicular use area landscape strips shall comply with Section 85-055, except as follows:

a) Section 85-055(A) Shrub and tree requirements. Trees may be 2.5 caliper, 12 feet overall height at time of planting.

b) Section 85-055(C)(5) Vehicular use area requirements - Curbing. Curbs are not required, unless specified by Town Council.

c) Section 85-055(D) Vehicular use area landscape strip adjacent to a local street may be reduced to 20 feet and may be counted towards open space if a public use pathway is included.

[Old Section 85-065 and subsequent sections shall commence following this new Section 85-065 and be renumbered accordingly.]

Article 90 SIGNS

Section 90-010. Definitions.

Entrance Sign. An identification sign structure located at the main access to a development. The only advertising on the structure shall be the development name and logo. Entrance signs may be elevated above entry drive and supported by two architectural columns. Entrance signs are not pole signs.

Section 90-040. Standards by sign type and zoning district.

(F) The following signs are permitted in the Rural RV Resort zoning district. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—4 sq. ft. (max)
Lettering	3 in. (min)—12 in. (max)
Number of signs (maximum)	1 per structure or business
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Building wall sign (individual buildings):*

Sign face area (maximum)	1 sq. ft. per one linear foot of building frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted, however, in no case should the length of the sign exceed 75 percent of the building length

Number of signs (maximum)	1 per building
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Other restrictions	A minimum of ten percent of the building must be maintained as clear wall area on either end of the sign
Attached/freestanding or both	Attached

(3) *Monument or panel sign:*

a. *Entrance Signs:*

Sign face area (maximum)	36 square feet
Number (maximum)	1 per street frontage
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Changeable copy is limited to 25 percent of sign face
Sign dimensions	Maximum height of sign structure shall be limited 25 feet from grade. Maximum sign face dimensions are limited to 2 feet in height and 24 feet in length
Secondary signs	Way-finding signs are permitted within project with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs shall be consistent in design with the primary sign on site. All secondary signage shall be setback at least 20 feet from all property lines
Attached/freestanding or both	Freestanding

b. *Off-premises sign:*

Sign face area (maximum)	24 square feet
Number (maximum)	1 per street that connects to an adjacent arterial roadway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of ⅜".
Sign dimensions	Maximum height of eight feet and maximum length of 12 feet
Sign Location	Off-premises signs are permitted only for parcels that have access to, but no frontage on arterial streets. Signs may be permitted within public right-of-way subject to approval of the Town.
Attached/freestanding or both	Freestanding

Article 95 PARKING AND LOADING

Section 95-010. Minimum parking space requirements.

(E) Recreational uses:

Uses	Minimum Parking Requirements
Archery Range	One parking space per target position
RV Resort	One parking space per RV Site and Park Owned Unit; plus one parking space per 300 sq. ft. of clubhouse; reduced golf cart spaces can be utilized for a maximum of 30 percent of required parking spaces for clubhouse.
Other Recreational Uses	Determined by agency facilitating and maintaining the use

Justification

1. **Reason and need for the requested text change:**
   Response: *The proposed Zoning Text amendment is needed to allow and provide development regulations for an RV Resort. As demonstrated by this justification statement and attached market demand analysis there is a need for an RV resort. The Florida recreational vehicle market economic impact is approximately $6 billion annually. Further, according to the research and data, vacancy rates remain low. Demand is strong with long wait lists and reservations needed months in advance, with booking required over a year in advance for high season spaces. The Palm Beach and, more specifically, western communities market area is strong, and demand is currently in place for additional recreation vehicle spaces as the population in the western communities if one of the fastest developing areas, with the population expected to surpass 350,000 in 2025. There are very RV resorts or similar uses in Palm Beach County, whereas the west coast of Florida offers numerous facilities for recreation vehicles.*

   The proposed changes ensure that the proposed use is consistent with the rural development pattern within the Town. The new regulations provide for similar setbacks and floor area ratios to other zoning categories within the Town. The zoning regulations also provide appropriate setbacks and height restrictions for the accessory cabanas that may be located on the individual recreational vehicle spaces. The intent of the Applicant is to provide an RV Resort that caters to all needs of the tenants.

2. **Reason for the present text being invalid or inappropriate:**
   Response: *The current zoning text is invalid as it does not provide development regulations, parking requirements, or use regulations for the development of a recreation vehicle resort. The proposed use is a new use to the Town of Loxahatchee Groves. The proposed text will ensure that the proposed RV Resort will be developed consistent with the Town's vision and existing design guidelines. The proposed RV Resort will provide an opportunity currently not available to the visitors of the Town of Loxahatchee Groves and Palm Beach County Western Communities.*

3. **Explain how the proposed text amendment complies with the Comprehensive Plan:**
   Response: *The proposed text amendment complies with the proposed Rural Recreation Comprehensive Plan future land use designation of Rural Recreation (RREC). Additionally, the proposed zoning text helps to implement a development that is consistent with other Comprehensive Policies as discussed previously in this justification statement. As provided within this Application and as presented to the Town Council in two workshops, the Applicant is proposing a project that will encourage limited economic development; provide a public multi-use trail and greenway around the perimeter of the Property and tie into other greenway connections in place or planned in the future; and contribute to drainage improvements of the Town. As discussed, the proposed use will serve as a transitional use between the residential use to the north and the more intense commercial and mixed uses along Southern Boulevard.*

4. **Is there an error or ambiguity to be corrected:**
   Response: *No error or ambiguity exists in the Zoning code. The proposed amendment is to provide development regulations for the Rural RV Resort zoning district and RV Resort use.*

Proposed Zoning Map Amendment

The proposed zoning map amendment from Agriculture Residential (AR) to the new Rural RV Resort (RRVR) zoning district is consistent with the Town's Rezoning Criteria per Zoning Code Section 160-020.

Justification

1. **The request is consistent with the Town's Comprehensive Plan:**
   Response: The request would not give privileges not generally extended to similarly situated property in the area or result in an isolated district unrelated to adjacent or nearby districts. Per the Comprehensive Plan Text Amendment and Zoning Code amendments, the intent of the Rural Recreation future land use category and Rural RV Resort Zoning District is to allow for the development of an RV Resort on a property appropriately located, where infrastructure is available to support the use, and where a transitional use between the rural residential uses and the intense commercial development fronting on Southern Boulevard can be accommodated. It is the intent of the new future land use and zoning categories to accommodate the proposed use without allowing for the proliferation of such uses throughout the Town limits.

   The proposed zoning map amendment will allow for the development of an RV Resort. This proposed use is consistent with other Comprehensive Policies as discussed previously in this justification statement. As provided within this Application and as presented to the Town Council in two workshops, the Applicant is proposing a project that will encourage limited economic development; provide a public multi-use trail and greenway around the perimeter of the Property and tie into other greenway connections in place or planned in the future; and contribute to drainage improvements of the Town. As discussed, the proposed use will serve as a transitional use between the residential use to the north and the more intense commercial and mixed uses along Southern Boulevard. Specifically, the request is consistent with the following Goals, Objectives and Policies of the Town Comprehensive Plan:

   ***FLUE Objective 1.2:** Development of a rural style commercial center consisting of accessible shopping, recreation, and employment opportunities for Town residents, shall be limited to the Southern Boulevard Corridor.*
   Response: The proposed RV Resort will be a rural-style hospitality amenity with high end options located within close proximity and easily accessible to Southern Boulevard. The tenants of the RV Resort will be able to access the commercial uses within the Town and ultimately contribute to the economic development of the Town. The proposed RV Resort will also provide an additional employment opportunity for the Town residents.

   ***FLUE Policy 1.1.3:** The Town shall ensure that future land use designations are compatible with adjacent land sues within and outside of the Town boundary.*
   Response: The proposed zoning map amendment to the Rural RV Resort category will ensure that appropriate densities and intensities are assigned in an appropriate location. The land to the south of the Property is Agriculture Residential and Commercial Low and the land to the west of the Property is designated as Multiple Land Use. The proposed changes to create and assign the Rural RV Resort zoning designation to the Property would allow for a transitional use to be developed on the Property. The proposed use would provide a transition between the residential to the north of the Property and the more intense uses along Southern Boulevard.

   ***TE Policy 2.3.2:** The Town shall work toward establishing multi-use trails and greenways within the existing canal maintenance easements on Letter Roads. In addition, the Town shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, or equestrian circulation throughout the Town.*
   Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public.

R&OSE Objective 5.3: *Establish effective methods of coordinating public and private resources to meet public demands.*
Response: The proposed RV Resort will incorporate a multi-use trail dedicated to the public, and maintained by the Applicant, on the perimeter of the Property that will connect to C Road and any other trails within the vicinity of the Property. This area can be utilized by the users of the proposed development as well as the public.

CIE Policy 8.2.12: *Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including multi-use trails and greenways, schools and roadways.*
Response: The Applicant proposes to contribute an annual impact fee to the Town as approved by the Town Council.

2. **The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts.**
Response: The request would not give privileges to the Property, as any other parcel of land within the Town jurisdiction meeting the requirements of the new Rural RV Resort zoning district would be permitted to request a rezoning. Rezoning the Property to Rural RV Resort would not result in an isolated district that is unrelated to nearby properties. The proposed zoning district would serve as a transitional district between the single family residential to the north and the commercial districts and major arterial roadway to the south of the Property. Additionally the proposed use would serve as a transition between the mixed use project to the west and the single family and agriculture uses to the east.

3. **An error or ambiguity must be corrected.**
Response: Not applicable.

4. **Changed or changing conditions which make approval of the request appropriate.**
Response: The characteristics of the surrounding area within the Southern Boulevard corridor have changed within the past 10 years. Additional commercial, residential and institutional projects have been approved to provide additional housing and services to the increasing number of residents of the area. The Southern Boulevard corridor is a major transit corridor for south Florida and Palm Beach County. This corridor has been transitioning away from solely serving the farmers as routes between farms, to packing houses, and transporting produce and other goods from between the east and west coasts of Florida. This corridor now also serve the nearby residents of Arden and other new residential developments as routes to and from work, services, and other activities in and outside of the western communities. The increase in traffic encourages properties along these transit routes to develop with a variety of services, housing, and other uses to meet the growing population of the western communities and greater Palm Beach County. Although the Property does not have frontage on Southern Boulevard, it is located within close proximity of the arterial roadway. It is typical planning practice to locate more intense commercial and other non-residential uses within the first 1 or 2 blocks of a major roadway to ensure that residential uses are buffered and screened from the noise of a busy roadway. The Property's location within this area of Southern Boulevard which was recently widened to accommodate increased traffic from the new approved and constructed developments to the west of the Town limits.

The recent global pandemic changed many societal behaviors. One of the trends that came out of the pandemic was the desire for people to be outdoors more. Many people across the Country purchased recreation vehicles and started touring the Country. The ability to work remotely for many jobs has also contributed to the increased use of recreational vehicles. These changing trends have created an increase in demand for RV resorts that offer more amenities that simple electric, water and sewer hook-ups. Travelers are looking for the same amenities that they have grown accustomed to such as pools, sports courts, and clubhouses all while still

being close to the natural environment that brought them to the area in the first place. The Property is well suited for the Rural RV Resort zoning change to meet the needs and demand for such travelers as it is located close to various natural areas, commercial services, transportation routes and other activities.

5. **That substantial reasons exist why the property cannot be used in accordance with the existing zoning.**
   Response: Not applicable.

6. **The rezoning is appropriate for the orderly development of the Town and is compatible with existing and conforming adjacent uses, and planned adjacent land uses.**
   Response: The proposed Rural RV Resort (RRVR) zoning designation is suitable and appropriate for the Property. The Property's location on C Road, north of Southern Boulevard and immediately west of the Solar Sports Property make the Property an ideal site for the proposed RV Resort use. Across the Country as well as locally in Palm Beach County RV Resorts are located in scenic areas, such as national parks, forests, or beaches. These locations provide the users with a unique opportunity to enjoy the natural beauty of the area as well as engage in outdoor activities such as hiking, fishing, or kayaking.

   The proposed site plan will depict appropriate screening and buffering on all sides to ensure that residential and agriculture uses to the north and east are not negatively impacted. The Applicant is proposing an 80 wide natural buffer along the east property line. Along the north property line is a canal and beyond that are single family homes. Within the proposed trail running along the canal frontage will be appropriate landscape screening material as well as the trail that can be used by the public as well as the tenants of the proposed RV resort.

   Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of the Property is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities. The proposed Rural RV Resort will provide a transitional use between the commercial uses located along Southern Boulevard to the south, the mixed land use project to the west and the residential uses to the north and east. The proposed RV Resort will provide a rural hospitality resource to the Town in a location which is convenient to nearby amenities, tourist attractions and natural areas while not negatively impacting surrounding properties.

Proposed Site Plan

The Applicant proposes to develop an RV Resort featuring a comprehensive site plan. The resort will include 272 RV sites, 16 park-owned RV units, and 2 clubhouses with recreational areas. Access to the resort will be via C Road. Upon entering, tenants can choose between two distinct areas for their recreational vehicles. One section is dedicated to families, complete with a clubhouse and pool area tailored for children and family activities. The other section caters to a broader audience and is not specifically family-focused. Each RV site will accommodate the recreation vehicle, a car, and an accessory cabana for outdoor seating and dining. The resort will offer a range of recreational amenities, including a clubhouse with activity rooms for games, fitness, meetings, and kitchens; outdoor courts for tennis, pickleball, and basketball; as well as pools, spas, and splashpads.

The proposed RV Resort will meet Town Code regulations regarding nuisances (Article 50). Adajcent residential plots within 250 feet of the Property will not be negatively impacted by the proposed development. Noise and light pollution will not impact surrounding properties. Decibel levels for the proposed RV Resort would be expected to be similar to that of a busy park which is usually around 50 dB and considered a quiet environment. As landscape materials are expected to surround the property any excessive noise will be muffled by the soft plant material. Setbacks and landscape buffers will also ensure that there are no negative impacts related to emissions, dust, smoke, soot, objectionable odors, and solid wastes. All recreation vehicles will be hooked up to utilities so there will not be any dumping or other similar objectionable activities. There will be no hazardous waste stored on-site.

The project offers several public benefits. The Applicant plans to create a multi-use trail and greenway (eco-hybrid greenway trail) on the north and west sides of the Property, which will be dedicated for public use in perpetuity and will be designed with native plant materials in order to ensure it is maintained as habitat for wildlife. This proposed trail will connect to the existing trails and will be consistent with the Loxahatchee Groves Master Roadway, Equestrian and Greenway Plan adopted in 2009. Additionally, the Applicant intends to construct a drainage impoundment area adjacent to the property within the existing C Road right-of-way. This improvement aims to enhance the Town's drainage system and help mitigate historical flooding in the area. Furthermore, the Applicant commits to participating in C Road enhancements as determined by adjacent property owners and the Town of Loxahatchee Groves.

The proposed architecture and site plan are consistent with the Town's Rural Vista Design Guidelines. All buildings will be designed to be architecturally consistent with the other structures in the Town and the desired architecture theme. Additionally, signage, lighting, pedestrian amenities and landscape will be consistent with guidelines.

All buildings will be constructed in compliance with the Florida Building Code (FBC). The FBC has many requirements for hurricane resistant construction such as hurricane straps and impact-resistant windows. While the proposed buildings will be suitable as shelters during severe weather events, guests will be required to evacuate in accordance with County and State evacuation guidelines during emergencies such as but not limited to hurricanes in accordance with a comprehensive emergency preparation and evacuation plan to be developed and implemented by the property manager to ensure the safety and well-being of all guests.

Lastly, the Applicant proposes introducing an annual impact fee which will be approved by Town Council.

In conclusion, the proposed RV Resort offers substantial public benefits, including the enhancement of local infrastructure and environmental improvements. By introducing a multi-use trail, upgrading drainage facilities, and collaborating on road enhancements, the project aims to address community needs and support regional development. Additionally, the proposed annual impact fee is expected to contribute significant revenue, further benefiting the Town. Overall, the project promises to deliver both tangible and financial advantages to the area.

The Applicant respectfully requests approval of the Comprehensive Plan Text Amendment, Comprehensive Plan Map Amendment, Zoning Text Amendment, Zoning Map Amendment, and Site Plan in order to develop an RV Resort on the Property.

Market Feasibility Study for The Paddock RV Resort



June 3, 2024

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Attachments

1. ESRI Report - Demographic and Income Profile
2. ESRI Report - Site Map
3. Florida Fact Sheet RV Economic - RVs Move America - June 2022
4. Florida State Table RV Economic - RVs Move America - June 2022
5. Palm Beach County Profile 05.17.2024
6. RV Industry Association 2023 Annual Report
7. RV Industry Association 2023 Vacation Cost Comparison
8. Go RVing RV Owner Demographic Profile - RV Industry Association 2021
9. Campgrounds & RV Parks in the US - IBIS World April 2024
10. Loxahatchee Groves Town Statistics - Town of Loxahatchee Groves
11. 2024 Camping & Outdoor Hospitality Report - Kampground of America
12. United States Fact Sheet - RVs Move America - June 2022
13. "More people flocking to freedom of RV travel" - The Villages Daily Sun 07.30.2023
14. "RV Vacations Emerging as Major Summer Travel Trend" - TravelPulse 05.21.2024
15. "As Camping Popularity Surges, RV Resorts Look to Capitalize With Hotel-Like Comforts" - Hotel Online 07.12.2023
16. "From Silicon Valley Cubicles To Scenic Vistas" - Forbes 04.10.2024
17. "Outdoorsy Survey Shows RVing Strengthens Family Bonds" - RV Business 05.21.2024
18. "RV Parks An Up-and-Coming Commercial Real Estate Investment Asset" - ConnectCRE 03.28.2024
19. "RV Parks Attract Billions in Public, Private Investment" - RV Business 11.01.2023
20. "RV Parks Competing On Newness, Growing Size, Amenities" - Forbes 03.01.2024
21. RV Park Rates Loxahatchee Groves and Surrounding Areas 2024 - Zabik & Associates

Introduction

The purpose of this market feasibility study is to assess the viability, market demand and economic impact of a luxury recreational vehicle resort in the Town of Loxahatchee Groves. This market study has been prepared with consideration of existing recreational vehicle resorts and other development in the market area.

We believe the market can support the proposed luxury recreational vehicle resort at this time. The available market for new luxury recreational vehicle resort space in the area is limited and demand is strong. The ongoing evolution of the national and state vacation market combined with increased demand for quality recreational vehicle space are the key drivers in this market space. In addition, the continued expansion and growth in Palm Beach County will add increased demand for recreational vehicle space.

The 2020 Census found that the population in The Town of Loxahatchee Groves has grown to 3,355. This continued population growth within and adjacent to the competitive Trade Area further supports the absorption of this luxury recreational vehicle resort space at this time.

This study highlights the market potential and economic impact for the luxury recreational vehicle resort development being proposed in the Town of Loxahatchee Groves. The site location north of Southern Boulevard adjacent to C Road is shown on the cover page and below in *Figure 1*.



Figure 1 - Site Location

This study presents a summary of findings and recommendations regarding the market potential for the recreational vehicle resort development on this property.

The scope of this marketing and demographic study includes:

- An executive summary of the Town of Loxahatchee Groves and local site growth and demographic characteristics
- A review of local recreational vehicle market trends
- A review and analysis of the current market absorption rates
- A survey of location and vacancy rates of active competitors
- A review of the recreational vehicle marketplace
- A summary of the findings and recommendations

The proposed The Paddock RV Resort development is consistent with existing and proposed development in the surrounding area and the Town of Loxahatchee Groves Comprehensive Land Use Plan.

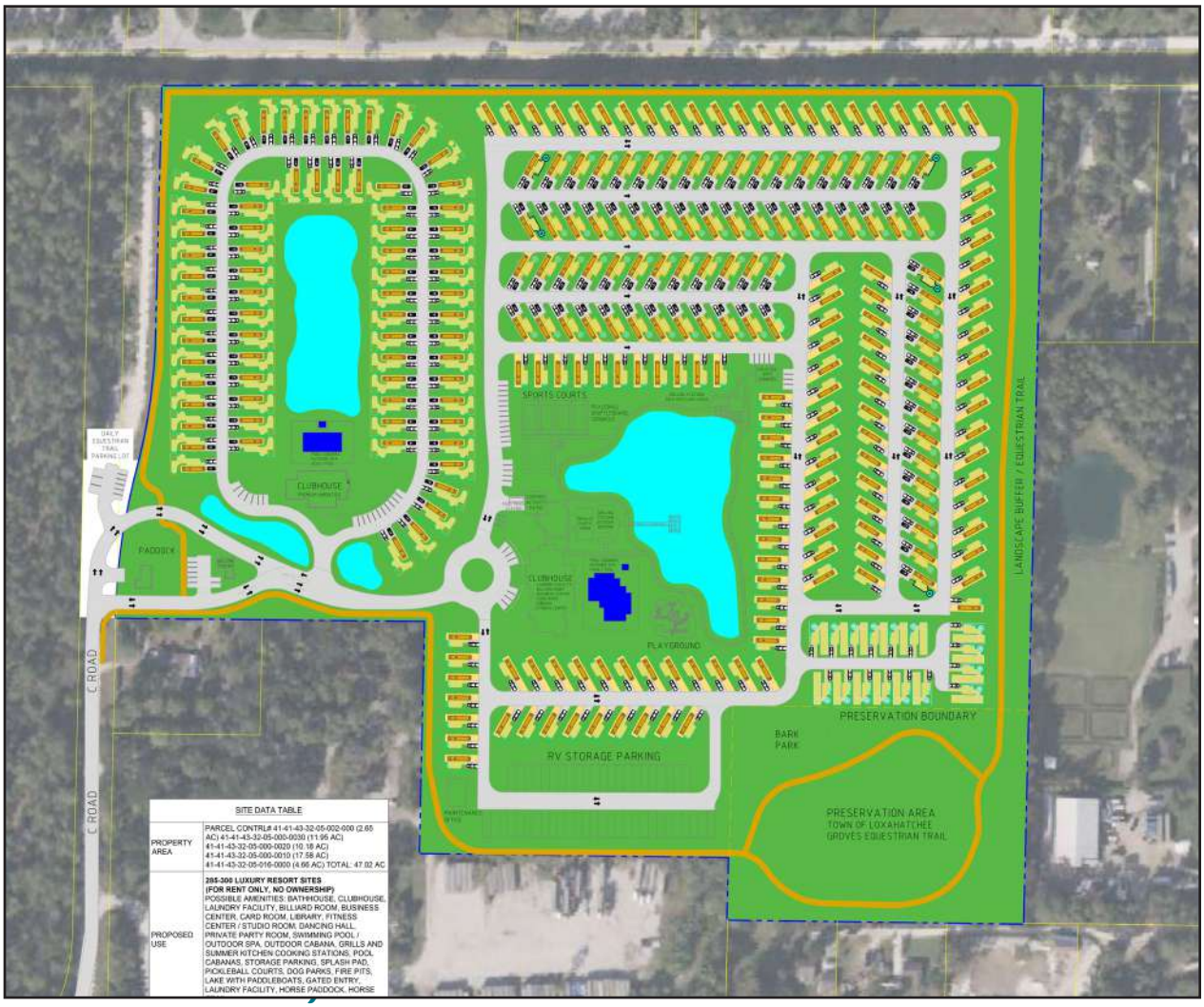

Figure 2 - Architectural Site Plan

Executive Summary

Development of this recreational vehicle resort is currently justified. The major factors affecting the decision to build this recreational vehicle complex on the subject property include:

- Location, Location, Location
- Demand Analysis
- Demographic Trends
- Local Competition

The results of this analysis support the use of the property as a recreational vehicle resort site. Development of this site is consistent with future local and neighborhood plans, the Town of Loxahatchee Groves' Comprehensive Plan and the surrounding area approvals. In addition, approval of this type of development is consistent with the existing character of the area.

Location

The location of this site is just north of Southern Boulevard adjacent to C Road on the west boundary. This Loxahatchee Groves site offers direct access to via C Road to State Road 80, also known as Southern Boulevard, an urban principal artery.

Less than five miles from the heart of Wellington and approximately 16 miles to downtown West Palm Beach, the location of this site is accessible to a variety of local attractions including nature preserves, horse trails, Lion Country Safari, the Winter Equestrian Festival and other equestrian events, Palm Beach Zoo, Cox Science Center and Aquarium, The Kravis Center for the Performing Arts, numerous small agritourism venues, as well as the cultural events and activities of nearby municipalities.

The development of the Tuttle Royale project, 6 miles east on Southern Boulevard, will provide an additional local source of entertainment and dining venues that compliment the existing opportunities in the Western Communities.

Demand Analysis

The demand analysis for this project supports the approval of the The Paddock RV Resort at this time. The projected rate of population growth for the State of Florida, Palm Beach County, and the Town of Loxahatchee Groves, combined with the strong demand for new hospitality offerings in Florida and the type of development proposed, supports the need for this development. Full absorption of the proposed development is expected within 12 months after construction concludes.

The Florida recreational vehicle market economic impact is approximately $6 billion annually. Vacancy rates remain low. Demand is strong with long wait lists and reservations needed months in advance, with booking required over a year in advance for high season spaces. This project will add 285-300 sites to the inventory of recreational vehicle space.

In summary, the Florida and Palm Beach County market areas are strong and demand is currently in place for additional recreational vehicle space. Data showing the strong recreational vehicle market potential is contained in the attached market reports.

Demographic Trends

The Western Communities of Palm Beach County are one of the fastest developing areas in Florida. The population of the Western Communities is expected to surpass 350,000 residents in 2025.

The growing population, combined with growth in the leisure and hospitality industries, has increased the demand for recreational vehicle services both statewide and in the Town of Loxahatchee Groves.

Our analysis focuses on the 7-mile Trade Area, although this type of development is designed and utilized on a regional basis. We expect the majority of users and customers of this development will come from out-of-state; however, the population of Florida RVers is strong. Over 158,000 residents currently live within the Trade Area. The population is expected to grow by over 1.5% in the next five years. Within the Trade Area there are no recreational vehicle offerings, with limited recreational vehicle offerings elsewhere in Palm Beach County. Vacancies are low and the demand for new space is strong with reservations required as far as 18 months in advance. The increased area population growth supports this demand when combined with the current low vacancy rate of the surrounding RV resort properties.

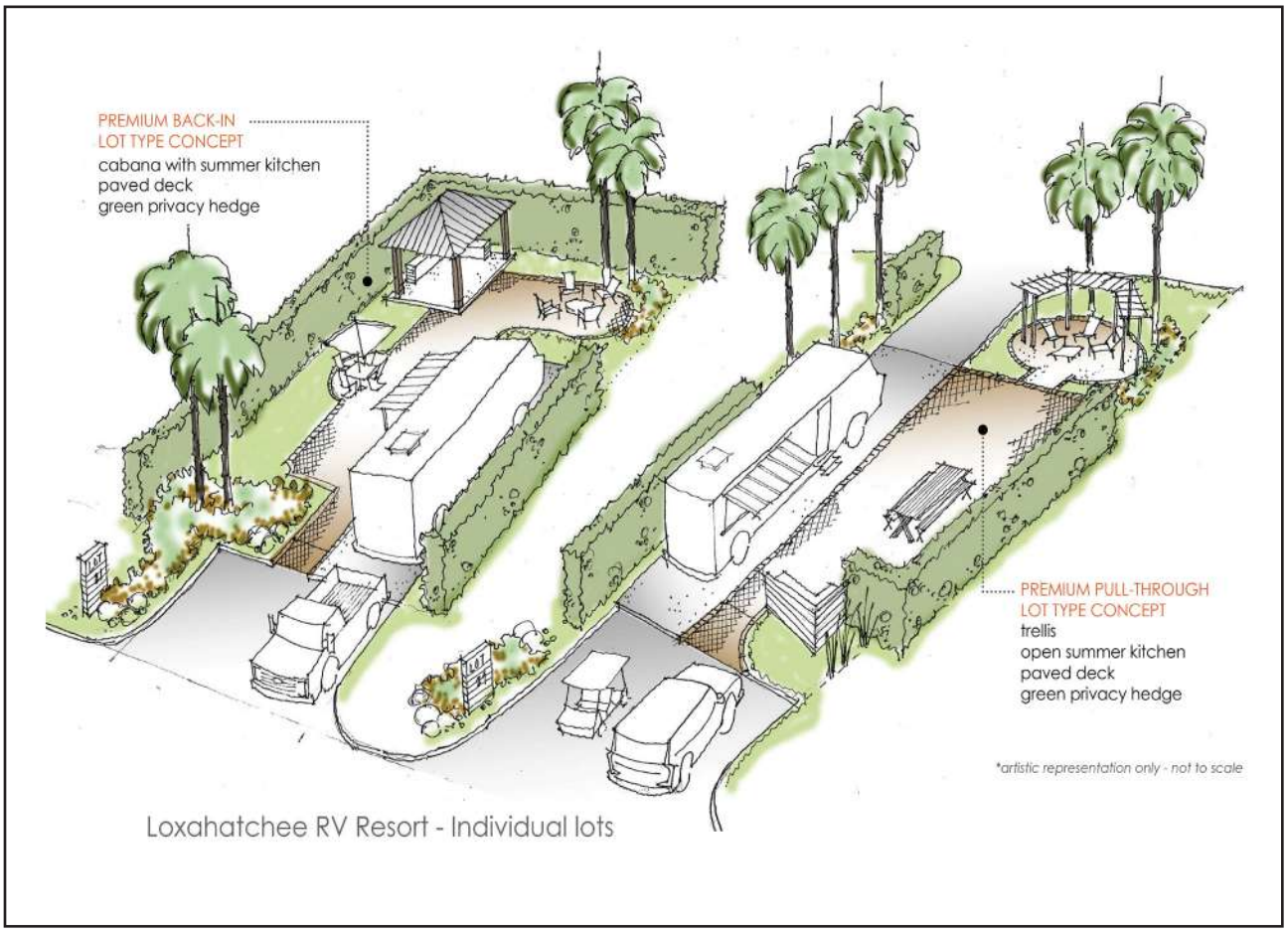

Figure 3 - Elevation Site Rendering

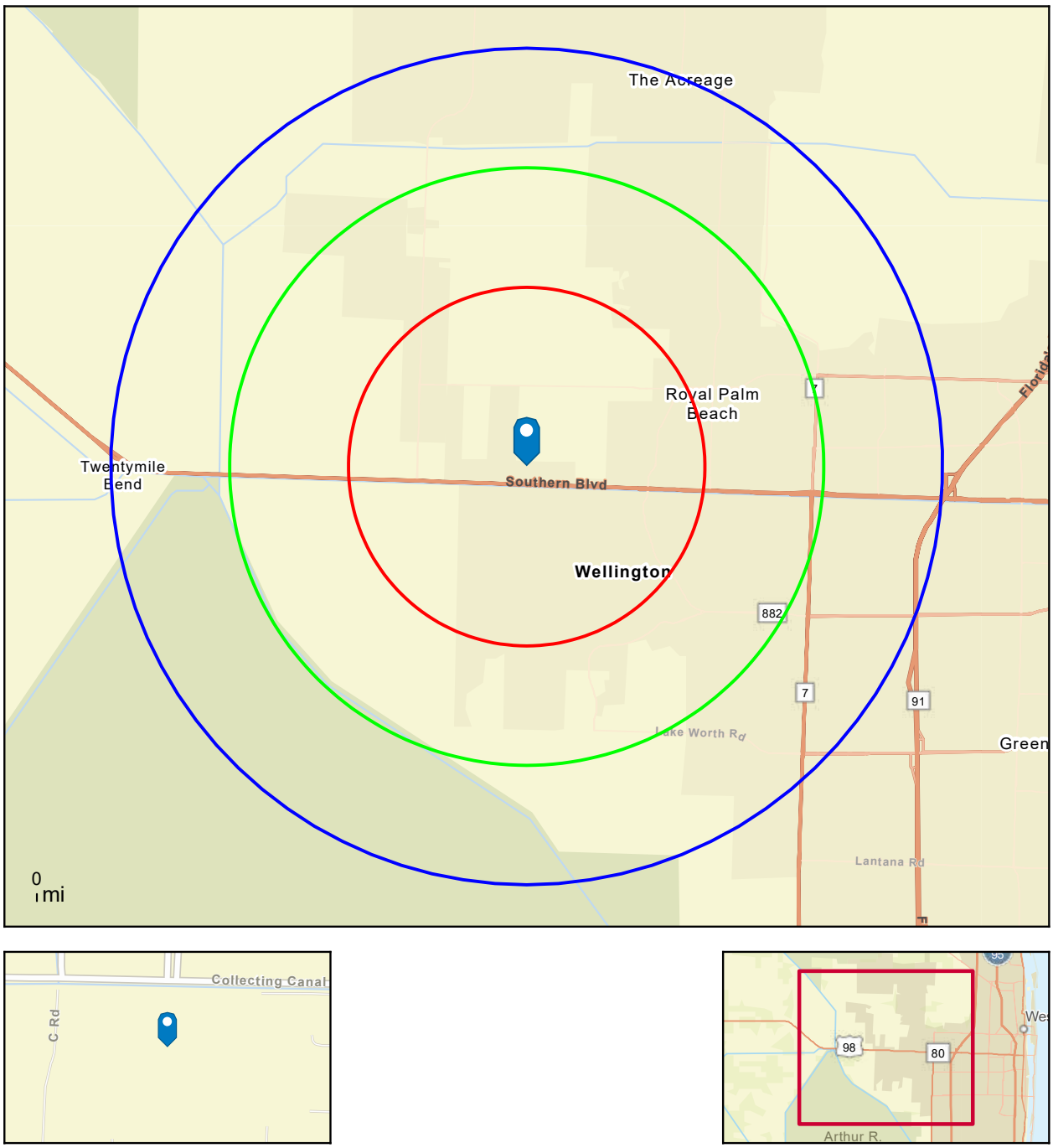

Figure 4 - Site Location with 3, 5, 7-mile rings
Source: Esri GIS

Local Competition - Loxahatchee Groves and Surrounding Areas

Recreational Vehicle Market

The vacancy rates at competing resorts are low and will remain low with current economic conditions improving. While the Covid-19 induced surge has waned, demand for RV sites both short and long term continues to be strong.

Zabik & Associates conducted a survey of competing recreational vehicle resort rates and vacancies in surrounding areas. Key findings from this survey are summarized below in *Figure 5*.

RV Park Rates in Loxahatchee Groves and Surrounding Areas

						Season			Off Season		
	City	Pool	Wifi	Dog Park	Sports	Day	Week	Month	Day	Week	Month
Vacation Inn RV Resort	West Palm	Y			Y		$ 945	$ 3,300		$ 700	$ 2,400
Palm Beach Traveler RV Park	Lantana	Y		Y	Y			$ 1,900			$ 1,300
Juno Ocean Walk RV Resort	Juno Beach	Y	Y	Y	Y	$ 120	$ 728	$ 3,038	$ 80	$ 489	$ 2,010
Palm Beach Motorcoach Resort	Jupiter	Y	Y	Y	Y	$ 160	$ 960	$ 4,464	$ 115	$ 690	$ 3,209
Del-Raton RV Park	Delray Beach					$ 69	$ 414	$ 2,705	$ 59	$ 354	$ 1,030
West Jupiter RV Resort (55+)	Jupiter	Y	Y	Y	Y	$ 110	$ 630	$ 2,520	$ 69	$ 378	$ 1,620
Floridays RV Park	Hobe Sound		Y			$ 59	$ 357	$ 800	$ 59	$ 357	$ 800
Ocean Breeze Resort (55+)	Jensen Beach	Y	Y	Y	Y	$ 73	$ 405	$ 2,030			$ 1,260
Port St Lucie RV Resort	Port St Lucie	Y	Y			$ 58	$ 327	$ 1,105	$ 55	$ 270	$ 660
Holiday Out at St Lucie	Port St Lucie	Y			Y			$ 1,500			$ 1,050
Water's Edge RV Resort	Okeechobee	Y	Y			$ 130	$ 910	$ 3,900	$ 90	$ 630	$ 2,700
Motorcoach Resort SLW	St Lucie West	Y	Y	Y	Y	$ 170	$ 1,071	$ 4,335	$ 115	$ 725	$ 2,933
Treasure Coast RV Resort	Fort Pierce	Y	Y		Y	$ 99	$ 685	$ 1,950	$ 65	$ 410	$ 690
Tanglewood Village (55+)	Vero Beach	Y						$ 850	$ 45	$ 250	$ 575
Lakewood Village	Vero Beach	Y						$ 999			$ 675
Sunshine Travel RV Resort	Vero Beach	Y	Y	Y				$ 1,700	$ 65	$ 406	$ 1,200
*If blank, rates unavailable.				Average Rate		$ 105	$ 676	$ 2,319	$ 74	$ 472	$ 1,507

ZABIK AND ASSOCIATES, INC.

Figure 5 - RV Park Rates in Surrounding Areas
Source: Zabik & Associates, Inc.

All surveyed RV resorts were at capacity or nearing capacity for Fall, Winter and Spring seasons with a majority of these booking for three to six months duration. A majority of the long term seasonal residents of the surveyed resorts are repeat clients. A majority of the resorts open reservations first to repeat clients before opening bookings to new clients, if spaces are still available. Seasonal bookings are predominantly made 12-18 months in advance.

Summer vacancies at the surveyed resorts were at capacity for a majority of weekends and holidays. Weekday vacancies can be found but are in low supply.

Daily rates are predominantly for the summer season. RVers are more transient during these months consisting of more families and individuals out for a vacation or long weekend. Weekly and monthly rates are also offered in the summer season. The majority of the higher end RV resorts offer only monthly and quarterly site rentals outside of the summer season due to high demand.

Daily site rental rates, when offered, rise approximately 35% from the summer season to the busy fall, winter and spring seasons. Weekly site rental fees rise approximately 39% from the summer season and monthly site rentals rise over 60%.

Site rental rates are directly related to the amenities offered at each RV resort. Amenities such as concrete pads, resort style pools, golf and tennis contribute to a higher site rental fee. Consideration to adding a pickleball court should be made as the sport has grown rapidly in the 50+ age group. Waterfront availability contributes to significant site rental fee increases with the biggest increase being for oceanfront sites.

There are limited offerings for resort style RV resorts when comparing the east coast of the state to the west coast. Historically, Florida's west coast counties are well known for their snowbird retiree population. The growing population of the east coast of Florida includes many retirees, who are retiring at a younger age. Many are looking for retirement options including a second home, vacation condominiums and long term RV resorts. *Figure 6* shows the disparity in RV resort offerings between the east and west coasts of Florida.

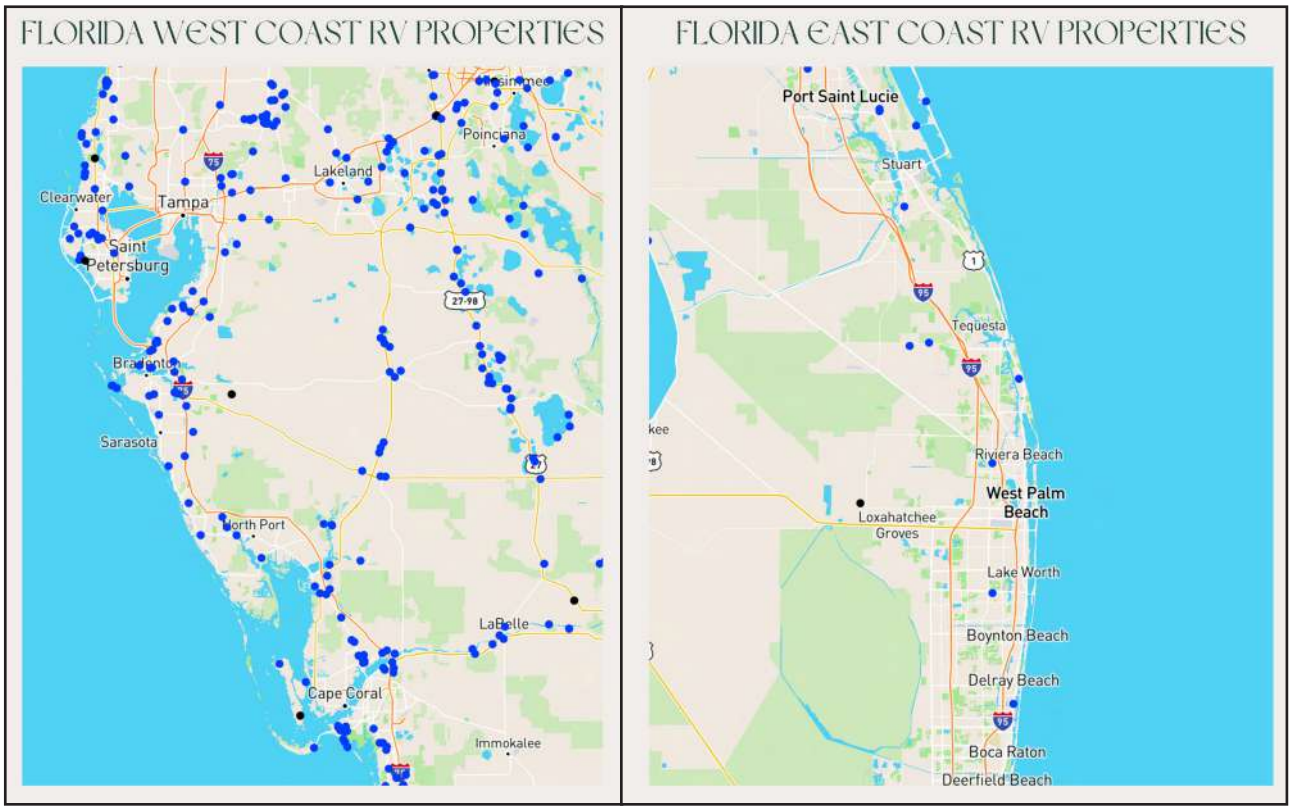

Figure 6 - Florida West Coast vs East Coast RV Properties
Source: Bove

Palm Beach County Highlights

Palm Beach County is Florida's third most populated county behind Dade and Broward Counties. Palm Beach County is also one of the largest geographic counties east of the Mississippi River. Palm Beach County is home to 39 municipalities. Approximately 56% of the County's population lives within these municipalities, with the remainder living in the unincorporated portions of the County.

Palm Beach County has been one of the Nation's fastest growing counties over the past several decades. In the 1990 census, Palm Beach County ranked as the third fastest growing major metropolitan area in the country. Throughout the late 1990's and the early 2000's Palm Beach County experienced rapid economic growth. This trend is expected to continue, albeit at a slower pace into the next decade. Economic and population growth is due to a number of factors including: warm climate, an expanding corporate base, low taxes, an educational system committed to excellence, an improving transportation network and wide ranging recreational and cultural activities.

West Palm Beach is experiencing significant redevelopment and the addition of many new luxury condominiums. Related Cos has begun significant redevelopment of City Place in downtown West Palm Beach, adding class A office space for "Wall Street of the South." In addition, Related Cos has been selected to add another hotel to support the Palm Beach Convention Center.

Town of Loxahatchee Groves Highlights

The Town of Loxahatchee Groves was incorporated as the 38th municipality in Palm Beach County on November 1, 2006. The town refers to itself as "Florida's Last Frontier" referencing the rural character of the area. With an area of approximately 12.53 square miles, Loxahatchee Groves is bordered on the south by the Village of Wellington, on the east by the Village of Royal Palm Beach, and on the west and north by The Acreage, an unincorporated community in Palm Beach County.

Fire and police protection services within Loxahatchee Groves are provided by Palm Beach County Fire Rescue and Palm Beach County Sheriff's Office. Palm Beach County Fire Rescue is an all-hazards department with Station 21, located on Okeechobee Boulevard, centrally located within the Town. Palm Beach County Sheriff's Office District 17 is staffed with five Road Patrol Deputies and receives support from other PBSO divisions, fostering a strong presence in the community and an efficient response time.



Figure 7 - The Paddock Location

Central Palm Beach County Highlights

The mid-western areas of Palm Beach County are undergoing significant residential growth led by the municipalities of Wellington, Royal Palm Beach, Westlake and Palm Beach Gardens. Approvals are currently in place for thousands of new residential units.

In addition to the four major developments identified in the Palm Beach Post graphic below, in Royal Palm Beach the Tuttle Development at State Road 7 and Southern Boulevard has commenced with 600 of the approved 1,500 residential units anticipated to be developed on the site. An additional 300 units, an apartment project, are about to break ground. Commercial and other aspects of the project are expected to begin construction in the next 12-24 months. The Avenir development in Palm Beach Gardens continues to attract residents to the far western region. Westlake has incorporated as a city and is working on building out under a 10-year plan. The Avenir development has tapped into the high end market including a Jack Nicklaus designed golf course and ultra exclusive high end residences. In addition to these developments, there are other infill projects, including a 110 unit townhome development by D.R. Horton in Royal Palm Beach that is under construction.

The Western Communities have grown over the last 50 years to not only include residential components but also strong commercial offerings anchored by the Wellington Mall and commercial development that runs the length of State Road 7. This trend is expected to continue as these four municipalities provide the framework for family and retirement based communities, strong recreational programs, and other community offerings serving both young families and retirees.

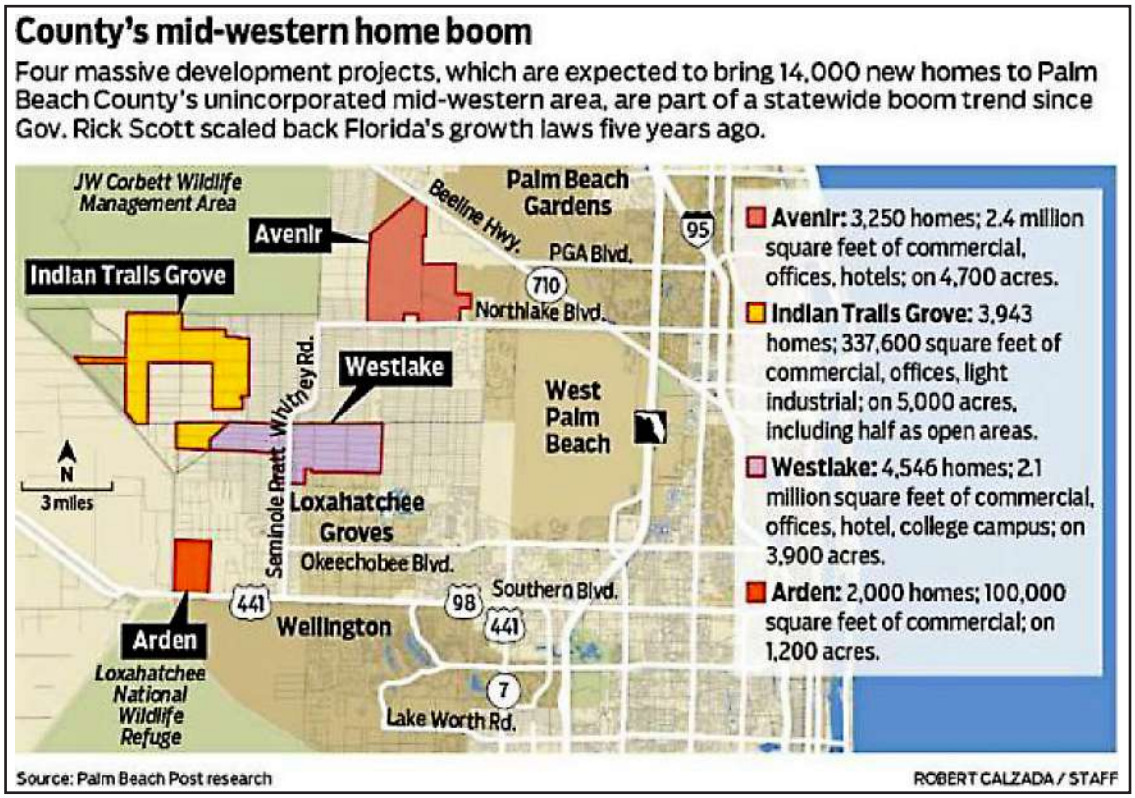

Figure 8 - County's mid-western home boom

Population

The resident 2020 population in Palm Beach County was 1,492,191. The historical and projected growth for Palm Beach County is shown below in *Figure 6*. The 2020 Census recorded an increase of 122,909 residents (8.2% increase). The 2010 census recorded an increase of 17% over the 2000 census. In addition, Palm Beach County's population of prime working age residents, 20-54, comprises over 44% of the total population. Palm Beach County's population also includes approximately 26% retirees age 64+. In addition, 39% of the households in Palm Beach County include a family member over age 65. Palm Beach County population growth has returned to historical +/-2% per year increases. This growth rate results in an addition of 30,000 residents per year.

The retiree population in Palm Beach County is expected to grow to as much as 29% of the total County population by 2030 as compared to 26% in the 2000 Census, mirroring an expected 29% retiree population statewide. The increase in retiree population will increase the demand for additional services, businesses and industry, as retirees have higher levels of discretionary spending. The retiree population has greater disposable income and seek shopping and commercial services close to home.

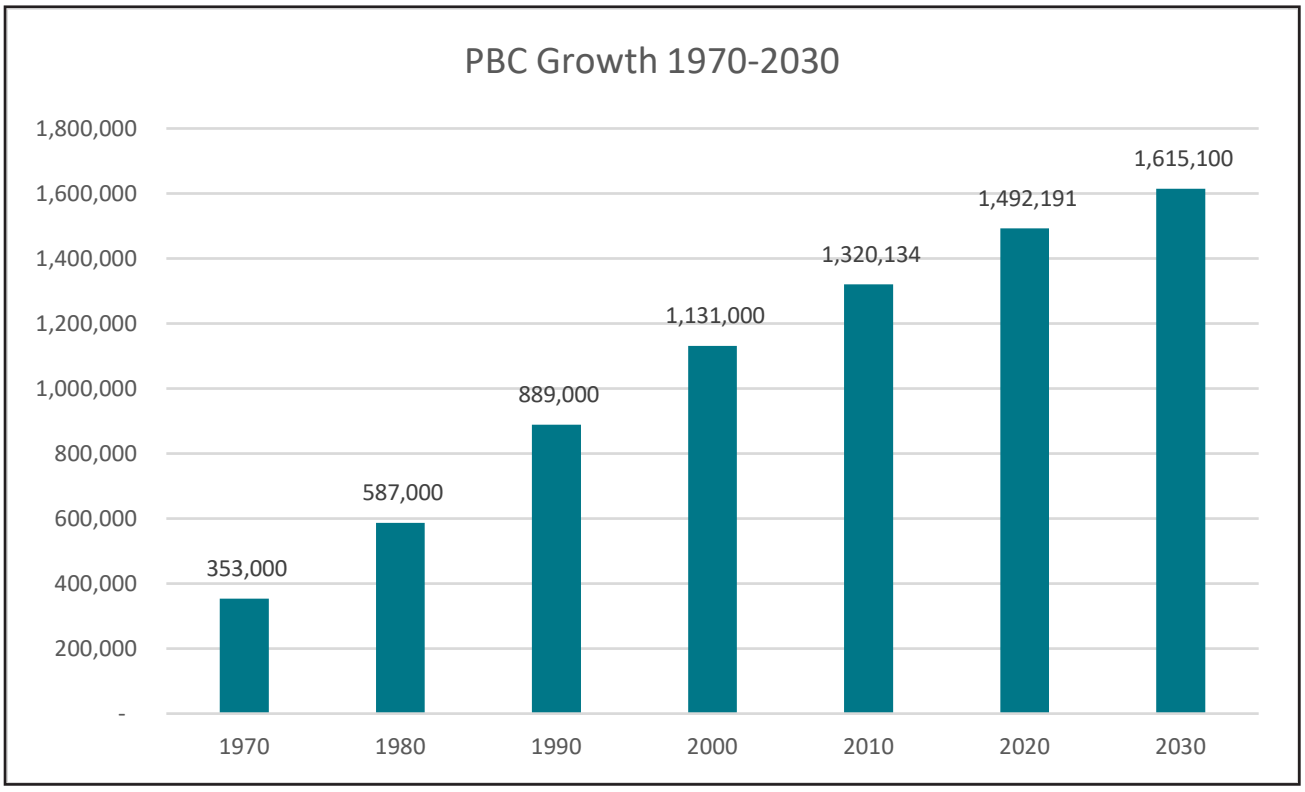

Figure 9 - Source: Florida Legislature Office of EDR

Economy

The economy in Palm Beach County remains very strong due to a diversified employment base, strong tourism and seasonal residents visiting for extended periods of time. Palm Beach's mild climate and favorable tax base makes this an inviting home to work, live and play.

Income in Palm Beach County continues to grow faster than national and state averages. The overall Palm Beach economy is very strong having diversified with tourism, industrial development, and growth in the biomedical and retiree services sectors. In 2020, Palm Beach County had an estimated per capita personal income (PCPI) of $87,478. This PCPI ranked 4th in the state and was 157% of the state average of $55,675, and 147% of the national average of $59,510.

The median income in Palm Beach County has been growing steadily with the current estimate at $60,000 and the median family income of $74,000. Our labor force as a percentage of the population has grown from 61.4 to 63.0% over the past decade.

In 2020, Palm Beach County had a total personal income (TPI) of $131,881,463. This TPI ranked 2nd in the state and accounted for 10.9% of the state total. In 2010, the TPI of Palm Beach was $72,902,682, ranking 2nd in the state.

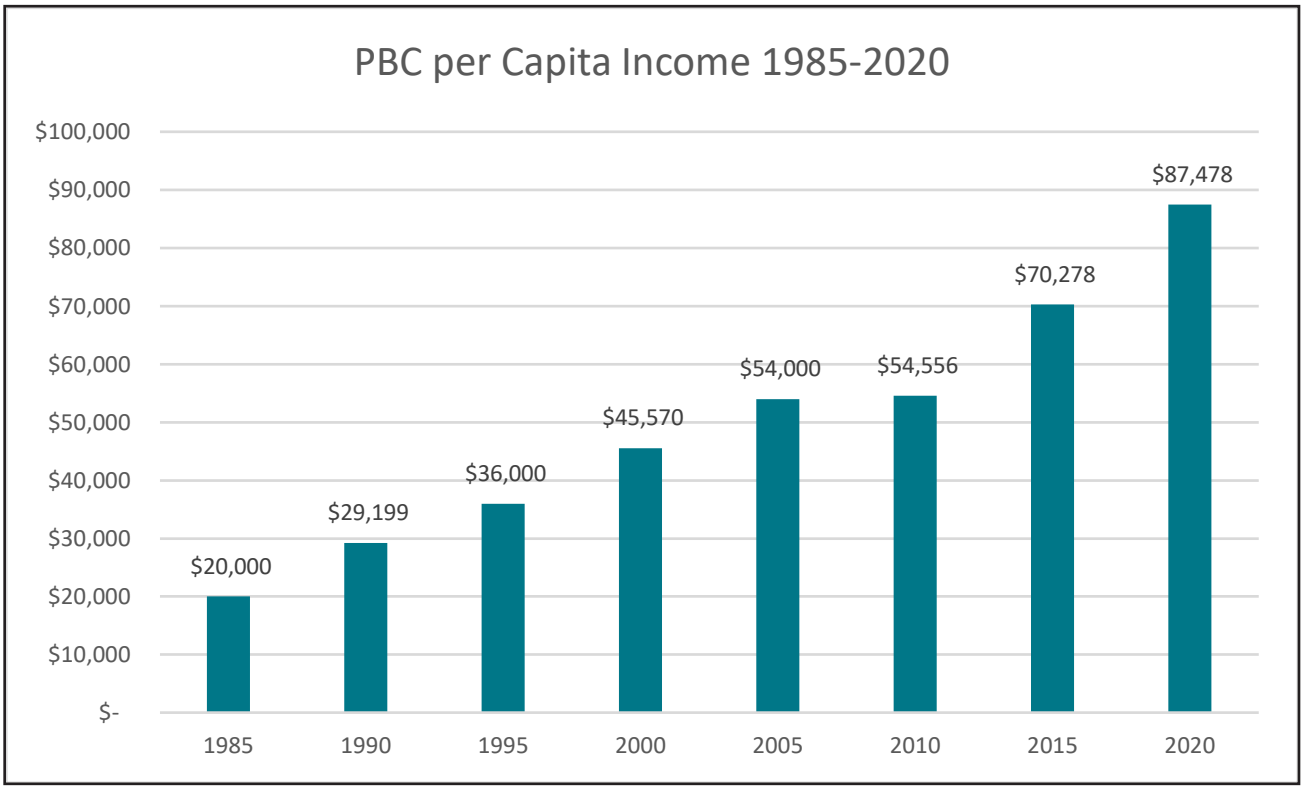

Figure 10 - Source: Florida Legislature Office of EDR

Employment

From 2000 to 2020, Palm Beach County saw consistent job growth in the service industries, construction, wholesale trade, real estate, business services, health and medical services, and retail trade. Much of this growth is due to the increasing retiree population and the economic base necessary to support the expanding population.

The changes in service sector employment between 1995 and 2004 placed Palm Beach County, in growth of services jobs, among the top 100 labor markets nationwide, according to the U.S. Bureau of Labor Statistics. The year to year change for Palm Beach County was 5% or the addition of 7,400 new service industry related jobs.

Palm Beach County ranks fifth nationally, in terms of percentage of the labor force working in the service industries. Over 38% of the work force is working in service classified jobs. Additionally, the County's economic base has been diversifying with the addition of several major corporations and expansion of many small local businesses. Over the past five years there has been a broad effort on the part of the community to diversify the economic base by adding biotech and other medical research related business based in Palm Beach County.

The national economic downturn related to the housing industry was reflected in the unemployment rate in Palm Beach County which peaked at nearly 11% in 2010. The pandemic and economic shutdown in 2020 spiked the unemployment rate to 8%. In 2022, the rate of unemployment rate lowered to 2.9% as the vaccine was approved and distributed. All signs point to a steady improvement and a return to historical growth with low unemployment rates in the future. Palm Beach County has well-weathered the transient national economic downturns, quickly bouncing back with growth exceeding national and state trends.

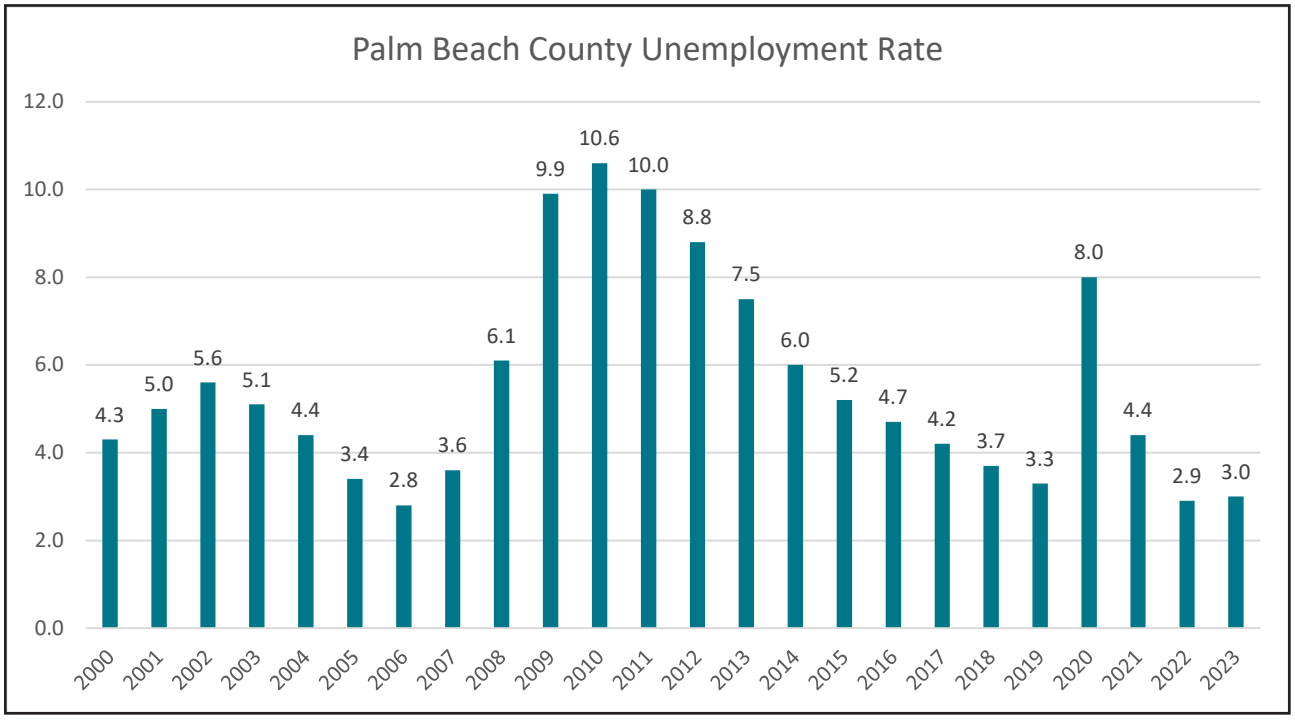

Figure 11 - Source: Bureau of Labor Statistics

Housing Review

The Palm Beach County housing sector of the economy is robust and strong. New single and multi-family housing permits are on the rise to support the growing population and families moving into larger homes. Central Palm Beach County can expect to see significant residential building permits with the development of western properties and redevelopment of urban sites. Home and condominium sales have remained strong through the pandemic and many out of state residents are accelerating plans for a second of semi-retirement home.

Palm Beach County's population has returned to a positive growth rate and is returning to the historical average growth rate of almost 2%. We expect to see continued improvement over the next three to five years.

Figures 12 & 13 highlight the history of building permits in Palm Beach County and compare the number of building permits to the rate of growth. As Palm Beach returns to its historical growth rate, the home building and construction segments of the economy will improve, thus improving the demand for additional residential space.

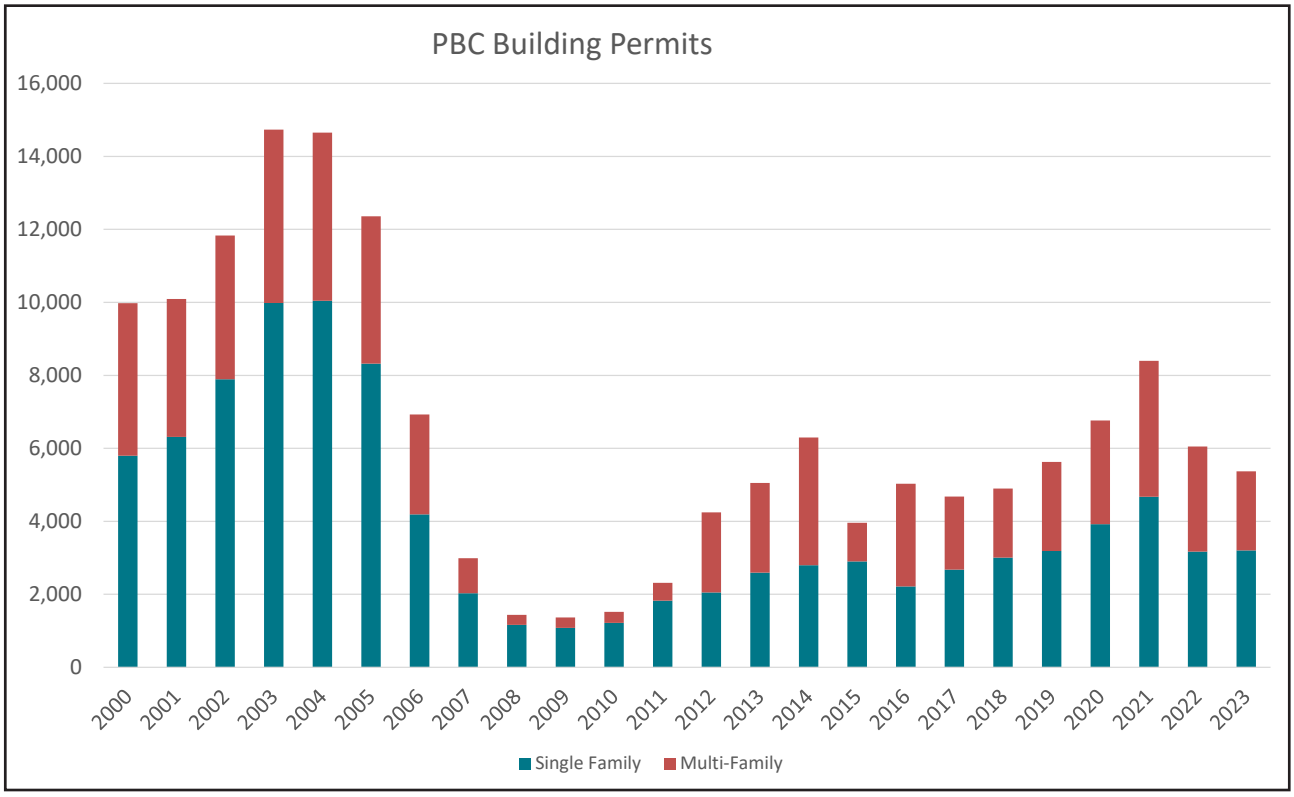

Figure 12 - Palm Beach County Building Permits

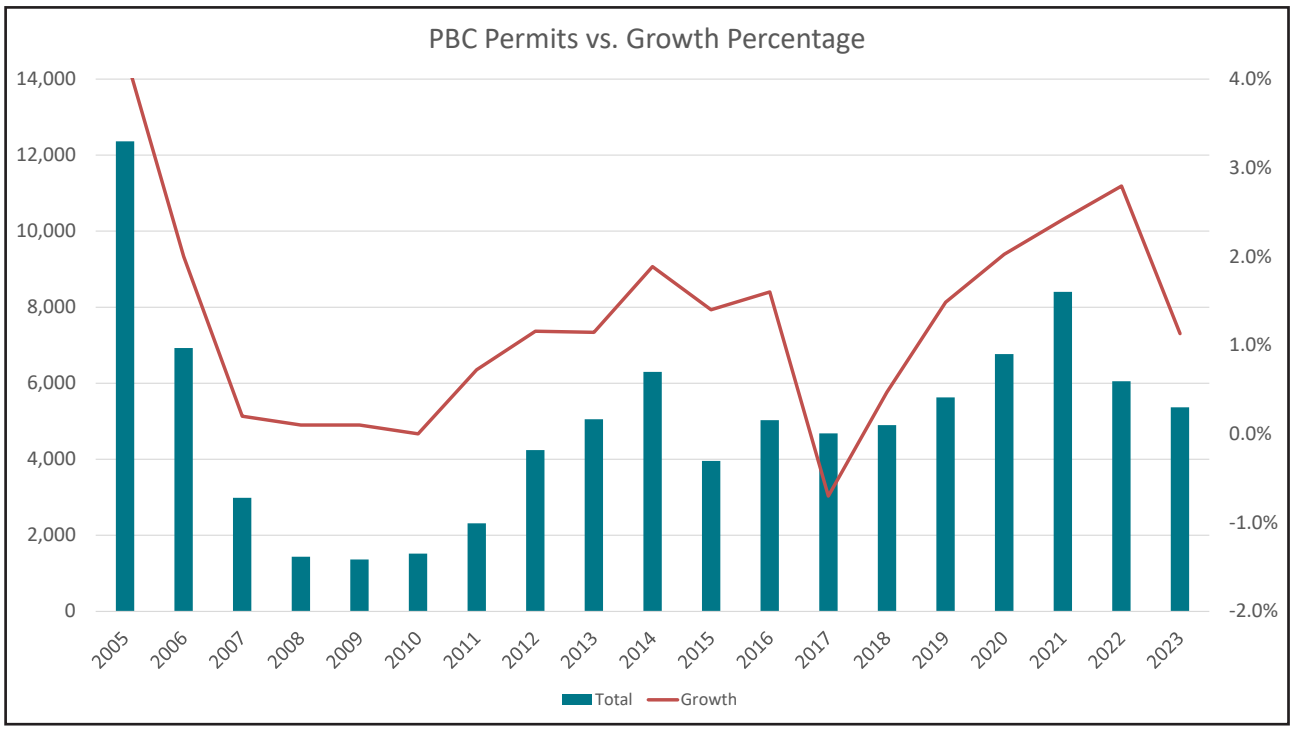

Figure 13 - Palm Beach County Permit vs % Growth

Trade/Market Area

Population

The population near this site is summarized in the table below.

	2010	2020	2023	2028
3 Mile Radius	33,692	35,511	35,049	34,346
5 Mile Radius	87,136	95,431	98,955	100,167
7 Mile Radius	137,340	153,541	158,470	160,968

Sources: 2010 Census, 2020 Census, Esri, Zabik & Associates, Inc.

The population in the area is summarized above. Growth is expected to continue at a constant rate over the next 5 years as the remaining approved residential space is built out. The build-outs of Arden and the Kolter properties will utilize much of the available vacant land.

Market Study Parameters

Population growth in both the Trade Area for this development and for the Town of Loxahatchee Groves is estimated to continue to be steady, resulting in an addition of 1,815 people in the five-mile area over the next five years.

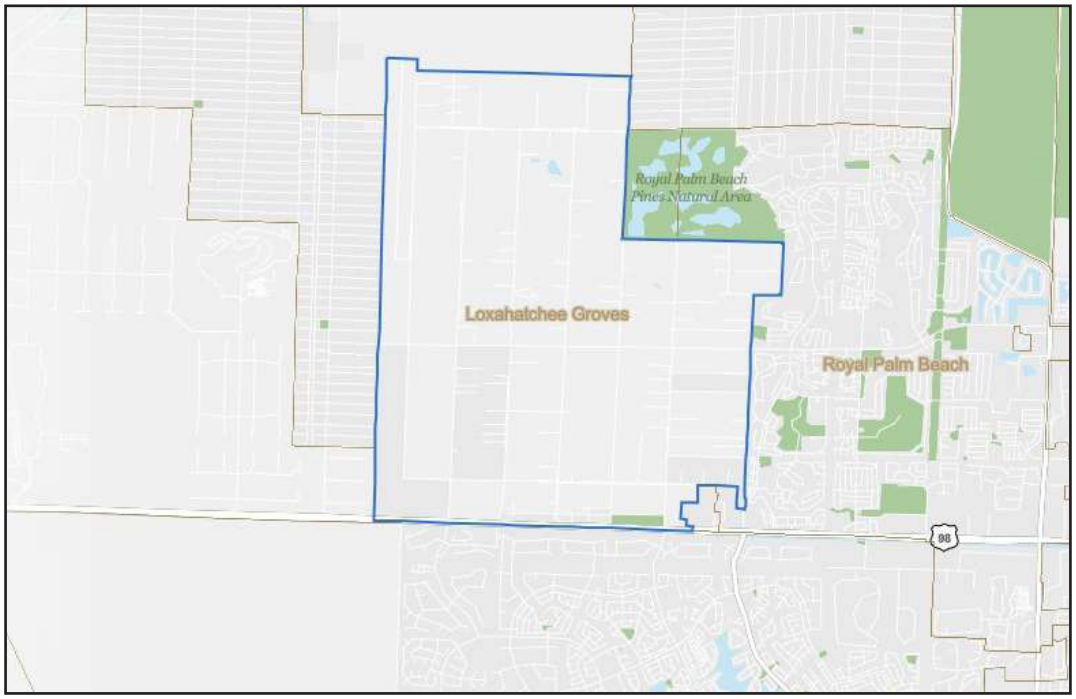

Figure 14 - Town of Loxahatchee Groves Location

Consistency with Comprehensive Plan

The proposed development is consistent with the Town of Loxahatchee Groves Comprehensive Plan.

As outlined in the development application, this development will ensure that the historic character of the Town of Loxahatchee Groves is maintained while fostering a hospitality development that is compatible with the surrounding uses and improves the neighborhood while providing the Town with both an additional hospitality amenity and additional open space for residents and public use.

This development complies with:

Goal 1, Objective 1.2: "The Town shall support development of rural-style commercial center along the Southern Boulevard Corridor."

This proposed development fits nicely with the Town of Loxahatchee Groves Comprehensive Plan, providing for a planned development that will offer a rural-style hospitality amenity with high end options along the Southern Boulevard Corridor. The surrounding properties are compatible in use. This site offers excellent access to local roads and to the beach.

Goal 1, Objective 1.3: "The Town shall strive to encourage a rural community design and look."

This development is designed as a rural-style hospitality amenity and fits well in the Town of Loxahatchee Groves Comprehensive Plan. This project fully complies with the subjective and adds a niche amenity for Loxahatchee Groves in a neighborhood appropriate for its use.

Goal 1, Objective 1.10: "Minimize flooding problems by coordinating future land uses with topographic, drainage and storm water management systems and appropriate development codes and regulations."

This project will be fully coordinated with appropriate professionals to achieve appropriate drainage.

Goal 1, Objective 1.12, Policy 1.12.3: "The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents."

This planned development is a rural-style hospitality resource hospitality amenity with direct access via C Road to Southern Boulevard. This development will provide easy access to retail amenities within Loxahatchee Groves and provide further employment opportunities to Loxahatchee Groves residents.

Goal 5A, Objective 5A.2, Policy 5A.2.1: "Require that all land dedicated to the public for parks and recreation purposes be located adjacent to arterial and/or collector roadways, pedestrian walkways and bicycle routes or be provided for in future development plans."

The site plan for this development calls for a preservation area and equestrian trails and a public parking area for resident use of this area. The recreation area is adjacent to Southern Boulevard, an arterial roadway.

Goal 5A, Objective 5A.3, Policy 5A.3.2: "Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, facilities and programs."

The proposed preservation area and equestrian trails are publicly accessible recreation areas.

Goal 5A, Objective 5A.4, Policy 5A.4.1: "The provision of open space such as natural areas, vistas, land buffers, or trails, shall be required in residential and non-residential development as per the Land Development Code."

Natural areas, land buffers and trails are shown on the current site plan.

This rural-style hospitality project fits nicely within the surroundings multiple uses and is consistent with other Town policies.



	Standard Back-In 75 SITES			Standard Pull Through 47 SITES			Premum Back-In 59 SITES			Premium Pull Through 30 SITES			Premium Back-In With Cabana 74 SITES		
	Daily Rate (ST)	Monthly (LT)	Monthly Total	Daily Rate (ST)	Monthly (LT)	Monthly Total	Daily Rate (ST)	Monthly (LT)	Monthly Total	Daily Rate (ST)	Monthly (LT)	Monthly Total	Daily Rate (ST)	Monthly (LT)	Monthly Total
Peak Season (11-01 to 04-30)	$ 125	$ 120	$ 3,600	$ 130	$ 120	$ 3,600	$ 135	$ 100	$ 3,000	$ 140	$ 105	$ 3,150	$ 165	$ 120	$ 3,600
Shoulder Season (05-01 to 06-10 and 09-15 to 10-31)															

Figure 15 - Conceptual Sites and Rates
Source: Bove

Return on Investment

Economic Impact Study Utilizing IMPLAN

IMPLAN is a platform that combines a set of extensive databases, economic factors, multipliers, and demographic statistics with a highly refined modeling system that is fully customizable. Together, Implan software and robust data helps to gain insight into an industry's contributions to a region, quantify the impact of an event to the economy, examine the effects of a new or existing business, model the impacts of expected growth or changes, or study any other event specific to the economy of a particular region and how it will be impacted.

Every dollar that is invested by The Paddock RV Resort project will result in $2 to $3 dollars of community investment. The Paddock RV Resort site is working to maximize the leveraging of this asset. Close coordination with the Town of Loxahatchee Groves, efficient and practical design with forward planning will result in the success of The Paddock RV Resort development.

The Paddock RV Resort	
Land Purchase	$7,800,000
Construction	$25,000,000
A/E and Project Professionals	$1,500,000
Permits, Fees & Soft Costs	$2,000,000
Total Project Investment	**$37,800,000**

The total economic impact to the economy for this development will be $100 million including direct, indirect, and individual benefits over the estimated 18 month development build-out.

The results of this analysis determined that the following jobs will be created during development and construction over the estimated 18 month development build-out:

Direct Jobs	75
Indirect Jobs	25
Induced Jobs	20
Total Jobs	**120**

The results of this analysis determined that the following jobs will be created after construction and provide long term employment opportunities.

Direct Jobs	20
Indirect Jobs	8
Induced Jobs	10
Total Jobs	**38**

Direct Impacts are the initial, immediate economic activities (jobs and income) generated by a project or development. Direct impact associated with the development coincide with the first round of spending in the economy. For example, a new business with a payroll of $1,000,000, purchases from local suppliers of $1,000,000 and property taxes of $50,000, would directly contribute $2,050,000 to the local economy.

Indirect Impacts are the production, employment and income changes occurring in other businesses/industries in the community that supply inputs to the development industry.

Induced Impacts are the effects of spending by the households in the local economy as the result of direct and indirect effects from an economic activity (i.e. project, event, etc.). The induced effects arise when employees who are working for the project (e.g. new business) spend their new income in the community.

Tax Base Impact

The Paddock RV Resort project will provide an addition to the Town of Loxahatchee Groves' ad valorem tax collection. We estimate, upon completion, the proposed project will add approximately $22.5 million to the Town's tax base resulting in additional annual revenue of approximately $67,500. These properties are currently generating less than $1,000 in ad valorem taxes to the Town of Loxahatchee Groves.

The Town of Loxahatchee Groves currently receives approximately $1.2 million in ad valorem tax revenue. Upon build-out, the proposed project is expected to provide an additional 5.6% ad valorem revenue.

Ad Valorem Tax Millage Rate	
County Operating	4.50000
County Debit	0.01880
Fire Rescue	3.45810
Library Operating	0.54910
Library Debt	0.01080
PBC School District (State Law)	3.20900
PBC School District (Local Board)	3.24800
Loxahatchee Groves Operating	**3.00000**
South FL Water Management Basin	0.10260
South FL Water Management District	0.09480
Everglades Construction	0.03270
FL Inland Navigation District	0.02880
Children's Services Council	0.49080
Health Care District	0.67610
Total	**19.32480**

The total additional ad valorem tax impact for this development will be over $430,000 annually, with $67,500 designated for the Town of Loxahatchee Groves. This is an increase of 5.6% of the current ad valorem revenue for the Town of Loxahatchee Groves at full build-out.

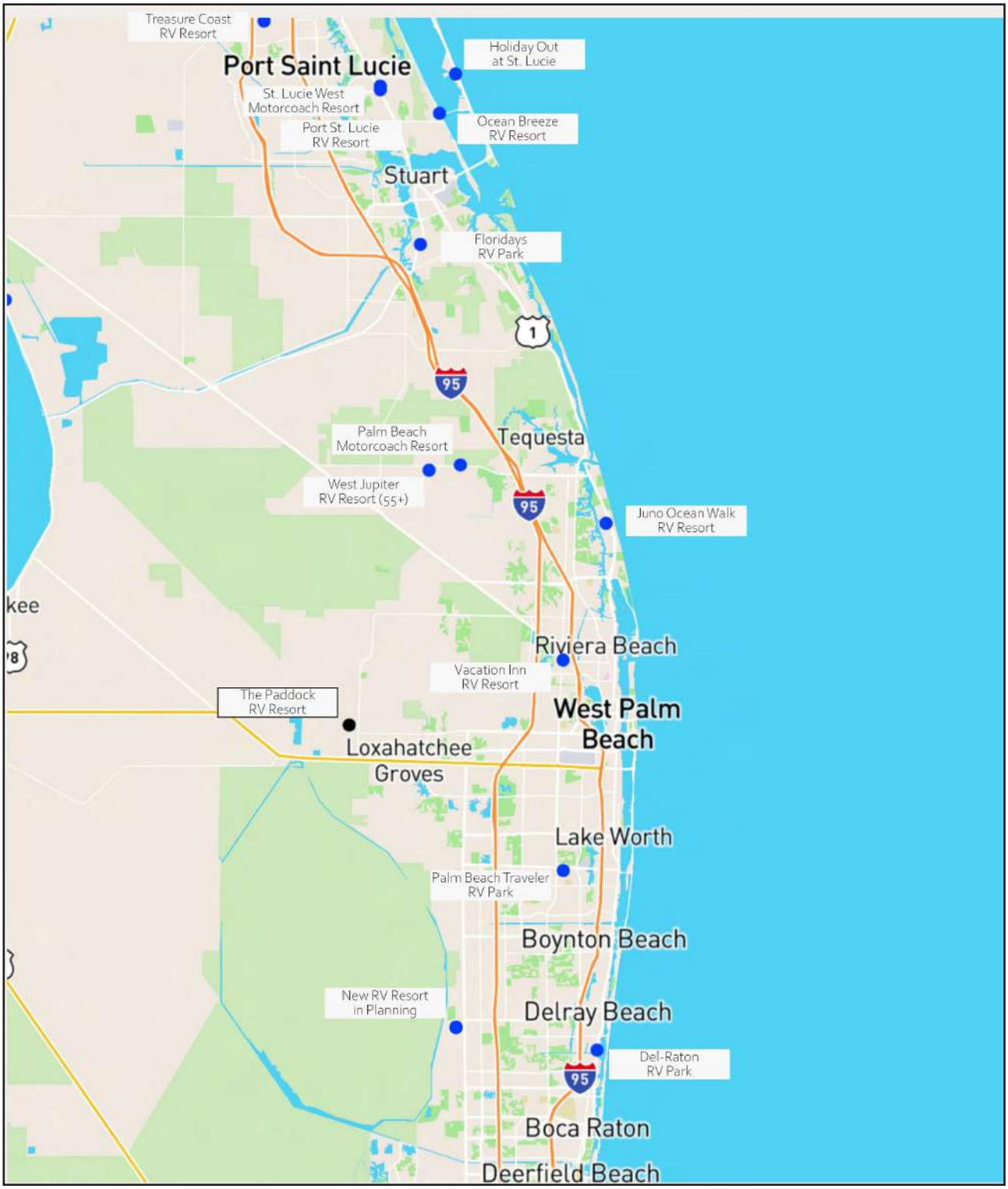

Figure 15 - East Coast RV Resorts
Source: Bove, Zabik & Associates

Findings and Recommendations

1. Development of The Paddock RV Resort is consistent with the Town of Loxahatchee Groves Comprehensive Plan, good planning practices, and currently ongoing area development.

2. Development of this recreational vehicle property, as outlined in the full development application, will have no adverse impacts on the local infrastructure, utilities or roadways. This development fits nicely with other proposed projects for the surrounding area.

3. The location of The Paddock RV Resort recreational vehicle site in the Town Loxahatchee Groves offers an outstanding location for a recreational vehicle resort.

4. Construction of The Paddock RV Resort site is currently justified. This is based on current demand for space of this type, the growing population of the area to be served, the location, access and the distance to the interstate highway system and distance from local competition.

5. The vacancy rate for recreational vehicle site space is very low in the Trade Area, especially during the Fall, Winter and Spring seasons. The new project will be absorbed into the local economy approximately 12 months from completion of construction.

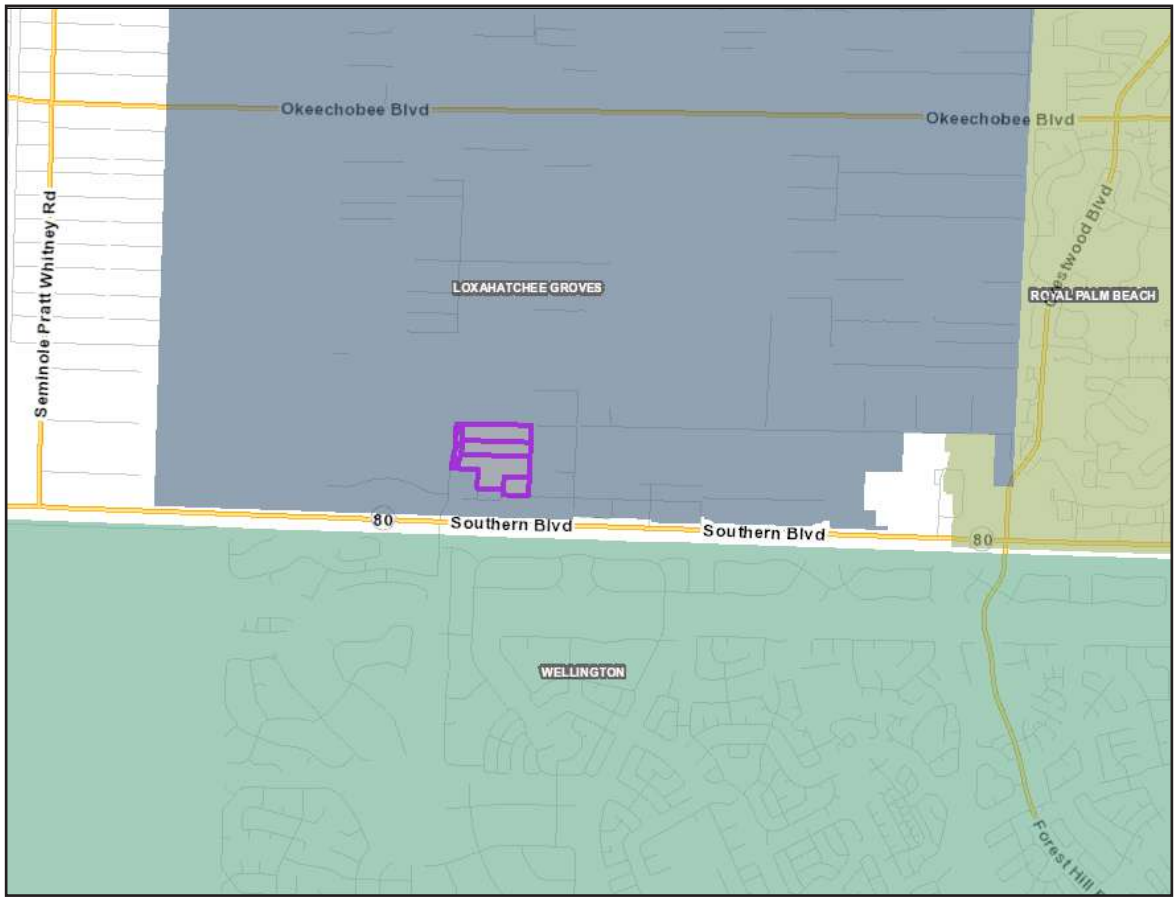

Figure 16 - The Paddock Parcels Location with Municipalities
Source: Palm Beach County Property Appraiser

Demographic and Income Profile

Ring: 3 mile radius

Latitude: 26.6871
Longitude: -80.2800

Summary	Census 2010	Census 2020	2023	2028
Population	33,692	35,511	35,049	34,346
Households	11,767	12,434	12,368	12,199
Families	9,330	9,670	9,712	9,580
Average Household Size	2.86	2.85	2.83	2.81
Owner Occupied Housing Units	9,839	9,913	10,221	10,214
Renter Occupied Housing Units	1,928	2,521	2,147	1,985
Median Age	41.8	43.1	44.8	45.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.40%	0.63%	0.30%
Households	-0.27%	0.77%	0.49%
Families	-0.27%	0.74%	0.44%
Owner HHs	-0.01%	0.93%	0.66%
Median Household Income	2.20%	3.34%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	553	4.5%	427	3.5%
$15,000 - $24,999	384	3.1%	265	2.2%
$25,000 - $34,999	531	4.3%	370	3.0%
$35,000 - $49,999	640	5.2%	452	3.7%
$50,000 - $74,999	1,688	13.6%	1,390	11.4%
$75,000 - $99,999	2,218	17.9%	2,013	16.5%
$100,000 - $149,999	3,008	24.3%	3,169	26.0%
$150,000 - $199,999	1,470	11.9%	1,869	15.3%
$200,000+	1,875	15.2%	2,244	18.4%
Median Household Income	$101,724		$113,402	
Average Household Income	$133,615		$154,519	
Per Capita Income	$47,393		$55,164	

	Census 2010		Census 2020		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,535	4.6%	1,586	4.5%	1,368	3.9%	1,387	4.0%
5 - 9	2,116	6.3%	2,016	5.7%	1,721	4.9%	1,613	4.7%
10 - 14	2,833	8.4%	2,618	7.4%	2,309	6.6%	2,025	5.9%
15 - 19	2,814	8.4%	2,577	7.3%	2,359	6.7%	2,066	6.0%
20 - 24	1,922	5.7%	2,046	5.8%	1,884	5.4%	1,603	4.7%
25 - 34	2,851	8.5%	3,419	9.6%	4,071	11.6%	3,809	11.1%
35 - 44	4,466	13.3%	4,323	12.2%	3,879	11.1%	4,509	13.1%
45 - 54	6,577	19.5%	5,155	14.5%	5,211	14.9%	4,582	13.3%
55 - 64	4,738	14.1%	5,559	15.7%	5,747	16.4%	5,101	14.9%
65 - 74	2,164	6.4%	3,894	11.0%	4,033	11.5%	4,447	12.9%
75 - 84	1,197	3.6%	1,638	4.6%	1,826	5.2%	2,438	7.1%
85+	478	1.4%	680	1.9%	642	1.8%	765	2.2%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,867	82.7%	22,678	63.9%	21,965	62.7%	20,733	60.4%
Black Alone	3,059	9.1%	3,441	9.7%	3,435	9.8%	3,428	10.0%
American Indian Alone	111	0.3%	121	0.3%	127	0.4%	141	0.4%
Asian Alone	880	2.6%	1,121	3.2%	1,163	3.3%	1,250	3.6%
Pacific Islander Alone	19	0.1%	7	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	903	2.7%	1,971	5.6%	2,056	5.9%	2,296	6.7%
Two or More Races	853	2.5%	6,173	17.4%	6,297	18.0%	6,491	18.9%
Hispanic Origin (Any Race)	6,453	19.2%	8,959	25.2%	9,222	26.3%	9,524	27.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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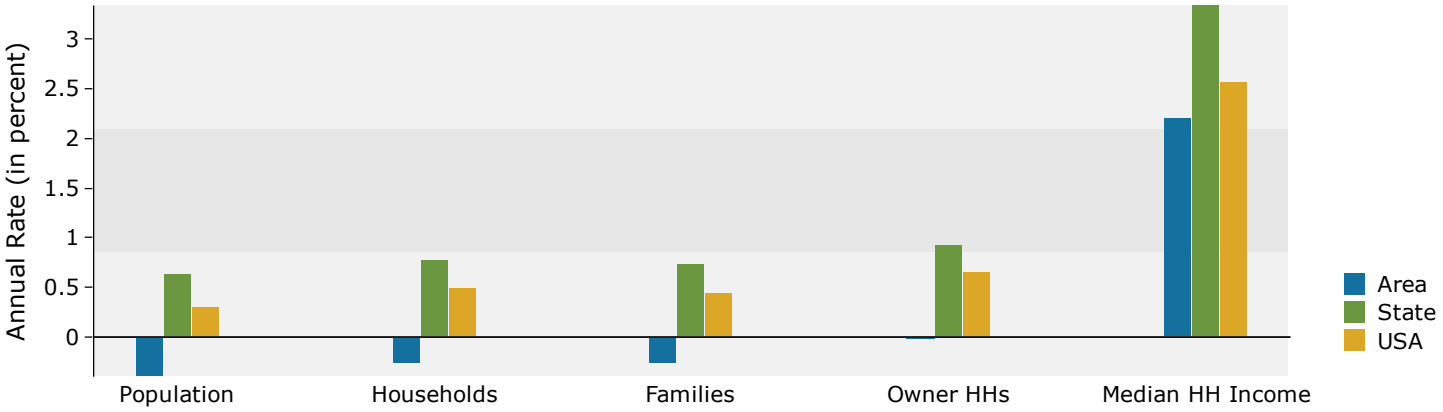
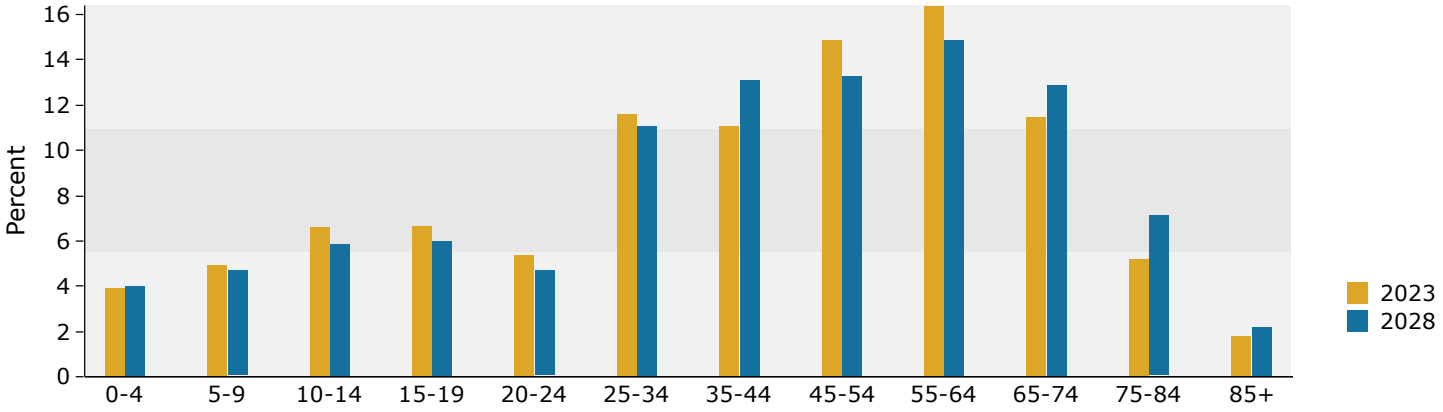
Ring: 3 mile radius

Latitude: 26.6871
Longitude: -80.2800

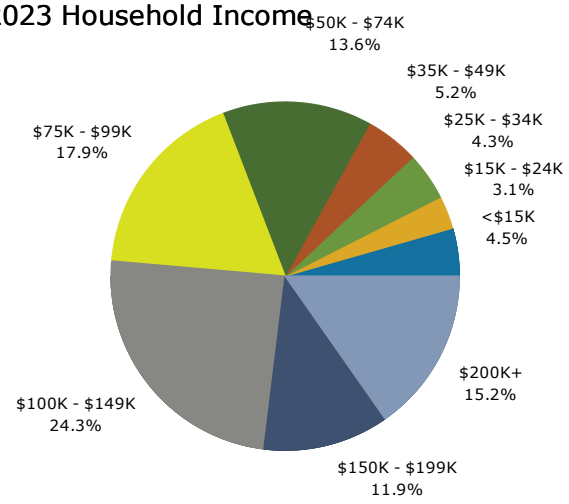
Trends 2023-2028



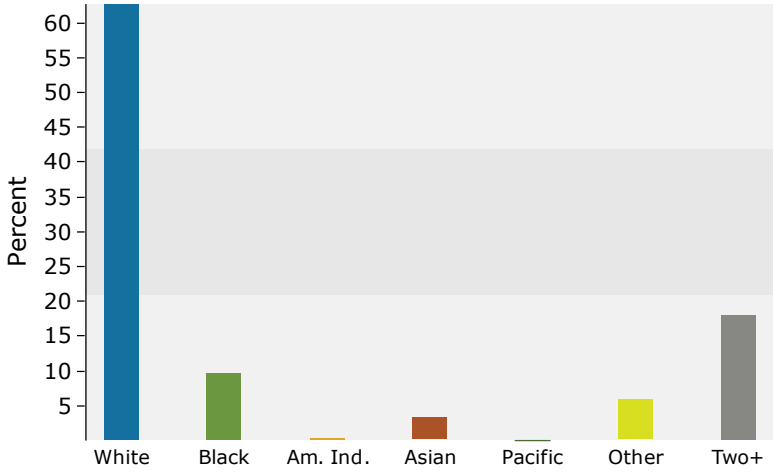
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:26.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

Ring: 5 mile radius

Latitude: 26.6871
Longitude: -80.2800

Summary	Census 2010	Census 2020	2023	2028
Population	87,136	95,431	98,955	100,167
Households	30,103	33,206	35,086	35,900
Families	23,468	25,631	26,798	27,286
Average Household Size	2.89	2.86	2.81	2.78
Owner Occupied Housing Units	24,487	25,652	28,248	29,426
Renter Occupied Housing Units	5,615	7,554	6,838	6,474
Median Age	39.4	41.2	41.6	41.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.24%	0.63%	0.30%
Households	0.46%	0.77%	0.49%
Families	0.36%	0.74%	0.44%
Owner HHs	0.82%	0.93%	0.66%
Median Household Income	2.29%	3.34%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,661	4.7%	1,315	3.7%
$15,000 - $24,999	1,133	3.2%	809	2.3%
$25,000 - $34,999	1,766	5.0%	1,297	3.6%
$35,000 - $49,999	2,128	6.1%	1,636	4.6%
$50,000 - $74,999	5,383	15.3%	4,700	13.1%
$75,000 - $99,999	5,776	16.5%	5,472	15.2%
$100,000 - $149,999	8,336	23.8%	9,293	25.9%
$150,000 - $199,999	4,243	12.1%	5,605	15.6%
$200,000+	4,661	13.3%	5,774	16.1%
Median Household Income	$98,278		$110,062	
Average Household Income	$127,342		$147,307	
Per Capita Income	$45,217		$52,848	

	Census 2010		Census 2020		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,701	5.4%	4,580	4.8%	4,654	4.7%	4,924	4.9%
5 - 9	5,825	6.7%	5,750	6.0%	5,430	5.5%	5,316	5.3%
10 - 14	7,245	8.3%	6,883	7.2%	6,402	6.5%	6,163	6.2%
15 - 19	7,166	8.2%	6,722	7.0%	6,359	6.4%	5,821	5.8%
20 - 24	5,066	5.8%	5,593	5.9%	5,553	5.6%	4,792	4.8%
25 - 34	8,635	9.9%	10,575	11.1%	13,341	13.5%	13,425	13.4%
35 - 44	12,624	14.5%	12,282	12.9%	11,808	11.9%	13,980	14.0%
45 - 54	15,825	18.2%	13,866	14.5%	13,875	14.0%	12,485	12.5%
55 - 64	10,825	12.4%	14,133	14.8%	14,799	15.0%	13,423	13.4%
65 - 74	5,175	5.9%	9,343	9.8%	10,500	10.6%	11,774	11.8%
75 - 84	2,886	3.3%	4,026	4.2%	4,624	4.7%	6,169	6.2%
85+	1,164	1.3%	1,677	1.8%	1,608	1.6%	1,893	1.9%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,153	75.9%	54,279	56.9%	55,520	56.1%	54,008	53.9%
Black Alone	12,696	14.6%	14,460	15.2%	14,978	15.1%	15,302	15.3%
American Indian Alone	234	0.3%	295	0.3%	333	0.3%	378	0.4%
Asian Alone	2,806	3.2%	3,702	3.9%	3,980	4.0%	4,390	4.4%
Pacific Islander Alone	38	0.0%	38	0.0%	41	0.0%	42	0.0%
Some Other Race Alone	2,874	3.3%	6,215	6.5%	6,726	6.8%	7,692	7.7%
Two or More Races	2,334	2.7%	16,442	17.2%	17,377	17.6%	18,354	18.3%
Hispanic Origin (Any Race)	17,702	20.3%	25,162	26.4%	26,802	27.1%	28,383	28.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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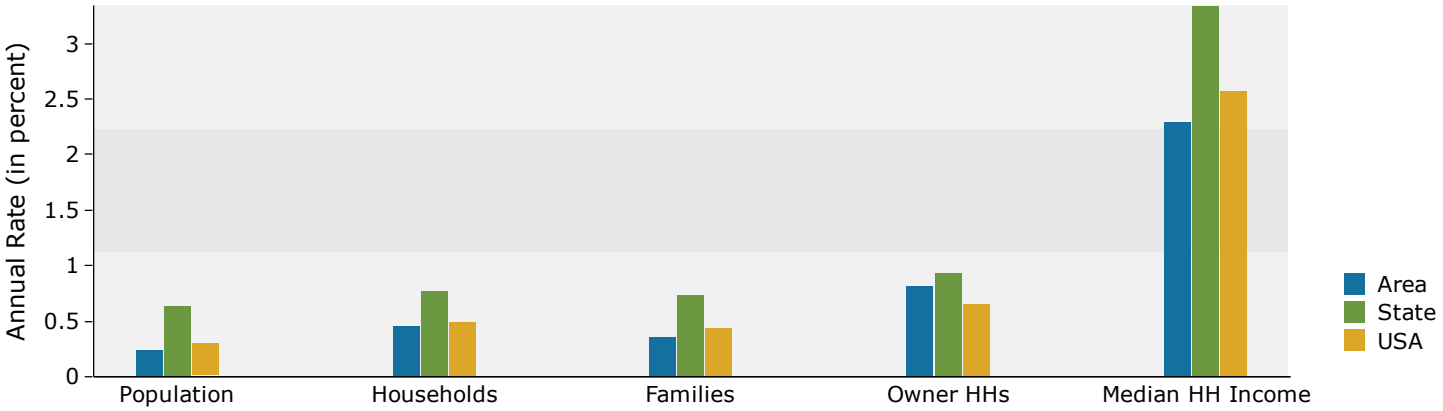
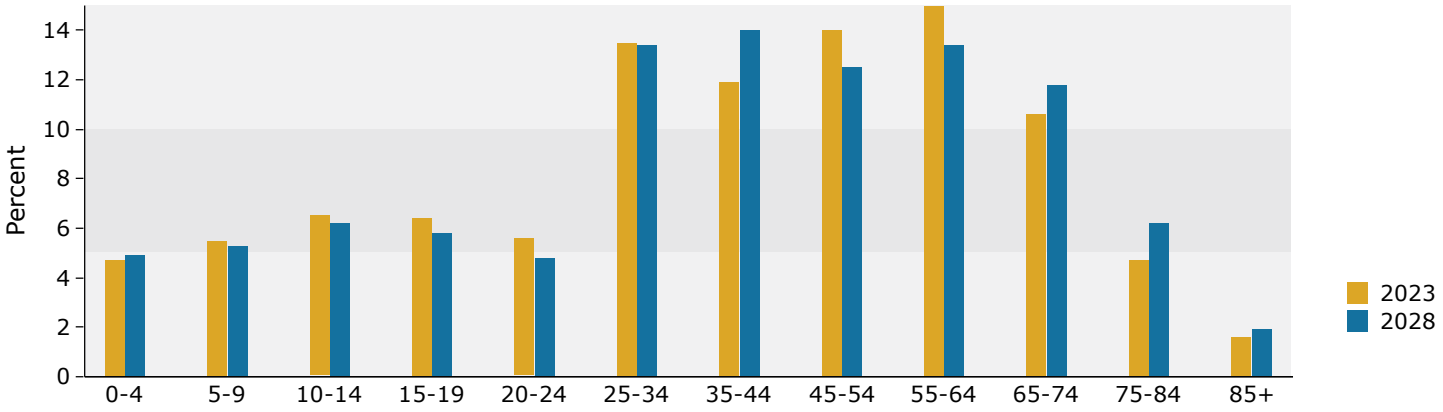
Ring: 5 mile radius

Latitude: 26.6871
Longitude: -80.2800

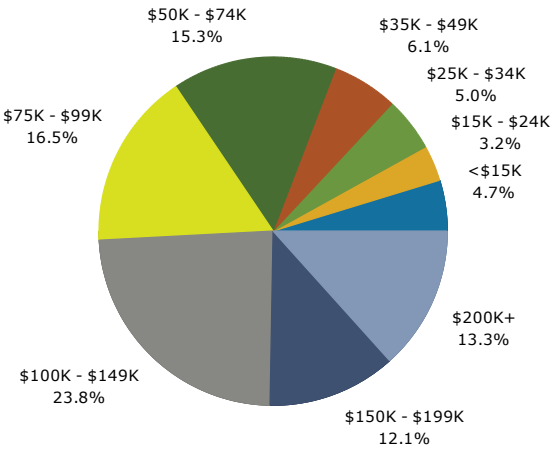
Trends 2023-2028



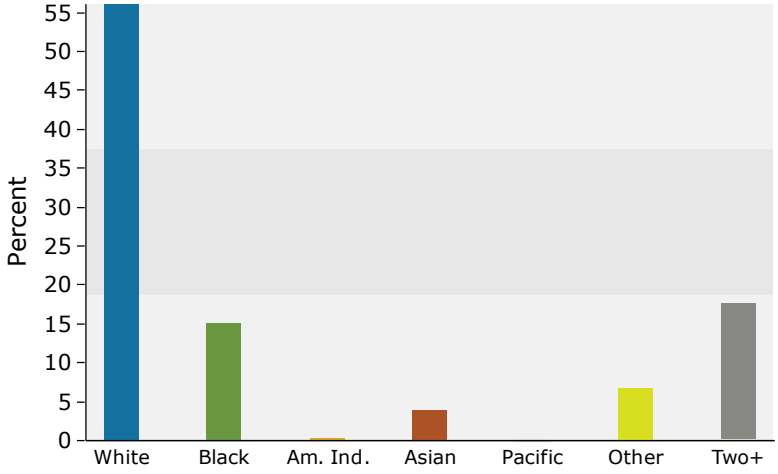
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:27.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

Ring: 7 mile radius

Latitude: 26.6871
Longitude: -80.2800

Summary	Census 2010	Census 2020	2023	2028
Population	137,340	153,541	158,470	160,968
Households	47,424	53,727	56,267	57,688
Families	36,936	41,532	42,991	43,892
Average Household Size	2.87	2.84	2.80	2.78
Owner Occupied Housing Units	38,573	41,617	44,946	46,768
Renter Occupied Housing Units	8,851	12,110	11,321	10,920
Median Age	39.5	41.9	41.7	41.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.31%	0.63%	0.30%
Households	0.50%	0.77%	0.49%
Families	0.42%	0.74%	0.44%
Owner HHs	0.80%	0.93%	0.66%
Median Household Income	2.23%	3.34%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	3,025	5.4%	2,453	4.3%
$15,000 - $24,999	1,894	3.4%	1,369	2.4%
$25,000 - $34,999	2,785	4.9%	2,098	3.6%
$35,000 - $49,999	3,796	6.7%	2,990	5.2%
$50,000 - $74,999	8,331	14.8%	7,414	12.9%
$75,000 - $99,999	8,333	14.8%	7,994	13.9%
$100,000 - $149,999	12,691	22.6%	13,957	24.2%
$150,000 - $199,999	7,008	12.5%	9,187	15.9%
$200,000+	8,405	14.9%	10,225	17.7%
Median Household Income	$99,882		$111,525	
Average Household Income	$131,826		$151,756	
Per Capita Income	$46,704		$54,267	

	Census 2010		Census 2020		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,452	5.4%	7,254	4.7%	7,636	4.8%	8,092	5.0%
5 - 9	9,353	6.8%	9,367	6.1%	8,888	5.6%	8,842	5.5%
10 - 14	11,350	8.3%	11,108	7.2%	10,170	6.4%	9,843	6.1%
15 - 19	11,068	8.1%	10,864	7.1%	10,071	6.4%	9,036	5.6%
20 - 24	7,720	5.6%	8,727	5.7%	8,823	5.6%	7,559	4.7%
25 - 34	13,482	9.8%	16,284	10.6%	21,066	13.3%	21,850	13.6%
35 - 44	20,365	14.8%	19,329	12.6%	18,985	12.0%	22,328	13.9%
45 - 54	24,191	17.6%	22,605	14.7%	21,833	13.8%	19,549	12.1%
55 - 64	16,391	11.9%	22,243	14.5%	23,038	14.5%	21,119	13.1%
65 - 74	9,061	6.6%	15,363	10.0%	17,020	10.7%	18,834	11.7%
75 - 84	5,034	3.7%	7,508	4.9%	8,136	5.1%	10,521	6.5%
85+	1,873	1.4%	2,892	1.9%	2,805	1.8%	3,395	2.1%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	103,691	75.5%	88,259	57.5%	89,720	56.6%	87,571	54.4%
Black Alone	20,665	15.0%	23,994	15.6%	24,864	15.7%	25,584	15.9%
American Indian Alone	336	0.2%	460	0.3%	520	0.3%	590	0.4%
Asian Alone	4,825	3.5%	6,871	4.5%	7,319	4.6%	8,070	5.0%
Pacific Islander Alone	55	0.0%	62	0.0%	66	0.0%	67	0.0%
Some Other Race Alone	4,223	3.1%	9,023	5.9%	9,757	6.2%	11,240	7.0%
Two or More Races	3,545	2.6%	24,871	16.2%	26,224	16.5%	27,846	17.3%
Hispanic Origin (Any Race)	26,417	19.2%	37,065	24.1%	39,449	24.9%	42,033	26.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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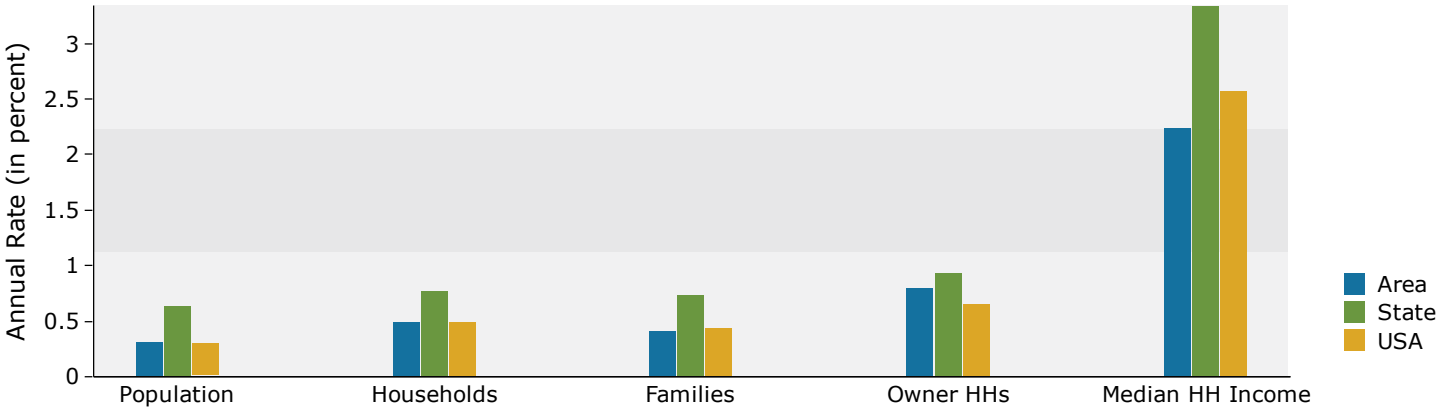
Demographic and Income Profile

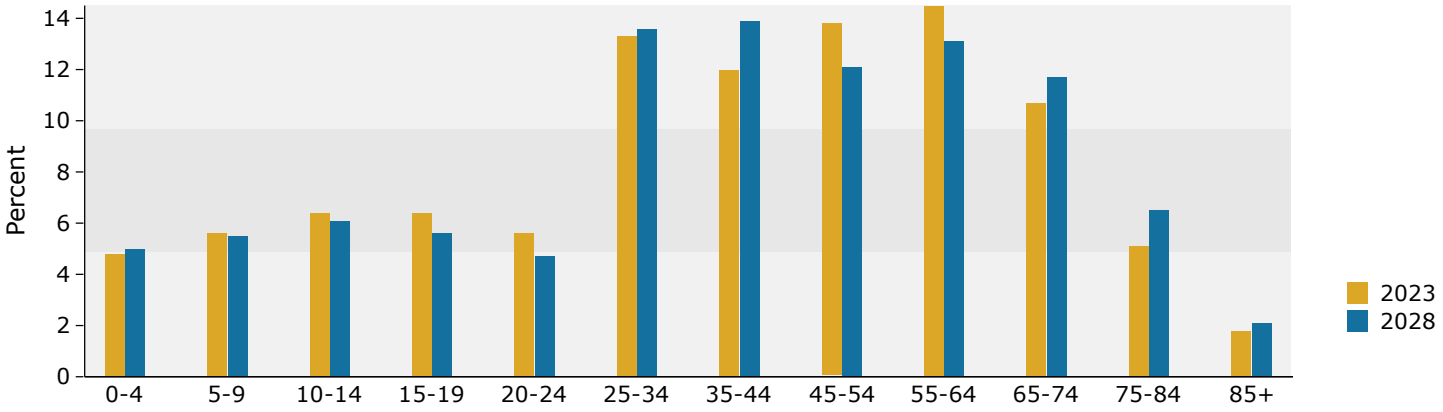
Ring: 7 mile radius

Latitude: 26.6871
Longitude: -80.2800

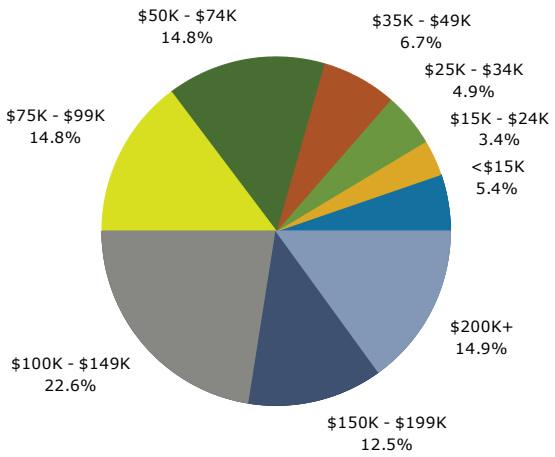
Trends 2023-2028



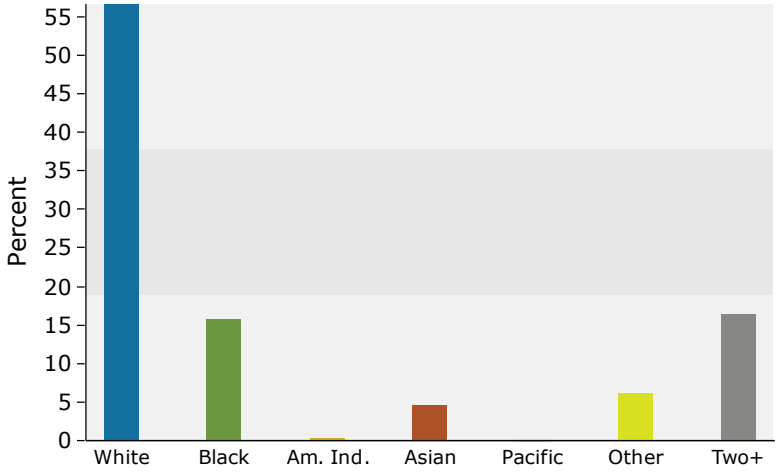
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:24.9%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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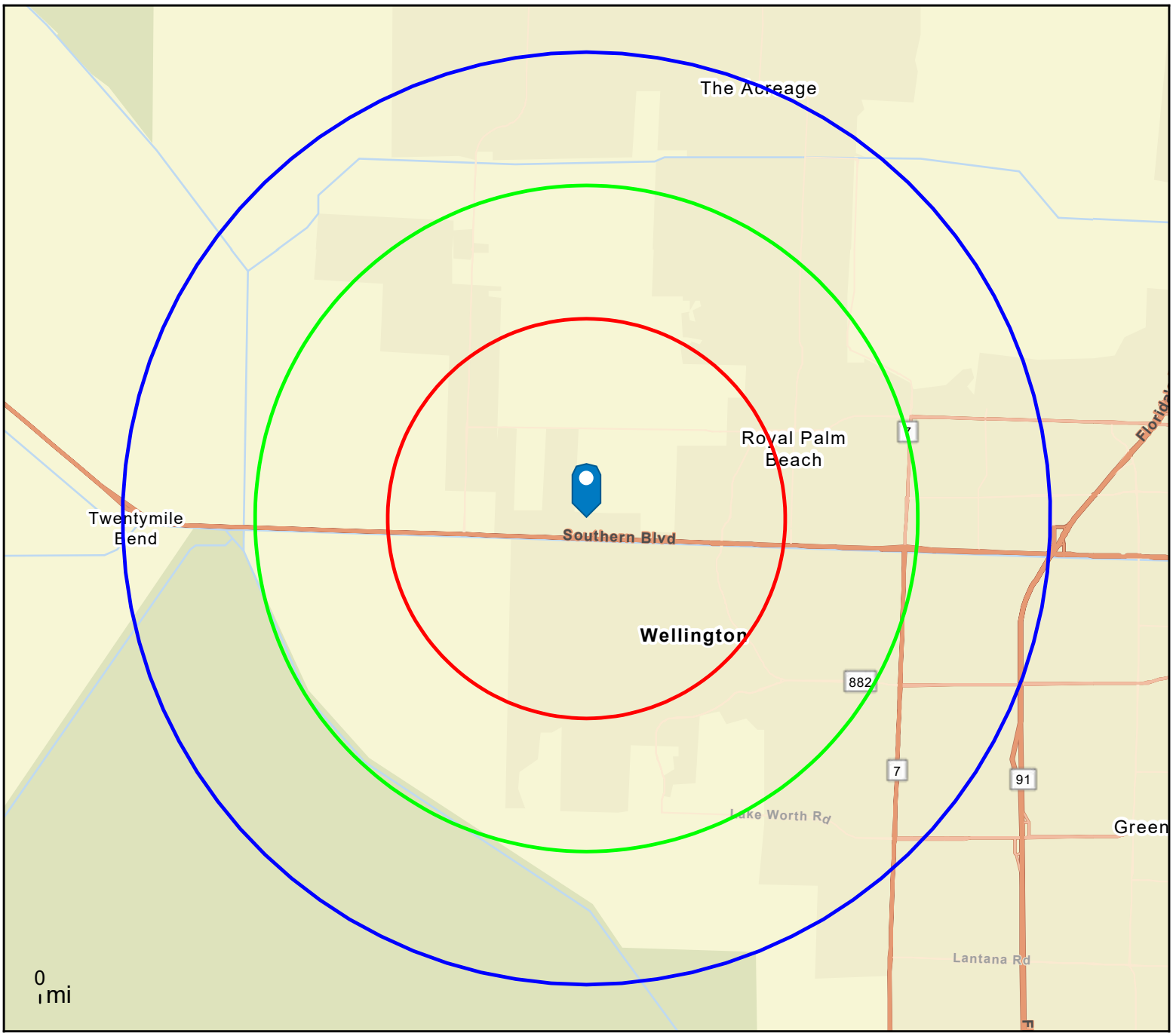
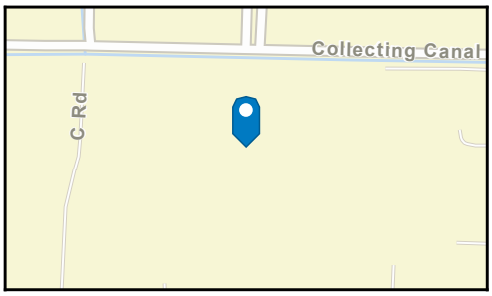
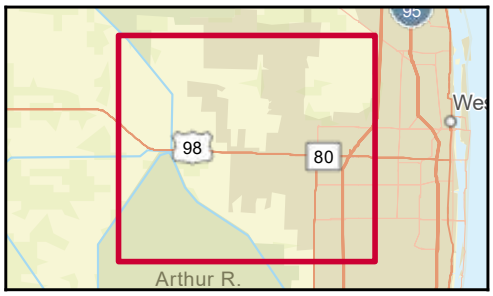
Site Map

Ring: 3 mile radius

Latitude: 26.6871
Longitude: -80.2800







May 23, 2024

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FLORIDA'S ANNUAL ECONOMIC IMPACT

$6 Billion

$2 Billion
RV Manufacturers & Suppliers

$2 Billion
RV Sales & Services

$3 Billion
RV Campgrounds & Travel

SUPPORTS

1,674
Businesses

39,942
Jobs

$2 Billion
Wages

$785 Million
Taxes Paid

31,826
RVs Shipped

$2 Billion
In Retail Value



ANNUAL ECONOMIC IMPACT

$74 Billion
RV Manufacturers & Suppliers

$31 Billion
RV Sales & Services

$36 Billion
RV Campgrounds & Travel

SUPPORTS

31,540
Businesses

678,114
Jobs

$48 Billion
Wages

$14 Billion
Taxes Paid

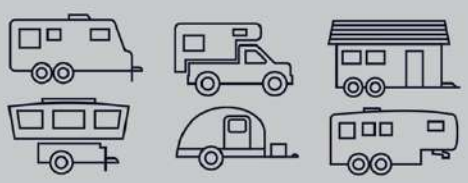
541,795
RVs Produced

$2 Billion
In Retail Value

65 MILLION AMERICANS
PLAN ON GOING RVING IN THE NEXT YEAR

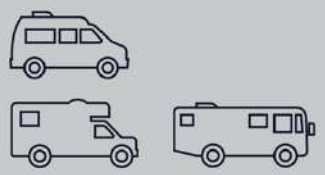


TOWABLE





MOTORIZED



RVs Move America

AN AMERICAN INDUSTRY AND ECONOMIC ENGINE

FLORIDA

Direct Economic Impact	Jobs	Wages	Output
RV Manufacturers & Suppliers	2,018	$126,040,300	$807,338,100
RV Sales & Service	5,359	$354,983,200	$915,750,700
RV Campgrounds & Travel	11,896	$485,339,000	$1,007,923,900
Total	**19,273**	**$966,362,500**	**$2,731,012,700**

Indirect Economic Impact	Jobs	Wages	Output
Agriculture	106	$4,323,000	$8,280,800
Mining	12	$312,500	$4,622,100
Construction	91	$5,302,000	$21,527,300
Manufacturing	171	$11,054,200	$56,507,700
Wholesale	521	$47,210,200	$172,873,200
Retail	137	$5,899,500	$17,251,400
Transportation & Communication	1,262	$106,088,100	$352,584,200
Finance, Insurance & Real Estate	1,825	$78,940,300	$422,048,400
Business & Persona. Services	3,258	$219,411,700	$422,924,600
Travel & Entertainment	556	$17,884,000	$38,267,800
Government	142	$14,438,000	$33,101,600
Other	0	$0	$0
Total	**8,081**	**$510,863,500**	**$1,549,989,100**

Induced Economic Impact	Jobs	Wages	Output
Agriculture	185	$6,887,000	$16,060,600
Mining	7	$312,500	$2,787,600
Construction	89	$5,100,100	$20,166,100
Manufacturing	341	$79,912,200	$138,014,600
Wholesale	357	$58,378,700	$121,483,100
Retail	1,583	$51,668,900	$161,049,900
Transportation & Communication	923	$80,294,100	$251,540,900
Finance, Insurance & Real Estate	2,177	$100,867,400	$741,332,100
Business & Personal Services	4,915	$305,437,300	$556,349,900
Travel & Entertainment	1,661	$43,485,800	$125,149,800
Government	132	$13,773,300	$33,663,300
Other	218	$7,568,900	$11,899,200
Total	**12,588**	**$753,686,200**	**$2,179,497,100**

	Jobs	Wages	Output
Total Economic Impact	**39,942**	**$2,230,912,200**	**$6,460,498,900**

Tax Impact	Federal Taxes	State Taxes	Total Taxes
Business Taxes	**$547,856,500**	**$237,356,700**	**$785,213,200**

Last Update: 5/1

PALM BEACH COUNTY PROFILE

COUNTY SEAT: West Palm Beach
INCORPORATED: 1909
METRO. AREA: Miami-Fort Lauderdale-West Palm Beach MSA

LAND AREA: 1,977 SQ MILES
APPROX. 45 MILES N-S
APPROX. 53 MILES E-W

2023 POPULATION:
1,532,718 (Year round)

MUNICIPALITIES	POPULATION (Permanent Residents) 1990 Census	2000 Census	2010 Census	2020 Census	2023 BEBR	2030 Projected**	2020 Estimated Additional Seasonal Population*	Land Area# (in sq. miles)
ATLANTIS	1,653	2,005	2,005	2,142	2,147	2,163	485	1.38
BELLE GLADE	16,177	14,906	17,467	16,698	17,286	18,099	206	6.94
BOCA RATON	61,492	74,764	84,392	97,422	100,491	108,513	11,384	28.95
BOYNTON BEACH	46,194	60,389	68,217	80,380	82,208	90,716	8,153	15.67
BRINY BREEZES	400	411	601	502	500	573	504	0.06
CLOUD LAKE	121	167	135	134	140	130	13	0.05
DELRAY BEACH	47,181	60,020	60,522	66,846	67,213	72,775	8,612	15.47
GLEN RIDGE	207	276	219	217	215	221	15	0.16
GOLF	234	230	252	255	281	285	99	0.79
GREENACRES	18,683	27,569	37,573	43,990	45,476	47,522	3,851	5.63
GULF STREAM	690	716	786	954	959	1,203	487	0.76
HAVERHILL	1,058	1,454	1,873	2,187	2,193	2,454	0	0.63
HIGHLAND BEACH	3,209	3,775	3,539	4,295	4,303	4,178	2,375	0.60
HYPOLUXO	830	2,015	2,588	2,687	2,687	3,072	980	0.80
JUNO BEACH	2,121	3,262	3,176	3,858	3,883	3,985	1,476	2.04
JUPITER	24,986	39,328	55,156	61,047	61,333	72,456	10,262	21.91
JUPITER INLET COLONY	405	368	400	405	400	427	283	0.19
LAKE CLARKE SHORES	3,364	3,451	3,376	3,564	3,556	3,554	126	0.94
LAKE PARK	6,704	8,721	8,155	9,047	9,025	9,524	360	2.43
LAKE WORTH BEACH	28,564	35,133	34,910	42,219	43,432	44,742	2,916	6.80
LANTANA	8,392	9,404	10,423	11,504	12,244	13,331	1,288	2.92
LOXAHATCHEE GROVES			3,180	3,355	3,373	4,380	138	12.42
MANALAPAN	312	321	406	419	420	461	317	1.05
MANGONIA PARK	1,453	1,283	1,888	2,142	2,369	2,410	10	0.74
NORTH PALM BEACH	11,343	12,064	12,015	13,162	13,145	13,750	2,334	5.08
OCEAN RIDGE	1,570	1,636	1,786	1,830	1,830	1,932	918	0.90
PAHOKEE	6,822	5,985	5,649	5,524	5,607	5,691	19	4.98
PALM BEACH	9,814	9,676	8,348	9,245	9,207	8,757	6,537	7.67
PALM BEACH GARDENS	22,965	35,058	48,452	59,182	61,517	69,022	7,115	56.72
PALM BEACH SHORES	1,040	1,269	1,142	1,330	1,309	1,372	687	0.42
PALM SPRINGS	9,763	11,699	18,928	26,890	27,167	32,195	1,456	4.13
RIVIERA BEACH	27,639	29,884	32,488	37,604	38,795	40,942	5,555	9.51
ROYAL PALM BEACH	14,589	21,523	34,140	38,932	40,299	47,178	921	10.99
SOUTH BAY	3,558	3,859	4,876	4,860	4,958	5,557	0	2.10
SOUTH PALM BEACH	1,480	1,531	1,171	1,471	1,469	1,627	1,116	0.12
TEQUESTA	4,499	5,273	5,629	6,158	6,179	6,387	1,015	2.25
WELLINGTON	20,670	38,216	56,508	61,637	61,788	71,752	4,476	42.40
WEST PALM BEACH	67,643	82,103	99,919	117,415	122,157	135,071	8,692	53.81
WESTLAKE				906	4,694	5,814	0	6.44
TOTAL INCORPORATED	477,825	609,744	732,290	842,415	866,255	955,380	95,181	336.80
TOTAL UNINCORPORATED	385,540	521,447	587,844	649,776	666,463	707,732	63,695	1,639.76
TOTAL COUNTY	**863,365**	**1,131,191**	**1,320,134**	**1,492,191**	**1,532,718**	**1,661,953**	**158,876**	**1,976.56**

**The 2020 seasonal population is estimated as a product of the number of seasonal units and average persons per household for each municipality. Both seasonal units and pph's are from Census 2020.*

***Projections based on the 2020 Census, 2010 Census and BEBR 2019 estimates.*

 # Land Area is calculated Map Area (land minus water), as of November, 2020

2022 Census ACS	POPULATION	% of Total
TOTAL	1,494,805	
AGE GROUPS		
Under 5	73,548	5%
5-14 years	157,306	11%
15-19 years	83,566	6%
20-44 years	428,782	29%
45-64 years	386,574	26%
65 years and over	365,029	24%
18 years and over	1,213,684	81%
median age	45.2	
SEX		
Male	729,568	49%
Female	765,237	51%
RACE		
Total Population	1,494,805	
White	919,163	61%
Black	276,750	19%
American Indian	3,486	0.2%
Asian	42,126	3%
Pacific Islander	847	0.1%
Other	78,700	5%
Two or more races	173,733	12%
HISPANIC ORIGIN	350,700	23%

HOUSEHOLDS (2022 ACS)		
Total	**589,594**	
One Person Households	180,416	
% Householder 65 or older		17%
Family Households	368,569	
with children under 18	119,684	32%
single parent households	31,422	26%
Average Family Size	3.13	
Persons Per Household (2020 Census)	2.41	

2023 BUILDING PERMIT ACTIVITY (PZB)	Incorporated Units	Incorporated $ Value	Unincorporated Units	Unincorporated $ Value
Single family residential	1,705	$869,161,336	1,500	$439,783,055
Multi-family residential	1,215	$250,731,751	948	$165,989,545
Total	**2,920**	**$1,119,893,087**	**2,448**	**$605,772,600**
% 22-23 change	**-36%**	**-6%**	**15%**	**-7%**

**Lodging, mobile home, public works. Permit values for nonresidential works in muncipalities are not available.*

TOTAL RESIDENTIAL UNITS	2020 Census	2010 Census	2000 Census	1990 Census
Incorporated Area	411,203	380,923	306,040	264,509
Unincorporated Area	294,785	283,671	250,388	197,156
Countywide	**705,988**	**664,594**	**556,428**	**461,665**

EMPLOYMENT (FL DEO)	2023
Labor Force	792,420
Total Employment (Civilian)	766,799
Average Unemployment	3.2%

ECONOMIC INDICATORS (2021 ACS)	
Per Capita Income	$48,121
Median Household Income	$76,066
Median Family Income	$93,221
Poverty Rate (All People)	11.4%
2024 Florida Price Index (FPI)*	104.17 (2nd Highest)
2024 Avg Consumer Price Index (Miami-Ft Laud.)	345.2

**FPI reflects price level of County relative to statewide average (=100), while annual CPI measures year to year change of prices (1984=100)*

EDUCATIONAL ATTAINMENT (2022 ACS)	
Population over 25 yrs	1,099,423
< 9th grade	5.6%
9-12 grade, no diploma	5.4%
High School graduates	23.1%
Some college, no degree	17.9%
Associate degree	9.2%
Bachelor's degree	23.5%
Graduate or Professional	15.2%
**2023-24 School Enrollment	191,553

***PBC School Board: October Enrollment Includes Pre-K, Charter School and ESE, Virtual School*

Compiled by:
Palm Beach County
Dept. of Planning, Zoning & Building
Planning Division
Intergovernmental Section
2300 North Jog Road
West Palm Beach, FL 33411
(561) 233-5300

Data Sources:
1980,1990,2000,2010,2020 U. S. Dicennial Census
2020 American Community Survey (ACS)
FL Dept. of Economic Opportunity; US Bureau of Labor Statistics
Palm Beach County School Board
Palm Beach County Property Appraiser Office
University of FL, Bureau of Economic and Business Research
PBC Planning, Zoning and Building Department

2023 ANNUAL REPORT



RV INDUSTRY ASSOCIATION



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Message from the President

As we look back on 2023, I am proud of what we have accomplished as an industry, and I can't help but feel optimistic about the direction we are heading.

Interest in the outdoors and RVing has exploded over the last few years. The median age of new RV buyers has dropped to only 32 years old and these buyers are more diverse than ever before. RVers are enjoying the health benefits of recreating in nature. Our industry also continues to be an economic powerhouse with the latest numbers from the Bureau of Economic Analysis showing that RVing has been the No. 1 contributor to the conventional outdoor recreation economy for two years running. To top it off, there is growing consensus that the recent economic headwinds are beginning to subside.

The RV industry has stepped up to meet the needs of new buyers with innovative products to fit every lifestyle and every budget. Even when faced with challenging economic conditions, RVing provides an affordable way for families and friends to experience the great outdoors and create lasting memories and connections with loved ones. This fact was confirmed by the 2023 Vacation Cost Comparison Study conducted by CBRE Hotels Advisory that found RV vacations are up to 60% less expensive than other comparable vacations. Go RVing has made this a consistant theme, weaving the message of affordability throughout our earned media efforts and paid marketing campaign.

"We want consumers to have the best experience possible when they arrive at their destination and spend time outdoors, and we're working with our partners in the RV travel and camping industries to achieve this goal through informed, data-driven decisions."

While there is much to be optimistic about, we continue to be vigilant about delivering a first-class experience for RVers. To that end, the RV Industry Association's Government Affairs Team has been pushing hard on our federal policy agenda – with a significant focus on critical issues like campground modernization and expansion, as well as addressing tax and trade issues impacting companies in our industry. Our relationship with the campground industry has never been stronger, and the newly formed RV Campground Coalition will continue the Association's work to unify the entire industry around the importance of campgrounds to the current and future health of RV camping.

On the service side, the industry's investment in the RV Technical Institute is paying dividends. Over the past two years, the Institute has recruited over 2,200 new RV techs into the field and there are currently 15,000 individuals enrolled in some type of technician training. Even more impressive, there are 5,000 newly certified technicians – the largest number of certified techs in the RV industry's history and over 800 RV dealerships have at least one certified RV technician on staff. Filling the funnel with more highly trained technicians is an incredibly important facet of our continued efforts to improve repair event c

time (RECT) and enhance the customer experience.

Our Standards Department and its team of inspectors continue to be an extremely valued member benefit, maintaining our industry's self-regulation and promoting the enhancement of safety by monitoring adherence to the standards adopted by the Board of Directors for the construction of RVs and park model RVs. In 2023, we laid the foundation to expand the standards training offered to our members, further improving understanding and compliance with changing standards.

Looking forward, this year the RV Industry Association will celebrate 50 years of serving the RV industry and the companies and people that build the products that create fun and everlasting memories for millions of people every year. As always, we appreciate the support and involvement of our members in making this industry so dynamic and robust, and thank them for their ongoing contributions. Our past success has come from the entire industry uniting and working together to overcome obstacles – and our future successes will as well. From self-regulation, sustainability, and consumer marketing to industry training and advocacy, we're stronger together than apart.



Craig A. Kirby
President & CEO,
RV Industry Association

Membership Makeup

The RV Industry Association is the national trade group representing more than 500 manufacturer and component supplier companies producing approximately 98 percent of all RVs manufactured in North America, and approximately 60 percent of RVs produced worldwide. The Association unites these diverse industry segments and forges an alliance to form a strong, single voice focused on our collective mission to promote and protect the RV industry. Working with our members, we advance and expand the industry by driving growth and innovation across the $1.1 Trillion outdoor recreation economy.

Total Members: 524

RV Manufacturer
118

Park Model RV Manufacturer
54

Supplier
177

Aftermarket Supplier
71

Finance Firm
15

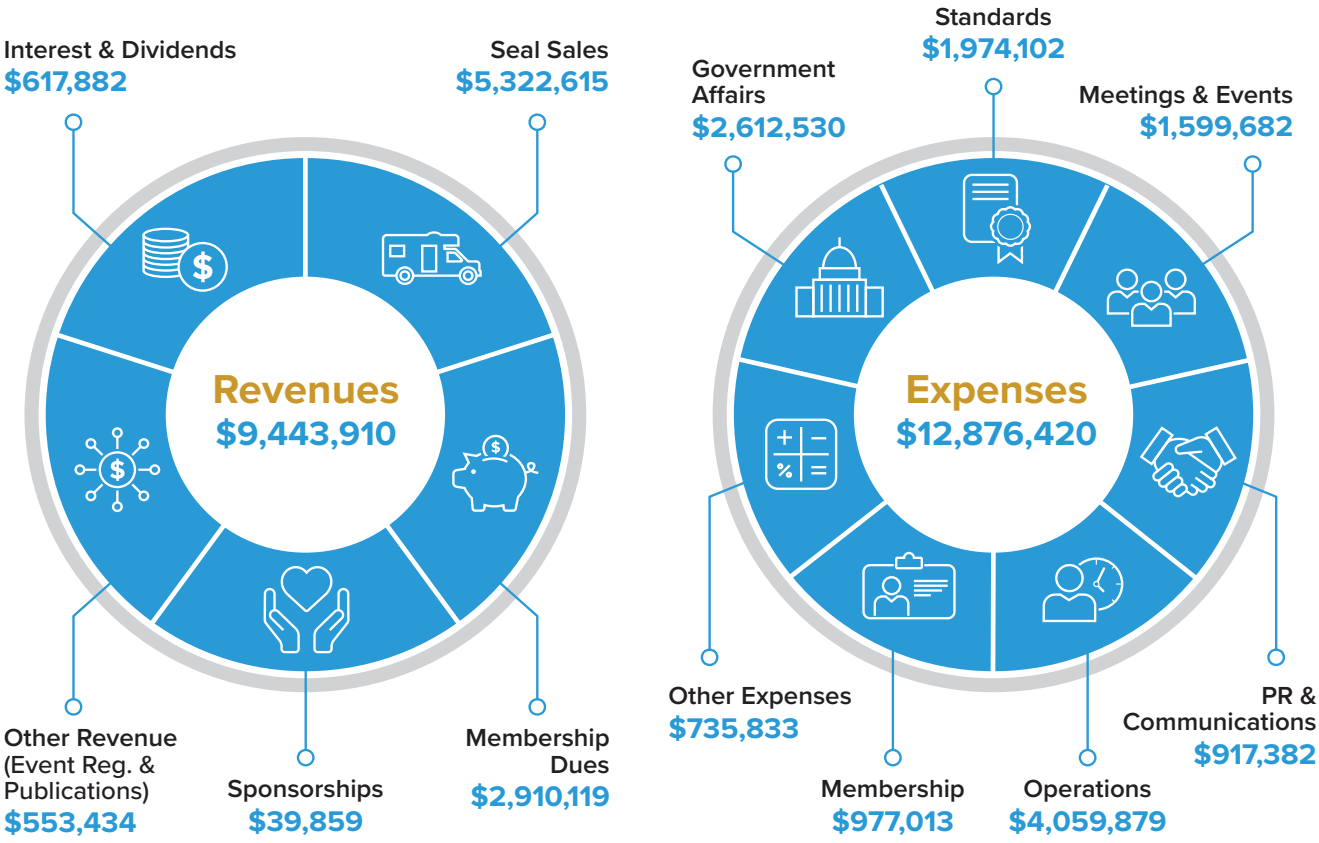
Associate
82

Manufacturer's Representative
7

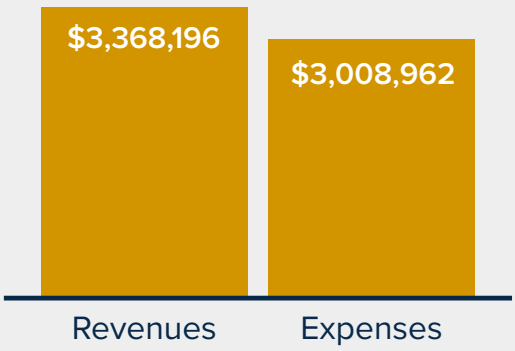


Financial Report

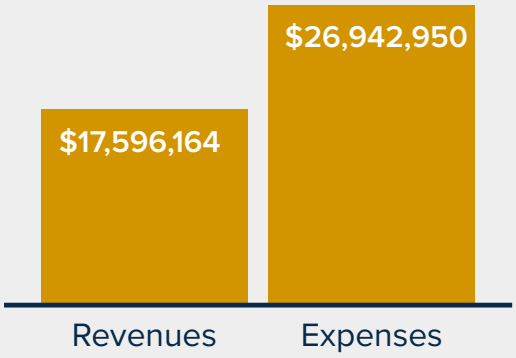
RV Industry Association



RV Technical Institute



Go RVing



RV Industry Association and its related parties strategically planned for a material net loss in 2023. Over the past several years, the operating reserve increased as either revenues exceeded plan or cost controlling measures were enacted during uncertain times, such as the recent pandemic. To maintain a consistent RV Industry Association seal price, excess operating reserves were designated by the Board of Directors to cover programmatic and operating expenses in 2023 as the preferred alternative.

Board of Directors & Committees

Executive Committee



Chair
Kevin McArt
Forest River Inc.,
General Manager



Vice Chair
Mary Pouliot
Thetford Corp.,
Executive Vice President, Americas



Treasurer
Ryan Elias
Leisure Travel Vans/Triple E RV,
President and General Manager



Secretary
Brett Randall
Aliner,
President & CEO



Past Chair
Jeff Rutherford
Airxcel, Inc.,
Chairman



Staff Liaison
Craig Kirby
RV Industry Association,
President & CEO



Board Members



Ashley Bontrager Lehman
Ember Recreational Vehicles, Inc.,
President & CEO



Coley Brady
Alliance RV,
Co-Founder & President



Eric Cannon
Carefree of Colorado,
President



Matt Carboneau
Wesco Distribution, Inc.,
District Manager



Bryan Hughes
Winnebago Industries,
CFO, SVP- Finance, IT, and
Business Development



Heather Jenks
Genesis Products Inc.,
Vice President RV Sales



April Klein-Carroll
Lippert Components, Inc.,
VP, Customer Support Services



Trevor Kropf
Kropf Manufacturing, Inc.,
General Manager



Mike Lanciotti
REV Group, Inc.,
President, Recreation Group



Bob Martin
THOR Industries, Inc.,
President & CEO



Jeff Rodino
Patrick Industries, Inc.,
President, RV



Past Chair
Bob Parish
Wells Fargo CDF,
Vice President



Jeffery Sather
Freightliner Custom Chassis
Corporation,
President & CEO



Past Chair
Garry Enyart
Core Support Consulting,
CEO

Committee Chairs

Audit Committee
Ryan Elias
Leisure Travel Vans/Triple E RV,
President and General Manager

Awards Committee
Ryan Elias
Leisure Travel Vans/Triple E RV,
President and General Manager

Canadian Coalition
Shane Devenish
Canadian Recreational Vehicle Association,
President

Emerging Leaders Coalition
Ryan Elias
Leisure Travel Vans/Triple E RV,
President and General Manager

Financial Services Committee
Chris Renn
Huntington Bank,
Senior Vice President

Governance Committee
Bob Parish
Wells Fargo CDF,
Vice President

Lawyers Committee
David Thomas
Keystone RV, Vice President & General Counsel

Market Information Committee
Kip Ellis
Patrick Industries, Inc.,
President, Powersports & Housing

Membership Committee
Anthony Wollschlager
Airxcel,
President & CEO

Park Model RV Committee
John Soard
Woodland Park, Inc.,
General Manager

Public & Legislative Affairs
Brett Randall
Aliner,
President & CEO

Public Relations Committee
Chad Reece
Winnebago Industries, Inc.,
Vice President, Government & Industry Relations

RV Aftermarket Committee
John Tinghitella
RV Designer,
President

RVPAC Steering Committee
Coley Brady
Alliance Recreational Vehicles,
Co-Founder & President

Standards Steering Committee
Dave Mihalick
THOR Industries Inc.,
Vice President, Vehicle Safety & Regulatory Compliance

Supplier Committee
Mary Pouliot
Thetford Corp.,
Executive Vice President, Americas

Sustainability Committee
Sandy Rynalski
THOR Industries, Inc.,
Vice President, ESG


Lance
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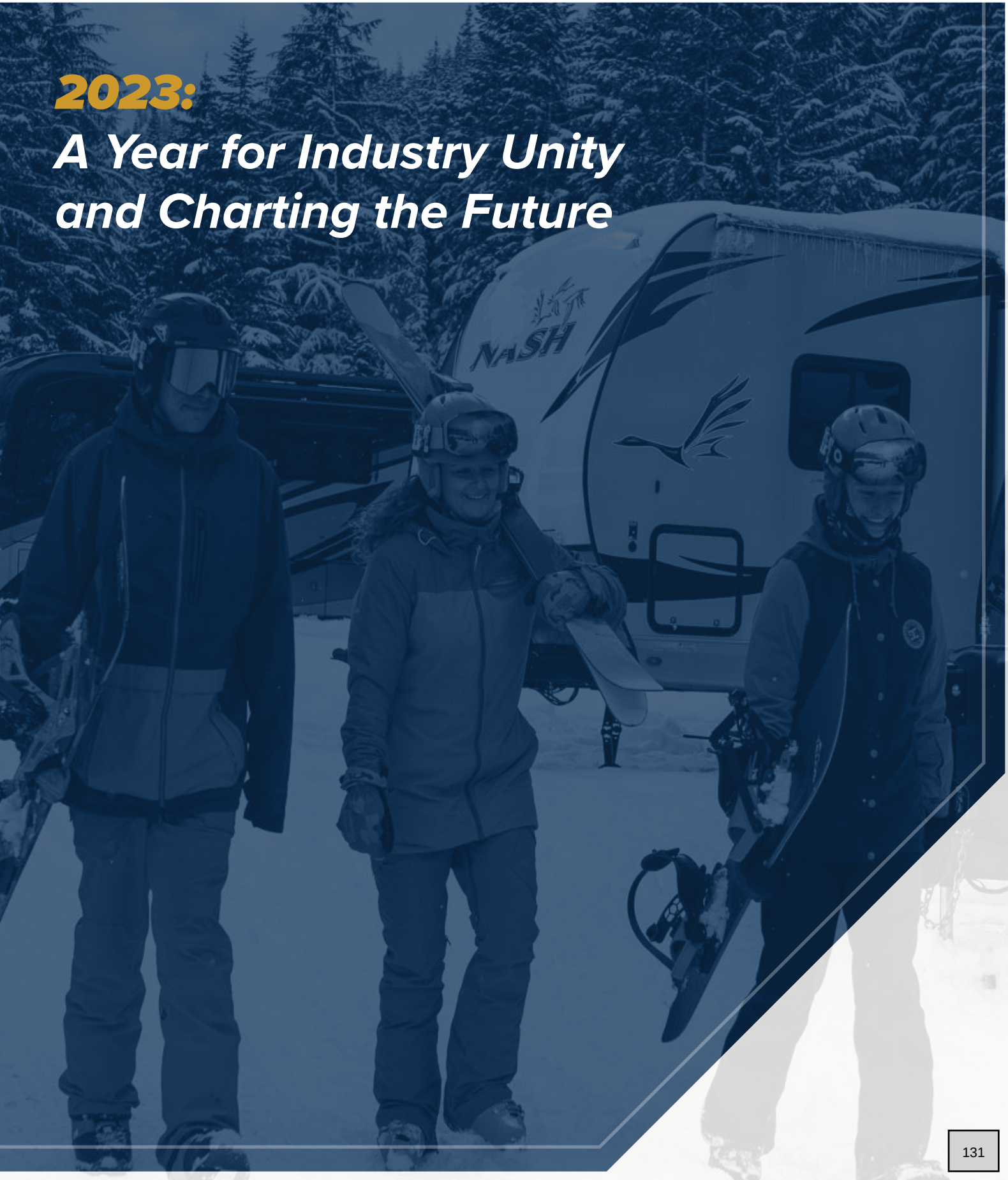
2023:
A Year for Industry Unity and Charting the Future



A hallmark of the RV industry over the past five years has been increased collaboration and unity to grow our industry, reach new customers, and create great exeriences for the millions of RVers across North America. In 2023, that was taken to a new level as the industry continued to come together to cultivate the next generation of RV leaders, deliver unparalleled research and consumer insights, advocate for our industries policy priorities, and strengthen relationships across the three pillars of our industry: manufacturers and suppliers, dealers, and campground.

"This mindset of unity was evident from the beginning of the year during the second annual Leadership Conference," said RV Industry Association President & CEO Craig Kirby. "Over 180 current and future industry leaders attended the two-day event's impactful networking sessions, leadership development seminars, and innovative speaker presentations. By all accounts, the event was a huge success, creating new relationships and lasting connections that will help to propel our industry forward."

And that was just the beginning. RV Industry Association staff and members then convened once again for RVs Move America Week in Washington, D.C. Throughout the week, volunteers from across the RV industry collectively worked to build a strategic roadmap to help define future growth of the $140 billion RV industry. During Advocacy Day, 120 Association members and partners participated in 111 meetings with federal policymakers on Capitol Hill, sharing the industry's significant economic impact and advocating for solutions to industry issues. Awareness of our industry and our issues is growing as a direct result of these advocacy efforts at RVs Move America Week.

"As the world continues to move towards alternative fuel types, the RV industry must keep pace. States across the country are tapping into federal funding for increased EV charging infrastructure, and our Government Affairs team has been hard at work ensuring the RV industry's needs are being taken into consideration," said Kirby. "These advocacy efforts have resulted in 15 states incentivizing pull-through charging for RVs."

"By all accounts, the event was a huge success, creating new relationships and lasting connections that will help to propel our industry forward."

RV Industry Association President & CEO, Craig Kirby, on the RV Industry Association's 2023 Leadership Conference





Another way the RV Industry Association is constantly working to future-proof the RV industry is through the creation of an Alternative Fuels and Advanced Vehicles Committee to expand efforts beyond electrification.

Despite the dip in RV shipment and retail sales, RV usage among consumers remains very high, creating opportunities for the industry's aftermarket segment. The annual RV Aftermarket Conference is an invaluable way for this critical segment of the industry to seize opportunities and grow their businesses with one-on-one meetings to pitch new products, networking events, and presentations from thought-leaders on the state of the RV industry. The Association continues to look for ways to highlight the aftermarket segment as it plays such a critical role in creating an excellent RV experience for consumers.

In 2023, inspectors from the RV Industry Association's Standards Department completed over 2,500 unannounced plant inspections, spot checking representative RV units for compliance with over 500 safety-related standards requirements, talking to line employees, and conducting hands-on discussions about these standards. In addition to inspections, the Standards team also provided educational resources and hands-on training to manufacturer members to support their commitment to comply with the industry-adopted codes and standards.

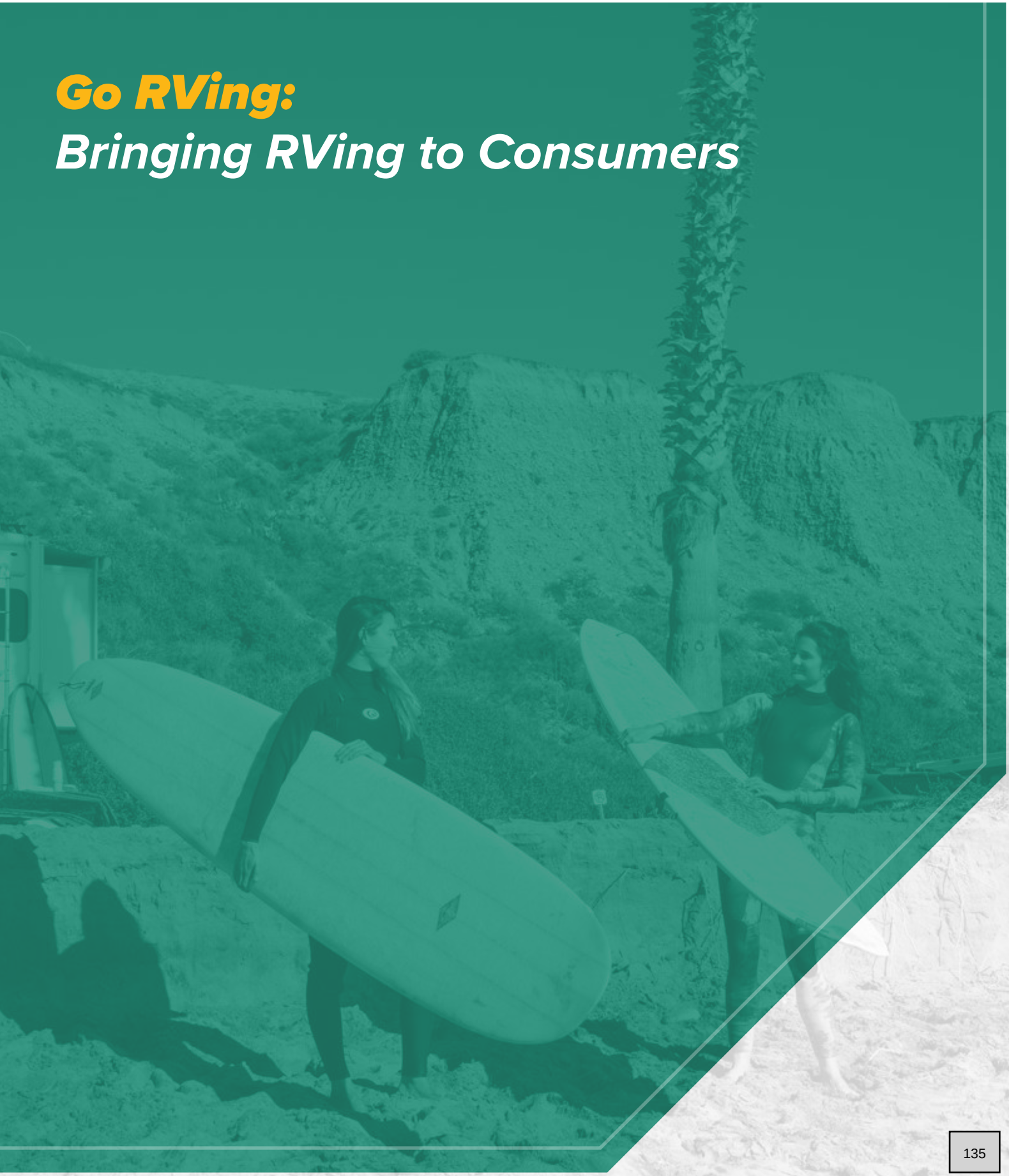
2,500+
PLANT INSPECTIONS COMPLETED IN 2023

500+
SAFETY-RELATED STANDARDS REQUIREMENTS

It remains as crucial as ever to continue emphasizing industry unity. Some of our industry's best achievements have come through working together. From advocacy and self-regulation to industry training, consumer marketing, and now our Emerging Leaders and Leadership Conference, the foundation of RV industry is strong and the future is bright.



Go RVing:
Bringing RVing to Consumers



Reflecting on 2023, it had its share of ups and downs but throughout, Go RVing continued to seek out audiences most open to our positive messages through our Go on a Real Vacation campaign that focuses on our two primary objectives; to recruit and retain RV buyers.

Nearly three decades since the program first began, Go RVing continues to be a marketing and consumer awareness thought-leader, introducing millions of Americans to the freedom and control of RV travel and building a desire for the adventures that await.

For the past three years, a cornerstone of Go RVing has been to actively build a repository of data about preferences and habits of new owners, prospective owners, and emerging segments of the population who might become RVers in the future. The more we know about those who are likely to become RV buyers, the more targeted and impactful our marketing messages can be.

"Most prospective new consumers turn to the digital world for ideas, inspiration, education, and recommendations from friends and those they trust the most. We focus much of our messaging in that digital environment where we can connect with and get to know consumers through data."

Go RVing Chief Marketing Officer, Karen Redfern



"In 2023, we released the much-anticipated Path to Purchase study. From demographics to sources of research to reasons for travel, the profile of prospective and current RV owners is continually evolving," stated Redfern. *"While the COVID-19 pandemic left the industry clamoring to meet increased consumer demand, questions arise as to how the RV industry can retain heightened levels of consumer enthusiasm and purchase consideration."*



In 2023, Go RVing partnered with Ipsos, the global leader in market research, to develop a comprehensive look at the buying process customers go through for their first-time and repeat RV purchases. Recognizing the key differences between Towable and Motorhome buyers, segmented reports for those specific buying groups were developed.

One of the biggest takeaways from the study was the positive impact of time spent in the outdoors, especially during childhood. It's why we continue to focus on families with children in the home.

We also had great coverage by television media, fueled by National Go RVing Day and our Media Summit, as well as two live segments on Fox and Friends that were seen by over 1 million people, one at the kickoff to camping season and another in December.

"We invite our members to take advantage of getting to know our team and resources and how we can help one another – we're in this together for the future of the industry."

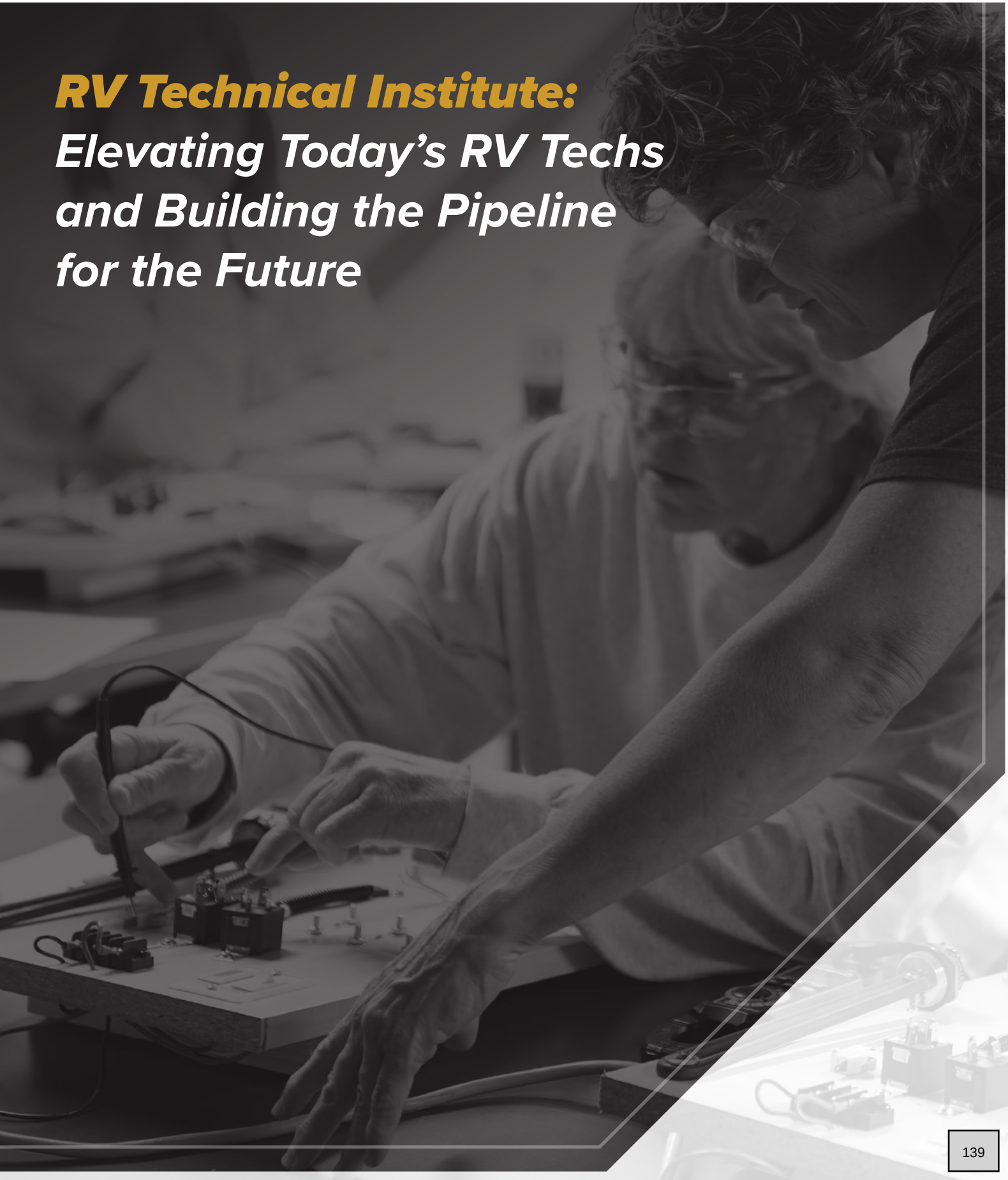
Go RVing Chief Marketing Officer, Karen Redfern

Go RVing hit the airwaves on local news stations across the country during Elkhart Open House with the message of affordability, new features, and a call to visit your local dealer. We also brought the excitement of Open House directly to Go RVing's followers with nearly 7 hours of video featuring 47 different units streaming live on Go RVing's social media platforms.

In 2023, our team also focused on aligning our marketing and PR campaigns more closely with the efforts of our members. Through visits with members' marketing teams, we were able to get to know each other and the ways our efforts can continue to complement one another. We had more than two dozen fantastic meetings this first year and we're keeping the momentum going.


COUNTRY COACH
Inspire 330

RV Technical Institute:
Elevating Today's RV Techs and Building the Pipeline for the Future



In a word, 2023 was about the future. With millions of new RV buyers over the last few years and millions more planning a purchase, there's more demand and opportunity for skilled RV technicians than ever before.

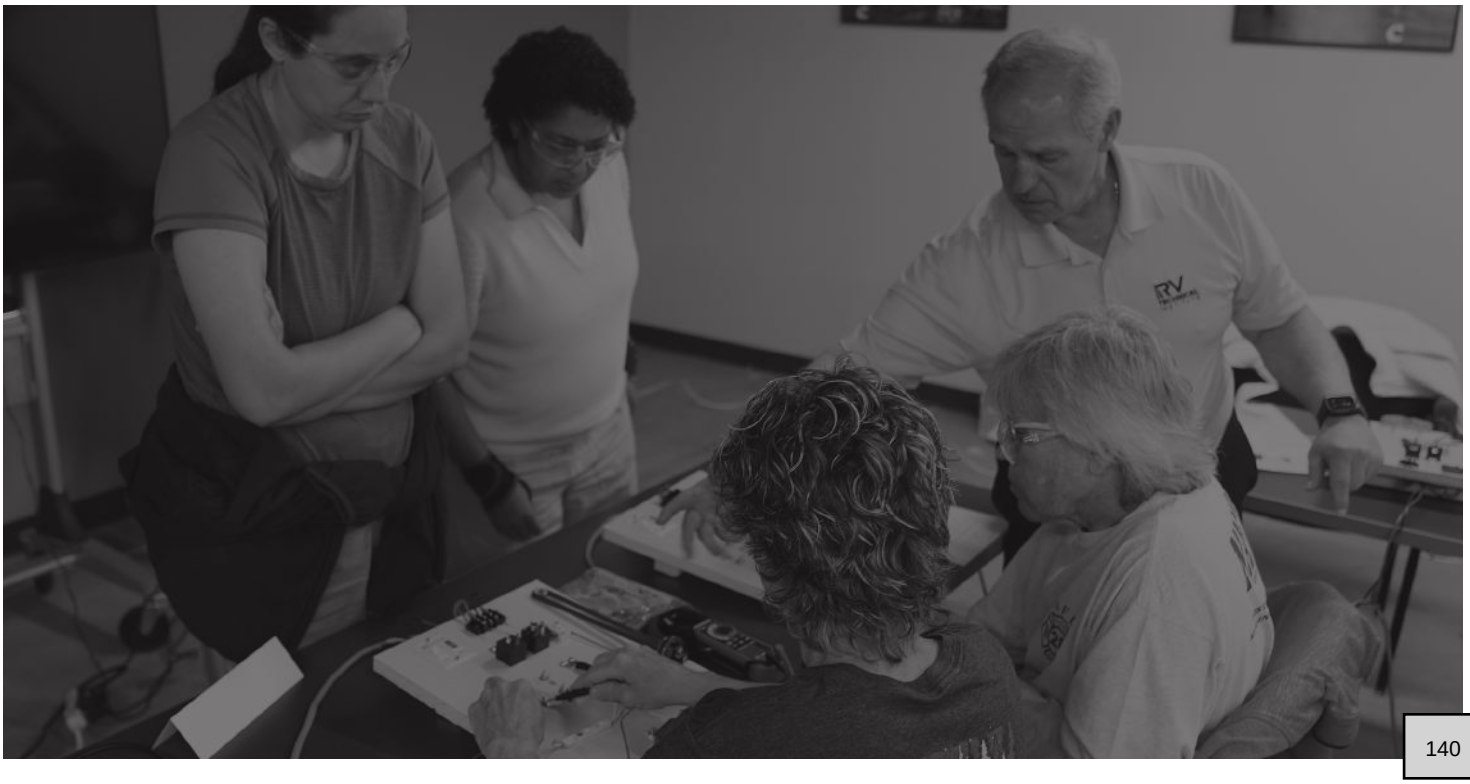
In just a few short years, the RV Technical Institute's technician training program has quickly become recognized as the RV industry's gold standard. By leveraging decades of industry experience and partnering with the top RV manufacturer and supplier leaders in the field, we have developed the most up-to-date and influential RV technician training program ever built.

"The RV industry's support of the RV Technical Institute has been critical to its success and is even more critical for future success," said RV Technical Institute Executive Director Curt Hemmeler. "With more and more RVers finding the outdoors and camping for the first time, the ability to provide quality, timely service as an industry is critical to delivering an exceptional experience for RVers."

To keep RVers happy and on the road, the Institute launched a significant technician recruitment effort in 2022. By partnering with the American School Counselors Association to attend events across the country, the team can educate high school counselors about the RV industry and the current demand for technicians. In 2023, these efforts continued while also beginning to implement the training program at high schools in three states—Texas, Indiana, and Pennsylvania. RV Technical Institute staff trained teachers to become certified RV technician instructors, which allows those teachers to train their own students. As a result, interested high school students are now able to graduate as a certified Level 1 RV technician.

"The RV industry's support of the RV Technical Institute has been critical to its success and is even more critical for future success"

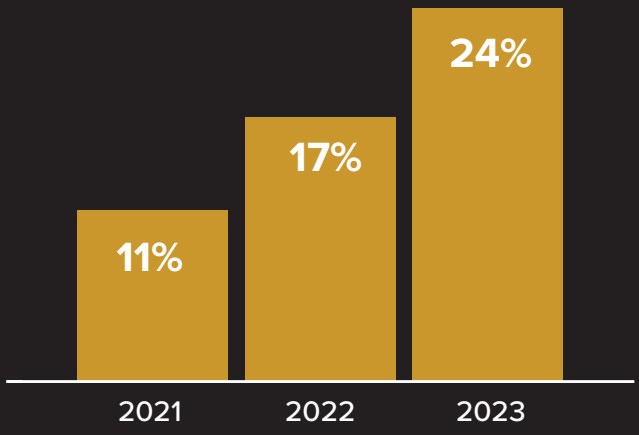
RV Technical Institute Executive Director, Curt Hemmeler




RV TECHNICAL INSTITUTE

"In 2023, we really emphasized advertising and marketing efforts to attract career changers and job seekers to the RV industry," explains Hemmeler. "These efforts delivered great results with over 20 million impressions and over 10,000 leads, generating increased awareness about the RV industry, our gold standard training program, and employment opportunities that come with training. As a result, over 1,000 individuals were recruited and started taking classes to become technicians."

A significant area of opportunity on the recruitment front is attracting more women into the RV technician field. According to a recent RV Industry Association survey of leisure travelers, women who reported owning an RV increased from 11% in 2021 to 17% in 2022 and 24% in 2023. While a significant disparity between the numbers of male and female RV service technicians exists, over 30% of people interested in taking the RVTI training courses are women.



That's why this year the Institute assembled a recruitment campaign specifically targeting women who are interested in becoming RV techs. Beyond digital ads and content, campaign marketing efforts included a landing page that speaks directly to prospective women technicians. Additionally, after a successful pilot class in 2022, the RV Women's Alliance and the Institute took their All-Female Technical Class nationwide in 2023. Six classes were offered across the United States, including classes in Texas, Oregon, Pennsylvania, Florida, and Indiana.

"Our multipronged approach to recruitment has been very successful, allowing the Institute to reach people from outside the RV industry who can be trained to fill RV technician jobs now, and people who will fill the pipeline with the RV technicians of the future," continued Hemmeler.

For those technicians who are already in the industry seeking continuing education, the Institute launched the highly anticipated Level 3 training in 2023. Partnering with industry suppliers, Level 3 training in Electrical, Chassis, Electronics, Appliances, and Slideouts helps current techs increase their skills and expertise on specific RV systems and components, focused on advanced diagnostics, troubleshooting, and repair. New Level 3 classes are constantly being added to the approved training program and technicians can find them at RVTI.org.

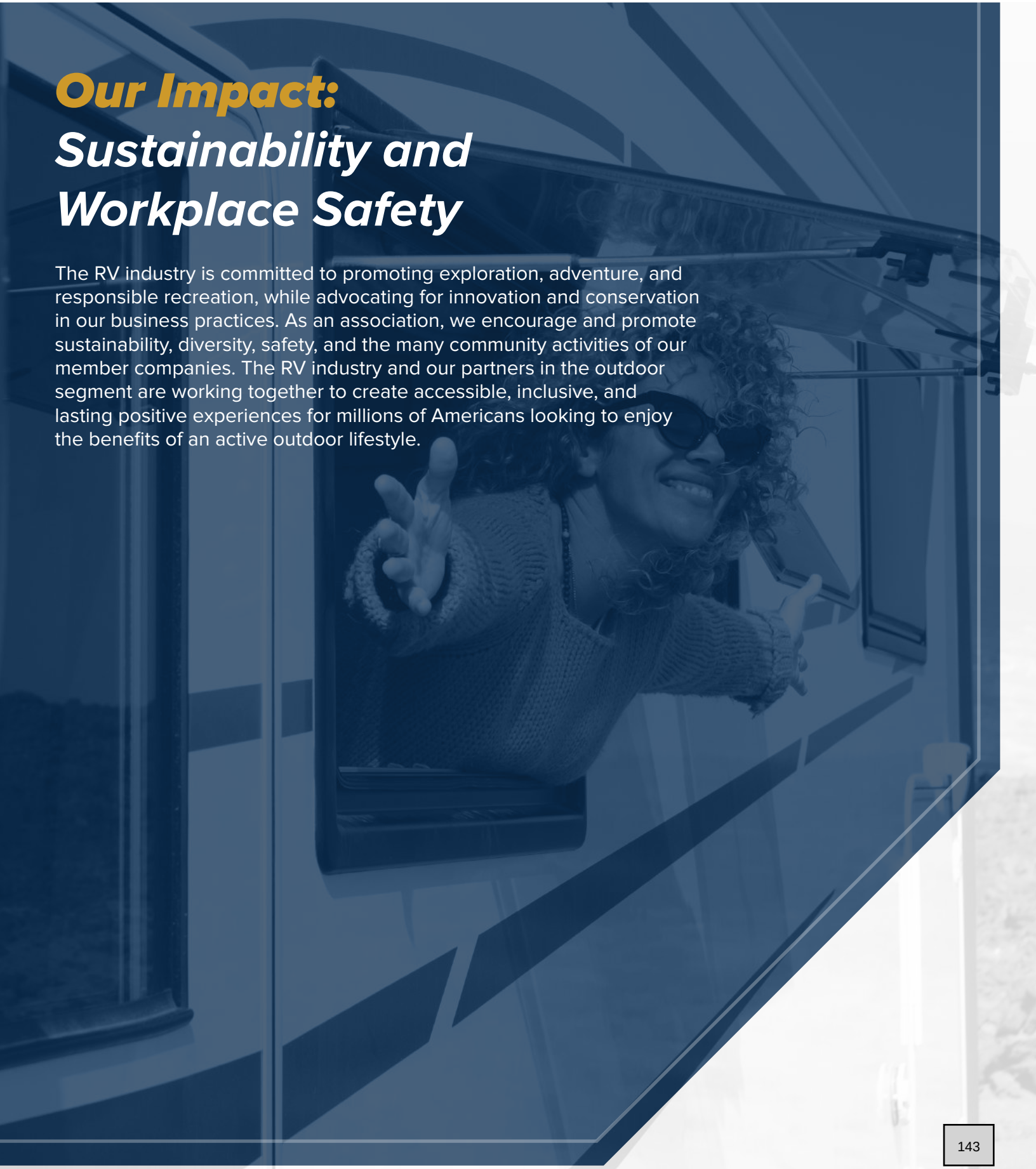
As of today, there are already over 5,000 RV Technical Institute Certified technicians and nearly 1,000 RV dealerships and other locations training techs on the Institute's training program.

"We wouldn't be where we are today without the RV Industry Association, the RV Dealers Association, and Go RVing," remarked Hemmeler. "The dedication from the entire industry to support our team's mission means the RV Technical Institute is well-positioned to help deliver outstanding customer service and a better RVing experience for millions of RVers in the future."



Our Impact: Sustainability and Workplace Safety

The RV industry is committed to promoting exploration, adventure, and responsible recreation, while advocating for innovation and conservation in our business practices. As an association, we encourage and promote sustainability, diversity, safety, and the many community activities of our member companies. The RV industry and our partners in the outdoor segment are working together to create accessible, inclusive, and lasting positive experiences for millions of Americans looking to enjoy the benefits of an active outdoor lifestyle.



SUSTAINABILITY TAKES CENTER STAGE



In further recognition of the importance of sustainability to our industry, the RV Industry Association Board of Directors unanimously approved the creation of a Sustainability Committee. The committee serves as the convening body for sustainability experts in the RV industry to share ideas and best practices as well as an educational resource for companies looking to increase their sustainability practices.

The newly formed committee kicked off the year with *"A Conversation About Sustainability"* at the spring Leadership Conference that highlighted the journey RV companies have taken and the big and small ways to implement sustainable practices.

Throughout 2023, the new committee hosted multiple educational events to share information and resources for people and companies looking to learn more about sustainability and what kind of programs and initiatives can be implemented. The group also provided a deep dive into how to effectively market sustainability efforts while avoiding the perception of "green washing."

The group will once again take center stage at the 2024 Leadership Conference with a presentation on *"Starting Your Sustainability Journey—A Roadmap."*

WORKPLACE SAFETY, AN INDUSTRY PRIORITY



While workplace safety and the wellbeing of the RV industry workforce has always been a priority for the RV industry, in 2023 the Workplace Safety Taskforce convened to renew our efforts to share best practices and insights to help all companies improve. The group of workplace safety professionals from companies across the industry met monthly to discuss the biggest pain points, strategies, and solutions to mitigate issues and improve overall safety.

In November, the group hosted a half-day seminar that included presentations from companies setting the bar on workplace safety, speakers with keen insights on why workplace safety is important, and a panel focused on specific actions companies can take to improve workplace safety for your teams. Feedback on the seminar was overwhelmingly positive and plans are already in motion to host two more workplace safety seminars in 2024.



Membership Benefits

Membership in the RV Industry Association provides companies with access to research, resources, and reports unavailable anywhere else. But even more importantly, membership means having the expertise of a talented group of standards, government affairs, research, and marketing professionals who serve as an extension of member company's own staff.

THERE ARE THREE MAIN PILLARS THAT MAKE UP THE ASSOCIATION

RV INDUSTRY ASSOCIATION
The core programs of the Association consisting of self-regulation and industry standards, government relations, and market data and research.

GO RVING
Our consumer-facing advertising arm charged with attracting new consumers to RVing and conducting consumer research.

RV TECHNICAL INSTITUTE
Our educational arm charged with the training, certification, and recruitment of RV technicians.

UNITE AS A SINGLE VOICE

The RV Industry Association is the voice for the industry at the federal and state level, advocating on a wide range of issues to create a favorable business environment, protect against onerous legislation and regulations, and make it easier for consumers to buy, drive, and own an RV. Our state and federal government affairs teams work with officials across the country. We forge strong alliances with industry partners across the outdoor industry to amplify our voices and present a united message to lawmakers.

STAY INFORMED WITH MARKET DATA AND TRENDS

The RV Industry Association is the leader in driving new research into industry trends and consumer behaviors which allow members to tailor your products to the demands of the market. We drive research on future consumer markets and provide shipment data tracking and trends that allow you and your manufacturing partners to produce RVs, parts, internal systems, and accessories to meet your business demands. RV Industry Association members have access to this research and data to assist in making informed, data-driven business decisions in an evolving RV market.

MAKE CONNECTIONS TO DRIVE BUSINESS

The RV Industry Association connects you with and gives you visibility among the manufacturers who produce 98% of North America's RVs. There are nearly thirty RV Industry Association committees made up of industry volunteers who, together with the Board of Directors, set the strategic direction of the Association. In addition, the RV Industry Association provides members with several virtual and in-person events and trainings every year. Participation in Association committees, events, and advocacy provide opportunities to contribute to the advancement of the RV industry, learn the latest on issues impacting RV businesses, showcase innovative products, forge new relationships, and provide actionable insights to grow your business.

INFLUENCE THE STANDARDS THAT DEFINE THE INDUSTRY

The Standards team maintains and contributes to the creation of over 500 safety-related industry standards regulating traditional and park model RVs. Our inspectors travel across the country to all member facilities for unannounced inspections every 6-8 weeks to audit the manufacturer's compliance with the industry's universally adopted standards, including NFPA 1192 standards, ANSI standards, and others. The inspectors also educate manufacturers on certain existing, future, and updated regulations that affect that the RV industry to ensure that members have the most up-to-date information. The Association regularly hosts technical training webinars, seminars, and events; works with the National Highway Traffic Safety Administration (NHTSA) and provides opportunities for members to interact and receive updated information from the administration; and publishes a standards handbook every three years with compliance information.

PROMOTE AND GROW THE INDUSTRY

In 1994, a forward-thinking group of RV industry thought leaders conceived the idea of creating an all-industry marketing campaign that united the three branches of the industry (RV manufacturers, dealers, and campgrounds) necessary for a positive consumer experience. Today, in addition to our highly impactful public relations efforts that drive a cohesive and positive industry message across the media landscape, the Go RVing program introduces millions of Americans to the freedom of RV travel, building a desire and passion of the adventures that await. The award-winning Go RVing program continues to be a marketing and consumer awareness thought leader, focusing recent efforts on recruiting, diversifying, and retaining RVers through a broad media mix and partnerships that target high value audiences primed to be your future customer. In addition to its consumer-focused marketing efforts, Go RVing provides manufacturers, dealers, campground operators, state associations, show promoters, and their agencies with access to sales leads, an image and video library, industry best practices, consumer research, and other marketing tools.

RECRUIT AND TRAIN RV TECHNICIANS

In June 2018, the RV Industry Association launched a comprehensive strategic plan with a multi-million-dollar investment, creating the RV Technical Institute, to solve the RV industry's shortage of trained technicians and to implement metrics to track the RV customer experience. The 501(c)3 non-profit organization provides the gold-standard of training for RV maintenance and repair, working directly with manufacturers, suppliers, and leading RV experts to deliver the only RV technician training program built by the industry. As of today, there are over 5,000 RV Technical Institute Certified technicians and nearly 1,000 RV dealerships and other locations training techs on the Institute's curriculum.

REPORTS AVAILABLE TO MEMBERS INCLUDE:

- Go RVing RV Owner Demographic Profile
- Monthly RV and Park Model RV Shipment Reports
- Monthly RV Seals Sales Reports
- RVs Move America Economic Impact Study
- Quarterly Travel Intentions Survey
- RV Aftermarket Parts & Accessories Study
- New RV Buyers Study
- Survey of Lenders' Experiences
- RV Technician Market Assessment Survey
- Annual RV Market Industry Profile
- Campground Industry Market Analysis
- Annual Report for RV Industry Association
- Quarterly RoadSigns RV Shipment Forecasts
- Path to Purchase Customer Journey Map
- Vacation Cost Comparison Study

Thank You Members

27North, Inc.
413 Cabins, LLC dba Stone Canyon
643 Enterprise LLC dba Great Lakes Tiny Homes
ABC Marketing, Inc.
Acorn Vans
Acuva Technologies Inc.
Acxiom LLC
ADCO Products by Covercraft LLC.
ADF Sprinters
Advanced RV, LLC
Adventurer Manufacturing Inc.
AIM Wholesale
AIMS Power
AirSkirts LLC
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Aliner
Alliance RV
Alliant Credit Union
Alpine Vans LLC
Aluminum Trailer Company
American Guardian Warranty Services, Inc.
American Surplus & Manufacturing Ice Castle Fish Houses
American Technology Components, Inc.
Amerimax Building Products - HQ
Anderson Brass Company
Antero Adventure Motors
AP Products
Apex Graphics
API, Inc.
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Arrow Distributing, Inc.
Arterra Distribution
ASA Electronics, LLC
Atlas Trailer Coach Products Ltd
Awnings By Zip Dee, Inc.
Axalta Coating Systems
B&B Micro Manufacturing Inc.
B&B Micro Manufacturing Inc.
B&W Custom Trailer Hitches
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Balmar
Bank of America
Bank OZK
Barker Manufacturing Co.
Barnes & Thornburg LLP
Bauer Energy Solutions LLC
Bennett Truck Transport, LLC
Bespoke Coach dba Bespoke Camper Van
Bio-Kleen Products, Inc.
Blackseries Campers, Inc.
Blue Ox
BMO
BMO Capital Markets
BMPRO
Bolt Custom Coaches
Bontrager Outdoors dba Skinny Guy Campers
Boxabl
Braxton Creek RV, LLC
Brinkley RV, LLC
Briter Products, Inc.
Brown & Brown of Kentucky
BRS Offroad North America
Buena Vista MHP LLC
Cabins Plus
Cabot Coach Builders
Caframo Limited
Camco Manufacturing, LLC
Campfire Homes, LLC
Campground Consulting Group LLC
Camping World Inc.
CampPad LLC
Canadian Power Conversion, Inc.
Canadian Recreational Vehicle Association
Carefree of Colorado
Cavagna North America, Inc.
Cavalier Homes, Inc.
Cavco Park Models & Cabin RV's
Cavco Park Models & Cabin RV's
Ceder Creek Builder LLC
Century Chemical Corporation
Champion Park Models & Cabins
Charlotte Pipe and Foundry Company
Chinook Motor Coach Corp.
City Bonfires
Clarios
Classic Accessories, Inc.
Clean Seal, Inc.
Coach Glass
Coach House
Coach-Net RV Motorclub, Inc.
Cody Talbert Distribution
Cofair Products
Convergence Technologies, Ltd.
Copperfit
Core Support Consulting
Cornerstone Design Build, Inc.dba Cornerstone Tiny Homes
Crane Composites, Inc.
Creative Modular Cabins LLC dba Real Living Cabins
Creative Products Group
Crowe LLP
Cruise America, Inc.
CUB Elecparts Inc
Cummins, Inc.
Dave & Matt Vans
Dave Carter & Associates Corporate Office
DB Research
DB Technologies, Inc
DDR Company, LLC
Dealer Resources Group
Dec-O-Art Inc.
Demco
Derema Group
Dexter Axle Company
Diamond Shield
Discover Energy Systems
Diversified Power Solutions, LLC
DLL Financial Services, Inc.
DNA Enterprises Inc. dba Canterbury
Dometic Corporation
Dougherty RV Consulting LLC
Dragonfly Energy
DRN Media Inc. dba RV News Magazine
Duo Form Plastics
Dura Faucet
EasyCare RV
Eberspaecher Climate Control Systems Canada Inc.
ECI Fuel Systems
Eclipse Recreational Vehicles, Inc.
Eco-Sources USA, Inc.
Econamic Technologies Inc.
Elevation Park Model Company
Elkhart Supply Corporation
Elwell Corporation
Embassy Specialty Vehicles LLC
Ember Recreational Vehicles, Inc.
Empire Faucets
Encore RV
Equity Lifestyle Properties
Escape RV
Escape RV
Escapees RV Club
Expion360 Inc.
Exponent
EZ RV Solutions
Fabric Services
Faegre Drinker Biddle & Reath LLP
Fairview USA Inc.
Family Motor Coach Association
Farmhouse Investments LLC dba
Perch & Nest
Fasnap Corporation
Featherlite, LLC
Fiamma Inc.
Fiberr USA, LLC
Field Van
Firefly Integrations
Flat World Global Solutions
FLATS OVER Safety Band
Flex-Tech
Flojet - Xylem, Inc.
Foland Sales, Inc
Foremost Insurance Co.
Forest River Inc.
Forest River, Inc., Park Model Division
Foretravel Motorcoach
Forsberg & Umlauf, PS
Foster & Associates
Fotile America
Freightliner Custom Chassis Corporation
Fribley Technical Services, Inc.
Future Sales
G & G Media Group LLC dba RV Business
Garmin International, Inc.
Garnet Instruments Ltd
GE Appliances, a Haier Company
GEICO
General Coach a Division of Citair, Inc
Genesis Products Inc.
Genesis Supreme RV, Inc.
George P. Johnson Company
Glacier Ice House
Glennwood Tiny Homes, LLC
Global Composites, Inc.
Go Power!
Goodwater Tiny Homes, LLC
Goshen Chamber of Commerce
Great Outdoor Cottages, LLC
Grech RV
Grit Overland
Gulf Stream Coach, Inc.
GWN Marketing Inc.
Hanwha Azdel, Inc.
Happier Camper, Inc.
Harris Battery Company
Harvest Hosts
Hatchlift Products, LLC
Hearst Business Media
Heirloom, Inc. dba Tiny Heirloom
Heirloom, Inc. dba Tiny Heirloom
HELLA Automotive Sales, Inc.
Hendrickson Truck Commercial Vehicle Systems
Heng's Industries USA LLC
Henkel Corp.
Hilltop Structures
HL Enterprise, Inc.
Homestead Structures, LLC
Hopkins Manufacturing Corporation
Horizon Global
Huebner Marketing
Hughes Autoformers
Huntington Bank
HWH Corporation
IAMPO
Icon Technologies Ltd.
Indigo River Tiny Homes LLC
Industrial Finishes & Systems
Innovative Emergency Management
Inspire Communities
InTech RV
Integrated Dealer Systems
Intellitec Products, L.L.C.
International Code Council - Evaluation Sevices
International Housing Concepts, Inc
International Housing Concepts, Inc
International RV Manufacturing LLC
International Thermal Research Ltd., ITR
Interstate Batteries
Intertek Testing Services NA Ltd.
ITC Inc.
Jaeger-Unitek Sealing Solutions, Inc.
JD Power
Jefferies LLC
Johnston Contracting Services
JR Products
Kaddy Kruiser RV
Kaiser Tiny Homes
Kampgrounds of America
Kelcom Inc.
Keller Marine & RV
Kenda Americana Tire and Wheel
Kenyon International, Inc.
KeyBanc Capital Markets
Keystone Automotive Operations, Inc.
KJE Tiny Homes
Kropf Manufacturing Co., Inc.
L&W Engineering, Inc.
Lancaster Log Cabins
Land Ark RV LLC
Land N Sea Distributing
Laurelhurst Distributors
LaVanture Products Company, Inc.
Leisure Travel Vans/Triple E RV
Liberty Cabins
Light Vision Corporation
Lightspeed
Lindsey Research Services
Linkswell Inc.
Lion Energy
Lippert
Liquid Spring LLC
Lite Industries Inc, dba Overland Explorer
Lithium Pros
Long and Tullier, Inc.
Lordco Auto Parts
LTI Flexible Products dba Boyd Corporation
LuxVan LLC
M&T Bank
Maddin Hauser
Magma Products
Magnadyne Corporation
Marshall Excelsior
Master Distributor Corp. ROC Plumbing
Matt's RV Products LLC dba Liquified RV Toilet Treatment
MBA Insurance, Inc.
McClarin Composites
McGriff Insurance Services
McKinsey & Company
MDC Campers and Caravans Inc.
Medallion Bank
Melius Corporation dba Space Craft Mfg., Inc.
Mercantile Financial Group
Mercedes-Benz USA
Merrick Bank Recreation Lending
MetalX, LLC
Meyer Distributing
MIG Marine Corporation dba Cortes Campers
Millers Cabins and Decks
Minimaliste Inc.
Minimaliste Inc.
Mission Overland Trailer Corporation
Modern Buggy RV
Modern Tiny Living, LLC
MORryde International, Inc.
Motility Software Solutions
Mountain Barn Builders LLC dba Petit Cottages
MTI Industries, Inc.
My Financing USA
Myers Industries
N.P.S Company, LLC
Nashua Builders
National Quality Products LLC
NAVICO Group
NB4 Brand LLC, dba The Kingstar Company
Nelson Industries, Inc.
Nexus RVs, LLC
Nomad RVs
Noovo
Norco Industries, Inc.
North Star Logistics, LLC dba Team Lodge
Northern Lite MFG Ltd
Northern Tool + Equipment
Northern Wholesale Supply, Inc.
Northpoint Commercial Finance
NSA RV Products Inc.
Odyssey Battery
Oetiker, Inc.
Off Grid Trailers Limited Partnership
Off Highway Van
Old Orchard Wholesale
Oliver Travel Trailers, Inc
Omniasweden
OMNOVA Solutions
Ositech Communications, Inc.
Out & Upfitters LLC
Outdoorsy
Outlaw Conversions
Outside Van
Ovat Solutions
Own The Open Road
OzX Corp PTY
Pace International
Panoramic RV
Patrick Industries, Inc.
Pentair
Phoenix Park Homes
Phoenix USA RV
Pine Lake RV Resort
Pinnacle Appliances
Platinum Cottages, LLC
Pleasant Valley Homes, Inc. dba Fork Creek
Pleasant Valley Teardrop Trailers
Pleasure-Way Industries Ltd.
Pollak
Pop Sells, LLC
PowerMax Converters
PPG Commercial Coatings
Precision Circuits Inc.
Premier Construction & Remodeling LLC
Premier Products Inc.
Pressure Systems International
Prest-O-Fit, Inc.
Prevost Car (US)
Prime Source Wholesale Distributors, LLC
Prime Time Specialty Vehicles Inc.
Progress Mfg. Inc.
Progressive Dynamics, Inc.
Progressive Insurance Company
ProPack Packaging, Inc.
PULLRITE Towing Systems/ Pulliam Enterprises, Inc.
QAI Laboratories Ltd
RAMCO Engineering, Inc.
Ranger Distribution Company
Recreation By Design, LLC
REDARC Electronics
Remote Vans LLC
Renogy
Repco of Central Florida Inc
REV Group, Inc.
Richloom Fabrics Group
RiverPark, Inc.
Riverside RV, Inc.
Roadpass Digital
Roadtrek, Inc.
Robert W. Baird & Co., Inc.
Rocky Mountain Structures LLC
Rogue Van Company
Rollick Inc.
Rossmonster Vans LLC
RoyPow Technology Co., Ltd
RSM US LLP
Rugged Marketing and Distribution, LLC
Rustic Mountain Holdings LLC dba Rustic Mountain Overland
Rustic Trail RV
RV Designer
RV LIFE
RV Mobile Power, LLC
RV Partfinder
RV Pro Magazine
RV Safe
RV Safety & Education Foundation
RV Trader
RV/MH Hall of Fame
RVezy
RViBrake
RVLI
RVshare
RVT.com Classifieds
RVUniverse
RVUSA.Com
S.M. Osgood Company
S&P Global
Salem Distributors
Samlex America
Sanz Kenway
Schattdecor Inc.
Seaflo Marine and RV North America LLC
Sequoia and Salt LLC
SG Echo LLC
Shamrock Tiny Homes
Shaw Industries Group, Inc.
Shepherd Sales
ShowHauler Trucks
ShowSpan, Inc.
Skyhawk Corporation
SmartPlug Systems LLC
Solscient Energy LLC
Southwire Company, LLC
Specialty Recreation, Inc.
Spettmann USA
Sportsmobile North, Inc.
Spradling International
Spyder Controls Corp
Stabilit America, Inc.
Star Brite, Inc.
State Farm Mutual Auto Insurance
Statistical Surveys, Inc.
Stattonrock Simply Living Ltd.
Stealth Enterprises, LLC, dba Stealth Trailer
Stellantis
Storyteller Overland, LLC
Stream It, Inc
Stromberg Carlson Products, Inc.
Structure Sales LLC
Sun Communities, Inc.
SuperSprings International
Swagman
Sweet-Haus, LLC
SylvanSport
Syntec Industries, Inc.
T.R. Arnold & Associates, Inc.
Taft Stettinius & Hollister LLP
Taskmaster Components
TAXA, Inc.
Tea Cup Tiny Homes, Ltd.
TECNOFORM USA, Inc.
Teknor Apex Company
Tenant Property Protection dba RV Park 'n' Protect
Terran Industries dba Terran Axle
Testing Engineers International
The Shyft Group, Inc.
Thetford Corporation
Thibert Inc.

THOR Industries, Inc.
Thum Insurance Agency, LLC
TimberHut Cabin Company
Tiny Idahomes LLC dba Rugged Mountain Custom RV
Tiny Living Limited dba Mint Tiny House Company
Tiny Living Limited dba Mint Tiny House Company
TM Industries, LLC dba TrailManor
Tom Manning & Associates
Tourism Holdings Ltd
Toy Storage Nation
Toyota Motor North America (VME1)
Trail Boss Conversions, Inc.
Trailer Valet
Travel Lite, Inc.
Tredit Tire & Wheel Co.
Trim-Lok, Inc.
TriMark Corporation
Trinseo
Tru Form LLC
Tru Form LLC
Truist
Truma Corporation
Tumbleweed Tiny House Company
Tumbleweed Tiny House Company
Tuson RV Brakes, LLC
UkanCamp, LLC
Ultra-Fab Products, Inc.
Ultrafabrics, Inc.
Unified RV
United States Warranty Corporation
US Bank Recreation Finance
Utility Supply Group
Utopian Villas
Valterra Products, LLC
Van Mart, Inc. dba Vanspeed
VanCraft, LLC
VanDOit
VanDyke Enterprises
Vanworks, Inc.
VAS Vehicle Administrative Services
Velvac Inc.
VIAIR Corporation
Victron Energy B.V.
Vintage Cottages, LLC & Daystar Builders, LLC
Virtue Built, LLC
Vitrifrigo America LLC
Volta Power Systems
Vomela Specialty Company
Waldoch Crafts, Inc.
Walex Products Company, Inc.
WD 40 Company
Webasto Thermo and Comfort North America
Weigh Safe, LLC
Wells Fargo CDF
Wellspring Components
Wesco Distribution, Inc.
West Fraser
Westland Sales - WLN Inc
Wholesale Warranties
Wilkin Homes
Winegard Company
Winnebago Industries, Inc.
Winston Housing Group LLC dba Winston Home Builders
Wiper Technologies
Woodland Park, Inc.
Xantrex LLC
Xmark
Xtreme Outdoors LLC
Yamaha Motor Corporation
Yetti Fish Houses
Zion's Tiny Homes




RV INDUSTRY
ASSOCIATION

RV INDUSTRY ASSOCIATION

THE 2023 VACATION COST COMPARISON

Cost of Owning and Using RVs Compares to Other Types of Vacation



DATE OF REPORT: APRIL 17, 2023

PREPARED BY: CBRE HOTELS ADVISORY
1900 N STREET NW, SUITE 600, WASHINGTON, DC 20001

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SECTION I:
EXECUTIVE SUMMARY

OBJECTIVE

CBRE Hotels Advisory was commissioned by the RV Industry Association (RVIA) to provide an objective comparison between the cost of a Summer 2023 vacation using recreation vehicles (RVs) and the cost of other types of vacations during that same period of time. An RV is defined as "a motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping."

METHODOLOGY

Two sets of hypothetical travel parties were used in the vacation cost analysis: 1) a 4-person travel party composed of two adults and two children – one child under 12 years of age and one child over 12 years of age (respectively assumed to be 10 and 13 years old), and 2) a 2-person travel party, consisting of two adults.

CBRE Hotels Advisory analyzed major costs that would be incurred by both of the hypothetical travel parties taking nine different types of vacations to nine popular vacation destinations. For each destination, we have analyzed vacations of 3-, 7-, and 14-day durations, as appropriate. Data was collected during October 2022 through January 2023 and it was assumed that all vacations would take place during late June/early July 2023 (after the typical school year ends for the summer break). The nine types of vacations used in the analysis varied principally by mode of transportation and type of accommodations and meal plan used, as summarized below:

1. Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.

2. Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.

3. Party traveling in a compact motorhome (type B, B+, or small C), staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.

4. Party traveling in a Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.

5. Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.

6. Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.

7. Party traveling in a personal car or airline (as appropriate), staying at a rental house/condominium, and eating the majority of meals in the rental unit.

As part of the nine vacations analyzed, the cost of traveling in a Type A motorhome was compared against an upscale/luxury vacation option, as follows:

8. Party traveling in a Type A motorhome, renting premium sites at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.

9. Party traveling by first class airline, renting a premium rental car at the destination, staying at upscale hotels or vacation rentals, and eating meals in restaurants.

Costs analyzed were the major cash or credit outlays that are required from the time a hypothetical vacation begins to the time it ends. The foregoing would include fuel costs; round-trip airfare costs; restaurant meal costs; grocery costs; rental car costs; rental house/condominium costs; campsite costs; and hotel/motel costs. CBRE Hotels Advisory used the most recent fuel cost data available for each state at the time of our research. Incidental expenses such as entertainment, shopping, and the like, were not considered because they would not likely vary by mode of transportation or type of accommodations used during a vacation. We have also factored in an estimated cost of ownership of the applicable RV equipment that was based upon published data regarding average ownership periods, residual values, annual days of utilization, insurance, and other costs of ownership, as well as any applicable tax benefits.

Furthermore, the vacation cost for renting a Type C motorhome for all destinations was analyzed and is presented in the appendix to this report.

For this analysis we have selected popular vacation destinations throughout the country and various points of origin. An appropriate number of intermediate cities or towns were selected between the origin and destination locations. Vacation durations are 3, 7, and 14 days, and are directly related to the round-trip distances in highway miles between each city-pair. We coordinated selections of the foregoing city-pairs with RVIA to ensure that proper focus has been given to highly popular tourist destinations. Before issuing this report, CBRE Hotels Advisory was notified of RVIA's concurrence with the selected city-pairs.

To complete the analysis, CBRE Hotels Advisory calculated the average total cost (excluding incidental costs, as noted above) that the party would incur during each type of vacation (3, 7, and 14 days).

SELECTED RV TYPES

There are several different types of RVs available to consumers. For purposes of this analysis, CBRE Hotels Advisory has selected five types of RVs that are typically used by travel parties for vacation purposes. The five types of RVs are folding camping trailer, lightweight travel trailer, compact motorhome, Type C motorhome, and Type A motorhome. Following is a brief description of each of these RV types.

- **Folding Camping Trailer** – A lightweight RV with collapsible sides for towing by typical vehicles, even some compact cars. Set up, it provides kitchen, dining, sleeping, and often bathroom facilities for up to eight people. For the purposes of this study, we have assumed the average folding camping trailer will weigh approximately 2,000 pounds.

- **Lightweight Travel Trailer** – Built to be towed by a car, van, or pickup, this RV provides kitchen, bathroom, dining, and living facilities. Sleeps up to ten people. For the purposes of this study, we have assumed the average lightweight travel trailer will weigh approximately 4,000 pounds.

- **Compact Motorhome** – Built on an automotive-manufactured van frame in a variety of configurations (B, B+, small C). Compact motorhomes typically sleep up to four people and are often equipped with a raised roof to allow stand-up height.

- **Type C Motorhome** – Built on an automotive-manufactured van frame with an attached cab section, this RV's living area is behind and above the cab. Typically sleeps up to eight people, and offers conveniences such as kitchen, bathroom, dining, and living facilities.

- **Type A Motorhome** – The largest and most luxurious type of motorhome, built on a specially-designed frame. Typically sleeps up to six people, with living areas and amenities available for use throughout any trip.

FINDINGS

Throughout this report the cost of "standard" vacations - i.e., economy class airfare, mid-tier, primarily limited-service hotel, intermediate rental cars, and standard RV campsites - are followed by the comparison of "upscale" vacations - i.e., Type A motorhome, first class airfare, upscale hotel or vacation rental accommodations, premium rental car, and premium RV campsite.

The costs of identical vacation scenarios for both 4-person and 2-person travel parties have been analyzed for this report. Findings for 4-person travel parties (2 adults and 2 children) are presented in Section II of this report, while findings for 2-person travel parties (2 adults) are presented in Section III of this report.

It is significant to note that our analysis factored in vehicle ownership costs. In many cases, the RV vacations were more economical than the other vacations analyzed, regardless of trip duration, trip distance, or region of the country where the vacation takes place.

Type A motorhome vacations were compared to upscale vacation travel, since Type A motorhomes are typically considered an upscale mode of travel, in terms of amenities

available in the motorhome unit, the cost of purchasing a Type A motorhome, and the ongoing cost of ownership of this type of RV.

4-Person Travel Party Findings

Following is a summary of key findings for the 4-person travel party:

- The average cost per day of the 4-person camping vacation using a folding camping trailer was found to be about 49 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 60 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 55 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person camping vacation using a lightweight travel trailer was found to be about 34 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 48 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 41 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person camping vacation using a compact motorhome was found to be about 35 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 49 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 42 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person camping vacation using a Type C motorhome was found to be about 22 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 39 percent less than the average daily cost of a 4-person comparable air/hotel vacation; and about 31 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person upscale camping vacation using a Type A motorhome was found to be about 36 percent less expensive than the cost of comparable 4-person upscale car/hotel combination vacations.

As these findings illustrate, vacations using RVs are an advantageous choice for 4-person travel parties seeking to maximize the utility of their vacation budgets.

4-Person Travel Party Travel Cost Analysis

The following tables present a list of the types of vacations by mode of transport and their respective average costs. CBRE Hotels Advisory found RV vacations, on average, to be

22 percent to 60 percent less expensive on a per day basis than the other types of vacations (non-RV) analyzed.

Table 1
Cost Comparison of Vacations Using Recreation Vehicles Versus Other Types of Vacations (4-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.	$825	$1,868	$3,609
Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.	$1,075	$2,443	$4,739
Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,020	$2,349	$4,668
Party traveling in a Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,247	$2,848	$5,553
Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.	$1,441	$3,594	$7,401
Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.	$2,465	$5,065	$8,345
Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.	$2,107	$4,208	$7,584

Source:
CBRE Hotels Advisory

Table 2
Cost Comparison of Upscale Vacations Using Recreation Vehicles Versus Other Types of Vacations (4-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in a personal Type A motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$2,184	$4,953	$9,815
Party traveling by first class airline, renting a premium car at the destination, staying at upscale hotels, and eating meals in restaurants.	$4,905	$7,767	$13,677

Source:
CBRE Hotels Advisory

Impact of Fluctuations in Fuel Costs (4-person travel party)

CBRE Hotels Advisory has considered the impact of fluctuations in fuel costs on our findings by testing theoretical increases in fuel costs in one of our hypothetical vacations. It is significant to note that fluctuations in fuel costs economically impact all of the vacation types analyzed, both RV and non-RV vacations, to varying degrees. For this

analysis, we have utilized the 7-day vacation from Washington, DC to Cape Cod, MA as an example.

For this 7-day vacation from Washington, DC to Cape Cod, MA, the average fuel cost per gallon at the time of our research was $3.75 for regular gasoline and $5.25 for diesel in Washington, DC and $3.83 for regular gasoline and $5.93 for diesel in Cape Cod. Considering the spread between the price for regular unleaded gasoline for both the departure and destination cities, $3.79 was used as the base price per gallon for the fuel fluctuation analysis. The following table presents the results of this analysis.

Table 3

Days 7	Washington, DC - Stony Pt., NY - Cape Cod, MA 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Fuel Price Scenario	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, Rental Car, Rental Condo
Base Scenario Fuel Price	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79
Base Scenario Vacation Cost	$1,815	$2,381	$2,346	$2,837	$3,886	$5,189	$4,528
$4.74	$1,886	$2,474	$2,349	$2,843	$3,938	$5,198	$4,537
$5.69	$1,957	$2,568	$2,408	$2,952	$3,990	$5,208	$4,547
$6.63	$2,029	$2,661	$2,468	$3,061	$4,042	$5,217	$4,557
$7.58	$2,100	$2,755	$2,527	$3,171	$4,094	$5,227	$4,566
$8.53	$2,172	$2,849	$2,587	$3,280	$4,145	$5,237	$4,576
$9.48	$2,243	$2,942	$2,647	$3,389	$4,197	$5,246	$4,586
$10.42	$2,314	$3,036	$2,706	$3,498	$4,249	$5,256	$4,596
$11.37	$2,386	$3,129	$2,766	$3,608	$4,301	$5,266	$4,605
$12.32	$2,457	$3,223	$2,825	$3,717	$4,353	$5,276	$4,615
$13.27	$2,529	$3,317	$2,885	$3,826	$4,405	$5,285	$4,625
$14.21	$2,600	$3,410	$2,945	$3,936	$4,456	$5,295	$4,634
$15.16	$2,672	$3,504	$3,004	$4,045	$4,508	$5,305	$4,644
$16.11	$2,743	$3,597	$3,064	$4,154	$4,560	$5,314	$4,654
$17.06	$2,814	$3,691	$3,124	$4,263	$4,612	$5,324	$4,663
$18.00	$2,886	$3,785	$3,183	$4,373	$4,664	$5,334	$4,673
$18.95	$2,957	$3,878	$3,243	$4,482	$4,715	$5,343	$4,683
$19.90	$3,029	$3,972	$3,302	$4,591	$4,767	$5,353	$4,692
$20.85	$3,100	$4,066	$3,362	$4,701	$4,819	$5,363	$4,702
$21.79	$3,172	$4,159	$3,422	$4,810	$4,871	$5,372	$4,712
$22.74	$3,243	$4,253	$3,481	$4,919	$4,923	$5,382	$4,721

As the data indicates, while fuel costs are a component of the overall vacation cost, it is not significant enough to materially affect the outcome of our analysis. As the data shows, it would take an increase in fuel prices to between $20.85 and $21.79 per gallon for the most expensive RV vacation (Type C motorhome) to be more costly than the least expensive non-RV vacation.

As the following table indicates, the Type A motorhome vacation remains less expensive than the upscale non-RV vacation until the respective fuel costs increase between 350 and 375 percent, or between $25.20 and $26.60 for diesel fuel and between $17.06 and $18.00 for regular gasoline.

Table 4 Washington, DC - Stony Pt., NY - Cape Cod, MA Mode of Upscale Travel/Vacation Type 4-Person Travel Party			
Fuel Price Scenario	Type A Motorhome[1]	Fuel Price Scenario	First Class airline, premium rental car, upscale hotel, restaurants
Base Scenario Fuel Price	$5.59	Base Scenario Fuel Price	$3.79
Base Scenario Vacation Cost	$4,981	Base Scenario Vacation Cost	$8,201
$7.00	$5,226	$4.74	$8,217
$8.40	$5,468	$5.69	$8,232
$9.80	$5,710	$6.63	$8,248
$11.20	$5,952	$7.58	$8,264
$12.60	$6,194	$8.53	$8,280
$14.00	$6,437	$9.48	$8,296
$15.40	$6,679	$10.42	$8,312
$16.80	$6,921	$11.37	$8,328
$18.20	$7,163	$12.32	$8,344
$19.60	$7,405	$13.27	$8,360
$21.00	$7,648	$14.21	$8,375
$22.40	$7,890	$15.16	$8,391
$23.80	$8,132	$16.11	$8,407
$25.20	$8,374	$17.06	$8,423
$26.60	$8,616	$18.00	$8,439
$28.00	$8,859	$18.95	$8,455
$29.30	$9,083	$19.90	$8,471
$30.70	$9,326	$20.85	$8,487
$32.10	$9,568	$21.79	$8,503
$33.50	$9,810	$22.74	$8,518
$34.90	$10,052	$23.69	$8,534
$36.30	$10,294	$24.64	$8,550

Note:
(1) Type A motorhome using diesel fuel

We are of the opinion that fuel costs will likely not approach the levels required to significantly impact the affordability of RV vacations versus other modes of travel in the foreseeable future. As such, RV vacations are generally notably less expensive than the comparable non-RV vacation types. Therefore, price spikes in fuel costs should not adversely affect the decision on whether or not an RV vacation is taken versus other types of vacations. It is significant to note that while our example utilizes a 7-day vacation for illustrative purposes, the findings are generally the same regardless of vacation duration with regard to increases in fuel costs.

2-Person Travel Party Findings

Following is a summary of key findings for the 2-person travel party:

- The average cost per day of the camping vacation using a folding camping trailer was found to be about 43 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 46 percent less than the average daily cost of a comparable air/hotel vacation; and about 47 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the camping vacation using a lightweight travel trailer was found to be about 23 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 28 percent less than the average daily cost of a comparable air/hotel vacation; and about 28 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the camping vacation using a compact motorhome was found to be about 25 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 30 percent less than the average daily cost of a comparable air/hotel vacation; and about 30 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the camping vacation using a Type C motorhome was found to be about 9 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 15 percent less than the average daily cost of a comparable air/hotel vacation; and about 15 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the upscale camping vacation using a Type A motorhome was found to be about 11 percent less expensive than the cost of comparable upscale car/hotel combination vacations.

As these findings illustrate, vacations using RVs are an advantageous choice for 2-person travel parties seeking to maximize the utility of their vacation budgets.

2-Person Travel Party Travel Cost Analysis

The following tables present a list of the types of vacations by mode of transport and their respective average costs. CBRE Hotels Advisory found RV vacations, on average, to be 9 percent to 47 percent less expensive on a per day basis than the other types of vacations (non-RV) analyzed.

Table 5 Cost Comparison of Vacations Using Recreation Vehicles Versus Other Types of Vacations (2-Person Travel Party)			
Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.	$748	$1,688	$3,249
Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.	$998	$2,263	$4,379
Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$942	$2,168	$4,307
Party traveling in a Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,170	$2,668	$5,193
Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.	$1,141	$2,847	$5,946
Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.	$1,485	$3,353	$5,785
Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.	$1,354	$3,095	$6,186
Source: CBRE Hotels Advisory			

Table 6 Cost Comparison of Upscale Vacations Using Recreation Vehicles Versus Other Types of Vacations (2-Person Travel Party)			
Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in a personal Type A motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$2,107	$4,773	$9,455
Party traveling by first class airline, renting a premium car at the destination, staying at upscale hotels, and eating meals in restaurants.	$2,846	$5,366	$10,221
Source: CBRE Hotels Advisory			

Impact of Fluctuations in Fuel Costs – 2-Person Travel Party

CBRE Hotels Advisory has considered the impact of fluctuations in fuel costs on our findings by testing theoretical increases in fuel costs in one of our hypothetical vacations. It is significant to note that fluctuations in fuel costs economically impact all of the vacation types analyzed, both RV and non-RV vacations, to varying degrees. For this analysis, we have utilized the 7-day vacation from Washington, DC to Cape Cod, MA as an example.

For this 7-day vacation from Washington, DC to Cape Cod, MA, the average fuel cost per gallon at the time of our research was $3.75 for regular gasoline and $5.25 for diesel in Washington, DC and $3.83 for regular gasoline and $5.93 for diesel in Cape Cod. Considering the spread between the price for regular unleaded gasoline for both the departure and destination cities, $3.79 was used as the base price per gallon for the fuel fluctuation analysis. The following table presents the results of this analysis.

Table 7

Days 7	Washington, DC - Stony Pt., NY - Cape Cod, MA 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Fuel Price Scenario	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, Rental Car, Rental Condo
Base Scenario Fuel Price	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79
Base Scenario Vacation Cost	$1,634	$2,201	$2,166	$2,657	$3,102	$3,561	$3,520
$4.74	$1,706	$2,294	$2,168	$2,663	$3,153	$3,570	$3,529
$5.69	$1,777	$2,388	$2,228	$2,772	$3,205	$3,580	$3,539
$6.63	$1,849	$2,481	$2,288	$2,881	$3,257	$3,590	$3,549
$7.58	$1,920	$2,575	$2,347	$2,990	$3,309	$3,600	$3,558
$8.53	$1,991	$2,669	$2,407	$3,100	$3,361	$3,609	$3,568
$9.48	$2,063	$2,762	$2,467	$3,209	$3,413	$3,619	$3,578
$10.42	$2,134	$2,856	$2,526	$3,318	$3,464	$3,629	$3,587
$11.37	$2,206	$2,949	$2,586	$3,428	$3,516	$3,638	$3,597
$12.32	$2,277	$3,043	$2,645	$3,537	$3,568	$3,648	$3,607
$13.27	$2,349	$3,137	$2,705	$3,646	$3,620	$3,658	$3,616
$14.21	$2,420	$3,230	$2,765	$3,755	$3,672	$3,667	$3,626
$15.16	$2,491	$3,324	$2,824	$3,865	$3,724	$3,677	$3,636
$16.11	$2,563	$3,417	$2,884	$3,974	$3,775	$3,687	$3,646
$17.06	$2,634	$3,511	$2,943	$4,083	$3,827	$3,696	$3,655
$18.00	$2,706	$3,605	$3,003	$4,193	$3,879	$3,706	$3,665
$18.95	$2,777	$3,698	$3,063	$4,302	$3,931	$3,716	$3,675
$19.90	$2,849	$3,792	$3,122	$4,411	$3,983	$3,726	$3,684
$20.85	$2,920	$3,885	$3,182	$4,520	$4,035	$3,735	$3,694
$21.79	$2,991	$3,979	$3,241	$4,630	$4,086	$3,745	$3,704
$22.74	$3,063	$4,073	$3,301	$4,739	$4,138	$3,755	$3,713

As the data indicates, while fuel costs are a component of the overall vacation cost, it is not significant enough to materially affect the outcome of our analysis. As the data shows, it would take an increase in fuel prices to between $12.32 and $13.27 per gallon for the most expensive RV vacation (Type C motorhome) to be more costly than the least expensive non-RV vacation.

As the following table indicates, the Type A motorhome vacation remains less expensive than the upscale non-RV vacation until the respective fuel costs increase between 150 and 175 percent, or between $14.00 and $15.40 for diesel fuel and between $9.48 and $10.42 for regular gasoline.

Table 8 Washington, DC - Stony Pt., NY - Cape Cod, MA Mode of Upscale Travel/Vacation Type 2-Person Travel Party			
Fuel Price Scenario	Type A Motorhome[1]	Fuel Price Scenario	First Class airline, premium rental car, upscale hotel, restaurants
Base Scenario Fuel Price	$5.59	Base Scenario Fuel Price	$3.79
Base Scenario Vacation Cost	$4,801	Base Scenario Vacation Cost	$6,226
$7.00	$5,045	$4.74	$6,241
$8.40	$5,288	$5.69	$6,257
$9.80	$5,530	$6.63	$6,273
$11.20	$5,772	$7.58	$6,289
$12.60	$6,014	$8.53	$6,305
$14.00	$6,256	$9.48	$6,320
$15.40	$6,499	$10.42	$6,336
$16.80	$6,741	$11.37	$6,352
$18.20	$6,983	$12.32	$6,368
$19.60	$7,225	$13.27	$6,384
$21.00	$7,467	$14.21	$6,400
$22.40	$7,710	$15.16	$6,416
$23.80	$7,952	$16.11	$6,432
$25.20	$8,194	$17.06	$6,448
$26.60	$8,436	$18.00	$6,463
$28.00	$8,678	$18.95	$6,479
$29.30	$8,903	$19.90	$6,495
$30.70	$9,146	$20.85	$6,511
$32.10	$9,388	$21.79	$6,527
$33.50	$9,630	$22.74	$6,543
$34.90	$9,872	$23.69	$6,559
$36.30	$10,114	$24.64	$6,575

Notes:
(1) Type A motorhome using diesel fuel

We are of the opinion that fuel costs will likely not approach the levels required to significantly impact the affordability of RV vacations versus other modes of travel in the foreseeable future. As such, RV vacations are generally less expensive than the comparable non-RV vacation types. Therefore, price spikes in fuel costs should not adversely affect the decision on whether or not an RV vacation is taken versus other types of vacations. It is significant to note that while our example utilizes a 7-day vacation for illustrative purposes, the findings are generally the same regardless of vacation duration with regard to increases in fuel costs.

CBRE HOTELS ADVISORY FIRM QUALIFICATIONS

CBRE Hotels is a division of the CBRE, Inc. (NYSE:CBRE), the largest full service, real estate and investment organization in the World with more than 80,000 employees located in more than 450 offices worldwide. CBRE Hotels operates as a specialized group within CBRE and provides hospitality and real estate industry professionals with a global practice with our one-stop shop of unparalleled, global and fully integrated real estate services and products. CBRE Hotels is comprised of over 375 dedicated hospitality professionals located in more than 60 offices across the globe.

Kannan Sankaran of the Washington, DC office of CBRE Hotels Advisory prepared this study. It is the 8th time Mr. Sankaran has conducted this analysis for RVIA since 1998.

SECTION II
COST COMPARISON:
4-PERSON TRAVEL PARTY VACATIONS

OBJECTIVE

CBRE Hotels Advisory was commissioned by the Recreation Vehicle Industry Association to provide an objective comparison between the cost of a Summer 2023 vacation using recreation vehicles and the cost of other types of vacations during that same period of time.

STUDY PARAMETERS

- Data was collected during October 2022 through January 2023 and it was assumed that all vacations would take place during late June/early July 2023.

- Costs analyzed were the major cash or credit outlays that are required from the time a hypothetical vacation begins to the time it ends. The foregoing would include: fuel costs; round-trip airfare costs; restaurant meal costs; grocery costs; rental car costs; rental house/condominium costs; campsite costs; and hotel/motel costs. CBRE Hotels Advisory used most recent fuel cost data available for each state at the time of our research. It has been assumed that any rise in fuel costs would affect all modes of transportation proportionately. Incidental expenses such as entertainment, shopping, and the like, were not considered because they would not likely vary by mode of transportation or type of accommodations used during a vacation.

- We have also factored in an estimated cost of ownership of the applicable RV equipment that was based upon published data regarding average ownership periods, residual values, annual days of utilization, insurance, and other costs of ownership, as well as any applicable tax benefits.

- Only vacations within the continental United States were analyzed. The analysis excluded Hawaii and other U.S. territories.

- A vacation is defined as a non-work-related time period. We have assumed that vacation implies voluntary travel for rest and recreation.

- Vacations that include overnight stays in the homes of friends and relatives of the traveling party were not analyzed in this study.

- For this analysis, we have defined vacations as journeys to places at least 200 miles away from the traveling party's normal residence. We have assumed that these vacations involve a minimum of two nights away from the normal residence.

- We have assumed that the traveling party would drive no more than 400 miles per day, plus an additional average highway distance of 50 miles per day for sightseeing excursions.

- The hypothetical travel party used in the vacation cost analysis was:

- A party composed of two adults and two children - one child under 12 years of age and one child over 12 years of age (respectively assumed to be 10 and 13 years old). Since the objective was to compare the cost of a family vacation, we selected the aforementioned hypothetical travel party for our analysis.

➢ CBRE Hotels Advisory analyzed major costs that would be incurred by the party of four taking nine different types of vacations including round-trip transportation to nine popular vacation destinations. For each destination, we have analyzed vacations of 3-, 7-, and 14-day durations, where appropriate. The nine types of vacations used in the analysis varied principally by mode of transportation and type of accommodations and meal plan used, as described in the following table.

Table 9

Nine Vacation Types Analyzed in the Cost Comparison Study

Vacation Type Code	Description of Vacation Type
A.	Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.
B.	Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.
C.	Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.
D.	Party traveling in Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.
E.	Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.
F.	Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.
G.	Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.
Vacation Type Code	**Description of Upscale Vacation Type**
H.	Party traveling in a personal Type A motorhome, renting premium sites at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.
I.	Party traveling by first class airline, renting a premium rental car at the destination, staying at upscale hotels/motels, and eating meals in restaurants.

Source:
CBRE Hotels Advisory

➢ There are several different types of RVs available to consumers. For purposes of this analysis, CBRE Hotels Advisory has selected five types of RVs that are typically used by travel parties for vacation purposes. The five types of RVs are folding camping trailer, lightweight travel trailer, compact motorhome, Type C motorhome, and Type A motorhome. Following is a brief description of each:

- **Folding Camping Trailer** – A lightweight RV with collapsible sides for towing by typical vehicles, even some compact cars. Set up, it provides kitchen, dining, sleeping, and often bathroom facilities for up to eight people. For the purposes of this study, we have assumed the average folding camping trailer will weigh approximately 2,000 pounds.
- **Lightweight Travel Trailer** – Built to be towed by a car, van, or pickup, this RV provides kitchen, bathroom, dining, and living facilities. Sleeps up to ten people. For the purposes of this study, we have assumed the average lightweight travel trailer will weigh approximately 4,000 pounds.
- **Compact Motorhome** – Built on an automotive-manufactured van frame in a variety of configurations (B, B+, small C). Compact motorhomes typically sleep up to four people and are often equipped with a raised roof to allow stand-up height.
- **Type C Motorhome** – Built on an automotive-manufactured van frame with an attached cab section, this RV's living area is behind and above the cab. Typically sleeps up to eight people, and offers conveniences such as kitchen, bathroom, dining, and living facilities.
- **Type A Motorhome** – The largest and most luxurious type of motorhome, built on a specially-designed frame. Typically sleeps up to six people, with living areas and amenities available for use throughout any trip.

4-PERSON TRAVEL PARTY FINDINGS

In our Summer 2023 study, CBRE Hotels Advisory found typical RV vacations on average to be 22 percent to 60 percent less expensive than the average daily costs of other types of vacations (non-RV) analyzed.

Type A motorhome vacations were found to be notably less expensive (36 percent on average per day) than upscale air/hotel vacations.

It is significant to note that the data used in this analysis factored in vehicle ownership costs. In most cases, the RV vacations were more economical than the other vacations analyzed, regardless of trip duration, trip distance, or region of the country where the vacation takes place.

4-Person Travel Party Vacation Cost Analysis

The average cost per day of the 4-person camping vacation using a folding camping trailer was found to be about 49 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 60 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 55 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

The average cost per day of the 4-person camping vacation using a lightweight travel trailer was found to be about 34 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 48 percent less than the

average daily cost of a comparable 4-person air/hotel vacation; and about 41 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

The average cost per day of the 4-person camping vacation using a compact motorhome was found to be about 35 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 49 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 42 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

The average cost per day of the 4-person camping vacation using a Type C motorhome was found to be about 22 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 39 percent less than the average daily cost of a 4-person comparable air/hotel vacation; and about 31 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

The average cost per day of the 4-person upscale camping vacation using a Type A motorhome was found to be about 36 percent less expensive than the cost of comparable 4-person upscale car/hotel combination vacations.

Additional Benefits Not Analyzed

Many reasons for RV vacationers' loyalty go beyond the scope of this study, including the following points:

- RV ownership provides benefits that go well beyond people's desire for affordability. Specifically, it allows families a unique travel experience that offers appeal for those seeking to foster an increased sense of togetherness, control, flexibility, and convenience to travel whenever and wherever desired, comfort, the lure of the outdoors, and versatility for a variety of uses. An analysis of the ongoing benefits of RV ownership (excluding expenditure costs for the analysis of selected vacations), such as transportation to sporting events, or even the use of an RV as an extra bedroom/apartment, fell beyond the scope of the engagement.

- The list of benefits provided by RV ownership is attractive to families entering the RV market and empty nesters in that both of these segments are seeking value for their dollar. In the case of some new entrants, typically the budgetary constraints of raising a family coupled with the trend of taking shorter vacations close to home match quite well with a desire to experience a cost-conscious vacation with few hassles. In the case of retirees, much of this segment shares a desire to travel constrained by the realities of living on a fixed income demanding frugality. Again, RV ownership provides an attractive choice for meeting all of these requirements.

Cost Comparison Summary

Several modes of travel are now vying for the vacationer's dollars. The relative costs of competitive options were explored under a hypothetical case study basis in this study. Solely with regard to cost, these competitive offerings still require greater expenditure from vacationers, and typically offer fixed, one-time-only vacations. As mentioned earlier, qualitative comparisons of each vacation type fell beyond the scope of this engagement.

Tables 10 and 11 present summaries of the average cost for all vacation types analyzed. Data on the cost of vacation types by destination city are presented in tables 12 through 29 on pages II-6 through II-11. As seen in the tables, RV vacations across the board are more economical than the non-RV vacations among those studied, regardless of the region or regions within which the vacations occurred.

Table 10

Cost Comparison of Vacations Using Recreation Vehicles Versus Other Types of Vacations (4-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.	$825	$1,868	$3,609
Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.	$1,075	$2,443	$4,739
Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,020	$2,349	$4,668
Party traveling in a Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,247	$2,848	$5,553
Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.	$1,441	$3,594	$7,401
Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.	$2,465	$5,065	$8,345
Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.	$2,107	$4,208	$7,584

Source:
CBRE Hotels Advisory

Table 11 Cost Comparison of Upscale Vacations Using Recreation Vehicles Versus Other Types of Vacations (4-Person Travel Party)			
Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in a personal Type A motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$2,184	$4,953	$9,815
Party traveling by first class airline, renting a premium car at the destination, staying at upscale hotels, and eating meals in restaurants.	$4,905	$7,767	$13,677
Source: CBRE Hotels Advisory			

4-Person Travel Party Vacation Cost by Destination City

Table 12 Cost Comparison of Vacations by Type*: Branson, MO		
Vacation Type/Transport Mode/Accommodation	Chicago, IL to Branson, MO	Minneapolis, MN to Branson, MO
Car/Folding Camping Trailer	$1,860	$3,011
SUV/Lightweight Travel Trailer	$2,429	$4,074
Compact Motorhome	$2,350	$4,419
Type C Motorhome	$2,837	$5,242
Personal Car/Motels or Hotels	$3,386	$6,183
Airline/Rental Car/Motels or Hotels	$4,334	$7,568
Airline/Rental Car/Rental Home or Condo	$3,545	$6,156
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 13 Cost Comparison of Upscale Vacations by Type*: Branson, MO		
Vacation Type/Transport Mode/Accommodation	Chicago, IL to Branson, MO	Minneapolis, MN to Branson, MO
Type A Motorhome (diesel)	$4,927	$9,195
Airline/Rental Car/Motels or Hotels	$6,702	$10,108
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 14 Cost Comparison of Vacations by Type*: Cape Cod, MA		
Vacation Type/Transport Mode/Accommodation	Washington, DC to Cape Cod, MA	Columbus, OH to Cape Cod, MA
Car/Folding Camping Trailer	$1,815	$3,334
SUV/Lightweight Travel Trailer	$2,381	$4,431
Compact Motorhome	$2,346	$4,617
Type C Motorhome	$2,837	$5,542
Personal Car/Motels or Hotels	$3,886	$7,273
Airline/Rental Car/Motels or Hotels	$5,189	$8,807
Airline/Rental Car/Rental Home or Condo	$4,528	$7,730
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 15 Cost Comparison of Upscale Vacations by Type*: Cape Cod, MA		
Vacation Type/Transport Mode/Accommodation	Washington, DC to Cape Cod, MA	Columbus, OH to Cape Cod, MA
Type A Motorhome (diesel)	$4,981	$9,776
Airline/Rental Car/Motels or Hotels	$8,201	$16,924
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 16 Cost Comparison of Vacations by Type*: Grand Canyon, AZ		
Vacation Type/Transport Mode/Accommodation	Salt Lake, UT to Grand Canyon, AZ	Dallas, TX to Grand Canyon, AZ
Car/Folding Camping Trailer	$1,836	$3,744
SUV/Lightweight Travel Trailer	$2,415	$4,889
Compact Motorhome	$2,321	$4,649
Type C Motorhome	$2,827	$5,627
Personal Car/Motels or Hotels	$3,451	$7,238
Airline/Rental Car/Motels or Hotels	$6,382	$8,801
Airline/Rental Car/Rental Home or Condo	$5,501	$7,003
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 17 Cost Comparison of Upscale Vacations by Type*: Grand Canyon, AZ		
Vacation Type/Transport Mode/Accommodation	Salt Lake, UT to Grand Canyon, AZ	Dallas, TX to Grand Canyon, AZ
Type A Motorhome (diesel)	$4,923	$9,780
Airline/Rental Car/Motels or Hotels	$8,739	$10,341
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 18 Cost Comparison of Vacations by Type*: Corpus Christi, TX		
Vacation Type/Transport Mode/Accommodation	Oklahoma City, OK to Corpus Christi, TX	Jacksonville, FL to Corpus Christi, TX
Car/Folding Camping Trailer	$1,820	$3,507
SUV/Lightweight Travel Trailer	$2,383	$4,624
Compact Motorhome	$2,262	$4,514
Type C Motorhome	$2,740	$5,451
Personal Car/Motels or Hotels	$3,298	$6,669
Airline/Rental Car/Motels or Hotels	$5,279	$8,013
Airline/Rental Car/Rental Home or Condo	$4,497	$6,526
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 19 Cost Comparison of Upscale Vacations by Type*: Corpus Christi, TX		
Vacation Type/Transport Mode/Accommodation	Oklahoma City, OK to Corpus Christi, TX	Jacksonville, FL to Corpus Christi, TX
Type A Motorhome (diesel)	$4,829	$9,590
Airline/Rental Car/Motels or Hotels	$7,791	$11,853
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 20

Cost Comparison of Vacations by Type*: Orlando, FL

Vacation Type/Transport Mode/Accommodation	Atlanta, GA to Orlando, FL	Cincinnati, OH to Orlando, FL
Car/Folding Camping Trailer	$1,712	$3,547
SUV/Lightweight Travel Trailer	$2,256	$4,664
Compact Motorhome	$2,321	$4,658
Type C Motorhome	$2,763	$5,615
Personal Car/Motels or Hotels	$3,216	$6,737
Airline/Rental Car/Motels or Hotels	$4,500	$8,060
Airline/Rental Car/Rental Home or Condo	$3,170	$5,408
Duration of Vacation	7 days	14 days

*4-person Travel party

Table 21

Cost Comparison of Upscale Vacations by Type*: Orlando, FL

Vacation Type/Transport Mode/Accommodation	Atlanta, GA to Orlando, FL	Cincinnati, OH to Orlando, FL
Type A Motorhome (diesel)	$4,804	$9,839
Airline/Rental Car/Motels or Hotels	$8,142	$12,902
Duration of Vacation	7 days	14 days

*4-person Travel party

Table 22

Cost Comparison of Vacations by Type*: Lancaster, PA

Vacation Type/Transport Mode/Accommodation	Pittsburgh, PA to Lancaster, PA
Car/Folding Camping Trailer	$820
SUV/Lightweight Travel Trailer	$1,071
Compact Motorhome	$1,019
Type C Motorhome	$1,251
Personal Car/Motels or Hotels	$1,447
Airline/Rental Car/Motels or Hotels	$1,688
Airline/Rental Car/Rental Home or Condo	$1,317
Duration of Vacation	3 days

*4-person Travel party

Table 23

Cost Comparison of Upscale Vacations by Type*: Lancaster, PA

Vacation Type/Transport Mode/Accommodation	Pittsburgh, PA to Lancaster, PA
Type A Motorhome (diesel)	$2,201
Airline/Rental Car/Motels or Hotels	$5,233
Duration of Vacation	3 days

*4-person Travel party

Table 24 Cost Comparison of Vacations by Type*: Napa, CA		
Vacation Type/Transport Mode/Accommodation	Portland, OR to Napa, CA	Denver, CO to Napa, CA
Car/Folding Camping Trailer	$2,165	$4,040
SUV/Lightweight Travel Trailer	$2,792	$5,238
Compact Motorhome	$2,491	$4,849
Type C Motorhome	$3,083	$5,939
Personal Car/Motels or Hotels	$4,328	$8,154
Airline/Rental Car/Motels or Hotels	$4,706	$9,156
Airline/Rental Car/Rental Home or Condo	$4,008	$7,807
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 25 Cost Comparison of Upscale Vacations by Type*: Napa, CA		
Vacation Type/Transport Mode/Accommodation	Portland, OR to Napa, CA	Denver, CO to Napa, CA
Type A Motorhome (diesel)	$5,255	$10,232
Airline/Rental Car/Motels or Hotels	$7,027	$14,636
Duration of Vacation	7 days	14 days
*4-person Travel party		

Table 26 Cost Comparison of Vacations by Type*: Traverse City, MI	
Vacation Type/Transport Mode/Accommodation	Detroit, MI to Traverse City, MI
Car/Folding Camping Trailer	$829
SUV/Lightweight Travel Trailer	$1,078
Compact Motorhome	$1,020
Type C Motorhome	$1,243
Personal Car/Motels or Hotels	$1,434
Airline/Rental Car/Motels or Hotels	$3,242
Airline/Rental Car/Rental Home or Condo	$2,897
Duration of Vacation	3 days
*4-person Travel party	

Table 27 Cost Comparison of Upscale Vacations by Type*: Traverse City, MI	
Vacation Type/Transport Mode/Accommodation	Detroit, MI to Traverse City, MI
Type A Motorhome (diesel)	$2,168
Airline/Rental Car/Motels or Hotels	$4,578
Duration of Vacation	3 days
*4-person Travel party	

Table 28 Cost Comparison of Vacations by Type*: Jackson Hole, WY (Yellowstone, NP)	
Vacation Type/Transport Mode/Accommodation	Seattle, WA to Jackson Hole, WY (Yellowstone, NP)
Car/Folding Camping Trailer	$4,081
SUV/Lightweight Travel Trailer	$5,256
Compact Motorhome	$4,966
Type C Motorhome	$5,458
Personal Car/Motels or Hotels	$9,554
Airline/Rental Car/Motels or Hotels	$8,012
Airline/Rental Car/Rental Home or Condo	$12,460
Duration of Vacation	14 days
*4-person Travel party	

Table 29 Cost Comparison of Upscale Vacations by Type*: Jackson Hole, WY (Yellowstone, NP)	
Vacation Type/Transport Mode/Accommodation	Seattle, WA to Jackson Hole, WY (Yellowstone, NP)
Type A Motorhome (diesel)	$10,293
Airline/Rental Car/Motels or Hotels	$18,974
Duration of Vacation	14 days
*4-person Travel party	

METHODOLOGY

Choosing Location of Vacations

One of CBRE Hotels Advisory's objectives was to analyze vacation costs across the United States so that the average vacation costs calculated for the study would include regions with high costs as well as regions with lower costs, if such cost variations did exist.

To analyze the vacation costs by region of the United States, CBRE Hotels Advisory selected popular vacation destinations throughout the continental United States. CBRE Hotels Advisory also selected origin points throughout the United States. Selections were

based upon travel distance and the availability of commercial air service. Since travel by ground transportation modes was to be compared with air transportation, the distance between city pairs was made large enough so that flying would be a realistic alternative mode of transportation for the hypothetical travel party.

Each vacation was assigned a specific trip duration. In the analysis, vacations ranged from 3 to 14 nights and were related to the round-trip distance in highway miles between the origin and destination cities. We assumed that all trips took place in late June/early July and began on a Friday.

The base round-trip mileage between the city-pairs (not including sightseeing excursions) ranged from a low of 506 miles to a high of 2,456 miles. However, for each day of the round-trip vacations, 50 additional miles were added to the base mileage for sightseeing or side trips. In Table 30, we have presented a list of the city-pairs used in our analysis, the base round-trip highway mileage for each vacation, the trip duration for each, and the total round-trip mileage traveled during each of the vacations (includes sightseeing excursions for each day). A map illustrating the trips is presented on Page II-14.

After the origin and destination points were chosen, locations between the pairs where the travel party would stay overnight were chosen for those city-pairs located more than 200 miles apart. We assumed that the hypothetical travel party using either an automobile or RV would travel less than 400 miles a day while en route to its destination. The origin city, destination city, and in-between cities/towns selected for each of the vacation trips are presented in Table 31.

A total of 34 cities or towns were selected as stopover or destination points, where the travel party would seek campgrounds, hotels, or motels to stay at least one night. In most cases, overnight accommodations were available in the city or town or within a 10-mile drive. The 34 cities or towns are listed in Table 32, and includes the nine destination cities, as well as the 25 stopover points between the city pairs.

Table 30
City Pairs Used in Vacation Cost Comparison

City Pair	Base Round-trip Mileage	Total Round-trip Mileage	Duration of Trip (days)
Chicago, IL -- Branson, MO	548	1,096	7
Minneapolis, MN -- Branson, MO	688	1,376	14
Washington, DC -- Cape Cod, MA	517	1,034	7
Columbus, OH -- Cape Cod, MA	836	1,672	14
Salt Lake, UT -- Grand Canyon, AZ	543	1,086	7
Dallas, TX -- Grand Canyon, AZ	1,157	2,314	14
Pittsburgh, PA -- Lancaster, PA	253	506	3
Portland, OR -- Napa, CA	667	1,334	7
Denver, CO -- Napa, CA	1,228	2,456	14
Oklahoma City, OK -- Corpus Christi, TX	605	1,210	7
Jacksonville, FL -- Corpus Christi, TX	1,091	2,182	14
Atlanta, GA -- Orlando, FL	442	884	7
Cincinnati, OH -- Orlando, FL	1,001	2,002	14
Detroit, MI -- Traverse City, MI	255	510	3
Seattle, WA – Jackson Hole, WY	1,170	2,340	14

Table 31
Vacations[1]: Origin City, Cities/Towns En Route, and Destination City

1	**Chicago, IL** -- St. Louis, MO -- **Branson, MO**
2	**Minneapolis, MN** -- Winterset, IA -- El Dorado Springs, MO -- **Branson, MO**
3	**Washington, DC** -- Stony Point, NY -- **Cape Cod, MA**
4	**Columbus, OH** -- Breezewood, PA -- Stony Point, NY -- **Cape Cod, MA**
5	**Salt Lake, UT** -- Hurricane, UT -- **Grand Canyon, AZ**
6	**Dallas, TX** -- Big Spring, TX -- Ruidoso, NM -- Grants, NM -- Williams, AZ -- **Grand Canyon, AZ**
7	**Pittsburgh, PA -- Lancaster, PA**
8	**Portland, OR** -- Yreka, CA -- **Napa, CA**
9	**Denver, CO** -- Rawlins, WY -- Salt Lake, UT -- Battle Mountain, NV -- Reno, NV -- **Napa, CA**
10	**Oklahoma City, OK** -- Austin, TX -- **Corpus Christi, TX**
11	**Jacksonville, FL** -- Pensacola, FL -- Lake Charles, LA -- **Corpus Christi, TX**
12	**Atlanta, GA** -- Lake City, FL -- **Orlando, FL**
13	**Cincinnati, OH** -- Sweetwater, TN -- Thomson, GA -- Jennings, FL -- **Orlando, FL**
14	**Detroit, MI -- Traverse City, MI**
15	**Seattle, WA –** Spokane, WA – Butte, MT – Cody, WY **– Jackson Hole, WY** [2]

Notes:
(1) Vacations begin with origin city and end with destination city; return trip assumed to be same route.
(2) Seattle – Jackson Hole vacation includes overnight stop in Coeur d'Alene, ID on return trip
Source:
CBRE Hotels Advisory

VACATION ROUTE MAP



Table 32
Cities Surveyed for Hotel/Motel and Campground Rate Data

Arizona	Montana
Grand Canyon	Butte
Williams	
	New Mexico
California	Grants
Napa	Ruidoso
Yreka	
	Nevada
Colorado	Battle Mountain
Montrose	Reno
Florida	New York
Jennings	Stony Point
Lake City	
Orlando	Pennsylvania
Pensacola	Breezewood
	Lancaster
Georgia	
Thomson	Tennessee
	Sweetwater
Idaho	
Coeur d'Alene	Texas
	Austin
Iowa	Big Spring
Winterset	
	Utah
Louisiana	Hurricane
Lake Charles	
	Washington
Massachusetts	Spokane
Cape Cod (Dennis Port)	
	Wyoming
Michigan	Cody
Traverse City	Jackson Hole
	Rawlins
Missouri	
Branson	
El Dorado Springs	
St. Louis	

Source:
CBRE Hotels Advisory

Vacation Component Costs

As stated previously, the major vacation cost categories analyzed in the study were fuel costs; round-trip airfare costs; restaurant meal costs; grocery costs; rental car costs; campsite costs; vacation rental home/condominium costs; and hotel/motel costs.

Transportation Costs

Transportation costs analyzed can be classified as follows:

- Fuel cost of personally owned or rental vehicles operated by member of the hypothetical travel party (RVs, RV tow vehicles, and personal cars).

- Round-trip airfare cost of commercial transportation systems used by the hypothetical travel party between the origin and destination cities.

- The cost of renting a mid-size automobile in or near each of the destination cities, as applicable.

- The per mile cost of operating a personal vehicle, excluding fuel and oil costs (based on standard allowable deduction figures provided by the IRS).

Turnpike tolls were not included as a transportation cost because they were not considered a major cost which would make one mode of transportation less economically viable than another. In general, a hypothetical travel party using a motorhome or towing a trailer could, depending where the vacation took place, have to pay more in tolls than a travel party using only an automobile as its mode of transportation. Obviously, those travelers using commercial air service would not have to pay turnpike tolls until sometime after they rented an automobile at the destination city.

Round-trip airfare data was collected for each of the selected vacations. CBRE Hotels Advisory considered likely travel patterns associated with 3-, 7-, and 14-day vacations when determining average airfare costs, as sometimes airfare may differ slightly depending upon day of week arrival/departure patterns.

Airfare data was collected for round-trip, coach fares through the Internet (www.expedia.com). CBRE Hotels Advisory considered the lowest fare available via the Internet at the time of our fieldwork (November 2022). It should be noted that airfares change quite frequently, and therefore the quoted rates may no longer be available as of the issuance of this report. All hypothetical travel dates were selected during the months of June and July 2023.

We have presented airfare data in the following tables.

Table 33
Airfare Survey (Coach Class, 4-person travel party)

Origin	Destination	Trip Duration	Date of Departure	Date of Return	Average Fare per Traveler	Total Airfare per Travel Party[1]
Chicago, IL	Branson, MO	7	23-Jun	29-Jun	$439	$1,756
Minneapolis, MN	Branson, MO	14	23-Jun	6-Jul	$561	$2,244
Washington, DC	Cape Cod, MA	7	23-Jun	29-Jun	$451	$1,804
Columbus, OH	Cape Cod, MA	14	23-Jun	6-Jul	$685	$2,740
Salt Lake, UT	Grand Canyon, AZ	7	23-Jun	29-Jun	$738	$2,952
Dallas, TX	Grand Canyon, AZ	14	23-Jun	6-Jul	$490	$1,960
Pittsburgh, PA	Lancaster, PA	3	23-Jun	25-Jun	$158	$632
Portland, OR	Napa, CA	7	23-Jun	29-Jun	$297	$1,188
Denver, CO	Napa, CA	14	23-Jun	6-Jul	$469	$1,876
Oklahoma City, OK	Corpus Christi, TX	7	23-Jun	29-Jun	$333	$1,332
Jacksonville, FL	Corpus Christi, TX	14	23-Jun	6-Jul	$369	$1,476
Atlanta, GA	Orlando, FL	7	23-Jun	29-Jun	$483	$1,932
Cincinnati, OH	Orlando, FL	14	23-Jun	6-Jul	$580	$2,320
Detroit, MI	Traverse City, MI	3	23-Jun	25-Jun	$543	$2,172
Seattle, WA	Jackson Hole, WY	14	23-Jun	6-Jul	$421	$1,684

Note:
(1) Total Airfare per Travel Party includes checked baggage fees.
Sources:
www.expedia.com; CBRE Hotels Advisory

Table 34
Airfare Survey (First Class, 4-person travel party)

Origin	Destination	Trip Duration	Date of Departure	Date of Return	Average Fare per Traveler	Total Airfare per Travel Party[1]
Chicago, IL	Branson, MO	7	23-Jun	29-Jun	$815	$3,260
Minneapolis, MN	Branson, MO	14	23-Jun	6-Jul	$939	$3,756
Washington, DC	Cape Cod, MA	7	23-Jun	29-Jun	$588	$2,352
Columbus, OH	Cape Cod, MA	14	23-Jun	6-Jul	$1,226	$4,904
Salt Lake, UT	Grand Canyon, AZ	7	23-Jun	29-Jun	$1,116	$4,464
Dallas, TX	Grand Canyon, AZ	14	23-Jun	6-Jul	$987	$3,948
Pittsburgh, PA	Lancaster, PA	3	23-Jun	25-Jun	$977	$3,908
Portland, OR	Napa, CA	7	23-Jun	29-Jun	$458	$1,832
Denver, CO	Napa, CA	14	23-Jun	6-Jul	$964	$3,856
Oklahoma City, OK	Corpus Christi, TX	7	23-Jun	29-Jun	$875	$3,500
Jacksonville, FL	Corpus Christi, TX	14	23-Jun	6-Jul	$798	$3,192
Atlanta, GA	Orlando, FL	7	23-Jun	29-Jun	$779	$3,116
Cincinnati, OH	Orlando, FL	14	23-Jun	6-Jul	$1,013	$4,052
Detroit, MI	Traverse City, MI	3	23-Jun	25-Jun	$1,085	$4,340
Seattle, WA	Jackson Hole, WY	14	23-Jun	6-Jul	$769	$3,076

Note:
(1) Total Airfare per Travel Party includes checked baggage fees.
Sources:
www.expedia.com; CBRE Hotels Advisory

Checked baggage fees have been included in the total airfare for the party, based on the baggage policies of the airline selected for the vacation flight. Checked bag fees have been calculated based on the following number of checked bags for the travel party.

Table 35
Number of Checked Bags

Trip Duration	4 Travelers
3-day	1
7-day	2
14-day	2

In our analysis, the hypothetical travel party using air transportation to travel from the origin to the destination city rented an intermediate size automobile on arrival in the destination city (or closet airport). We have assumed that the travel party drove the rental car an average of 50 miles per day during the days spent in the destination city.

The rental cost of a standard, mid-size rental car was obtained through the Internet (www.expedia.com). Collision damage waiver fees, personal accident insurance fees, and additional insurance fees were not included in the cost calculation because these costs are not mandatory. Presented in Tables 36 and 37 are the rental car costs used in the cost comparison analysis.

Table 36
Car Rental Fee Survey (Intermediate Car)

Renting Location	Trip Duration	Date of Departure	Date of Return	Total Rental Charge
Branson, MO	7	23-Jun	29-Jun	$359
Branson, MO	14	23-Jun	6-Jul	$883
Cape Cod, MA	7	23-Jun	29-Jun	$389
Cape Cod, MA	14	23-Jun	6-Jul	$654
Grand Canyon, AZ	7	23-Jun	29-Jun	$492
Grand Canyon, AZ	14	23-Jun	6-Jul	$851
Lancaster, PA	3	23-Jun	25-Jun	$136
Napa, CA	7	23-Jun	29-Jun	$403
Napa, CA	14	23-Jun	6-Jul	$767
Corpus Christi, TX	7	23-Jun	29-Jun	$642
Corpus Christi, TX	14	23-Jun	6-Jul	$1,096
Orlando, FL	7	23-Jun	29-Jun	$424
Orlando, FL	14	23-Jun	6-Jul	$938
Traverse City, MI	3	23-Jun	25-Jun	$279
Jackson Hole, WY	14	23-Jun	6-Jul	$1,110

Sources:
www.expedia.com; CBRE Hotels Advisory

Table 37
Car Rental Fee Survey (Premium Car)

Renting Location	Trip Duration	Date of Departure	Date of Return	Total Rental Charge
Branson, MO	7	23-Jun	29-Jun	$811
Branson, MO	14	23-Jun	6-Jul	$1,023
Cape Cod, MA	7	23-Jun	29-Jun	$458
Cape Cod, MA	14	23-Jun	6-Jul	$767
Grand Canyon, AZ	7	23-Jun	29-Jun	$582
Grand Canyon, AZ	14	23-Jun	6-Jul	$951
Lancaster, PA	3	23-Jun	25-Jun	$268
Napa, CA	7	23-Jun	29-Jun	$527
Napa, CA	14	23-Jun	6-Jul	$908
Corpus Christi, TX	7	23-Jun	29-Jun	$975
Corpus Christi, TX	14	23-Jun	6-Jul	$1,803
Orlando, FL	7	23-Jun	29-Jun	$583
Orlando, FL	14	23-Jun	6-Jul	$1,217
Traverse City, MI	3	23-Jun	25-Jun	$338
Jackson Hole, WY	14	23-Jun	6-Jul	$2,872

Sources:
www.expedia.com; CBRE Hotels Advisory

Fuel costs were calculated for all vehicles the hypothetical travel party used. The fuel consumption (i.e. gallons) of the various vehicles was calculated first. The mileage traveled during each vacation, or in and around the destination city (rental car), was divided by miles per gallon (MPG) estimated for the various vehicle types. In the case of rental cars, the average fuel mileage of models commonly rented was calculated. MPG estimates were derived from the fuel mileage ratings prepared by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy. The ratings model presents city and highway MPG estimates for nearly all vehicle makes and models. Tables 38 and 39 detail our MPG calculation for rental cars.

Table 38
Fuel Economy of Typical Standard Rental Cars

Make and Model(1)	Average MPG(2)
Toyota Camry	32
Volkswagen Jetta	35
Average Intermediate-Size Rental Car	**33.5**

Notes:
(1) Vehicle makes and models selected based upon inventory of national car rental companies.
(2) Average MPG based on average of all available 2023 models
Source:
EPA and Department of Energy Fuel Economy Guide

Table 39
Fuel Economy of Typical Premium Rental Cars

Make and Model[1]	Average MPG[2]
Nissan Maxima	24
Chevrolet Suburban	17
Average Intermediate-Size Rental Car	**20.5**

Notes:
(1) Vehicle makes and models selected based upon inventory of national car rental companies.
(2) Average MPG based on average of all available 2023 models
Source:
Environmental Protection Agency (EPA) Fuel Mileage Ratings

In order to determine fuel mileage economy for personal vehicles, CBRE Hotels Advisory used data from the EPA's The 2021 EPA Automotive Trends Report, which indicated average fuel economy of 25.3 miles per gallon for all cars.

As with the previous studies, the EPA rating model does not address the additional fuel consumption (i.e. lower mileage per gallon) of a vehicle towing a trailer. We used the theory (based on results) of industry experts to calculate the additional fuel used and the corresponding decrease in mileage per gallon. Industry experts found that towing a trailer would cause the towing vehicles to use an estimated additional gallon of fuel for every 100 miles traveled per 1,000 pounds. It should be noted that because of the variability of highway wind conditions, wind resistance could not be analyzed, but it does affect fuel consumption.

After determining the fuel efficiency (i.e. mileage per gallon) of the vehicles used in our cost comparison analysis, we then calculated fuel cost by calculating gallons needed (mileage divided by mileage per gallon) and multiplying gallons needs by prices per gallon of fuel at the pump.

The American Automobile Association's AAA Daily Fuel Gauge Report was used as an estimate of at-pump fuel prices in each state passed through during the hypothetical vacations. Since it was not possible to determine when the travel party would fill the tanks of their vehicles with fuel, we used the most recent data available from AAA's reports for each of the states passed through during each hypothetical vacation. We then multiplied that figure by the number of gallons needed during the trip. For the rental car, we used the price of fuel in the state where the destination city was located and assumed that the hypothetical travel party would drive the rental vehicle an average of 50 miles per day.

As of the date of our research in November 2022, the national average for gas prices throughout the United States was $3.71 per gallon. November 2022 gas prices are 29.3 cents higher than the same time period a year ago.

In the cases where a folding camping trailer or lightweight travel trailer was pulled behind a vehicle, we assumed that the trailer would be left behind at the campground during sightseeing excursions. Therefore, the mileage per gallon estimate used for mileage driven by the travel party at those times was higher because the engine of the towing vehicle operated more efficiently without the trailer. Table 40 illustrates the methodology to calculate fuel costs for a sample vacation.

Table 40
Example of Fuel Cost Calculation (Non-RV Vacation)

Trip[1]:	**Minneapolis, MO** - Winterset, IA - El Dorado Springs, MO - **Branson, MO**
Duration:	14 days
Base Round-trip Mileage:	1,376 miles
Sightseeing Mileage[2]:	700 miles
Total Mileage:	2,076 miles
Vehicle Used:	Personal Vehicle (Mid-Size Sedan)
Average MPG[3]:	25.3 MPG
Gallons Needed for Trip:	54.4
Gallons Needed for Sightseeing[4]:	27.7
Total Gallons Needed:	82.1
Average Fuel Price[5]:	$3.40 per gallon
Total Fuel Cost	$279.36

Notes:
(1) Origin and destination cities in bold
(2) 50 miles per day for sightseeing and side trips
(3) MPG estimates based on EPA's The 2021 EPA Automotive Trends Report
(4) Assumed that vehicle would be driven without trailer for sightseeing
(5) Fuel price data obtained from AAA's Fuel Gauge Costs for each state. Fuel price is derived from the average of reported figures for destination and intermediate states of the hypothetical trip.
Sources:
EPA; AAA; CBRE Hotels Advisory

Food Costs

The hypothetical travel party incurred vacation food costs in two different ways, depending on whether they took a camping vacation or a non-camping vacation. In camping vacations, the travel party prepared all meals in the RV or outdoors at campsites. In non-camping vacations, the travel party ate the majority of its meals in restaurants.

Two food costs were calculated for the hypothetical travel party composed of two adults and two children. One food cost was calculated for all camping vacations, and another food cost was calculated for all non-camping vacations. We assumed there would be no regional variation in grocery costs; the same food cost was used in the analysis regardless of the region where a vacation took place.

Total food costs consisted of a grocery and restaurant component. The grocery component was calculated using data generated by the U.S. Department of Agriculture (USDA) Center for Nutrition Policy and Promotion. The USDA published a data set entitled Official USDA Food Plans: Cost of Food at Home at Three Levels, U.S. Average, September 2022. We chose the liberal cost food plan and determined that the cost of groceries to the hypothetical travel party would be approximately $53.71 per day of the vacation (these costs do not include alcoholic beverages). A dinner cost of $24.17 is included in the $53.71 daily expenditure. A detailed breakdown of grocery costs is presented in Table 41.

Table 41
Grocery Cost Components

Member of Hypothetical Travel Party	Grocery Cost per Day
Female Adult (age 19-50)	$13.14
Male Adult (age 19-50)	$14.83
Child under 12 (assumed age 10)	$12.56
Child over 12 (assumed age 13)	$13.18
Total Party	**$53.71**
Estimated Cost of Dinner[1]	$24.17

Note:
(1) Assumed to be 45 percent of the total daily cost
Sources:
USDA Center for Nutrition Policy and Promotion; CBRE Hotels Advisory

The restaurant meal component was calculated based on government per diem data generated by the General Services Administration (GSA). While it is possible that the hypothetical travel party may stop en route to destination and intermediate cities for food, we have calculated food costs based on the prevailing per diem allowance in each destination and/or intermediate city. A detailed breakdown of total party restaurant costs is presented in Table 42.

Table 42
Daily Estimated Restaurant Food Cost
Based on GSA Travel Per Diem Rates

City	Average Daily Cost per Person	Average Daily Cost for Party of 4
Branson, MO	$59	$236
Winterset, IA	$59	$236
Chicago, IL	$79	$316
El Dorado Springs, MO	$59	$236
St. Louis, MO	$64	$256
Stony Point, NY	$69	$276
Cape Cod, MA (Dennis Port)	$69	$276
Breezewood, PA	$59	$236
Big Spring, TX	$64	$256
Ruidoso, NM	$59	$236
Grants, NM	$59	$236
Williams, AZ	$74	$296
Grand Canyon, AZ	$74	$296
Hurricane, UT	$59	$236
Rawlins, WY	$59	$236
Salt Lake City, UT	$64	$256
Battle Mountain, NV	$59	$236
Reno, NV	$69	$276
Napa, CA	$79	$316
Yreka, CA	$59	$236
Oklahoma City, OK	$64	$256
Austin, TX	$64	$256
Jacksonville, FL	$59	$236
Pensacola, FL	$64	$256
Lake Charles, LA	$59	$236
Sweetwater, TN	$59	$236
Thomson, GA	$59	$236
Jennings, FL	$59	$236
Orlando, FL	$69	$276
Lake City, FL	$59	$236
Traverse City, MI	$64	$256
Lancaster, PA	$59	$236
Spokane, WA	$74	$296
Butte, MT	$59	$236
Cody, MT	$59	$236
Jackson, MT	$59	$236
Coeur d'Alene, ID	$64	$256
Seattle, WA	$79	$316

Source:
United States GSA Travel Per Diem Allowances, Fiscal Year 2023

From the separate grocery and restaurant cost components, we calculated the total food cost for a camping vacation and a non-camping vacation.

After calculating the total grocery and restaurant cost for 3-, 7-, and 14-day vacations, we then calculated and summed 75 percent of restaurant cost and 25 percent of grocery cost for each vacation duration to derive total meal cost for non-camping vacations. The rationale behind the 75/25 percent combination of restaurant and grocery costs is our opinion that the hypothetical travel party traveling by personal automobile or air and staying in hotels/motels will sometimes buy donuts for breakfast, have picnics, or otherwise eat meals outside of restaurants. Research by RVIA indicates that campers tend to prepare all their meals at campgrounds; therefore, we have assumed a food cost for a camping vacation based solely on grocery cost estimates.

Presented in Table 43 are the total food costs for the various vacations considered in our analysis.

Table 43
Total Food Cost for Hypothetical Travel Party by Vacation Type
4-Person Travel Party

Origin - Destination	# Days	Camping	Non-Camping (personal vehicle)	Non-Camping (airline)
Chicago, IL -- Branson, MO	7	$376	$1,423	$1,453
Minneapolis, MN -- Branson, MO	14	$752	$2,726	$2,786
Washington, DC -- Cape Cod, MA	7	$376	$1,573	$1,603
Columbus, OH -- Cape Cod, MA	14	$752	$3,011	$3,056
Salt Lake, UT -- Grand Canyon, AZ	7	$376	$1,528	$1,588
Dallas, TX -- Grand Canyon, AZ	14	$752	$3,041	$3,266
Pittsburgh, PA -- Lancaster, PA	3	$161	$586	$601
Portland, OR -- Napa, CA	7	$376	$1,618	$1,723
Denver, CO -- Napa, CA	14	$752	$3,116	$3,506
Oklahoma City, OK -- Corpus Christi, TX	7	$376	$1,438	$1,438
Jacksonville, FL -- Corpus Christi, TX	14	$752	$2,831	$2,846
Atlanta, GA -- Orlando, FL	7	$376	$1,498	$1,573
Cincinnati, OH -- Orlando, FL	14	$752	$2,921	$3,116
Detroit, MI -- Traverse City, MI	3	$161	$616	$616
Seattle, WA – Jackson Hole, WY	14	$752	$2,786	$2,786

Hotel and Motel Costs

The cost of hotel and motel accommodations in or near each of the destination and stopover cities was determined as part of the vacation cost comparison.

Using the Internet (www.expedia.com), a sampling of hotels was chosen in each of the cities/towns. If hotels were not available within the stopover city/town, we considered hotels within a 20-mile radius. Generally, we assumed that the hypothetical travel party would stay in a full-service hotel in each destination city and a limited-service hotel in each of the stopover cities, where available. For the purposes of this analysis, we will refer to these accommodations as "mid-scale" lodging. For the Type A motorhome vacation comparison, upscale full-service and luxury hotels were selected, where available, and these accommodations are referred to as "upscale" lodging. We further

assumed that the party would stay in a hotel/motel with a recognized brand affiliation, if available. CBRE Hotels Advisory then determined the nightly rate at each establishment via the Internet. Hotels not available to book through www.expedia.com were surveyed directly from their individual websites. The same methodology was utilized for surveying hotel rates for upscale properties. It should be noted that at some stopping points, there were limited or no upscale properties available, so we included vacation rentals as a comparable product.

We assumed the hypothetical travel party (2 adults and 2 children) would stay in one standard hotel room. Our assumption that the hypothetical travel party would stay in one hotel room was based on the need for a valid comparison to RVs, where the party would also be accommodated in one space (e.g., interior of folding camping trailer). Rates were requested for dates during late June/early July 2023, when we have assumed all hypothetical vacations take place, including all taxes and fees.

After rates were determined for lodging establishments in the sample, the average nightly rate was calculated for the sample. This gave us an average nightly rate for each city/town surveyed. This nightly rate was then multiplied by the number of nights the hypothetical travel party stayed in the city during any particular vacation.

It should be noted that when the travel party used air transportation, we assumed that it bypassed the cities between the particular city-pairs (origin and destination city) and instead spent the majority of its vacation staying in and around the destination city.

A list of the destination and stopover cities and the average nightly room rate for each as determined by our survey is presented in the following table. Again, we have assumed that the hypothetical travel party will stay in one standard room, and it is composed of two adults and two children. The following tables detail average nightly rates for both mid-scale and upscale lodging accommodations.

Table 44
Average Nightly Rate for Two Adults and Two Children[1] In One Standard Mid-Scale Hotel Room

City	Average Nightly Rate[2]	City	Average Nightly Rate[2]
Austin, TX	$156.33	Lancaster, PA	$216.67
Battle Mountain, NV	$117.67	Napa, CA	$305.00
Big Spring, TX	$144.00	Orlando, FL	$175.83
Branson, MO	$169.00	Pensacola, FL	$224.67
Breezewood, PA	$151.83	Rawlins, WY	$149.46
Butte, MT	$213.33	Reno, NV	$216.67
Cape Cod, MA	$239.33	Ruidoso, NM	$143.33
Cody, WY	$280.00	Salt Lake, UT	$224.17
Coeur d'Alene, ID	$286.67	St. Louis, MO	$183.33
Corpus Christi, TX	$146.67	Spokane, WA	$233.33
El Dorado Springs, MO	$129.00	Stony Point, NY	$234.33
Grand Canyon, AZ	$209.33	Sweetwater, TN	$162.83
Grants, NM	$153.33	Thomson, GA	$151.33
Hurricane, UT	$118.33	Traverse City, MI	$196.33
Jackson Hole, WY	$466.67	Williams, AZ	$177.73
Jennings, FL	$124.17	Winterset, IA	$189.33
Lake Charles, LA	$139.83	Yreka, CA	$165.50
Lake City, FL	$123.33		

Notes:
(1) One child over 12 years of age and one child under 12 years of age
(2) Includes all applicable taxes
Source:
CBRE Hotels Advisory

Table 45
Average Nightly Rate for Two Adults and Two Children[1]
In One Upscale Hotel Room

City	Average Nightly Rate[2]	City	Average Nightly Rate[2]
Austin, TX	$459.33	Lancaster, PA	$313.50
Battle Mountain, NV	$171.00	Napa, CA	$616.67
Big Spring, TX	$210.83	Orlando, FL	$291.67
Branson, MO	$323.00	Pensacola, FL	$448.17
Breezewood, PA	$305.33	Rawlins, WY	$169.54
Butte, MT	$323.00	Reno, NV	$315.00
Cape Cod, MA	$450.00	Ruidoso, NM	$274.33
Cody, WY	$410.00	Salt Lake, UT	$433.33
Coeur d'Alene, ID	$413.33	St. Louis, MO	$319.00
Corpus Christi, TX	$243.17	Spokane, WA	$327.50
El Dorado Springs, MO	$253.17	Stony Point, NY	$322.50
Grand Canyon, AZ	$296.67	Sweetwater, TN	$203.83
Grants, NM	$193.33	Thomson, GA	$242.67
Hurricane, UT	$130.83	Traverse City, MI	$316.33
Jackson Hole, WY	$1,033.33	Williams, AZ	$244.17
Jennings, FL	$248.33	Winterset, IA	$243.00
Lake Charles, LA	$208.67	Yreka, CA	$403.50
Lake City, FL	$203.50		

Notes:
(1) One child over 12 years of age and one child under 12 years of age
(2) Includes all applicable taxes
Source:
CBRE Hotels Advisory

Campsite Costs

The nightly cost of campsites in or near each of the destination and intermediate cities was determined as part of the vacation cost comparison. Using web searches for campgrounds, a list was compiled of campgrounds in or near each applicable city. Each campground was then surveyed to determine the nightly rate at each campground for the hypothetical travel party (two adults and two children) if they camped at a "standard" campsite. For the Type A motorhome cost analysis, we assumed the party would be camping at a "premium" campsite, if available.

If available, CBRE Hotels Advisory determined nightly and weekly rates at campsites with full hook-ups, as well as water and electric only. Some campgrounds offered only one type of site. All costs were then averaged, including full-hookup fees and water/electric only fees, in order to calculate the "nightly" and "weekly campsite costs" figures for each city. Total camping costs were calculated using the aforementioned averages, depending upon the various lengths of stay in each city/town.

A list of the destination and intermediate cities and the average nightly and weekly campsite costs in each city determined by our survey is presented in the following tables. It should be noted that we have assumed that the hypothetical travel party consisted of two adults and two children.

Table 46
Average Nightly and Weekly Rates for Two Adults and Two Children[1]
Camping at One Campsite

City	Average Nightly Rate[2]	Average Weekly Rate[2]	City	Average Nightly Rate[2]	Average Weekly Rate[2]
Austin, TX	$47	$282	Lancaster, PA	$57	$341
Battle Mountain, NV	$37	$220	Napa, CA	$53	$316
Big Spring, TX	$43	$259	Orlando, FL	$64	$382
Branson, MO	$47	$279	Pensacola, FL	$56	$338
Breezewood, PA	$28	$165	Rawlins, WY	$45	$269
Butte, MT	$45	$268	Reno, NV	$40	$241
Cape Cod, MA	$58	$350	Ruidoso, NM	$40	$241
Cody, WY	$43	$259	Salt Lake, UT	$55	$327
Coeur d'Alene, ID	$47	$280	St. Louis, MO	$58	$350
Corpus Christi, TX	$33	$198	Spokane, WA	$49	$291
El Dorado Springs, MO	$32	$194	Stony Point, NY	$30	$178
Grand Canyon, AZ	$44	$262	Sweetwater, TN	$38	$229
Grants, NM	$32	$194	Thomson, GA	$26	$153
Hurricane, UT	$38	$231	Traverse City, MI	$63	$377
Jackson Hole, WY	$85	$507	Williams, AZ	$50	$299
Jennings, FL	$37	$221	Winterset, IA	$34	$206
Lake Charles, LA	$43	$260	Yreka, CA	$53	$317
Lake City, FL	$37	$222			

Notes:
(1) One child over 12 years of age and one child under 12 years of age.
(2) Includes all applicable taxes
Source:
CBRE Hotels Advisory

Table 47
Average Nightly and Weekly Rates for Two Adults and Two Children[1]
Camping at One Premium Campsite

City	Average Nightly Rate[2]	Average Weekly Rate[2]	City	Average Nightly Rate[2]	Average Weekly Rate[2]
Austin, TX	$52	$312	Lancaster, PA	$63	$375
Battle Mountain, NV	$41	$246	Napa, CA	$57	$345
Big Spring, TX	$47	$279	Orlando, FL	$69	$412
Branson, MO	$52	$309	Pensacola, FL	$58	$349
Breezewood, PA	$30	$180	Rawlins, WY	$48	$287
Butte, MT	$50	$297	Reno, NV	$44	$267
Cape Cod, MA	$70	$417	Ruidoso, NM	$44	$263
Cody, WY	$47	$284	Salt Lake, UT	$60	$361
Coeur d'Alene, ID	$51	$303	St. Louis, MO	$62	$375
Corpus Christi, TX	$35	$210	Spokane, WA	$52	$313
El Dorado Springs, MO	$34	$202	Stony Point, NY	$33	$200
Grand Canyon, AZ	$50	$297	Sweetwater, TN	$42	$249
Grants, NM	$35	$208	Thomson, GA	$28	$168
Hurricane, UT	$40	$241	Traverse City, MI	$70	$418
Jackson Hole, WY	$91	$548	Williams, AZ	$51	$307
Jennings, FL	$40	$241	Winterset, IA	$36	$216
Lake Charles, LA	$46	$275	Yreka, CA	$58	$347
Lake City, FL	$40	$239			

Notes:
(1) One child over 12 years of age and one child under 12 years of age.
(2) Includes all applicable taxes
Source:
CBRE Hotels Advisory

TOTAL VACATION COST CALCULATION

As stated previously, the subject study involved an analysis of costs that a party of four would incur in taking different types of hypothetical round-trip vacations between each of the selected city pairs in the United States. The tables on the following pages detail each hypothetical vacation's cost based on various cost components discussed in the body of this report. The following tables present both the cost of "standard" vacations, as well as the Type A motorhome comparison to an upscale air/hotel vacation.

Table 48

Days 7	Chicago, IL -- St. Louis, MO -- Branson, MO 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,756	$1,756
Rental car	N/A	N/A	N/A	N/A	N/A	$359	$359
Fuel	$291	$382	$289	$530	$210	$34	$34
Cost of owning personal car	$710	$710	N/A	N/A	$710	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,043	$733	N/A
Campsite	$303	$303	$303	$303	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,020
Meals	$376	$376	$376	$376	$1,423	$1,453	$376
Total	$1,860	$2,429	$2,350	$2,837	$3,386	$4,334	$3,545

Table 49

Days 14	Minneapolis, MN -- Winterset, IA -- El Dorado Springs, MO -- Branson, MO 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$2,244	$2,244
Rental car	N/A	N/A	N/A	N/A	N/A	$883	$883
Fuel	$373	$481	$398	$729	$279	$67	$67
Cost of owning personal car	$1,020	$1,020	N/A	N/A	$1,020	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,158	$1,587	N/A
Campsite	$506	$506	$506	$506	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$2,210
Meals	$752	$752	$752	$752	$2,726	$2,786	$752
Total	$3,011	$4,074	$4,419	$5,242	$6,183	$7,568	$6,156

Table 50
Chicago, IL -- St. Louis, MO -- Branson, MO
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$3,260
Rental car	N/A	$811
Fuel	$926	$55
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$1,123
Campsite	$331	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$376	$1,453
Total	$4,927	$6,702

Table 51
Minneapolis, MN -- Winterset, IA -- El Dorado Springs, MO -- Branson, MO
4-Person Travel Party
Upscale Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$3,756
Rental car	N/A	$1,023
Fuel	$1,303	$110
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$2,433
Campsite	$552	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$2,786
Total	$9,195	$10,108

Table 52
Washington, DC - Stony Pt., NY - Cape Cod, MA
4-Person Travel Party

Days 7	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,804	$1,804
Rental car	N/A	N/A	N/A	N/A	N/A	$389	$389
Fuel	$286	$375	$295	$541	$207	$39	$39
Cost of owning personal car	$680	$680	N/A	N/A	$680	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,426	$1,354	N/A
Campsite	$293	$293	$293	$293	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,920
Meals	$376	$376	$376	$376	$1,573	$1,603	$376
Total	$1,815	$2,381	$2,346	$2,837	$3,886	$5,189	$4,528

Table 53
Columbus, OH-Breezewood, PA - Stony Pt, NY - Cape Cod, MA
4-Person Travel Party

Days 14	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$2,740	$2,740
Rental car	N/A	N/A	N/A	N/A	N/A	$0	$0
Fuel	$475	$618	$520	$954	$350	$78	$78
Cost of owning personal car	$1,165	$1,165	N/A	N/A	$986	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,926	$2,933	N/A
Campsite	$581	$581	$581	$581	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$4,160
Meals	$752	$752	$752	$752	$3,011	$3,056	$752
Total	$3,334	$4,431	$4,617	$5,542	$7,273	$8,807	$7,730

Table 54
Washington, DC - Stony Pt., NY - Cape Cod, MA
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$2,352
Rental car	N/A	$458
Fuel	$967	$64
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$3,724
Campsite	$345	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$376	$1,603
Total	$4,981	$8,201

Table 55
Columbus, OH-Breezewood, PA - Stony Pt, NY - Cape Cod, MA
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$4,904
Rental car	N/A	$767
Fuel	$1,753	$128
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$8,069
Campsite	$683	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$3,056
Total	$9,776	$16,924

Table 56

Days 7	Salt Lake City, UT-Hurricane, UT-Grand Canyon, AZ 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$2,952	$2,952
Rental car	N/A	N/A	N/A	N/A	N/A	$582	$582
Fuel	$323	$424	$311	$571	$234	$43	$43
Cost of owning personal car	$705	$705	N/A	N/A	$705	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,074	$1,217	N/A
Campsite	$252	$252	$252	$252	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,548
Meals	$376	$376	$376	$376	$1,438	$1,588	$376
Total	$1,836	$2,415	$2,321	$2,827	$3,451	$6,382	$5,501

Table 57

Days 14	Dallas, TX-Big Spring, TX-Ruidoso, NM-Grants, NM-Williams, AZ-Grand Canyon, AZ 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,960	$1,960
Rental car	N/A	N/A	N/A	N/A	N/A	$851	$851
Fuel	$602	$791	$584	$1,070	$433	$86	$86
Cost of owning personal car	$1,481	$1,481	N/A	N/A	$1,481	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,283	$2,637	N/A
Campsite	$549	$549	$549	$549	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$3,354
Meals	$752	$752	$752	$752	$3,041	$3,266	$752
Total	$3,744	$4,889	$4,649	$5,627	$7,238	$8,801	$7,003

Table 58
Salt Lake City, UT-Hurricane, UT-Grand Canyon, AZ
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$4,464
Rental car	N/A	$582
Fuel	$974	$71
Cost of owning personal car	N/A	N/A
Cost of owning motorhome/trailer	$3,294	N/A
Hotel	N/A	$2,035
Campsite	$279	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$376	$1,588
Total	$4,923	$8,739

Table 59
Dallas, TX-Big Spring, TX-Ruidoso, NM-Grants, NM-Williams, AZ-Grand Canyon, AZ
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$3,948
Rental car	N/A	$951
Fuel	$1,840	$142
Cost of owning personal car	N/A	N/A
Cost of owning motorhome/trailer	$6,588	N/A
Hotel	N/A	$2,035
Campsite	$600	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$3,266
Total	$9,780	$10,341

Table 60

Days 7	Oklahoma City, OK - Austin, TX, - Corpus Christi, TX 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$2,320	$2,320
Rental car	N/A	N/A	N/A	N/A	N/A	$642	$642
Fuel	$271	$357	$278	$510	$195	$31	$31
Cost of owning personal car	$766	$766	N/A	N/A	$766	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$899	$848	N/A
Campsite	$226	$226	$226	$226	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,128
Meals	$376	$376	$376	$376	$1,438	$1,438	$376
Total	$1,820	$2,383	$2,262	$2,740	$3,298	$5,279	$4,497

Table 61

Days 14	Jacksonville, FL - Pensacola, FL, - Lake Charles, LA - Corpus Christi, TX 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$2,172	$2,172
Rental car	N/A	N/A	N/A	N/A	N/A	$1,096	$1,096
Fuel	$516	$677	$535	$980	$373	$62	$62
Cost of owning personal car	$1,416	$1,416	N/A	N/A	$1,416	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,049	$1,836	N/A
Campsite	$463	$463	$463	$463	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$2,444
Meals	$752	$752	$752	$752	$2,831	$2,846	$752
Total	$3,507	$4,624	$4,514	$5,451	$6,669	$8,013	$6,526

Table 62
Oklahoma City, OK - Austin, TX, - Corpus Christi, TX
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$4,052
Rental car	N/A	$975
Fuel	$915	$51
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$1,275
Campsite	$244	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$376	$1,438
Total	$4,829	$7,791

Table 63
Jacksonville, FL - Pensacola, FL, - Lake Charles, LA - Corpus Christi, TX
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$4,340
Rental car	N/A	$1,803
Fuel	$1,762	$102
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$2,762
Campsite	$488	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$2,846
Total	$9,590	$11,853

Table 64

Days 7	Atlanta, GA-Lake City, FL-Orlando, FL 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,332	$1,332
Rental car	N/A	N/A	N/A	N/A	N/A	$424	$424
Fuel	$221	$287	$235	$431	$162	$36	$36
Cost of owning personal car	$606	$606	N/A	N/A	$606	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$950	$1,135	N/A
Campsite	$329	$329	$329	$329	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,002
Meals	$376	$376	$376	$376	$1,498	$1,573	$376
Total	$1,712	$2,256	$2,321	$2,763	$3,216	$4,500	$3,170

Table 65

Days 14	Cincinnati, OH-Sweetwater, TN-Thomson, GA-Jennings, FL-Orlando, FL 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,476	$1,476
Rental car	N/A	N/A	N/A	N/A	N/A	$938	$938
Fuel	$524	$686	$559	$1,024	$381	$72	$72
Cost of owning personal car	$1,327	$1,327	N/A	N/A	$1,327	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,107	$2,459	N/A
Campsite	$583	$583	$583	$583	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$2,171
Meals	$752	$752	$752	$752	$2,921	$3,116	$752
Total	$3,547	$4,664	$4,658	$5,615	$6,737	$8,060	$5,408

Table 66
Atlanta, GA-Lake City, FL-Orlando, FL
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$3,500
Rental car	N/A	$583
Fuel	$780	$59
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$2,428
Campsite	$354	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$376	$1,573
Total	$4,804	$8,142

Table 67
Cincinnati, OH-Sweetwater, TN-Thomson, GA-Jennings, FL-Orlando, FL
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$3,192
Rental car	N/A	$1,217
Fuel	$1,868	$117
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$5,260
Campsite	$631	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$3,116
Total	$9,839	$12,902

Table 68

Days 3	Pittsburgh, PA-Lancaster, PA 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$632	$632
Rental car	N/A	N/A	N/A	N/A	N/A	$136	$136
Fuel	$146	$192	$152	$279	$105	$18	$18
Cost of owning personal car	$322	$322	N/A	N/A	$322	N/A	N/A
Cost of owning motorhome/trailer	$77	$282	$592	$698	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$433	$301	N/A
Campsite	$114	$114	$114	$114	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$370
Meals	$161	$161	$161	$161	$586	$601	$161
Total	$820	$1,071	$1,019	$1,251	$1,447	$1,688	$1,317

Table 69
Pittsburgh, PA-Lancaster, PA
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 3	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Costs		
Airfare	N/A	$3,908
Rental car	N/A	$268
Fuel	$503	$29
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$1,412	N/A
Hotel	N/A	$427
Campsite	$125	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$161	$601
Total	$2,201	$5,233

Table 70

Days 7	Portland OR-Yreka, CA-Napa, CA 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,188	$1,188
Rental car	N/A	N/A	N/A	N/A	N/A	$403	$403
Fuel	$465	$614	$416	$763	$332	$55	$55
Cost of owning personal car	$827	$827	N/A	N/A	$827	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,551	$1,337	N/A
Campsite	$316	$316	$316	$316	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,986
Meals	$376	$376	$376	$376	$1,618	$1,723	$376
Total	$2,165	$2,792	$2,491	$3,083	$4,328	$4,706	$4,008

Table 71

Days 14	Denver, CO -- Rawlins, WY -- Salt Lake City, UT -- Battle Mt., -- Reno, NV -- Napa, CA 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,876	$1,876
Rental car	N/A	N/A	N/A	N/A	N/A	$767	$767
Fuel	$762	$1,004	$718	$1,316	$546	$109	$109
Cost of owning personal car	$1,550	$1,550	N/A	N/A	$1,550	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,941	$2,898	N/A
Campsite	$616	$616	$616	$616	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$4,303
Meals	$752	$752	$752	$752	$3,116	$3,506	$752
Total	$4,040	$5,238	$4,849	$5,939	$8,154	$9,156	$7,807

Table 72
Portland OR-Yreka, CA-Napa, CA
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,832
Rental car	N/A	$527
Fuel	$1,240	$90
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$2,855
Campsite	$345	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$376	$1,723
Total	$5,255	$7,027

Table 73
Denver, CO -- Rawlins, WY -- Salt Lake City, UT -- Battle Mt., -- Reno, NV -- Napa, CA
4-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$3,856
Rental car	N/A	$908
Fuel	$2,219	$179
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$6,187
Campsite	$674	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$3,506
Total	$10,232	$14,636

Table 74

Days 3	Detriot, MI -- Traverse City, MI 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,932	$1,932
Rental car	N/A	N/A	N/A	N/A	N/A	$279	$279
Fuel	$141	$185	$141	$259	$101	$17	$17
Cost of owning personal car	$324	$324	N/A	N/A	$324	N/A	N/A
Cost of owning motorhome/trailer	$77	$282	$592	$698	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$393	$397	N/A
Campsite	$126	$126	$126	$126	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$508
Meals	$161	$161	$161	$161	$616	$616	$161
Total	$829	$1,078	$1,020	$1,243	$1,434	$3,242	$2,897

Table 75
Detriot, MI -- Traverse City, MI
4-Person Travel Party
Upscale Vacation Type

Days 3 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel, Premium Rental Car, Restaurants
Airfare	N/A	$3,116
Rental car	N/A	$338
Fuel	$456	$28
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$1,412	N/A
Hotel	N/A	$480
Campsite	$139	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$161	$616
Total	$2,168	$4,578

Table 76

Seattle, WA -- Spokane, WA -- Butte, MT -- Cody, WY -- Jackson Hole, WY (Yellowstone NP) [1]

4-Person Travel Party

Days 14	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,684	$1,684
Rental car	N/A	N/A	N/A	N/A	N/A	$1,110	$1,110
Fuel	$697	$917	$672	$672	$502	$74	$74
Cost of owning personal car	$1,493	$1,493	N/A		$1,493	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$4,773	$2,358	N/A
Campsite	$778	$778	$778	$778	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$8,840
Meals	$752	$752	$752	$752	$2,786	$2,786	$752
	$4,081	$5,256	$4,966	$5,458	$9,554	$8,012	$12,460

Note: (1) Return trip includes overnight stay in Coeur d'Alene, ID

Days 14	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Costs		
Airfare	N/A	$3,076
Rental car	N/A	$2,872
Fuel	$2,110	$121
Cost of owning personal car	N/A	N/A
Cost of owning motorhome/trailer	$6,588	N/A
Hotel	N/A	$10,119
Campsite	$844	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$752	$2,786
Total	$10,293	$18,974

Note: (1) Return trip includes overnight stay in Coeur d'Alene, ID

Impact of Fluctuations in Fuel Costs (4-person travel party)

CBRE Hotels Advisory has considered the impact of fluctuations in fuel costs on our findings by testing theoretical increases in fuel costs in one of our hypothetical vacations. It is significant to note that fluctuations in fuel costs economically impact all of the vacation types analyzed, both RV and non-RV vacations, to varying degrees. For this analysis, we have utilized the 7-day vacation from Washington, DC to Cape Cod, MA as an example.

For this 7-day vacation from Washington, DC to Cape Cod, MA, the average fuel cost per gallon at the time of our research was $3.75 for regular gasoline and $5.25 for diesel in Washington, DC and $3.83 for regular gasoline and $5.93 for diesel in Cape Cod. Considering the spread between the price for regular unleaded gasoline for both the departure and destination cities, $3.79 was used as the base price per gallon for the fuel fluctuation analysis. The following table presents the results of this analysis.

Table 78

Days 7	Washington, DC - Stony Pt., NY - Cape Cod, MA 4-Person Travel Party						
	Mode of Travel/Vacation Type						
Fuel Price Scenario	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, Rental Car, Rental Condo
Base Scenario Fuel Price	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79
Base Scenario Vacation Cost	$1,815	$2,381	$2,346	$2,837	$3,886	$5,189	$4,528
$4.74	$1,886	$2,474	$2,349	$2,843	$3,938	$5,198	$4,537
$5.69	$1,957	$2,568	$2,408	$2,952	$3,990	$5,208	$4,547
$6.63	$2,029	$2,661	$2,468	$3,061	$4,042	$5,217	$4,557
$7.58	$2,100	$2,755	$2,527	$3,171	$4,094	$5,227	$4,566
$8.53	$2,172	$2,849	$2,587	$3,280	$4,145	$5,237	$4,576
$9.48	$2,243	$2,942	$2,647	$3,389	$4,197	$5,246	$4,586
$10.42	$2,314	$3,036	$2,706	$3,498	$4,249	$5,256	$4,596
$11.37	$2,386	$3,129	$2,766	$3,608	$4,301	$5,266	$4,605
$12.32	$2,457	$3,223	$2,825	$3,717	$4,353	$5,276	$4,615
$13.27	$2,529	$3,317	$2,885	$3,826	$4,405	$5,285	$4,625
$14.21	$2,600	$3,410	$2,945	$3,936	$4,456	$5,295	$4,634
$15.16	$2,672	$3,504	$3,004	$4,045	$4,508	$5,305	$4,644
$16.11	$2,743	$3,597	$3,064	$4,154	$4,560	$5,314	$4,654
$17.06	$2,814	$3,691	$3,124	$4,263	$4,612	$5,324	$4,663
$18.00	$2,886	$3,785	$3,183	$4,373	$4,664	$5,334	$4,673
$18.95	$2,957	$3,878	$3,243	$4,482	$4,715	$5,343	$4,683
$19.90	$3,029	$3,972	$3,302	$4,591	$4,767	$5,353	$4,692
$20.85	$3,100	$4,066	$3,362	$4,701	$4,819	$5,363	$4,702
$21.79	$3,172	$4,159	$3,422	$4,810	$4,871	$5,372	$4,712
$22.74	$3,243	$4,253	$3,481	$4,919	$4,923	$5,382	$4,721

As the data indicates, while fuel costs are a component of the overall vacation cost, it is not significant enough to materially affect the outcome of our analysis. As the data shows, it would take an increase in fuel prices to between $20.85 and $21.79 per gallon for the most expensive RV vacation (Type C motorhome) to be more costly than the least expensive non-RV vacation.

As the following table indicates, the Type A motorhome vacation remains less expensive than the upscale non-RV vacation until the respective fuel costs increase between 350 and 375 percent, or between $25.20 and $26.60 for diesel fuel and between $17.06 and $18.00 for regular gasoline.

Table 79
Washington, DC - Stony Pt., NY - Cape Cod, MA
Mode of Upscale Travel/Vacation Type
4-Person Travel Party

Fuel Price Scenario	Type A Motorhome[1]	Fuel Price Scenario	First Class airline, premium rental car, upscale hotel, restaurants
Base Scenario Fuel Price	$5.59	Base Scenario Fuel Price	$3.79
Base Scenario Vacation Cost	$4,981	Base Scenario Vacation Cost	$8,201
$7.00	$5,226	$4.74	$8,217
$8.40	$5,468	$5.69	$8,232
$9.80	$5,710	$6.63	$8,248
$11.20	$5,952	$7.58	$8,264
$12.60	$6,194	$8.53	$8,280
$14.00	$6,437	$9.48	$8,296
$15.40	$6,679	$10.42	$8,312
$16.80	$6,921	$11.37	$8,328
$18.20	$7,163	$12.32	$8,344
$19.60	$7,405	$13.27	$8,360
$21.00	$7,648	$14.21	$8,375
$22.40	$7,890	$15.16	$8,391
$23.80	$8,132	$16.11	$8,407
$25.20	$8,374	$17.06	$8,423
$26.60	$8,616	$18.00	$8,439
$28.00	$8,859	$18.95	$8,455
$29.30	$9,083	$19.90	$8,471
$30.70	$9,326	$20.85	$8,487
$32.10	$9,568	$21.79	$8,503
$33.50	$9,810	$22.74	$8,518
$34.90	$10,052	$23.69	$8,534
$36.30	$10,294	$24.64	$8,550

Note:
(1) Type A motorhome using diesel fuel

We are of the opinion that fuel costs will likely not approach the levels required to significantly impact the affordability of RV vacations versus other modes of travel in the foreseeable future. As such, RV vacations are generally notably less expensive than the comparable non-RV vacation types. Therefore, price spikes in fuel costs should not adversely affect the decision on whether or not an RV vacation is taken versus other types of vacations. It is significant to note that while our example utilizes a 7-day vacation for illustrative purposes, the findings are generally the same regardless of vacation duration with regard to increases in fuel costs.

CONCLUSION

Among the different 4-person vacation-types analyzed in the Summer 2023 study, CBRE Hotels Advisory found that camping vacations using different types of RVs are more economical than all other vacation types analyzed.

Type A motorhome vacations are significantly more economical when compared against an upscale air/hotel vacation.

Although much has happened since our Summer 2017 study, the conclusion remains the same: RV vacations remain a sound value when compared to other types of vacations.

As noted earlier, including ownership costs:

- The average cost per day of the 4-person camping vacation using a folding camping trailer was found to be about 49 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 60 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 55 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person camping vacation using a lightweight travel trailer was found to be about 34 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 48 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 41 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person camping vacation using a compact motorhome was found to be about 35 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 49 percent less than the average daily cost of a comparable 4-person air/hotel vacation; and about 42 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person camping vacation using a Type C motorhome was found to be about 22 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 39 percent less than the average daily cost of a 4-person comparable air/hotel vacation; and about 31 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

- The average cost per day of the 4-person upscale camping vacation using a Type A motorhome was found to be about 36 percent less expensive than the cost of comparable 4-person upscale car/hotel combination vacations.

As these findings illustrate, vacations using RVs are an advantageous choice for 4-person travel parties seeking to maximize the utility of their vacation budgets.

SECTION III
COST COMPARISON:
2-PERSON TRAVEL PARTY VACATIONS

OBJECTIVE

CBRE Hotels Advisory was commissioned by the Recreation Vehicle Industry Association to provide an objective comparison between the cost of a Summer 2023 vacation using recreation vehicles and the cost of other types of vacations during that same period of time.

STUDY PARAMETERS

- Data was collected during October 2022 through January 2023 and it was assumed that all vacations would take place during late June/early July 2023.

- Costs analyzed were the major cash or credit outlays that are required from the time a hypothetical vacation begins to the time it ends. The foregoing would include: fuel costs; round-trip airfare costs; restaurant meal costs; grocery costs; rental car costs; rental house/condominium costs; campsite costs; and hotel/motel costs. CBRE Hotels Advisory used most recent fuel cost data available for each state at the time of our research. It has been assumed that any rise in fuel costs would affect all modes of transportation proportionately. Incidental expenses such as entertainment, shopping, and the like, were not considered because they would not likely vary by mode of transportation or type of accommodations used during a vacation.

- We have also factored in an estimated cost of ownership of the applicable RV equipment that was based upon published data regarding average ownership periods, residual values, annual days of utilization, insurance, and other costs of ownership, as well as any applicable tax benefits.

- Only vacations within the continental United States were analyzed. The analysis excluded Hawaii and other U.S. territories.

- A vacation is defined as a non-work-related time period. We have assumed that vacation implies voluntary travel for rest and recreation.

- Vacations that include overnight stays in the homes of friends and relatives of the traveling party were not analyzed in this study.

- For this analysis, we have defined vacations as journeys to places at least 200 miles away from the traveling party's normal residence. We have assumed that these vacations involve a minimum of two nights away from the normal residence.

- We have assumed that the traveling party would drive no more than 400 miles per day, plus an additional average highway distance of 50 miles per day for sightseeing excursions.

- The hypothetical travel party used in the vacation cost analysis was:

- A 2-person travel party that could theoretically represent "empty-nesters" or retirees traveling on vacation.

➢ CBRE Hotels Advisory analyzed major costs that would be incurred by the party of two taking nine different types of vacations including round-trip transportation to nine popular vacation destinations. For each destination, we have analyzed vacations of 3-, 7-, and 14-day durations, where appropriate. The nine types of vacations used in the analysis varied principally by mode of transportation and type of accommodations and meal plan used, as described in the following table.

Table 80
Nine Vacation Types Analyzed in the Cost Comparison Study

Vacation Type Code	Description of Vacation Type
A.	Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.
B.	Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.
C.	Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.
D.	Party traveling in Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.
E.	Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.
F.	Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.
G.	Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.
Vacation Type Code	**Description of Upscale Vacation Type**
H.	Party traveling in a personal Type A motorhome, renting premium sites at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.
I.	Party traveling by first class airline, renting a premium rental car at the destination, staying at upscale hotels/motels, and eating meals in restaurants.

Source:
CBRE Hotels Advisory

➢ There are several different types of RVs available to consumers. For purposes of this analysis, CBRE Hotels Advisory has selected five types of RVs that are typically used by travel parties for vacation purposes. The five types of RVs are folding camping trailer, lightweight travel trailer, compact motorhome, Type C motorhome, and Type A motorhome. Following is a brief description of each:

- **Folding Camping Trailer** – A lightweight RV with collapsible sides for towing by typical vehicles, even some compact cars. Set up, it provides kitchen,

dining, sleeping, and often bathroom facilities for up to eight people. For the purposes of this study, we have assumed the average folding camping trailer will weigh approximately 2,000 pounds.

- **Lightweight Travel Trailer** – Built to be towed by a car, van, or pickup, this RV provides kitchen, bathroom, dining, and living facilities. Sleeps up to ten people. For the purposes of this study, we have assumed the average lightweight travel trailer will weigh approximately 4,000 pounds.
- **Compact Motorhome** – Built on an automotive-manufactured van frame in a variety of configurations (B, B+, small C). Compact motorhomes typically sleep up to four people and are often equipped with a raised roof to allow stand-up height.
- **Type C Motorhome** – Built on an automotive-manufactured van frame with an attached cab section, this RV's living area is behind and above the cab. Typically sleeps up to eight people, and offers conveniences such as kitchen, bathroom, dining, and living facilities.
- **Type A Motorhome** – The largest and most luxurious type of motorhome, built on a specially-designed frame. Typically sleeps up to six people, with living areas and amenities available for use throughout any trip.

2-PERSON TRAVEL PARTY FINDINGS

In our Summer 2023 study, CBRE Hotels Advisory found typical RV vacations on average to be 9 percent to 47 percent less expensive than the average daily costs of other types of vacations analyzed.

Type A motorhome vacations were found to be less expensive (11 percent on average per day) than upscale air/hotel vacations.

It is significant to note that the data used in this analysis factored in vehicle ownership costs. In many cases the RV vacations were more economical than the other vacations analyzed, regardless of trip duration, trip distance, or region of the country where the vacation takes place.

2-Person Travel Party Vacation Costs Analysis

The average cost per day of the camping vacation using a folding camping trailer was found to be about 43 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 46 percent less than the average daily cost of a comparable air/hotel vacation; and about 47 percent less than the average daily cost of the comparable air/rental home or condo vacation.

The average cost per day of the camping vacation using a lightweight travel trailer was found to be about 23 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 28 percent less than the average daily cost of a comparable air/hotel vacation; and about 28 percent less than the average daily cost of the comparable air/rental home or condo vacation.

The average cost per day of the camping vacation using a compact motorhome was found to be about 25 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 30 percent less than the average daily cost of a comparable air/hotel vacation; and about 30 percent less than the average daily cost of the comparable air/rental home or condo vacation.

The average cost per day of the camping vacation using a Type C motorhome was found to be about 9 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 15 percent less than the average daily cost of a comparable air/hotel vacation; and about 15 percent less than the average daily cost of the comparable air/rental home or condo vacation.

The average cost per day of the upscale camping vacation using a Type A motorhome was found to be about 11 percent less expensive than the cost of comparable upscale car/hotel combination vacations.

Additional Benefits Not Analyzed

Many reasons for RV vacationers' loyalty go beyond the scope of this study, including the following points:

- RV ownership provides benefits that go well beyond people's desire for affordability. Specifically, it allows families a unique travel experience that offers appeal for those seeking to foster an increased sense of togetherness, control, flexibility, and convenience to travel whenever and wherever desired, comfort, the lure of the outdoors, and versatility for a variety of uses. An analysis of the ongoing benefits of RV ownership (excluding expenditure costs for the analysis of selected vacations), such as transportation to sporting events, or even the use of an RV as an extra bedroom/apartment, fell beyond the scope of the engagement.

- The list of benefits provided by RV ownership is attractive to families entering the RV market and empty nesters in that both of these segments are seeking value for their dollar. In the case of some new entrants, typically the budgetary constraints of raising a family coupled with the trend of taking shorter vacations close to home match quite well with a desire to experience a cost-conscious vacation with few hassles. In the case of retirees, much of this segment shares a desire to travel constrained by the realities of living on a fixed income demanding frugality. Again, RV ownership provides an attractive choice for meeting all of these requirements.

Cost Comparison Summary

Several modes of travel are now vying for the vacationer's dollars. The relative costs of competitive options were explored under a hypothetical case study basis in this study. Solely with regard to cost, these competitive offerings still require greater expenditure from vacationers, and typically offer fixed, one-time-only vacations. As mentioned

earlier, qualitative comparisons of each vacation type fell beyond the scope of this engagement.

Tables 81 and 82 present summaries of the average cost for all vacation types analyzed. Data on the cost of vacation types by destination city are presented in tables 83 through 100 on pages III-6 through III-11. As seen in the tables, RV vacations across the board are more economical than the non-RV vacations among those studied, regardless of the region or regions within which the vacations occurred.

Table 81

Cost Comparison of Vacations Using Recreation Vehicles Versus Other Types of Vacations (2-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in personal car, towing their folding camping trailer, staying at campgrounds, and preparing all meals in the folding camping trailer or outdoors at campsites.	$748	$1,688	$3,249
Party traveling in light-duty truck/SUV, towing their travel trailer, staying at campgrounds, and preparing all meals in the trailer or outdoors at campsites.	$998	$2,263	$4,379
Party traveling in compact motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$942	$2,168	$4,307
Party traveling in a Type C motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$1,170	$2,668	$5,193
Party traveling in personal car, staying at hotels/motels, and eating meals in restaurants.	$1,141	$2,847	$5,946
Party traveling by airline, renting a car at the destination, staying at hotels/motels, and eating meals in restaurants.	$1,485	$3,353	$5,785
Party traveling in airplane, staying at a rental house/condominium, and eating the majority of meals in the rental unit.	$1,354	$3,095	$6,186

Source:
CBRE Hotels Advisory

Table 82

Cost Comparison of Upscale Vacations Using Recreation Vehicles Versus Other Types of Vacations (2-Person Travel Party)

Vacation Mode of Travel	3 Days	7 Days	14 Days
Party traveling in a personal Type A motorhome, staying at campgrounds, and preparing all meals in the motorhome or outdoors at campsites.	$2,107	$4,773	$9,455
Party traveling by first class airline, renting a premium car at the destination, staying at upscale hotels, and eating meals in restaurants.	$2,846	$5,366	$10,221

Source:
CBRE Hotels Advisory

2-Person Travel Party Vacation Cost by Destination City

Table 83
Cost Comparison of Vacations by Type*:
Branson, MO

Vacation Type/Transport Mode/Accommodation	Chicago, IL to Branson, MO	Minneapolis, MN to Branson, MO
Car/Folding Camping Trailer	$1,680	$2,651
SUV/Lightweight Travel Trailer	$2,249	$3,713
Compact Motorhome	$2,170	$4,059
Type C Motorhome	$2,657	$4,882
Personal Car/Motels or Hotels	$2,677	$4,824
Airline/Rental Car/Motels or Hotels	$2,732	$4,897
Airline/Rental Car/Rental Home or Condo	$2,486	$4,514
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 84
Cost Comparison of Upscale Vacations by Type*:
Branson, MO

Vacation Type/Transport Mode/Accommodation	Chicago, IL to Branson, MO	Minneapolis, MN to Branson, MO
Type A Motorhome (diesel)	$4,747	$8,835
Airline/Rental Car/Motels or Hotels	$4,347	$6,841
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 85
Cost Comparison of Vacations by Type*:
Cape Cod, MA

Vacation Type/Transport Mode/Accommodation	Washington, DC to Cape Cod, MA	Columbus, OH to Cape Cod, MA
Car/Folding Camping Trailer	$1,634	$2,974
SUV/Lightweight Travel Trailer	$2,201	$4,071
Compact Motorhome	$2,166	$4,257
Type C Motorhome	$2,657	$5,182
Personal Car/Motels or Hotels	$3,102	$5,772
Airline/Rental Car/Motels or Hotels	$3,561	$5,897
Airline/Rental Car/Rental Home or Condo	$3,520	$5,984
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 86

Cost Comparison of Upscale Vacations by Type*: Cape Cod, MA

Vacation Type/Transport Mode/Accommodation	Washington, DC to Cape Cod, MA	Columbus, OH to Cape Cod, MA
Type A Motorhome (diesel)	$4,801	$9,415
Airline/Rental Car/Motels or Hotels	$6,226	$12,948
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 87

Cost Comparison of Vacations by Type*: Grand Canyon, AZ

Vacation Type/Transport Mode/Accommodation	Salt Lake, UT to Grand Canyon, AZ	Dallas, TX to Grand Canyon, AZ
Car/Folding Camping Trailer	$1,656	$3,384
SUV/Lightweight Travel Trailer	$2,235	$4,529
Compact Motorhome	$2,141	$4,289
Type C Motorhome	$2,646	$5,267
Personal Car/Motels or Hotels	$2,734	$5,722
Airline/Rental Car/Motels or Hotels	$4,116	$6,192
Airline/Rental Car/Rental Home or Condo	$3,847	$5,663
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 88

Cost Comparison of Upscale Vacations by Type*: Grand Canyon, AZ

Vacation Type/Transport Mode/Accommodation	Salt Lake, UT to Grand Canyon, AZ	Dallas, TX to Grand Canyon, AZ
Type A Motorhome (diesel)	$4,743	$9,420
Airline/Rental Car/Motels or Hotels	$5,715	$6,738
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 89 Cost Comparison of Vacations by Type*: Corpus Christi, TX		
Vacation Type/Transport Mode/Accommodation	Oklahoma City, OK to Corpus Christi, TX	Jacksonville, FL to Corpus Christi, TX
Car/Folding Camping Trailer	$1,640	$3,147
SUV/Lightweight Travel Trailer	$2,203	$4,263
Compact Motorhome	$2,082	$4,154
Type C Motorhome	$2,560	$5,091
Personal Car/Motels or Hotels	$2,581	$5,257
Airline/Rental Car/Motels or Hotels	$3,406	$5,420
Airline/Rental Car/Rental Home or Condo	$3,161	$4,992
Duration of Vacation	7 days	14 days
*2-person Travel party		

Table 90 Cost Comparison of Upscale Vacations by Type*: Corpus Christi, TX		
Vacation Type/Transport Mode/Accommodation	Oklahoma City, OK to Corpus Christi, TX	Jacksonville, FL to Corpus Christi, TX
Type A Motorhome (diesel)	$4,649	$9,229
Airline/Rental Car/Motels or Hotels	$5,048	$8,264
Duration of Vacation	7 days	14 days
*2-person Travel party		

Table 91 Cost Comparison of Vacations by Type*: Orlando, FL		
Vacation Type/Transport Mode/Accommodation	Atlanta, GA to Orlando, FL	Cincinnati, OH to Orlando, FL
Car/Folding Camping Trailer	$1,531	$3,187
SUV/Lightweight Travel Trailer	$2,076	$4,304
Compact Motorhome	$2,141	$4,297
Type C Motorhome	$2,583	$5,255
Personal Car/Motels or Hotels	$2,469	$5,280
Airline/Rental Car/Motels or Hotels	$3,049	$5,768
Airline/Rental Car/Rental Home or Condo	$2,324	$4,310
Duration of Vacation	7 days	14 days
*2-person Travel party		

Table 92
Cost Comparison of Upscale Vacations by Type*: Orlando, FL

Vacation Type/Transport Mode/Accommodation	Atlanta, GA to Orlando, FL	Cincinnati, OH to Orlando, FL
Type A Motorhome (diesel)	$4,624	$9,479
Airline/Rental Car/Motels or Hotels	$5,608	$9,752
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 93
Cost Comparison of Vacations by Type*: Lancaster, PA

Vacation Type/Transport Mode/Accommodation	Pittsburgh, PA to Lancaster, PA
Car/Folding Camping Trailer	$743
SUV/Lightweight Travel Trailer	$994
Compact Motorhome	$942
Type C Motorhome	$1,174
Personal Car/Motels or Hotels	$1,155
Airline/Rental Car/Motels or Hotels	$1,073
Airline/Rental Car/Rental Home or Condo	$924
Duration of Vacation	3 days

*2-person Travel party

Table 94
Cost Comparison of Upscale Vacations by Type*: Lancaster, PA

Vacation Type/Transport Mode/Accommodation	Pittsburgh, PA to Lancaster, PA
Type A Motorhome (diesel)	$2,124
Airline/Rental Car/Motels or Hotels	$2,979
Duration of Vacation	3 days

*2-person Travel party

Table 95
Cost Comparison of Vacations by Type*: Napa, CA

Vacation Type/Transport Mode/Accommodation	Portland, OR to Napa, CA	Denver, CO to Napa, CA
Car/Folding Camping Trailer	$1,985	$3,680
SUV/Lightweight Travel Trailer	$2,612	$4,877
Compact Motorhome	$2,311	$4,489
Type C Motorhome	$2,903	$5,579
Personal Car/Motels or Hotels	$3,521	$6,600
Airline/Rental Car/Motels or Hotels	$3,253	$6,469
Airline/Rental Car/Rental Home or Condo	$3,233	$6,509
Duration of Vacation	7 days	14 days

*2-person Travel party

Table 96 Cost Comparison of Upscale Vacations by Type*: Napa, CA		
Vacation Type/Transport Mode/Accommodation	Portland, OR to Napa, CA	Denver, CO to Napa, CA
Type A Motorhome (diesel)	$5,075	$9,872
Airline/Rental Car/Motels or Hotels	$5,251	$10,959
Duration of Vacation	7 days	14 days
*2-person Travel party		

Table 97 Cost Comparison of Vacations by Type*: Traverse City, MI	
Vacation Type/Transport Mode/Accommodation	Detroit, MI to Traverse City, MI
Car/Folding Camping Trailer	$752
SUV/Lightweight Travel Trailer	$1,001
Compact Motorhome	$943
Type C Motorhome	$1,166
Personal Car/Motels or Hotels	$1,127
Airline/Rental Car/Motels or Hotels	$1,898
Airline/Rental Car/Rental Home or Condo	$1,784
Duration of Vacation	3 days
*2-person Travel party	

Table 98 Cost Comparison of Upscale Vacations by Type*: Traverse City, MI	
Vacation Type/Transport Mode/Accommodation	Detroit, MI to Traverse City, MI
Type A Motorhome (diesel)	$2,091
Airline/Rental Car/Motels or Hotels	$2,712
Duration of Vacation	3 days
*2-person Travel party	

Table 99 Cost Comparison of Vacations by Type*: Jackson Hole, WY (Yellowstone, NP)	
Vacation Type/Transport Mode/Accommodation	Seattle, WA to Jackson Hole, WY (Yellowstone, NP)
Car/Folding Camping Trailer	$3,721
SUV/Lightweight Travel Trailer	$4,896
Compact Motorhome	$4,606
Type C Motorhome	$5,097
Personal Car/Motels or Hotels	$8,165
Airline/Rental Car/Motels or Hotels	$5,851
Airline/Rental Car/Rental Home or Condo	$11,328
Duration of Vacation	14 days
*2-person Travel party	

Table 100 Cost Comparison of Upscale Vacations by Type*: Jackson Hole, WY (Yellowstone, NP)	
Vacation Type/Transport Mode/Accommodation	Seattle, WA to Jackson Hole, WY (Yellowstone, NP)
Type A Motorhome (diesel)	$9,933
Airline/Rental Car/Motels or Hotels	$16,047
Duration of Vacation	14 days
*2-person Travel party	

METHODOLOGY

The methodology employed for the 2-person travel party was the same as that utilized for the 4-person travel party.

Vacation Component Costs

As stated previously, the major vacation cost categories analyzed in the study were fuel costs; round-trip airfare costs; restaurant meal costs; grocery costs; rental car costs; campsite costs; vacation rental home/condominium costs; and hotel/motel costs.

Transportation Costs

Transportation costs analyzed can be classified as follows:

- Fuel cost of personally owned or rental vehicles operated by member of the hypothetical travel party (RVs, RV tow vehicles, and personal cars).
- Round-trip airfare cost of commercial transportation systems used by the hypothetical travel party between the origin and destination cities.
- The cost of renting a mid-size automobile in or near each of the destination cities, as applicable.

- The per mile cost of operating a personal vehicle, excluding fuel and oil costs (based on standard allowable deduction figures provided by the IRS).

Turnpike tolls were not included as a transportation cost because they were not considered a major cost which would make one mode of transportation less economically viable than another. In general, a hypothetical travel party using a motorhome or towing a trailer could, depending where the vacation took place, have to pay more in tolls than a travel party using only an automobile as its mode of transportation. Obviously, those travelers using commercial air service would not have to pay turnpike tolls until sometime after they rented an automobile at the destination city.

Round-trip airfare data was collected for each of the selected vacations. CBRE Hotels Advisory considered likely travel patterns associated with 3-, 7-, and 14-day vacations when determining average airfare costs, as sometimes airfare may differ slightly depending upon day of week arrival/departure patterns.

Airfare data was collected for round-trip, coach fares through the Internet (www.expedia.com). CBRE Hotels Advisory considered the lowest fare available via the Internet at the time of our fieldwork (November 2022). It should be noted that airfares change quite frequently, and therefore the quoted rates may no longer be available as of the issuance of this report. All hypothetical travel dates were selected during the months of June and July 2023.

We have presented airfare data in the following tables.

Table 101
Airfare Survey (Coach Class, 2-person travel party)

Origin	Destination	Trip Duration	Date of Departure	Date of Return	Average Fare per Traveler	Total Airfare per Travel Party[1]
Chicago, IL	Branson, MO	7	23-Jun	29-Jun	$439	$878
Minneapolis, MN	Branson, MO	14	23-Jun	6-Jul	$481	$962
Washington, DC	Cape Cod, MA	7	23-Jun	29-Jun	$488	$976
Columbus, OH	Cape Cod, MA	14	23-Jun	6-Jul	$677	$1,354
Salt Lake, UT	Grand Canyon, AZ	7	23-Jun	29-Jun	$739	$1,478
Dallas, TX	Grand Canyon, AZ	14	23-Jun	6-Jul	$490	$980
Pittsburgh, PA	Lancaster, PA	3	23-Jun	25-Jun	$158	$316
Portland, OR	Napa, CA	7	23-Jun	29-Jun	$297	$594
Denver, CO	Napa, CA	14	23-Jun	6-Jul	$469	$938
Oklahoma City, OK	Corpus Christi, TX	7	23-Jun	29-Jun	$333	$666
Jacksonville, FL	Corpus Christi, TX	14	23-Jun	6-Jul	$369	$738
Atlanta, GA	Orlando, FL	7	23-Jun	29-Jun	$448	$896
Cincinnati, OH	Orlando, FL	14	23-Jun	6-Jul	$582	$1,164
Detroit, MI	Traverse City, MI	3	23-Jun	25-Jun	$499	$998
Seattle, WA	Jackson Hole, WY	14	23-Jun	6-Jul	$456	$912

Note:
(1) Total Airfare per Travel Party includes checked baggage fees.
Sources:
www.expedia.com; CBRE Hotels Advisory

Table 102
Airfare Survey (First Class, 2-person travel party)

Origin	Destination	Trip Duration	Date of Departure	Date of Return	Average Fare per Traveler	Total Airfare per Travel Party[1]
Chicago, IL	Branson, MO	7	24-Jun	30-Jun	$815	$1,630
Minneapolis, MN	Branson, MO	14	24-Jun	7-Jul	$939	$1,878
Washington, DC	Cape Cod, MA	7	24-Jun	30-Jun	$588	$1,176
Columbus, OH	Cape Cod, MA	14	24-Jun	7-Jul	$1,226	$2,452
Salt Lake, UT	Grand Canyon, AZ	7	24-Jun	30-Jun	$1,116	$2,232
Dallas, TX	Grand Canyon, AZ	14	24-Jun	7-Jul	$987	$1,974
Pittsburgh, PA	Lancaster, PA	3	24-Jun	26-Jun	$977	$1,954
Portland, OR	Napa, CA	7	24-Jun	30-Jun	$458	$916
Denver, CO	Napa, CA	14	24-Jun	7-Jul	$964	$1,928
Oklahoma City, OK	Corpus Christi, TX	7	24-Jun	30-Jun	$875	$1,750
Jacksonville, FL	Corpus Christi, TX	14	24-Jun	7-Jul	$798	$1,596
Atlanta, GA	Orlando, FL	7	24-Jun	30-Jun	$779	$1,558
Cincinnati, OH	Orlando, FL	14	24-Jun	7-Jul	$1,013	$2,026
Detroit, MI	Traverse City, MI	3	24-Jun	26-Jun	$1,085	$2,170
Seattle, WA	Jackson Hole, WY	14	24-Jun	7-Jul	$769	$1,538

Note:
(1) Total Airfare per Travel Party includes checked baggage fees.
Sources:
www.expedia.com; CBRE Hotels Advisory

Checked baggage fees have been included in the total airfare for the party, based on the baggage policies of the airline selected for the vacation flight. Checked bag fees have been calculated based on the following number of checked bags for the travel party.

Table 103
Number of Checked Bags

Trip Duration	2 Travelers
3-day	0
7-day	1
14-day	2

In our analysis, the hypothetical travel party using air transportation to travel from the origin to the destination city rented an intermediate size automobile on arrival in the destination city (or closet airport). We have assumed that the travel party drove the rental car an average of 50 miles per day during the days spent in the destination city.

The cost of rental cars is the same for the 2-person travel party and 4-person travel party.

Fuel costs are the same for the 2-person travel party and 4-person travel party.

Food Costs

The hypothetical travel party incurred vacation food costs in two different ways, depending on whether they took a camping vacation or a non-camping vacation. In camping vacations, the travel party prepared all meals in the RV or outdoors at campsites. In non-camping vacations, the travel party ate the majority of its meals in restaurants.

Two food costs were calculated for the hypothetical travel party composed of two adults. One food cost was calculated for all camping vacations, and another food cost was calculated for all non-camping vacations. We assumed there would be no regional variation in grocery costs; the same food cost was used in the analysis regardless of the region where a vacation took place.

Total food costs consisted of a grocery and restaurant component. The grocery component was calculated using data generated by the U.S. Department of Agriculture (USDA) Center for Nutrition Policy and Promotion. The USDA published a data set entitled Official USDA Food Plans: Cost of Food at Three Levels, U.S. Average, September 2022. We chose the liberal cost food plan, and determined that the cost of groceries to the hypothetical travel party would be approximately $27.97 per day of the vacation (these costs do not include alcoholic beverages). A dinner cost of $12.59 is included in the $27.97 daily expenditure. A detailed breakdown of grocery costs is presented in Table 104.

Table 104 Grocery Cost Components	
Member of Hypothetical Travel Party	Grocery Cost per Day
Female Adult (age 19-50)	$13.14
Male Adult (age 19-50)	$14.83
Total Party	**$27.97**
Estimated Cost of Dinner(1)	$12.59

Note:
(1) Assumed to be 45 percent of the total daily cost
Sources:
USDA Center for Nutrition Policy and Promotion; CBRE Hotels Advisory

The restaurant meal component was calculated based on government per diem data generated by the General Services Administration (GSA). While it is possible that the hypothetical travel party may stop at destination and intermediate cities for food, we have calculated food costs based on the prevailing per diem allowance in each destination and/or intermediate city. A detailed breakdown of total party restaurant costs is presented in Table 105.

Table 105
Daily Estimated Restaurant Food Cost
Based on GSA Travel Per Diem Rates

City	Average Daily Cost per Person	Average Daily Cost for Party of 2
Branson, MO	$59	$118
Winterset, IA	$59	$118
Chicago, IL	$79	$158
El Dorado Springs, MO	$59	$118
St. Louis, MO	$64	$128
Stony Point, NY	$69	$138
Cape Cod, MA (Dennis Port)	$69	$138
Breezewood, PA	$59	$118
Big Spring, TX	$64	$128
Ruidoso, NM	$59	$118
Grants, NM	$59	$118
Williams, AZ	$74	$148
Grand Canyon, AZ	$74	$148
Hurricane, UT	$59	$118
Rawlins, WY	$59	$118
Salt Lake City, UT	$64	$128
Battle Mountain, NV	$59	$118
Reno, NV	$69	$138
Napa, CA	$79	$158
Yreka, CA	$59	$118
Oklahoma City, OK	$64	$128
Austin, TX	$64	$128
Jacksonville, FL	$59	$118
Pensacola, FL	$64	$128
Lake Charles, LA	$59	$118
Sweetwater, TN	$59	$118
Thomson, GA	$59	$118
Jennings, FL	$59	$118
Orlando, FL	$69	$138
Lake City, FL	$59	$118
Traverse City, MI	$64	$128
Lancaster, PA	$59	$118
Spokane, WA	$74	$148
Butte, MT	$59	$118
Cody, MT	$59	$118
Jackson, MT	$59	$118
Coeur d'Alene, ID	$64	$128
Seattle, WA	$79	$158

Source:
United States GSA Travel Per Diem Allowances, Fiscal Year 2023

From the separate grocery and restaurant cost components, we calculated the total food cost for a camping vacation and a non-camping vacation.

After calculating the total grocery and restaurant cost for 3-, 7-, and 14-day vacations, we then calculated and summed 75 percent of restaurant cost and 25 percent of grocery cost for each vacation duration to derive total meal cost for non-camping vacations. The rationale behind the 75/25 percent combination of restaurant and grocery costs is our opinion that the hypothetical travel party traveling by personal automobile or air and staying in hotels/motels will sometimes buy donuts for breakfast, have picnics, or otherwise eat meals outside of restaurants. Research by RVIA indicates that campers tend to prepare all their meals at campgrounds; therefore, we have assumed a food cost for a camping vacation based solely on grocery cost estimates.

Presented in the following table are the total food costs for the various vacations considered in our analysis.

Table 106
Total Food Cost for Hypothetical Travel Party by Vacation Type
2-Person Travel Party

Origin - Destination	# Days	Camping	Non-Camping (personal vehicle)	Non-Camping (airline)
Chicago, IL -- Branson, MO	7	$196	$713	$728
Minneapolis, MN -- Branson, MO	14	$392	$1,367	$1,487
Washington, DC -- Cape Cod, MA	7	$196	$788	$803
Columbus, OH -- Cape Cod, MA	14	$392	$1,509	$1,532
Salt Lake, UT -- Grand Canyon, AZ	7	$196	$766	$796
Dallas, TX -- Grand Canyon, AZ	14	$392	$1,524	$1,637
Pittsburgh, PA -- Lancaster, PA	3	$84	$294	$301
Portland, OR -- Napa, CA	7	$196	$811	$863
Denver, CO -- Napa, CA	14	$392	$1,562	$1,757
Oklahoma City, OK -- Corpus Christi, TX	7	$196	$721	$721
Jacksonville, FL -- Corpus Christi, TX	14	$392	$1,419	$1,427
Atlanta, GA -- Orlando, FL	7	$196	$751	$788
Cincinnati, OH -- Orlando, FL	14	$392	$1,464	$1,562
Detroit, MI -- Traverse City, MI	3	$84	$309	$309
Seattle, WA – Jackson Hole, WY	14	$392	$1,397	$1,397

Hotel and Motel Costs

Hotel costs are the same for the 2-person travel party and 4-person travel party.

Campsite Costs

Campsite costs are the same for the 2-person travel party and 4-person travel party.

TOTAL VACATION COST CALCULATION

As stated previously, the subject study involved an analysis of costs that a party of two would incur in taking different types of hypothetical round-trip vacations between each of the selected city pairs in the United States. The tables on the following pages detail each hypothetical vacation's cost based on various cost components discussed in the body of

this report. The following tables present both the cost of "standard" vacations, as well as the Type A motorhome comparison to an upscale air/hotel vacation.

Table 107

Days 7	Chicago, IL -- St. Louis, MO -- Branson, MO 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$878	$878
Rental car	N/A	N/A	N/A	N/A	N/A	$359	$359
Fuel	$291	$382	$289	$530	$210	$34	$34
Cost of owning personal car	$710	$710	N/A	N/A	$710	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,043	$733	N/A
Campsite	$303	$303	$303	$303	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,020
Meals	$196	$196	$196	$196	$713	$728	$196
Total	$1,680	$2,249	$2,170	$2,657	$2,677	$2,732	$2,486

Table 108

Days 14	Minneapolis, MN -- Winterset, IA -- El Dorado Springs, MO -- Branson, MO 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$962	$962
Rental car	N/A	N/A	N/A	N/A	N/A	$883	$883
Fuel	$373	$481	$398	$729	$279	$67	$67
Cost of owning personal car	$1,020	$1,020	N/A	N/A	$1,020	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,158	$1,587	N/A
Campsite	$506	$506	$506	$506	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$2,210
Meals	$392	$392	$392	$392	$1,367	$1,397	$392
Total	$2,651	$3,713	$4,059	$4,882	$4,824	$4,897	$4,514

Table 109
Chicago, IL -- St. Louis, MO -- Branson, MO
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,630
Rental car	N/A	$811
Fuel	$926	$55
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$1,123
Campsite	$331	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$196	$728
Total	$4,747	$4,347

Table 110
Minneapolis, MN -- Winterset, IA -- El Dorado Springs, MO -- Branson, MO
2-Person Travel Party
Upscale Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,878
Rental car	N/A	$1,023
Fuel	$1,303	$110
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$2,433
Campsite	$552	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,397
Total	$8,835	$6,841

Table 111
Washington, DC - Stony Pt., NY - Cape Cod, MA
2-Person Travel Party

Days 7	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$976	$976
Rental car	N/A	N/A	N/A	N/A	N/A	$389	$389
Fuel	$286	$375	$295	$541	$207	$39	$39
Cost of owning personal car	$680	$680	N/A	N/A	$680	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,426	$1,354	N/A
Campsite	$293	$293	$293	$293	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,920
Meals	$196	$196	$196	$196	$788	$803	$196
Total	$1,634	$2,201	$2,166	$2,657	$3,102	$3,561	$3,520

Table 112
Columbus, OH-Breezewood, PA - Stony Pt, NY - Cape Cod, MA
2-Person Travel Party

Days 14	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,354	$1,354
Rental car	N/A	N/A	N/A	N/A	N/A	$0	$0
Fuel	$475	$618	$520	$954	$350	$78	$78
Cost of owning personal car	$1,165	$1,165	N/A	N/A	$986	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,926	$2,933	N/A
Campsite	$581	$581	$581	$581	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$4,160
Meals	$392	$392	$392	$392	$1,509	$1,532	$392
Total	$2,974	$4,071	$4,257	$5,182	$5,772	$5,897	$5,984

Table 113
Washington, DC - Stony Pt., NY - Cape Cod, MA
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,176
Rental car	N/A	$458
Fuel	$967	$64
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$3,724
Campsite	$345	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$196	$803
Total	$4,801	$6,226

Table 114
Columbus, OH-Breezewood, PA - Stony Pt, NY - Cape Cod, MA
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$2,452
Rental car	N/A	$767
Fuel	$1,753	$128
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$8,069
Campsite	$683	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,532
Total	$9,415	$12,948

Table 115
Salt Lake City, UT-Hurricane, UT-Grand Canyon, AZ
2-Person Travel Party

Days 7	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,478	$1,478
Rental car	N/A	N/A	N/A	N/A	N/A	$582	$582
Fuel	$323	$424	$311	$571	$234	$43	$43
Cost of owning personal car	$705	$705	N/A	N/A	$705	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,074	$1,217	N/A
Campsite	$252	$252	$252	$252	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,548
Meals	$196	$196	$196	$196	$721	$796	$196
Total	$1,656	$2,235	$2,141	$2,646	$2,734	$4,116	$3,847

Table 116
Dallas, TX-Big Spring, TX-Ruidoso, NM-Grants, NM-Williams, AZ-Grand Canyon, AZ
2-Person Travel Party

Days 14	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$980	$980
Rental car	N/A	N/A	N/A	N/A	N/A	$851	$851
Fuel	$602	$791	$584	$1,070	$433	$86	$86
Cost of owning personal car	$1,481	$1,481	N/A	N/A	$1,481	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,283	$2,637	N/A
Campsite	$549	$549	$549	$549	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$3,354
Meals	$392	$392	$392	$392	$1,524	$1,637	$392
Total	$3,384	$4,529	$4,289	$5,267	$5,722	$6,192	$5,663

Table 117
Salt Lake City, UT-Hurricane, UT-Grand Canyon, AZ
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$2,232
Rental car	N/A	$582
Fuel	$974	$71
Cost of owning personal car	N/A	N/A
Cost of owning motorhome/trailer	$3,294	N/A
Hotel	N/A	$2,035
Campsite	$279	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$196	$796
Total	$4,743	$5,715

Table 118
Dallas, TX-Big Spring, TX-Ruidoso, NM-Grants, NM-Williams, AZ-Grand Canyon, AZ
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,974
Rental car	N/A	$951
Fuel	$1,840	$142
Cost of owning personal car	N/A	N/A
Cost of owning motorhome/trailer	$6,588	N/A
Hotel	N/A	$2,035
Campsite	$600	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,637
Total	$9,420	$6,738

Table 119

Days 7	Oklahoma City, OK - Austin, TX, - Corpus Christi, TX 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$1,164	$1,164
Rental car	N/A	N/A	N/A	N/A	N/A	$642	$642
Fuel	$271	$357	$278	$510	$195	$31	$31
Cost of owning personal car	$766	$766	N/A	N/A	$766	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$899	$848	N/A
Campsite	$226	$226	$226	$226	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,128
Meals	$196	$196	$196	$196	$721	$721	$196
Total	$1,640	$2,203	$2,082	$2,560	$2,581	$3,406	$3,161

Table 120

Days 14	Jacksonville, FL - Pensacola, FL, - Lake Charles, LA - Corpus Christi, TX 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$998	$998
Rental car	N/A	N/A	N/A	N/A	N/A	$1,096	$1,096
Fuel	$516	$677	$535	$980	$373	$62	$62
Cost of owning personal car	$1,416	$1,416	N/A	N/A	$1,416	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,049	$1,836	N/A
Campsite	$463	$463	$463	$463	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$2,444
Meals	$392	$392	$392	$392	$1,419	$1,427	$392
Total	$3,147	$4,263	$4,154	$5,091	$5,257	$5,420	$4,992

Table 121
Oklahoma City, OK - Austin, TX, - Corpus Christi, TX
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$2,026
Rental car	N/A	$975
Fuel	$915	$51
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$1,275
Campsite	$244	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$196	$721
Total	$4,649	$5,048

Table 122
Jacksonville, FL - Pensacola, FL, - Lake Charles, LA - Corpus Christi, TX
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$2,170
Rental car	N/A	$1,803
Fuel	$1,762	$102
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$2,762
Campsite	$488	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,427
Total	$9,229	$8,264

Table 123

Days 7	Atlanta, GA-Lake City, FL-Orlando, FL 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$666	$666
Rental car	N/A	N/A	N/A	N/A	N/A	$424	$424
Fuel	$221	$287	$235	$431	$162	$36	$36
Cost of owning personal car	$606	$606	N/A	N/A	$606	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$950	$1,135	N/A
Campsite	$329	$329	$329	$329	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,002
Meals	$196	$196	$196	$196	$751	$788	$196
Total	$1,531	$2,076	$2,141	$2,583	$2,469	$3,049	$2,324

Table 124

Days 14	Cincinnati, OH-Sweetwater, TN-Thomson, GA-Jennings, FL-Orlando, FL 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$738	$738
Rental car	N/A	N/A	N/A	N/A	N/A	$938	$938
Fuel	$524	$686	$559	$1,024	$381	$72	$72
Cost of owning personal car	$1,327	$1,327	N/A	N/A	$1,327	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,107	$2,459	N/A
Campsite	$583	$583	$583	$583	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$2,171
Meals	$392	$392	$392	$392	$1,464	$1,562	$392
Total	$3,187	$4,304	$4,297	$5,255	$5,280	$5,768	$4,310

Table 125
Atlanta, GA-Lake City, FL-Orlando, FL
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,750
Rental car	N/A	$583
Fuel	$780	$59
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$2,428
Campsite	$354	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$196	$788
Total	$4,624	$5,608

Table 126
Cincinnati, OH-Sweetwater, TN-Thomson, GA-Jennings, FL-Orlando, FL
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,596
Rental car	N/A	$1,217
Fuel	$1,868	$117
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$5,260
Campsite	$631	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,562
Total	$9,479	$9,752

Table 127

Pittsburgh, PA-Lancaster, PA

2-Person Travel Party

Mode of Travel/Vacation Type

Days 3 Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$316	$316
Rental car	N/A	N/A	N/A	N/A	N/A	$136	$136
Fuel	$146	$192	$152	$279	$105	$18	$18
Cost of owning personal car	$322	$322	N/A	N/A	$322	N/A	N/A
Cost of owning motorhome/trailer	$77	$282	$592	$698	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$433	$301	N/A
Campsite	$114	$114	$114	$114	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$370
Meals	$84	$84	$84	$84	$294	$301	$84
Total	$743	$994	$942	$1,174	$1,155	$1,073	$924

Table 128

Pittsburgh, PA-Lancaster, PA

2-Person Travel Party

Upscale Mode of Travel/Vacation Type

Days 3 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,954
Rental car	N/A	$268
Fuel	$503	$29
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$1,412	N/A
Hotel	N/A	$427
Campsite	$125	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$84	$301
Total	$2,124	$2,979

Table 129

Days 7	Portland OR-Yreka, CA-Napa, CA 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$594	$594
Rental car	N/A	N/A	N/A	N/A	N/A	$403	$403
Fuel	$465	$614	$416	$763	$332	$55	$55
Cost of owning personal car	$827	$827	N/A	N/A	$827	N/A	N/A
Cost of owning motorhome/trailer	$180	$658	$1,382	$1,628	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$1,551	$1,337	N/A
Campsite	$316	$316	$316	$316	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$1,986
Meals	$196	$196	$196	$196	$811	$863	$196
Total	$1,985	$2,612	$2,311	$2,903	$3,521	$3,253	$3,233

Table 130

Days 14	Denver, CO -- Rawlins, WY -- Salt Lake City, UT -- Battle Mt., -- Reno, NV -- Napa, CA 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$938	$938
Rental car	N/A	N/A	N/A	N/A	N/A	$767	$767
Fuel	$762	$1,004	$718	$1,316	$546	$109	$109
Cost of owning personal car	$1,550	$1,550	N/A	N/A	$1,550	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$2,941	$2,898	N/A
Campsite	$616	$616	$616	$616	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$4,303
Meals	$392	$392	$392	$392	$1,562	$1,757	$392
Total	$3,680	$4,877	$4,489	$5,579	$6,600	$6,469	$6,509

Table 131
Portland OR-Yreka, CA-Napa, CA
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 7 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$916
Rental car	N/A	$527
Fuel	$1,240	$90
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$3,294	N/A
Hotel	N/A	$2,855
Campsite	$345	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$196	$863
Total	$5,075	$5,251

Table 132
Denver, CO -- Rawlins, WY -- Salt Lake City, UT -- Battle Mt., -- Reno, NV -- Napa, CA
2-Person Travel Party
Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,928
Rental car	N/A	$908
Fuel	$2,219	$179
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$6,588	N/A
Hotel	N/A	$6,187
Campsite	$674	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,757
Total	$9,872	$10,959

Table 133

Detriot, MI -- Traverse City, MI

2-Person Travel Party

Days 3	Mode of Travel/Vacation Type						
Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rent car, rental unit, meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$896	$896
Rental car	N/A	N/A	N/A	N/A	N/A	$279	$279
Fuel	$141	$185	$141	$259	$101	$17	$17
Cost of owning personal car	$324	$324	N/A	N/A	$324	N/A	N/A
Cost of owning motorhome/trailer	$77	$282	$592	$698	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$393	$397	N/A
Campsite	$126	$126	$126	$126	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$508
Meals	$84	$84	$84	$84	$309	$309	$84
Total	$752	$1,001	$943	$1,166	$1,127	$1,898	$1,784

Table 134

Detriot, MI -- Traverse City, MI

2-Person Travel Party

Upscale Vacation Type

Days 3	Type A Motorhome	1st Class Airline Upper Tier Hotel, Premium Rental Car, Restaurants
Costs		
Airfare	N/A	$1,558
Rental car	N/A	$338
Fuel	$456	$28
Cost of owning personal car	N/A	N/A
Cost of owning motorhome	$1,412	N/A
Hotel	N/A	$480
Campsite	$139	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$84	$309
Total	$2,091	$2,712

Table 135

Seattle, WA -- Spokane, WA -- Butte, MT -- Cody, WY -- Jackson Hole, WY (Yellowstone NP) [1]

2-Person Travel Party

Mode of Travel/Vacation Type

Days 14 Costs	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, rental unit meals in unit
Airfare	N/A	N/A	N/A	N/A	N/A	$912	$912
Rental car	N/A	N/A	N/A	N/A	N/A	$1,110	$1,110
Fuel	$697	$917	$672	$672	$502	$74	$74
Cost of owning personal car	$1,493	$1,493	N/A		$1,493	N/A	N/A
Cost of owning motorhome/trailer	$361	$1,316	$2,764	$3,256	N/A	N/A	N/A
Hotel	N/A	N/A	N/A	N/A	$4,773	$2,358	N/A
Campsite	$778	$778	$778	$778	N/A	N/A	N/A
Vacation Rental home/condo	N/A	N/A	N/A	N/A	N/A	N/A	$8,840
Meals	$392	$392	$392	$392	$1,397	$1,397	$392
	$3,721	$4,896	$4,606	$5,097	$8,165	$5,851	$11,328

Note: (1) Return trip includes overnight stay in Coeur d'Alene, ID

Table 136

Seattle, WA -- Spokane, WA -- Butte, MT -- Cody, WY -- Jackson Hole, WY

2-Person Travel Party

Upscale Mode of Travel/Vacation Type

Days 14 Costs	Type A Motorhome	1st Class Airline Upper Tier Hotel Premium Rental Car Restaurants
Airfare	N/A	$1,538
Rental car	N/A	$2,872
Fuel	$2,110	$121
Cost of owning personal car	N/A	N/A
Cost of owning motorhome/trailer	$6,588	N/A
Hotel	N/A	$10,119
Campsite	$844	N/A
Vacation Rental home/condo	N/A	N/A
Meals	$392	$1,397
Total	$9,933	$16,047

Note: (1) Return trip includes overnight stay in Coeur d'Alene, ID

Impact of Fluctuations in Fuel Costs – 2-Person Travel Party

CBRE Hotels Advisory has considered the impact of fluctuations in fuel costs on our findings by testing theoretical increases in fuel costs in one of our hypothetical vacations. It is significant to note that fluctuations in fuel costs economically impact all of the vacation types analyzed, both RV and non-RV vacations, to varying degrees. For this analysis, we have utilized the 7-day vacation from Washington, DC to Cape Cod, MA as an example.

For this 7-day vacation from Washington, DC to Cape Cod, MA, the average fuel cost per gallon at the time of our research was $3.75 for regular gasoline and $5.25 for diesel in Washington, DC and $3.83 for regular gasoline and $5.93 for diesel in Cape Cod. Considering the spread between the price for regular unleaded gasoline for both the departure and destination cities, $3.79 was used as the base price per gallon for the fuel fluctuation analysis. The following table presents the results of this analysis.

Table 137

Days 7	Washington, DC - Stony Pt., NY - Cape Cod, MA 2-Person Travel Party						
	Mode of Travel/Vacation Type						
Fuel Price Scenario	Personal Car towing camping trailer	SUV towing 4,000 lb travel trailer	Compact Motorhome	Type C Motorhome	Personal car, hotel, eating in restaurants	Airline, renting car, hotel, restaurants	Airline, Rental Car, Rental Condo
Base Scenario Fuel Price	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79	$3.79
Base Scenario Vacation Cost	$1,634	$2,201	$2,166	$2,657	$3,102	$3,561	$3,520
$4.74	$1,706	$2,294	$2,168	$2,663	$3,153	$3,570	$3,529
$5.69	$1,777	$2,388	$2,228	$2,772	$3,205	$3,580	$3,539
$6.63	$1,849	$2,481	$2,288	$2,881	$3,257	$3,590	$3,549
$7.58	$1,920	$2,575	$2,347	$2,990	$3,309	$3,600	$3,558
$8.53	$1,991	$2,669	$2,407	$3,100	$3,361	$3,609	$3,568
$9.48	$2,063	$2,762	$2,467	$3,209	$3,413	$3,619	$3,578
$10.42	$2,134	$2,856	$2,526	$3,318	$3,464	$3,629	$3,587
$11.37	$2,206	$2,949	$2,586	$3,428	$3,516	$3,638	$3,597
$12.32	$2,277	$3,043	$2,645	$3,537	$3,568	$3,648	$3,607
$13.27	$2,349	$3,137	$2,705	$3,646	$3,620	$3,658	$3,616
$14.21	$2,420	$3,230	$2,765	$3,755	$3,672	$3,667	$3,626
$15.16	$2,491	$3,324	$2,824	$3,865	$3,724	$3,677	$3,636
$16.11	$2,563	$3,417	$2,884	$3,974	$3,775	$3,687	$3,646
$17.06	$2,634	$3,511	$2,943	$4,083	$3,827	$3,696	$3,655
$18.00	$2,706	$3,605	$3,003	$4,193	$3,879	$3,706	$3,665
$18.95	$2,777	$3,698	$3,063	$4,302	$3,931	$3,716	$3,675
$19.90	$2,849	$3,792	$3,122	$4,411	$3,983	$3,726	$3,684
$20.85	$2,920	$3,885	$3,182	$4,520	$4,035	$3,735	$3,694
$21.79	$2,991	$3,979	$3,241	$4,630	$4,086	$3,745	$3,704
$22.74	$3,063	$4,073	$3,301	$4,739	$4,138	$3,755	$3,713

As the data indicates, while fuel costs are a component of the overall vacation cost, it is not significant enough to materially affect the outcome of our analysis. As the data shows, it would take an increase in fuel prices to between $12.32 and $13.27 per gallon for the most expensive RV vacation (Type C motorhome) to be more costly than the least expensive non-RV vacation.

As the following table indicates, the Type A motorhome vacation remains less expensive than the upscale non-RV vacation until the respective fuel costs increase between 150 and 175 percent, or between $14.00 and $15.40 for diesel fuel and between $9.48 and $10.42 for regular gasoline.

Table 138 Washington, DC - Stony Pt., NY - Cape Cod, MA Mode of Upscale Travel/Vacation Type 2-Person Travel Party			
Fuel Price Scenario	Type A Motorhome[1]	Fuel Price Scenario	First Class airline, premium rental car, upscale hotel, restaurants
Base Scenario Fuel Price	$5.59	Base Scenario Fuel Price	$3.79
Base Scenario Vacation Cost	$4,801	Base Scenario Vacation Cost	$6,226
$7.00	$5,045	$4.74	$6,241
$8.40	$5,288	$5.69	$6,257
$9.80	$5,530	$6.63	$6,273
$11.20	$5,772	$7.58	$6,289
$12.60	$6,014	$8.53	$6,305
$14.00	$6,256	$9.48	$6,320
$15.40	$6,499	$10.42	$6,336
$16.80	$6,741	$11.37	$6,352
$18.20	$6,983	$12.32	$6,368
$19.60	$7,225	$13.27	$6,384
$21.00	$7,467	$14.21	$6,400
$22.40	$7,710	$15.16	$6,416
$23.80	$7,952	$16.11	$6,432
$25.20	$8,194	$17.06	$6,448
$26.60	$8,436	$18.00	$6,463
$28.00	$8,678	$18.95	$6,479
$29.30	$8,903	$19.90	$6,495
$30.70	$9,146	$20.85	$6,511
$32.10	$9,388	$21.79	$6,527
$33.50	$9,630	$22.74	$6,543
$34.90	$9,872	$23.69	$6,559
$36.30	$10,114	$24.64	$6,575

Notes:
(1) Type A motorhome using diesel fuel

We are of the opinion that fuel costs will likely not approach the levels required to significantly impact the affordability of RV vacations versus other modes of travel in the foreseeable future. As such, RV vacations are generally less expensive than the comparable non-RV vacation types. Therefore, price spikes in fuel costs should not adversely affect the decision on whether or not an RV vacation is taken versus other types of vacations. It is significant to note that while our example utilizes a 7-day vacation for illustrative purposes, the findings are generally the same regardless of vacation duration with regard to increases in fuel costs.

CONCLUSION

Among the different 2-person vacation-types analyzed in the Summer 2023 study, CBRE Hotels Advisory found that camping vacations using different types of RVs are generally more economical than all other vacation types analyzed.

Type A motorhome vacations are typically more economical when compared against an upscale air/hotel vacation.

Although much has happened since our Summer 2017 study, the conclusion remains the same: RV vacations remain a sound value when compared to other types of vacations, with the exception of Type C motorhome vacations.

As noted earlier, including ownership costs:

- The average cost per day of the camping vacation using a folding camping trailer was found to be about 43 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 46 percent less than the average daily cost of a comparable air/hotel vacation; and about 47 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the camping vacation using a lightweight travel trailer was found to be about 23 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 28 percent less than the average daily cost of a comparable air/hotel vacation; and about 28 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the camping vacation using a compact motorhome was found to be about 25 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 30 percent less than the average daily cost of a comparable air/hotel vacation; and about 30 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the camping vacation using a Type C motorhome was found to be about 9 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 15 percent less than the average daily cost of a comparable air/hotel vacation; and about 15 percent less than the average daily cost of the comparable air/rental home or condo vacation.

- The average cost per day of the upscale camping vacation using a Type A motorhome was found to be about 11 percent less expensive than the cost of comparable upscale car/hotel combination vacations.

As these findings illustrate, vacations using RVs are an advantageous choice for 2-person travel parties seeking to maximize the utility of their vacation budgets.

SECTION IV:
COST OF VEHICLE OWNERSHIP

COST OF VEHICLE OWNERSHIP

CBRE Hotels Advisory also considered the cost of vehicle ownership for each applicable mode of transport - personal vehicle, folding camping trailer, lightweight travel trailer, compact motorhome, Type C motorhome, and Type A motorhome. The following text outlines our underlying assumptions and subsequent approach to this analysis.

At the time of this study, the reimbursement rate determined by GSA for all types of personal vehicles is $0.625 per mile. CBRE Hotels Advisory has already calculated gasoline cost for each hypothetical vacation using fuel cost data specific to each state and average MPG figures derived from the EPA's The 2021 EPA Automotive Trends Report. Using this information, CBRE Hotels Advisory has estimated the cost of owning a personal vehicle on a per mile basis for each hypothetical vacation.

In order to determine the cost of owning an RV, CBRE Hotels Advisory utilized data provide by Statistical Surveys, Inc. We used the percentage of used versus newly purchased vehicles in order to develop a weighted average cost of ownership. According to Statistical Surveys, Inc, for the period 2016 through 2022, approximately 36.2 percent of recreation vehicles are purchased new and 63.8 percent are purchased used.

Based on 2022 Used RV Registration data from S&P Global Mobility (formerly the automotive team at IHS Markit) we estimated that a used RV was, on average, 12.5 years old when purchased. Interest rates and financing periods vary by type of RV and are detailed in each respective RV type section in the following pages. It is significant to note, however, that financing terms are subject to many factors and vary based on the individual borrower. The Internal Revenue Service allows for an annual tax savings of 0.95 percent of the original loan amount. Loans to purchase the vast majority of RVs are treated like second-home mortgages - the interest is tax-deductible. The average reported holding period for all RVs was assumed to be seven years, per a 2011 University of Michigan report. After seven years, we assumed that RVs would be sold. CBRE Hotels Advisory calculated the expected residual value of each RV (new and used) after the estimated seven-year holding period. CBRE Hotels Advisory determined today's residual value of seven-year old RVs (based on new RV being sold in seven years) and 19.5-year old RVs (based on 12.5-year old RV being sold in seven years) and applied those ratios to today's new and used costs.

After calculating the cost of each vehicle, plus seven years of interest payments, we subtracted the vehicle's residual value, or what the owner would receive upon sale of the vehicle. This resulted in a total cost of ownership, which was then divided by the average holding period to determine the average cost per year.

According to data provided by Ipsos, an RV is used an average of 25 days per year. The annual cost of ownership was divided by the number of days used to obtain the estimated cost of ownership per day. Then, using a weighted average of new versus used vehicles, this cost per day was then applied to the duration of each hypothetical vacation in order to define the cost of owning each vehicle type per hypothetical trip.

The following details the analysis described above.

Cost of Owning a Folding Camping Trailer

For the purposes of our analysis, we have assumed the folding camping trailer is approximately 2,000 lbs. An average cost of $16,000 for a new folding camping trailer has been used for this study. An average cost of a used folding camping trailer (assumed to be 12.5 years old) is estimated at $6,500. The anticipated residual value of the new trailer in seven years is $9,600, while the anticipated residual value of the used trailer in seven years is $3,900. Assuming the new folding camping trailer purchased was financed over 5 years at 5.49 percent interest and an average holding period of seven years, total interest paid on a new folding camping trailer amounts $1,633. Assuming that the used folding camper was financed over 5 years at 5.65 percent interest, the interest on the used folding camping trailer amounts to $684. Based on the aforementioned data, combined with the tax savings benefit, the cost of owning the folding camping trailer is calculated as follows:

	New	Used
Average Purchase Price	$16,000	$7,500
Plus Seven Years of Interest	$1,633	$684
Minus Expected Residual Value	$(9,600)	$(3,900)
Minus Tax Benefit	$(796)	$(324)
Total Cost	$7,237	$2,960
Total Cost per Year (7 year ownership period)	$1,034	$488
Cost Per Day (25 use days per year)	$41	$17
Weighted Average based on 36.2 percent new and 63.8 percent used ownership	**$25.76**	

Cost of Owning a Travel Trailer

For the purposes of our analysis, we have assumed the travel trailer is approximately 4,000 lbs. An average cost of $45,000 for a new travel trailer has been used for this study. An average cost of a used travel trailer (assumed to be 12.5 years old) is estimated at $22,000. The anticipated residual value of the new travel trailer in seven years is $27,000, while the anticipated residual value of the used travel trailer in seven years is $13,200. Assuming the new travel trailer purchased was financed over 10 years at 5.49 percent interest and an average holding period of seven years, total interest paid on a new travel trailer amounts to $6,429. Assuming that the used travel trailer was financed over 10 years at 5.65 percent interest, the interest on the used travel trailer amounts to $4,296. Based on the aforementioned data, combined with the tax savings benefit, the cost of owning the travel trailer is calculated as follows:

	New	Used
Average Purchase Price	$45,000	$22,000
Plus Seven Years of Interest	$6,429	$4,296
Minus Expected Residual Value	$(27,000)	$(13,200)
Minus Tax Benefit	$(8,521)	$(1,095)
Total Cost	$24,281	$12,001
Total Cost per Year (7 year ownership period)	$3,469	$1,714
Cost Per Day (25 use days per year)	$139	$69
Weighted Average based on 36.2 percent new and 63.8 percent used ownership	**$94**	

Cost of Owning a Type B Motorhome

An average cost of $93,000 for a new Type B motorhome has been used for this study. An average cost of a used Type B motorhome (assumed to be 12.5 years old) is estimated at $50,000. The anticipated residual value of the new Type B motorhome in seven years is $55,800, while the anticipated residual value of the used compact motorhome in seven years is $30,000. Assuming the new compact motorhome purchased was financed over 12 years at 4.69 percent interest and an average holding period of seven years, total interest paid on a new compact motorhome amounts to $16,240. Assuming that the used compact motorhome was financed over 12 years at 4.80 percent interest, the interest on the used compact motorhome amounts to $8,949. Based on the aforementioned data, combined with the tax savings benefit, the cost of owning the compact motorhome is calculated as follows:

	New	Used
Average Purchase Price	$93,000	$50,000
Plus Seven Years of Interest	$16,240	$8,949
Minus Expected Residual Value	$(55,800)	$(30,000)
Minus Tax Benefit	$(4,629)	$(2,489)
Total Cost	$48,811	$26,460
Total Cost per Year (7 year ownership period)	$6,973	$3,780
Cost Per Day (25 use days per year)	$279	$151
Weighted Average based on 36.2 percent new and 63.8 percent used ownership	**$197**	

Cost of Owning a Type C Motorhome

An average cost of $105,000 for a new Type C motorhome has been used for this study. An average cost of a used Type C motorhome (assumed to be 12.5 years old) is estimated at $60,000. The anticipated residual value of the new Type C motorhome in seven years is $63,000, while the anticipated residual value of the used Type C motorhome in seven years is $36,000. Assuming the new Type C motorhome purchased

was financed over 12 years at 4.69 percent interest and an average holding period of seven years, total interest paid on a new compact motorhome amounts to $18,335. Assuming that the used Type C motorhome was financed over 12 years at 4.80 percent interest, the interest on the used Type C motorhome amounts to $11,505. Based on the aforementioned data, combined with the tax savings benefit, the cost of owning the Type C motorhome is calculated as follows:

	New	Used
Average Purchase Price	$105,000	$60,000
Plus Seven Years of Interest	$18,335	$11,505
Minus Expected Residual Value	$(63,000)	$(36,000)
Minus Tax Benefit	$(5,226)	$(2,986)
Total Cost	$55,110	$32,519
Total Cost per Year (7 year ownership period)	$7,871	$4,646
Cost Per Day (25 use days per year)	$315	$186
Weighted Average based on 57 percent new and 43 percent used ownership	**$233**	

Cost of Owning a Type A Motorhome

An average cost of $210,000 for a new Type A motorhome has been used for this study. An average cost of a used Type A motorhome (assumed to be 12.5 years old) is estimated at $120,000. The anticipated residual value of the new Type A motorhome in seven years is $126,000, while the anticipated residual value of the used Type A motorhome in seven years is $72,000. Assuming the new Type A motorhome purchased was financed over 20 years at 4.49 percent interest and an average holding period of seven years, total interest paid on a new Type A motorhome amounts to $40,710. Assuming that the used Type A motorhome was financed over 15 years at 4.60 percent interest, the interest on the used Type A motorhome amounts to $22,214. Based on the aforementioned data, combined with the tax savings benefit, the cost of owning the Type A motorhome is calculated as follows:

	New	Used
Average Purchase Price	$210,000	$120,000
Plus Seven Years of Interest	$40,710	$22,214
Minus Expected Residual Value	$(126,000)	$(72,000)
Minus Tax Benefit	$(10,452)	$(5,972)
Total Cost	$114,258	$64,242
Total Cost per Year (7 year ownership period)	$16,323	$9,177
Cost Per Day (25 use days per year)	$653	$367
Weighted Average based on 36.2 percent new and 63.8 percent used ownership	**$471**	

Appendix A
Type C Motorhome Rental Cost Comparison

TYPE C MOTORHOME RENTAL COSTS

As a component of the vacation cost analysis, the cost of renting a Type C motorhome has been analyzed for comparison to the other modes of vacation travel detailed in the main body of this report.

On average, the cost of a vacation using a rented Type C motorhome is less expensive than the cost of the same vacation using a personally owned Type C motorhome.

The Type C motorhome rental vacation has been calculated assuming that the travel party will rent a Type C motorhome in the origin city and return the motorhome to the same location at the conclusion of the vacation. Using a survey of websites of RV rental companies, CBRE Hotels Advisory determined an average cost for renting a Type C motorhome. Additionally, we have assumed that the travel party will purchase linens (towels, hand towels, washcloths, sheets, and blankets) and bring kitchen items from their home to equip the motorhome for the vacation. Rental costs for both 4-person and 2-person parties are presented in the following tables

Table A1
Type C Motorhome Rental
4-Person Travel party

Destination	Trip Duration	RV Rental Cost
Branson, MO	7	$1,827
Branson, MO	14	$4,228
Cape Cod, MA	7	$1,877
Cape Cod, MA	14	$3,413
Grand Canyon, AZ	7	$1,983
Grand Canyon, AZ	14	$3,344
Corpus Christi, TX	7	$349
Corpus Christi, TX	14	$1,836
Orlando, FL	7	$3,946
Orlando, FL	14	$1,773
Lancaster, PA	3	$3,035
Napa, CA	7	$1,473
Napa, CA	14	$3,461
Traverse City, MI	3	$351
Jackson Hole, WY	14	$4,675

Source:
CBRE Hotels Advisory

Table A2 Type C Motorhome Rental 2-Person Travel party		
Destination	Trip Duration	RV Rental Cost
Branson, MO	7	$1,777
Branson, MO	14	$4,178
Cape Cod, MA	7	$1,827
Cape Cod, MA	14	$3,363
Grand Canyon, AZ	7	$1,933
Grand Canyon, AZ	14	$3,294
Corpus Christi, TX	7	$299
Corpus Christi, TX	14	$1,786
Orlando, FL	7	$3,896
Orlando, FL	14	$1,723
Lancaster, PA	3	$2,985
Napa, CA	7	$1,423
Napa, CA	14	$3,411
Traverse City, MI	3	$301
Jackson Hole, WY	14	$4,597
Source: CBRE Hotels Advisory		

Fuel and meal prices for the Type C motorhome rental vacation are the same as those for the personally owned Type C motorhome vacations.

4-Person Party Type C Motorhome Rental Vacation Costs

The average cost per day of the 4-person camping vacation using a Type C rental motorhome was found to be about 20 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 37 percent less than the average daily cost of a 4-person comparable air/hotel vacation; and about 28 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

The tables that follow present the Type C motorhome rental vacation costs.

4-Person Party Type C Motorhome Rental Vacation Costs, by Destination

Table A3 Chicago, IL -- St. Louis, MO -- Branson, MO 4-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$530
Cost of owning personal car	N/A
Cost of renting motorhome	$1,827
Hotel	N/A
Campsite	$303
Vacation Rental home/condo	N/A
Meals	$376
Total	$3,035

Table A4 Minneapolis, MN -- Winterset, IA -- El Dorado Springs, MO -- Branson, MO 4-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$729
Cost of owning personal car	N/A
Cost of renting motorhome	$4,228
Hotel	N/A
Campsite	$506
Vacation Rental home/condo	N/A
Meals	$752
Total	$6,215

Table A5 Washington, DC -- Stony Pt., NY -- Cape Cod, MA 4-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$541
Cost of owning personal car	N/A
Cost of renting motorhome	$1,877
Hotel	N/A
Campsite	$293
Vacation Rental home/condo	N/A
Meals	$376
Total	$3,087

Table A6 Columbus, OH -- Breezewood, PA -- Stony Pt, NY -- Cape Cod, MA 4-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$954
Cost of owning personal car	N/A
Cost of renting motorhome	$3,413
Hotel	N/A
Campsite	$581
Vacation Rental home/condo	N/A
Meals	$752
Total	$5,700

Table A7 Salt Lake City, UT -- Hurricane, UT -- Grand Canyon, AZ 4-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$571
Cost of owning personal car	N/A
Cost of renting motorhome	$1,983
Hotel	N/A
Campsite	$252
Vacation Rental home/condo	N/A
Meals	$376
Total	$3,182

Table A8 Dallas, TX -- Big Spring, TX -- Ruidoso, NM -- Grants, NM -- Williams, AZ -- Grand Canyon, AZ 4-Person Travel Party	
Days **14** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$1,070
Cost of owning personal car	N/A
Cost of renting motorhome	$3,344
Hotel	N/A
Campsite	$549
Vacation Rental home/condo	N/A
Meals	$752
Total	$5,716

Table A9 Oklahoma City, OK -- Austin, TX -- Corpus Christi, TX 4-Person Travel Party	
Days **7** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$510
Cost of owning personal car	N/A
Cost of renting motorhome	$1,773
Hotel	N/A
Campsite	$226
Vacation Rental home/condo	N/A
Meals	$376
Total	$2,885

Table A10 Jacksonville, FL -- Pensacola, FL -- Lake Charles, LA -- Corpus Christi, TX 4-Person Travel Party	
Days **14** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$980
Cost of owning personal car	N/A
Cost of renting motorhome	$3,035
Hotel	N/A
Campsite	$463
Vacation Rental home/condo	N/A
Meals	$752
Total	$5,230

Table A11 Atlanta, GA -- Lake City, FL -- Orlando, FL 4-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$431
Cost of owning personal car	N/A
Cost of renting motorhome	$1,473
Hotel	N/A
Campsite	$329
Vacation Rental home/condo	N/A
Meals	$376
Total	$2,608

Table A12 Cincinnati, OH -- Sweetwater, TN -- Thomson, GA -- Jennings, FL -- Orlando, FL 4-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$1,024
Cost of owning personal car	N/A
Cost of renting motorhome	$3,461
Hotel	N/A
Campsite	$583
Vacation Rental home/condo	N/A
Meals	$752
Total	$5,820

Table A13 Pittsburgh, PA -- Lancaster, PA 4-Person Travel Party	
Days 3 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$279
Cost of owning personal car	N/A
Cost of renting motorhome	$349
Hotel	N/A
Campsite	$114
Vacation Rental home/condo	N/A
Meals	$161
Total	$903

Table A14 Portland OR -- Yreka, CA -- Napa, CA 4-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$763
Cost of owning personal car	N/A
Cost of renting motorhome	$1,836
Hotel	N/A
Campsite	$316
Vacation Rental home/condo	N/A
Meals	$376
Total	$3,291

Table A15 Denver, CO -- Rawlins, WY -- Salt Lake City, UT -- Battle Mt., NV -- Reno, NV -- Napa, CA 4-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$1,316
Cost of owning personal car	N/A
Cost of renting motorhome	$3,946
Hotel	N/A
Campsite	$616
Vacation Rental home/condo	N/A
Meals	$752
Total	$6,629

Table A16 Detroit, MI -- Traverse City, MI 4-Person Travel Party	
Days 3 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$259
Cost of owning personal car	N/A
Cost of renting motorhome	$351
Hotel	N/A
Campsite	$126
Vacation Rental home/condo	N/A
Meals	$161
Total	$896

Table A17 Seattle, WA -- Spokane, WA -- Butte, MT -- Cody, WY -- Jackson Hole, WY (Yellowstone NP)[1] 4-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$672
Cost of owning personal car	N/A
Cost of renting motorhome	$4,675
Hotel	N/A
Campsite	$778
Vacation Rental home/condo	N/A
Meals	$752
Total	$6,877

Note: (1) Return trip includes overnight stay in Coeur d'Alene, ID

2-Person Party Type C Motorhome Rental Vacation Costs

The average cost per day of the camping vacation using a Type C motorhome was found to be about 8 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 14 percent less than the average daily cost of a comparable air/hotel vacation; and about 14 percent less than the average daily cost of the comparable air/rental home or condo vacation.

The tables that follow present the Type C motorhome rental vacation costs.

2-Person Party Type C Motorhome Rental Vacation Costs, by Destination

Table A18 Chicago, IL -- St. Louis, MO -- Branson, MO 2-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$530
Cost of owning personal car	N/A
Cost of renting motorhome	$1,777
Hotel	N/A
Campsite	$303
Vacation Rental home/condo	N/A
Meals	$196
Total	$2,805

Table A19 Minneapolis, MN -- Winterset, IA -- El Dorado Springs, MO -- Branson, MO 2-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$729
Cost of owning personal car	N/A
Cost of renting motorhome	$4,178
Hotel	N/A
Campsite	$506
Vacation Rental home/condo	N/A
Meals	$392
Total	$5,804

Table A20 Washington, DC -- Stony Pt., NY -- Cape Cod, MA 2-Person Travel Party	
Days 7 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$541
Cost of owning personal car	N/A
Cost of renting motorhome	$1,827
Hotel	N/A
Campsite	$293
Vacation Rental home/condo	N/A
Meals	$196
Total	$2,857

Table A21 Columbus, OH -- Breezewood, PA -- Stony Pt, NY -- Cape Cod, MA 2-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$954
Cost of owning personal car	N/A
Cost of renting motorhome	$3,363
Hotel	N/A
Campsite	$581
Vacation Rental home/condo	N/A
Meals	$392
Total	$5,290

Table A22 Salt Lake City, UT -- Hurricane, UT -- Grand Canyon, AZ 2-Person Travel Party	
Days **7** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$571
Cost of owning personal car	N/A
Cost of renting motorhome	$1,933
Hotel	N/A
Campsite	$252
Vacation Rental home/condo	N/A
Meals	$196
Total	$2,951

Table A23 Dallas, TX -- Big Spring, TX -- Ruidoso, NM -- Grants, NM -- Williams, AZ -- Grand Canyon, AZ 2-Person Travel Party	
Days **14** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$1,070
Cost of owning personal car	N/A
Cost of renting motorhome	$3,294
Hotel	N/A
Campsite	$549
Vacation Rental home/condo	N/A
Meals	$392
Total	$5,305

Table A24 Oklahoma City, OK -- Austin, TX -- Corpus Christi, TX 2-Person Travel Party	
Days **7** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$510
Cost of owning personal car	N/A
Cost of renting motorhome	$1,723
Hotel	N/A
Campsite	$226
Vacation Rental home/condo	N/A
Meals	$196
Total	$2,655

Table A25 Jacksonville, FL -- Pensacola, FL -- Lake Charles, LA -- Corpus Christi, TX 2-Person Travel Party	
Days **14** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$980
Cost of owning personal car	N/A
Cost of renting motorhome	$2,985
Hotel	N/A
Campsite	$463
Vacation Rental home/condo	N/A
Meals	$392
Total	$4,820

Table A26 Atlanta, GA -- Lake City, FL -- Orlando, FL 2-Person Travel Party	
Days **7** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$431
Cost of owning personal car	N/A
Cost of renting motorhome	$1,423
Hotel	N/A
Campsite	$329
Vacation Rental home/condo	N/A
Meals	$196
Total	$2,378

Table A27 Cincinnati, OH -- Sweetwater, TN -- Thomson, GA -- Jennings, FL -- Orlando, FL 2-Person Travel Party	
Days **14** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$1,024
Cost of owning personal car	N/A
Cost of renting motorhome	$3,411
Hotel	N/A
Campsite	$583
Vacation Rental home/condo	N/A
Meals	$392
Total	$5,410

Table A28 Pittsburgh, PA -- Lancaster, PA 2-Person Travel Party	
Days **3** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$279
Cost of owning personal car	N/A
Cost of renting motorhome	$299
Hotel	N/A
Campsite	$114
Vacation Rental home/condo	N/A
Meals	$84
Total	$775

Table A29 Portland OR -- Yreka, CA -- Napa, CA 2-Person Travel Party	
Days **7** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$763
Cost of owning personal car	N/A
Cost of renting motorhome	$1,786
Hotel	N/A
Campsite	$316
Vacation Rental home/condo	N/A
Meals	$196
Total	$3,061

Table A30 Denver, CO -- Rawlins, WY -- Salt Lake City, UT -- Battle Mt., NV -- Reno, NV -- Napa, CA 2-Person Travel Party	
Days **14** **Costs**	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$1,316
Cost of owning personal car	N/A
Cost of renting motorhome	$3,896
Hotel	N/A
Campsite	$616
Vacation Rental home/condo	N/A
Meals	$392
Total	$6,219

Table A31 Detroit, MI -- Traverse City, MI 2-Person Travel Party	
Days 3 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$259
Cost of owning personal car	N/A
Cost of renting motorhome	$301
Hotel	N/A
Campsite	$126
Vacation Rental home/condo	N/A
Meals	$84
Total	$769

Table A32 Seattle, WA -- Spokane, WA -- Butte, MT -- Cody, WY -- Jackson Hole, WY (Yellowstone NP)[1] 2-Person Travel Party	
Days 14 Costs	Type C Motorhome Rental
Airfare	N/A
Rental car	N/A
Fuel	$672
Cost of owning personal car	N/A
Cost of renting motorhome	$4,597
Hotel	N/A
Campsite	$778
Vacation Rental home/condo	N/A
Meals	$392
Total	$6,439

Note: (1) Return trip includes overnight stay in Coeur d'Alene, ID

CONCLUSION

Vacation costs using a rented Type C motorhome exhibits similar cost patterns to those using a personally owned Type C motorhome. Both four-person and two-person RV rental vacations tend to cost less than other forms of non-RV travel.

4-Person Travel Party RV Rental Vacation Cost Analysis

The average cost per day of the 4-person camping vacation using a Type C rental motorhome was found to be about 20 percent less expensive than the average daily cost of comparable 4-person car/hotel combination vacations; about 37 percent less than the average daily cost of a 4-person comparable air/hotel vacation; and about 28 percent less than the average daily cost of the comparable 4-person air/rental home or condo vacation.

2-Person Travel Party RV Rental Vacation Cost Analysis

The average cost per day of the camping vacation using a Type C motorhome was found to be about 8 percent less expensive than the average daily cost of comparable car/hotel combination vacations; about 14 percent less than the average daily cost of a comparable air/hotel vacation; and about 14 percent less than the average daily cost of the comparable air/rental home or condo vacation.

Appendix B
Terms and Conditions

TERMS AND CONDITIONS

1. The Terms and Conditions herein are part of an agreement for consulting services (the "Agreement") between CBRE, Inc. (the "Advisor") and the client signing this Agreement, and for whom the consulting services will be performed (the "Client"), and shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state where the consulting office is located for the Advisor executing this Agreement.

2. Client shall be responsible for the payment of all fees stipulated in the Agreement. Payment of the consulting fee and preparation of a consulting report (the "Consulting Report, or the "report") are not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the Consulting Report. Final payment is due as provided in the Proposal Specifications Section of this Agreement. If a draft report is requested, the fee is considered earned upon delivery of the draft report. It is understood that the Client may cancel this assignment in writing at any time prior to delivery of the completed report. In such event, the Client is obligated only for the prorated share of the fee based upon the work completed and expenses incurred (including travel expenses to and from the job site), with a minimum charge of $500. Additional copies of the Consulting Reports are available at a cost of $250 per original color copy and $100 per photocopy (black and white), plus shipping fees of $30 per report.

3. If Advisor is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Consulting Report, the Advisor's expertise, or the Property, Client shall pay Advisor's additional costs and expenses, including but not limited to Advisor's attorneys' fees, and additional time incurred by Advisor based on Advisor's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Consulting Report), meeting participation, and Advisor's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional consulting services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.

4. Advisor shall have the right to terminate this Agreement at any time for cause effective immediately upon written notice to Client on the occurrence of fraud or the willful misconduct of Client, its employees or agents, or without cause upon 30 days written notice.

5. In the event Client fails to make payments when due then, from the date due until paid, the amount due and payable shall bear interest at the maximum rate permitted in the state where the office is located for the Advisor executing the Agreement. In the event either party institutes legal action against the other to enforce its rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and expenses. Each party waives the right to a trial by jury in any action arising under this Agreement.

6. Advisor assumes there are no major or significant items or issues affecting the Property that would require the expertise of a professional building contractor, engineer, or environmental consultant for Advisor to prepare a valid report. Client acknowledges that such additional expertise is not covered in the Appraisal fee and agrees that, if such additional expertise is required, it shall be provided by others at the discretion and direction of the Client, and solely at Client's additional cost and expense.

7. In the event of any dispute between Client and Advisor relating to this Agreement, or Advisor's or Client's performance hereunder, Advisor and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by an arbitrator may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of the Advisor executing this Agreement is located. The arbitrator shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar damages. The prevailing party in the arbitration proceeding shall be entitled to recover its expenses from the losing party, including costs of the arbitration proceeding, and reasonable attorney's fees. Client acknowledges that Advisor is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Client and Advisor. This engagement shall be deemed

concluded and the services hereunder completed upon delivery to Client of the Consulting Report discussed herein.

8. All statements of fact in the report which are used as the basis of the Advisor's analyses, opinions, and conclusions will be true and correct to Advisor's actual knowledge and belief. Advisor does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the condition of the Property furnished to Advisor by Client or others. TO THE FULLEST EXTENT PERMITTED BY LAW, ADVISOR DISCLAIMS ANY GUARANTEE OR WARRANTY AS TO THE OPINIONS AND CONCLUSIONS PRESENTED ORALLY OR IN ANY CONSULTING REPORT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE EVEN IF KNOWN TO ADVISOR. Furthermore, the conclusions and any permitted reliance on and use of the Consulting Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.
9. Advisor shall have no responsibility for legal matters, including zoning, or questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the Property analyzed.
10. Client shall provide Advisor with such materials with respect to the assignment as are requested by Advisor and in the possession or under the control of Client. Client shall provide Advisor with sufficient access to the Property to be analyzed, and hereby grants permission for entry unless discussed in advance to the contrary.
11. The data gathered in the course of the assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Advisor. With respect to data provided by Client, Advisor shall not violate the confidential nature of the Advisor-Client relationship by improperly disclosing any proprietary information furnished to Advisor. Notwithstanding the foregoing, Advisor is authorized by Client to disclose all or any portion of the report and related data as may be required by statute, government regulation, legal process, or judicial decree, including to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Advisor to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
12. Unless specifically noted, in preparing the Consulting Report the Advisor will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material) on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
13. In the event Client intends to use the Consulting Report in connection with a tax matter, Client acknowledges that Advisor provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Consulting Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Consulting Report. Client agrees that Advisor shall have no responsibility or liability to Client or any other party for any such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from Advisor relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
14. Advisor shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered under or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Consulting Report to any third party.
15. LIMITATION OF LIABILITY. EXCEPT TO THE EXTENT ARISING FROM SECTION 16 BELOW, OR SECTION 17 IF APPLICABLE, IN NO EVENT SHALL EITHER PARTY OR ANY OF ITS AFFILIATE, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, OR CONTRACTORS BE LIABLE TO THE OTHER, WHETHER BASED IN CONTRACT, WARRANTY, INDEMNITY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT OR OTHERWISE, FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR INDIRECT DAMAGES, AND AGGREGATE DAMAGES IN CONNECTION WITH THIS AGREEMENT FOR EITHER PARTY (EXCLUDING THE OBLIGATION TO PAY THE FEES REQUIRED HEREUNDER) SHALL NOT EXCEED THE GREATER OF THE TOTAL FEES PAYABLE TO ADVISOR UNDER THIS AGREEMENT OR TEN THOUSAND DOLLARS ($10,000). THIS LIABILITY LIMITATION SHALL NOT APPLY IN THE EVENT OF A FINAL FINDING BY AN ARBITRATOR OR A

COURT OF COMPETENT JURISDICTION THAT SUCH LIABILITY IS THE RESULT OF A PARTY'S FRAUD OR WILLFUL MISCONDUCT.

16. Client shall not disseminate, distribute, make available or otherwise provide any Consulting Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Consulting Report , in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by Advisor as an "Intended User" of the Consulting Report provided that either Advisor has received an acceptable release from such third party with respect to such Consulting Report or Client provides acceptable indemnity protections to Advisor against any claims resulting from the distribution of the Consulting Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Consulting Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event Advisor consents, in writing, to Client incorporating or referencing the Consulting Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Advisor with complete copies of such materials and Advisor has approved all such materials in writing. Client shall not modify any such materials once approved by Advisor. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, in no event shall the receipt of a Consulting Report by such party extend any right to the party to use and rely on such report, and Advisor shall have no liability for such unauthorized use and reliance on any Consulting Report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Advisor, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Advisor and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Consulting Report.

17. In the event an Intended User incorporates or references the Consulting Report, in whole or in part, in any offering or other material intended for review by other parties, Client shall indemnify, defend and hold each of the Indemnified Parties harmless from and against any Damages in connection with (i) any transaction contemplated by this Agreement or in connection with the consulting or the engagement of or performance of services by any Indemnified Party hereunder, (ii) any actual or alleged untrue statement of a material fact, or the actual or alleged failure to state a material fact necessary to make a statement not misleading in light of the circumstances under which it was made with respect to all information furnished to any Indemnified Party or made available to a prospective party to a transaction, or (iii) an actual or alleged violation of applicable law by an Intended User (including, without limitation, securities laws) or the negligent or intentional acts or omissions of an Intended User (including the failure to perform any duty imposed by law); and will reimburse each Indemnified Party for all reasonable fees and expenses (including fees and expenses of counsel) (collectively, "Expenses") as incurred in connection with investigating, preparing, pursuing or defending any threatened or pending claim, action, proceeding or investigation (collectively, "Proceedings") arising therefrom, and regardless of whether such Indemnified Party is a formal party to such Proceeding. Client agrees not to enter into any waiver, release or settlement of any Proceeding (whether or not any Indemnified Party is a formal party to such Proceeding) without the prior written consent of Advisor (which consent will not be unreasonably withheld or delayed) unless such waiver, release or settlement includes an unconditional release of each Indemnified Party from all liability arising out of such Proceeding.

18. Time Period for Legal Action. Unless the time period is shorter under applicable law, except in connection with paragraphs 16 and 17 above, Advisor and Client agree that any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Consulting Report, (b) any services or consulting under this Agreement or (c) any acts or conduct relating to such services or consulting, shall be filed within two (2) years from the date of delivery to Client of the Consulting Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery or accrual of the underlying claims, causes of action or damages.


RV INDUSTRY
ASSOCIATION

Go RVing RV Owner Demographic Profile

Go RVing RV Owner Demographic Profile

The Go RVing RV Owner Demographic Profile is the most comprehensive study of RV ownership ever conducted, providing deep insights and perspectives on the demographics and ownership habits of RV Owners, Former RV Owners, and RV Intenders. The study focuses on purchase trends, intentions and motivations; RV usage characteristics; the importance of RV features; and, travel and recreation preferences across meaningful demographic and generational breakouts as well as RV product types.

"This is the most comprehensive study we have ever done on the RV consumer," said Go RVing Vice President of Brand Marketing Karen Redfern. "The insight into the motivations and habits of RV consumers will allow us to more effectively target like-minded owner prospects with customized messaging designed to draw them into the purchase decision by mirroring their lifestyle needs and creating a desire for the benefits of RVing. Armed with this data and the advances of digital marketing, Go RVing can effectively reach individuals that have never been on our radar in the past, allowing us to continue expanding the marketplace for our members and the overall industry."

The study found RV ownership has increased over 62% in the last twenty years with a record 11.2 million RV owning households, split almost equally between those over and under the age of 55, with significant growth among 18-to-34-year-olds, who now make up 22 percent of the market. Additionally, an incredible 9.6 million households intend to buy an RV within the next 5 years. Among current RV owners who plan to buy another RV in the next five year, the numbers for Millennials and Gen Zers stand out, with 84% of 18-to-34-year-olds planning to buy another RV, with a 78% preferring to buy a new model.

While the median annual usage for current RV owners remains steady at 20 days, people intending to buy an RV plan to use their RV a median of 25 days per year. This increase is indicative of the changing attitudes towards remote work and the ability for more people to be able to work from a destination more frequently than traditional vacation days afforded in the past.

Nearly a third of the respondents in the study (31%) are "first-time owners," underscoring the growth of the industry in the past decade. Ownership is spread widely not only across age levels, but also across genders, as well as household income and education.

11.2 Million
Households Own An RV
22% of Owners
Are Between 18 and 34
7 Owner Types
Identified in the Survey

RV Owner Clusters

After an extensive analysis, seven distinct clusters of RV Owners have been identified. Ranging across demographics, attitudes, RV usage habits, and motivations, these seven clusters help to understand variances in RV owners across more than the type purchased, instead shedding light on the unique motivations, needs, and habits of each type of RVer.

Happy Campers

Happy Campers love RVs and the adventures that they bring. Primarily snowbirds, this group uses their RV as an escape for half of the year from both the weather and their household budget. They simply could not imagine their lives without an RV.

3%

Of Total RVers

Happy Campers Profile

Key Demos

- Age Range: **67% over 55**
- Gender: **56%** Female / **44%** Male
- Employment: **49% retired**
- Average Annual Income: **50% under 65K**
- **84%** Live with No Children in Home (Under 18)

Personality Descriptors

75% I feel at ease with people

73% I am a very private person

Vacation Travel Habits

39% Weeklong Vacation in RV

36% Car Road Trip

21% Exploring a Large City

Hobbies

66% Camping

40% Hiking

39% Fishing

Happy Campers RV Usage

180 Days used per year (on average)

75% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

41%	28%	10%
Fifth-Wheel Travel Trailer	Conventional Travel Trailer	Class A Motorhome







Casual Campers

Only using their RV for a few weekends a year in the warmer months, Casual Campers have thoroughly enjoyed the RV lifestyle and its provision of relaxation and an escape in nature for years. While a large and satisfied group in total, their low usage and interest in other travel options makes them least committed to the lifestyle.

39%

Of Total RVers

Casual Campers Profile

Key Demos

- Age Range: **82% Over Age 55**
- Gender: **56%** Female / **44%** Male
- Employment: **55% retired**
- Average Annual Income: **53% under 65K**
- **90%** Lives with No Children in Home

Personality Descriptors

21% I am the life of the party

72% I am a private person

Vacation Travel Habits

55% Weekend Trip in an RV

46% Weeklong Trip in an RV

44% Car Road Trip

Hobbies

72% Camping

48% Gardening

44% Fishing

Casual Campers RV Usage

30 Days or less per year (16 days on average)

51% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

48%	14%	9%
Conventional Travel Trailer	Fifth-Wheel Travel Trailer	Folding/Pop-Up Camping Trailer
		

Adventure Seekers

Small but mighty, this group of RV owners knows the world is for exploring. As outdoor enthusiasts that thrive on numerous hobbies, you can find them anywhere there is wilderness to tame – hiking one minute and skiing the next.

1%

Of Total RVers

Adventure Seekers Profile

Key Demos

- Age Range: **34% 35-54 / 56% 55+**
- Gender: **53%** Female / **47%** Male
- Employment: **50% retired**
- Average Annual Income: **53% under 65K**
- **19%** Lives with Children in Home

Personality Descriptors

78% I feel at ease with people

78% I am a private person

Vacation Travel Habits

50% Destination Trip in an RV (e.g., Grand Canyon)

33% Amusement or Water Park

6% Staycation (lowest)

Hobbies

53% Swimming

53% Hiking

28% Canoeing

Adventure Seekers RV Usage

200 Days Used Per Year (average)

71% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

44%	22%	9%
Fifth-Wheel Travel Trailers	Conventional Travel Trailer	Class C Motorhome
		

Avid RVers

Avid RVers are committed to RVing every chance they have, using their RV for approximately a season. To this group, RVs provide both an opportunity for a romantic getaway and a chance to see the best nature has to offer.

6%

Of Total RVers

Avid RVers Profile

Key Demos

- Age Range: **62% over 55**
- Gender: **64%** Female / **36%** Male
- Employment: **48% retired** **26% employed full time**
- Average Annual Income: **51% over 65K**
- **78%** Live with No Children in Home

Personality Descriptors

78% I feel at ease with people

66% I am a very private person

Vacation Travel Habits

53% Weeklong Vacation in an RV

38% Destination trip in an RV

30% Beach

Hobbies

69% Walking

58% Cooking

51% Gardening

Avid RVers RV Usage

61 - 150 Days used per year (111 days on average)

73% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

33%	26%	12%
Conventional Travel Trailer	Fifth-Wheel Travel Trailer	Class A Motorhome

Escapists

Committed to the RV lifestyle, this group of owners enjoy the freedom of exploration camping provides. Traveling as a family for two months of the year, these owners thrive in water-based activities and anywhere with natural beauty to soak in.

16%

Of Total RVers

Escapists Profile

Key Demos

- Age Range: **54% over 55**
- Gender: **50%** Female / **50%** Male
- Employment: **40% employed full time/ 40% retired**
- Average Annual Income: **60% over 65K**
- **31%** Live with Children in Home

Personality Descriptors

78% I feel at ease with people

72% I am a very private person

Vacation Travel Habits

54% Weeklong Vacation in an RV

35% Beach

31% Destination trip in an RV

Hobbies

70% Camping

44% Fishing

40% Hiking

Escapists RV Usage

31 to 90 Days used per year (55 days on average)

67% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

38%	23%	9%
Conventional Travel Trailer	Fifth-Wheel Travel Trailer	Class A Motorhome







Full Timers

Full Timers have adopted their RV as their home, living within the RV all year and embracing the lifestyle to its fullest. Traveling year round, these nomad owners are set to see the world and appreciate the joys and freedom this lifestyle provides them.

1.5%

Of Total RVers

Full Timers Profile

Key Demos

- Age Range: **35% over 55**
- Gender: **70%** Female / **30%** Male
- Employment: **43% retired**
- Average Annual Income: **72% under 65K**
- **11%** Live with No Children in Home

Personality Descriptors

75% Very Private Person

68% I Feel at Ease with People

Vacation Travel Habits

39% Car Road Trip

37% Beach (Non-Resort)

30% Weeklong RV Vacation

Hobbies

54% Swimming

51% Gardening

50% Hiking

Full Timers RV Usage

365 Days/Months used per year

90% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

45%	31%	9%
Fifth-Wheel Travel Trailer	Conventional Travel Trailer	Class A Motorhome
		

Family Campers

Most often growing up with an RV, Family Camper owners use camping to bond with family and spark the hobby for the next generation. Limited by their full-time employment, summer tends to provide brief periods of escape for these eager young owners.

33%

Of Total RVers

Family Campers Profile

Key Demos

- Age Range: **52% 18-34 / 48% 35-54**
- Gender: **53%** Female / **46%** Male
- Employment: **64% Employed Full Time**
- Average Annual Income: **58% over 65K**
- **64%** Live with Children in Home

Personality Descriptors

73% I am a very private person

72% I feel at ease with people

Vacation Travel Habits

26% Weeklong RV Vacation

25% Beach

22% Tent Camping / Backpacking

Hobbies

48% Camping

37% Fishing

32% Hiking

Family Campers RV Usage

30 Days used per year (13 days on average)

49% of Vacation Time where RV is used

Types of RVs most often used (Top 3 owned)

26%	11%	8%
Conventional Travel Trailer	Expandable Trailer	Sport Utility/Toy Hauler
		

Campgrounds & RV Parks in the US - Market Size, Industry Analysis, Trends and Forecasts (2024-2029)

NAICS 72121 April 2024

Revenue	Employees	Businesses
$10.7bn	**54,130**	**15,276**
’19-’24 3.1 %	’19-’24 0.5 %	’19-’24 1.5 %

Campgrounds & RV Parks in the US industry analysis

Pent-up demand and a desire to reconnect with nature have driven consumers to campgrounds and RV parks over the past five years. The COVID-19 pandemic fueled a new generation of campers using work-from-home policies to travel domestically. The influx of new campers has increased demand for luxury facilities and amenities often provided by competing rental properties and hotels. Campsites and RV park owners have responded to shifting consumer preferences by constructing yurts, glamping tents, pools and spas. Over the past five years, revenue has increased at a CAGR of 3.1% to $10.7 billion, including a 1.4% boost in 2024 alone.

Industry Statistics and Trends

Campgrounds & RV Parks in the US industry analysis

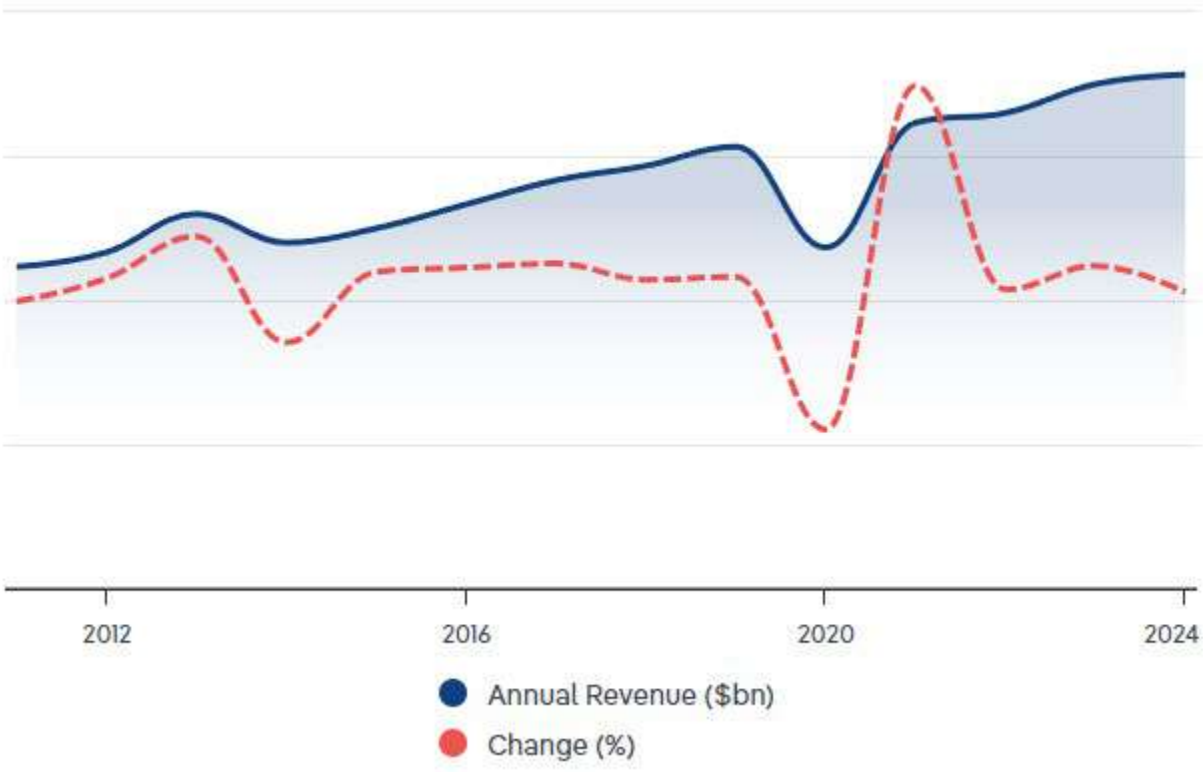
Campgrounds are becoming more luxurious, thanks to a growing market of wealthier campers and rising competition from glamorous rental properties.
Online accommodation booking sites drive demand away from campsites, forcing them to upgrade their facilities.
Peer-to-peer rental makes camping more accessible for beginners. Camping gear and RVs are expensive, especially for first-time campers who aren’t yet committed to the venture.

Waterfront property and scenic landscapes make for ideal campsites. Travelers are willing to pay a premium for easy access to places of interest with outdoor recreation.

Zoning permits keep market share concentration low since they can be a high upfront cost and often limit the total size of a campground or RV park. New entrants must obtain the necessary permits, which can be costly and timely, before operating.

Industry Revenue

Total value and annual change from 2011-2029. Includes 5-year outlook.



Source: IBISWorld

Campgrounds & RV Parks in the US market size (2024-2029)

Industry revenue has grown at a CAGR of 3.1% over the past five years, to reach an estimated $10.7bn in 2024.

TRENDS AND INSIGHTS

COVID-19 changed the way people camp

- Work-from-home policies established during the pandemic increased the average consumer's leisure time and geographic flexibility. Cabin fever drove workers to seek a change of scenery and camping offered a safe way.

Campgrounds and RV parks get younger and change with the ages

- The profile of the new camper is younger. In 2021, more than half of new campers were Millennials. That share dropped to one-third as Gen Z's share grew to more than one-third. Camping amateurs are more likely to demand luxuries like wireless internet, pools and updated bathroom facilities.

Revenue

$10.7bn

'19-'24 3.1 %

Employees

54,130

'19-'24 0.5 %

Campgrounds & RV Parks industry in the US outlook (2024-2029)

Market size is projected to increase over the next five years.

TRENDS AND INSIGHTS

Gas prices have an impact

- Global oil prices are expected to fall over the next five years but with volatility. Consumers who avoid road trips because of lofty gas prices will be encouraged to take more trips during reduced-price periods. However, the prices of substitutes (hotels, restaurants) factor into the decision.

Biggest companies in the Campgrounds & RV Parks industry in the US

Company	Revenue ($m) 2024	Profit ($m) 2024	Profit Margin (%) 2024
Equity Lifestyle Properties, Inc.	458.5	144.8	31.6
Target Hospitality Corp.	403.4	105.8	26.2
Sun Communities, Inc.	233.8	79.4	34.0

Market share concentration of the Campgrounds & RV Parks industry in the US

Market share concentration for the Campgrounds & RV Parks industry in the US is low, which means the top four companies generate less than 40% of industry revenue.

The average concentration in the Accommodation and Food Services sector in the United States is 14%.

TRENDS AND INSIGHTS

Seasonality and interest rates benefit larger firms

- Fixed costs associated with maintaining facilities and amenities exist even when business is slow in the off-season. This puts greater pressure on smaller firms and gives advantages to larger firms that are better able to stash profit and revenue during peak season.

Source: IBISWorld

LOXAHATCHEE GROVES FLORIDA

General Fund - Planning & Building

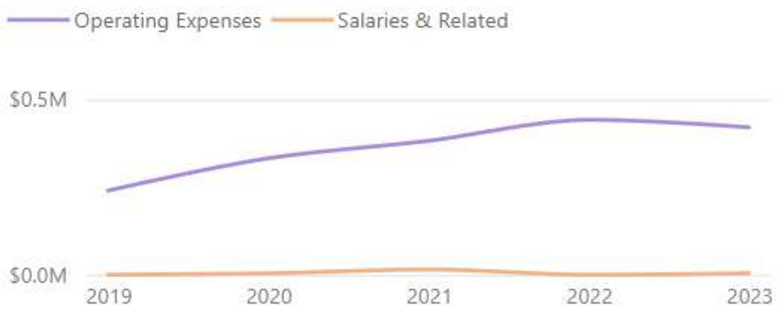
Departments

Boards & Committees	Financial Services	Town Council
Capital Outlay	Legal Services	Town Manager
Code Enforcement	**Planning & Building**	
Communication & Tech	Public Safety	

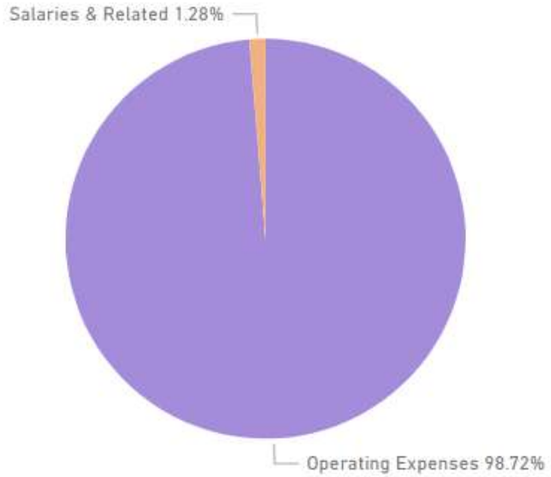
Budget vs Actual Expenditures

Fiscal Year	Budget	Actual	$ Chng	% Chng
2019	$205,924	$240,139	($34,215)	-16.62%
2020	$282,000	$336,225	($54,225)	-19.23%
2021	$208,000	$397,176	($189,176)	-90.95%
2022	$206,800	$442,137	($235,337)	-113.80%
2023	$455,100	$425,079	$30,021	6.60%

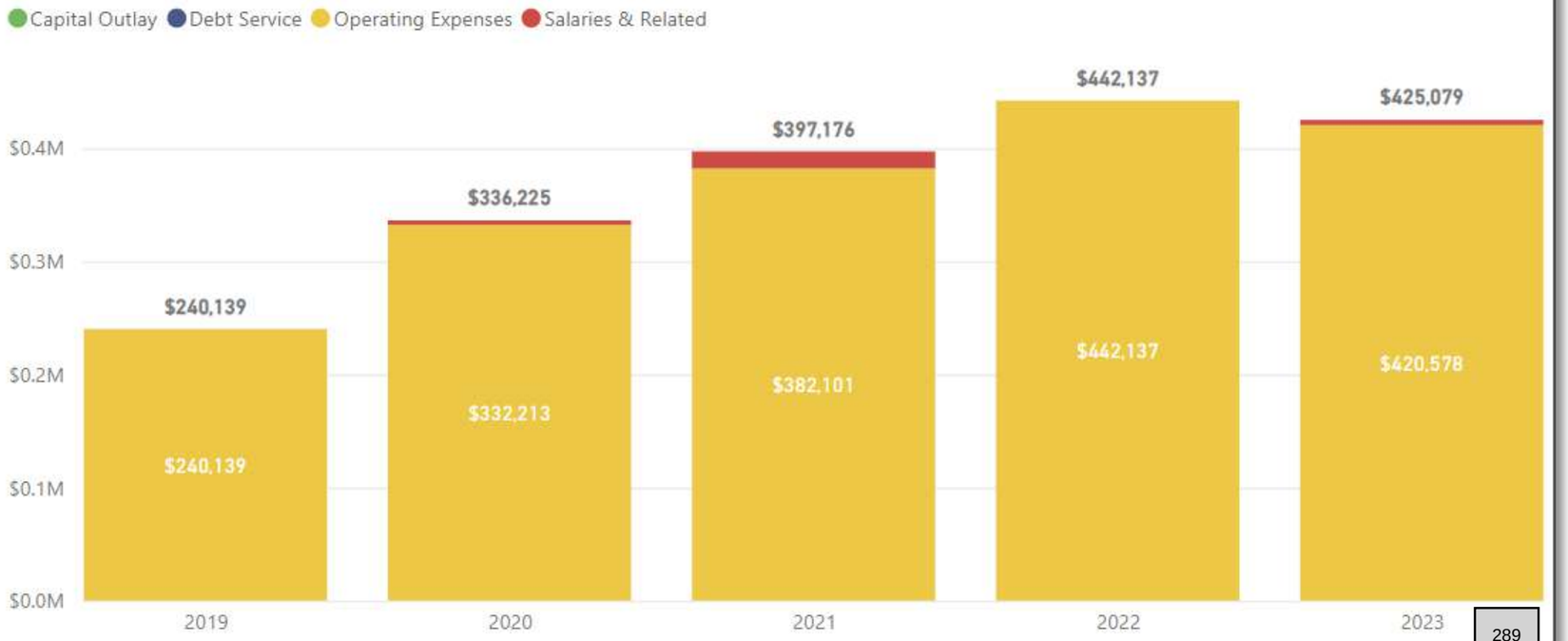
Breakdown of Expenditures



Historic Allocation of Expenditures



Expenditures by GL Description



POWERed BI: ProjectedPoint.com

LOXAHATCHEE GROVES FLORIDA

General Fund - Public Safety

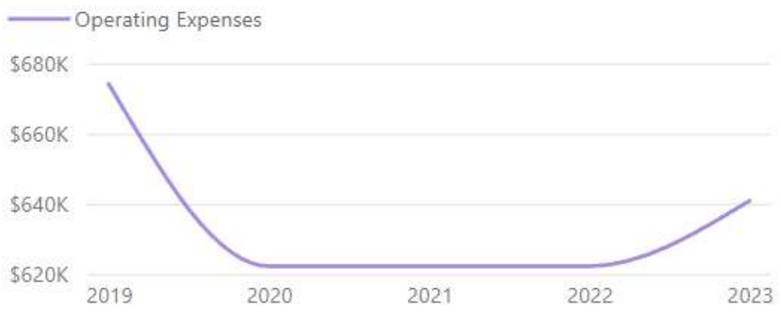
Departments

Boards & Committees	Financial Services	Town Council
Capital Outlay	Legal Services	Town Manager
Code Enforcement	Planning & Building	
Communication & Tech	**Public Safety**	

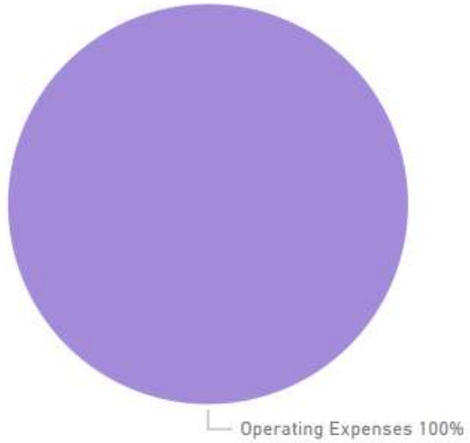
Budget vs Actual Expenditures

Fiscal Year	Budget	Actual	$ Chng	% Chng
2019	$624,000	$674,262	($50,262)	-8.05%
2020	$622,200	$622,200	$0	0.00%
2021	$0	$622,200	($622,200)	100.00%
2022	$622,200	$622,200	$0	0.00%
2023	$641,000	$640,866	$134	0.02%

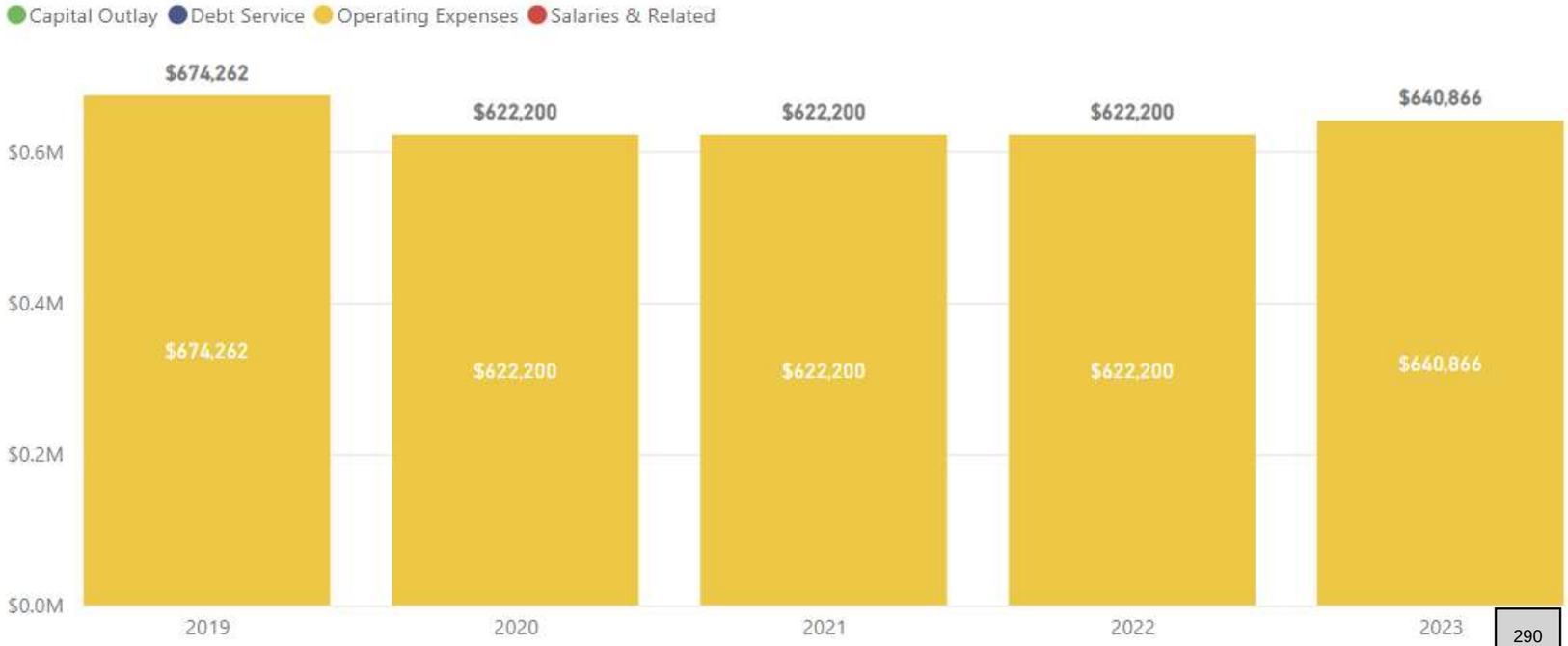
Breakdown of Expenditures



Historic Allocation of Expenditures



Expenditures by GL Description



POWERed BI: ProjectedPoint.com

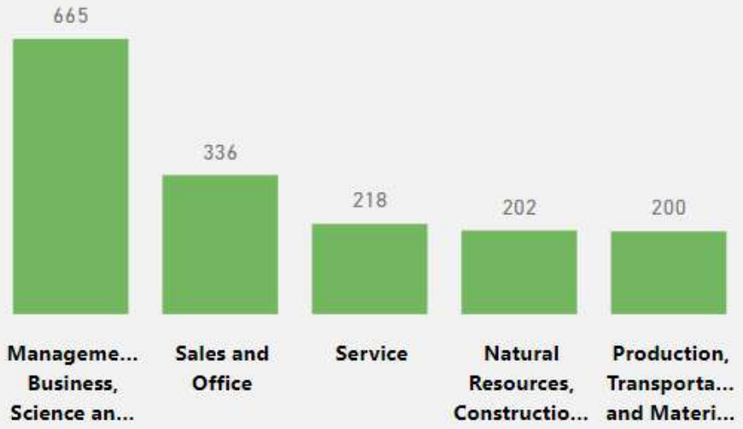
LOXAHATCHEE GROVES FLORIDA

Loxahatchee | Palm Beach Co. | State of Florida

Loxahatchee Demographics

Source: https://data.census.gov/

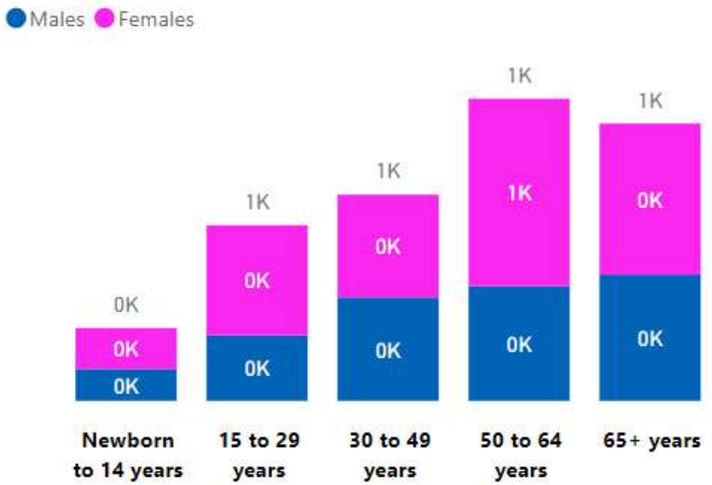
Job Type Distribution



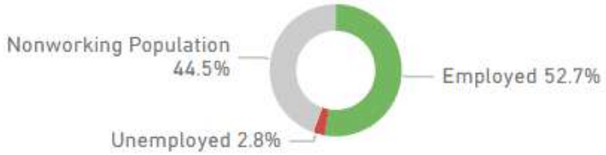
Home Price Distribution (%)



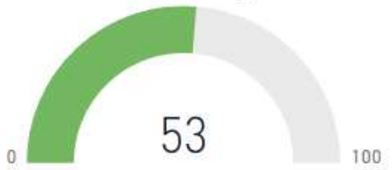
Age and Gender Distribution of Population



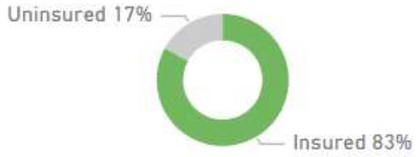
Working Population (%)



Median Age



Population with Healthcare



Median Household Income



Aging Population (65+)



Median Rent



POWERed BI: ProjectedPoint.com

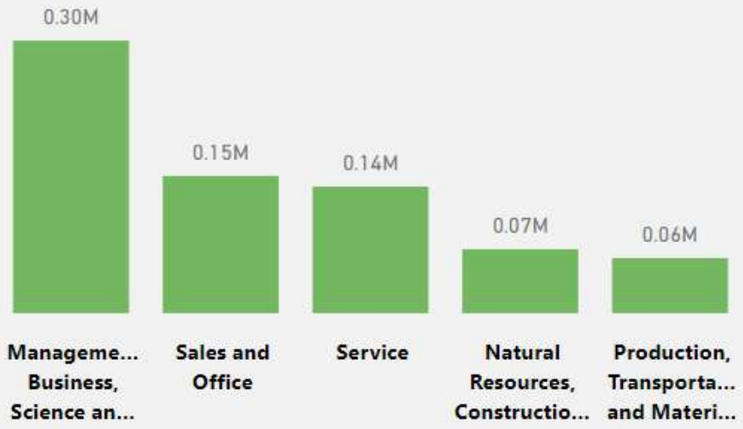
LOXAHATCHEE GROVES FLORIDA

Loxahatchee | Palm Beach Co. | State of Florida

Palm Beach Co. Demographic

Source: https://data.census.gov/

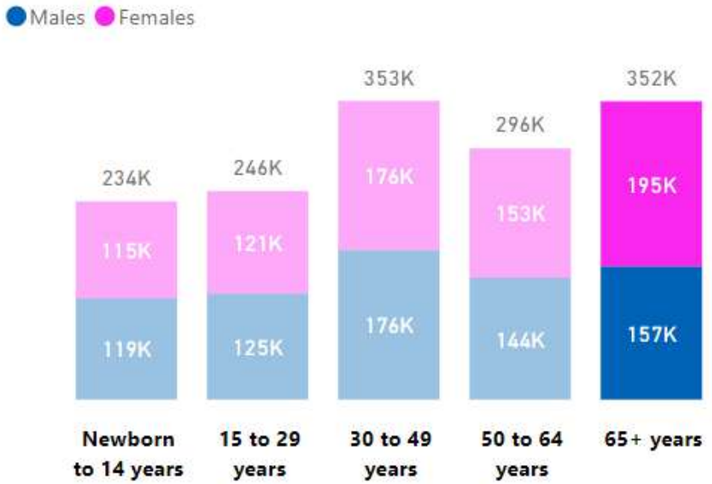
Job Type Distribution



Home Price Distribution (%)



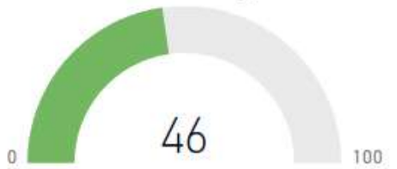
Age and Gender Distribution of Population



Working Population (%)



Median Age



Population with Healthcare



Median Household Income



Aging Population (65+)



Median Rent

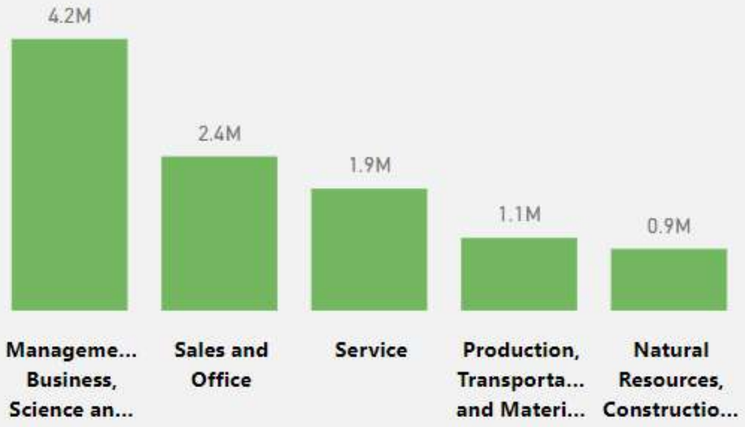


POWERed BI: ProjectedPoint.com

State of Florida Demographic

Source: https://data.census.gov/

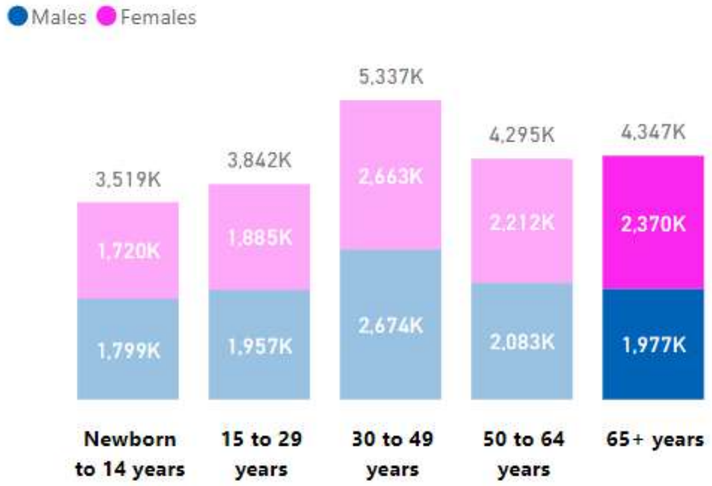
Job Type Distribution



Home Price Distribution (%)



Age and Gender Distribution of Population



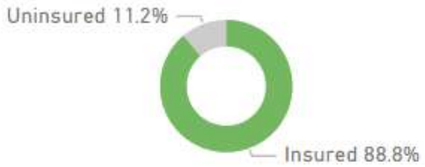
Working Population (%)



Median Age



Population with Healthcare



Median Household Income



Aging Population (65+)



Median Rent



POWERed BI: ProjectedPoint.com

LOXAHATCHEE GROVES FLORIDA

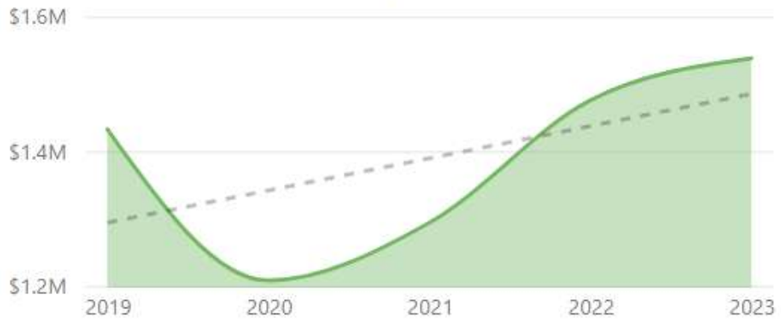
General Government Expenditu

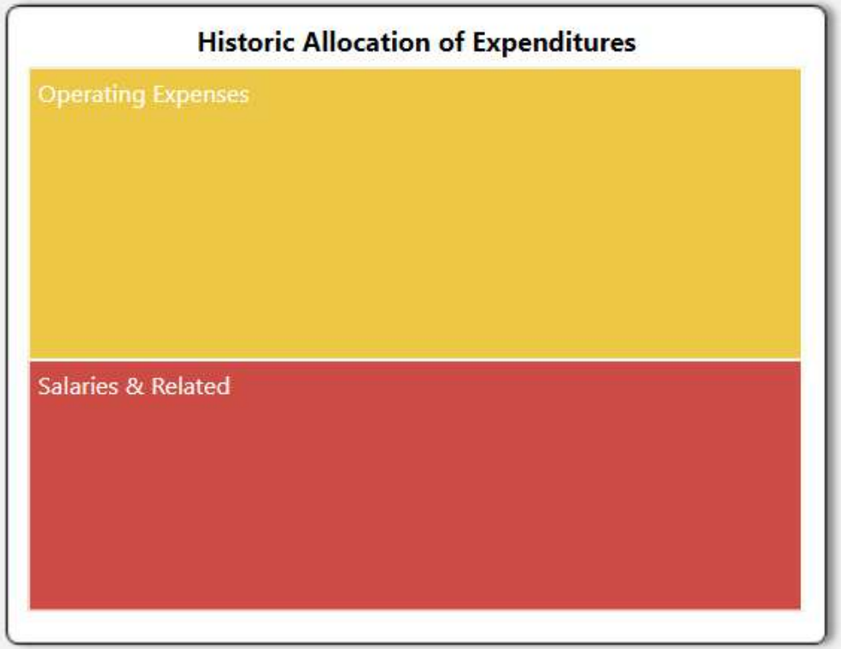
General Government | Public Safety

Physical Environment | Solid Waste

Planning & Building

Fiscal Year	Budget	Actual	$ Chng	% Chng
2019	$987,929	$1,432,209	($444,280)	-44.97%
2020	$1,338,850	$1,207,769	$131,081	9.79%
2021	$1,172,050	$1,293,563	($121,513)	-10.37%
2022	$1,350,291	$1,475,244	($124,953)	-9.25%
2023	$1,372,200	$1,537,366	($165,166)	-12.04%





Category	2019	2020	2021	2022	2023
Capital Outlay	$0	$0	$8,821	$9,076	$0
Operating Expenses	$1,022,303	$558,442	$559,778	$766,507	$820,050
Salaries & Related	$409,906	$649,327	$724,964	$699,661	$717,316
Total	**$1,432,209**	**$1,207,769**	**$1,293,563**	**$1,475,244**	**$1,537,366**

POWERed BI: ProjectedPoint.com

LOXAHATCHEE GROVES FLORIDA

Public Safety Expenditu

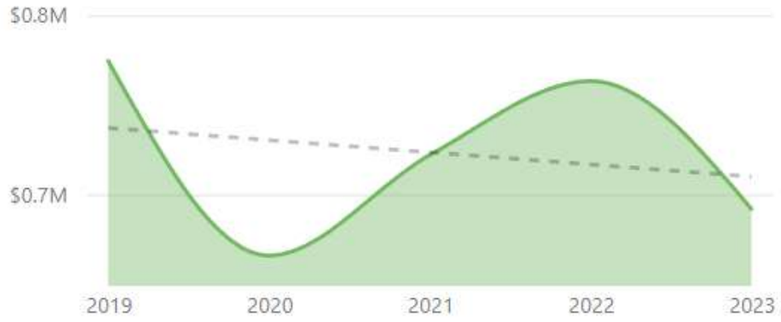
General Government | **Public Safety**

Physical Environment | Solid Waste

Planning & Building

Fiscal Year	Budget	Actual	$ Chng	% Chng
2019	$762,880	$774,468	($11,588)	-1.52%
2020	$687,200	$665,819	$21,381	3.11%
2021	$634,000	$721,952	($87,952)	-13.87%
2022	$762,200	$763,198	($998)	-0.13%
2023	$822,000	$691,845	$130,155	15.83%

Actual Expenditures



Historic Allocation of Expenditures



Category	2019	2020	2021	2022	2023
Operating Expenses	$774,468	$665,819	$721,952	$763,198	$691,845
Total	**$774,468**	**$665,819**	**$721,952**	**$763,198**	**$691,845**

POWERed BI: ProjectedPoint.com

LOXAHATCHEE GROVES FLORIDA

Planning & Building Expenditu

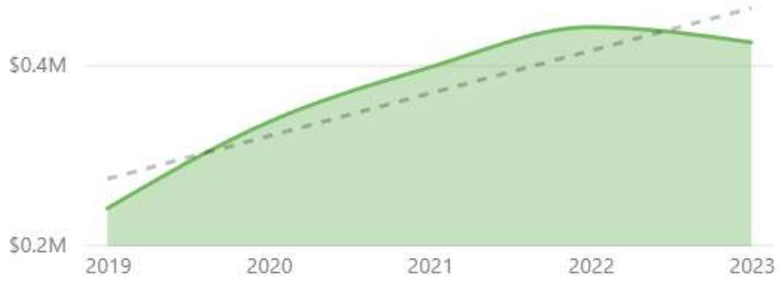
General Government | Public Safety

Physical Environment | Solid Waste

Planning & Building

Fiscal Year	Budget	Actual	$ Chng	% Chng
2019	$205,924	$240,139	($34,215)	-16.62%
2020	$282,000	$336,225	($54,225)	-19.23%
2021	$208,000	$397,176	($189,176)	-90.95%
2022	$206,800	$442,137	($235,337)	-113.80%
2023	$455,100	$425,079	$30,021	6.60%

Actual Expenditures



Historic Allocation of Expenditures



Category	2019	2020	2021	2022	2023
Operating Expenses	$240,139	$332,213	$382,101	$442,137	$420,578
Salaries & Related	$0	$4,013	$15,075	$0	$4,501
Total	**$240,139**	**$336,225**	**$397,176**	**$442,137**	**$425,079**

POWERed BI: ProjectedPoint.com

KAMPGROUNDS OF AMERICA RESEARCH



2024 Camping & Outdoor Hospitality Report

TOP LEVEL OVERVIEW

Tenth Annual Survey Conducted by Cairn Consulting Group | Sponsored by Kampgrounds of America, In

Celebrating a decade of industry-leading research, Kampgrounds of America, Inc. will release a new series of supplemental reports to further examine the dynamic landscape of camping and outdoor hospitality. These reports will provide deeper insights and exploration following this top line overview.

Top Level Overview



Camping in Canada



Camping Trips and Travel Experiences



Glamping



Outdoors and Wellness



Camper Profile



Economic Impacts



Campground Modernization



Families and Kids



Accessibility



STAYING AHEAD OF THE CURVE

A decade ago, when Kampgrounds of America, Inc. (KOA) began surveying campers in North America, no one could have predicted how much the landscape of outdoor travel would change. While camping has always been a popular activity enjoyed by millions of outdoor enthusiasts, in the past decade, it has emerged as much more than a way to get outside. Through our research, and engagement with campers, we've seen camping evolve from simply being considered an outdoor activity to becoming a formidable segment of the travel marketplace.

KOA's first survey in 2014 revealed the potential for growth within the camping market. Over the next several years, this growth actualized as more people sought experiences in the great outdoors. As the market grew, so did the offerings. Campgrounds added new accommodation types, creating more ways to explore. RV sites modernized amenities, from decked-out patios to private pet enclosures. The rise of glamping, a segment largely unknown in 2014, opened the great outdoors to a whole new set of travelers.

Then, there was a pandemic. Something unimaginable when our research began, COVID-19 left indelible marks on the last decade. As other travel sectors stalled, camping surged, accelerating growth exponentially. Travelers who would never consider themselves campers found their way outdoors, discovering a new travel option. Through this dramatic, unexpected growth, Kampgrounds of America, Inc.'s research broadened to include all travelers, understanding the need to look holistically at outdoor hospitality as more immersive experiences began allowing deeper connections to place and people.

This year, we're further expanding our research to show the changes over the last decade and bringing greater focus to the future of camping and outdoor hospitality. KOA is celebrating a decade of industry-leading reporting by introducing a new series of reports. Each will offer a deeper look into all aspects of the outdoor hospitality industry.



Despite all of the changes over the last 10 years, one thing remains constant: even more people see the importance of connecting with nature.

Heeding the call, outdoor hospitality offers countless ways for a broad range of travelers to have one-of-a-kind experiences with those that matter most.

SECTION 1

10 YEARS OF TRANSFORMATION



Over the past decade, the camping and outdoor hospitality landscape has undergone significant transformations. During this time, the number of overall camping households increased by 23%, while active camping households surged by an impressive 68%. This uptick in camping interest was further evidenced by the dramatic growth in households who venture out three or more times (98%). Demographically, campers have become younger (close to half of campers since 2022 are under the age of 35, compared to 30% in 2014) and more diverse compared to 10 years ago (39% of campers are non-white versus 23% 10 years ago).

These statistics indicated a robust and sustained interest in camping, underscoring its growing popularity among a wide range of individuals and solidifying the importance of outdoor hospitality.

The camping and outdoor hospitality sector has seen other changes that have drawn in a new set of leisure travelers representing nearly every demographic segment. While camping and outdoor hospitality grew steadily throughout the first six years of KOA's research, the onset of the COVID-19 pandemic resulted in a massive influx of new guests. This new guest profile was more familiar with leisure travel and luxury accommodations.

These changes helped dramatically boost the popularity of glamping. In fact, glamping was not included as a sub-category in the early iterations of KOA's annual survey but is now a solid part of the mix of camping accommodations, accounting for 15.6 million new entrants in the past five years.

Camping households (those who identify as campers) have increased by 16.5 million additional households

23% INCREASE

The number of active camping households (camped in the past year) has increased by a whopping 21.6 million additional households

68% INCREASE

All types of accommodations have seen an increase in use:

Tent usage is up 56%

9.6 MILLION

RV usage is up 96%

6.4 MILLION

Cabin/Glamping usage is up 101%

7.0 MILLION

New campers represent an average of

9% OF GUESTS

each year, with 2020 (21%), 2021 (16%), and 2022 (11%) showing the greatest increases.

Since 2014, there has been a

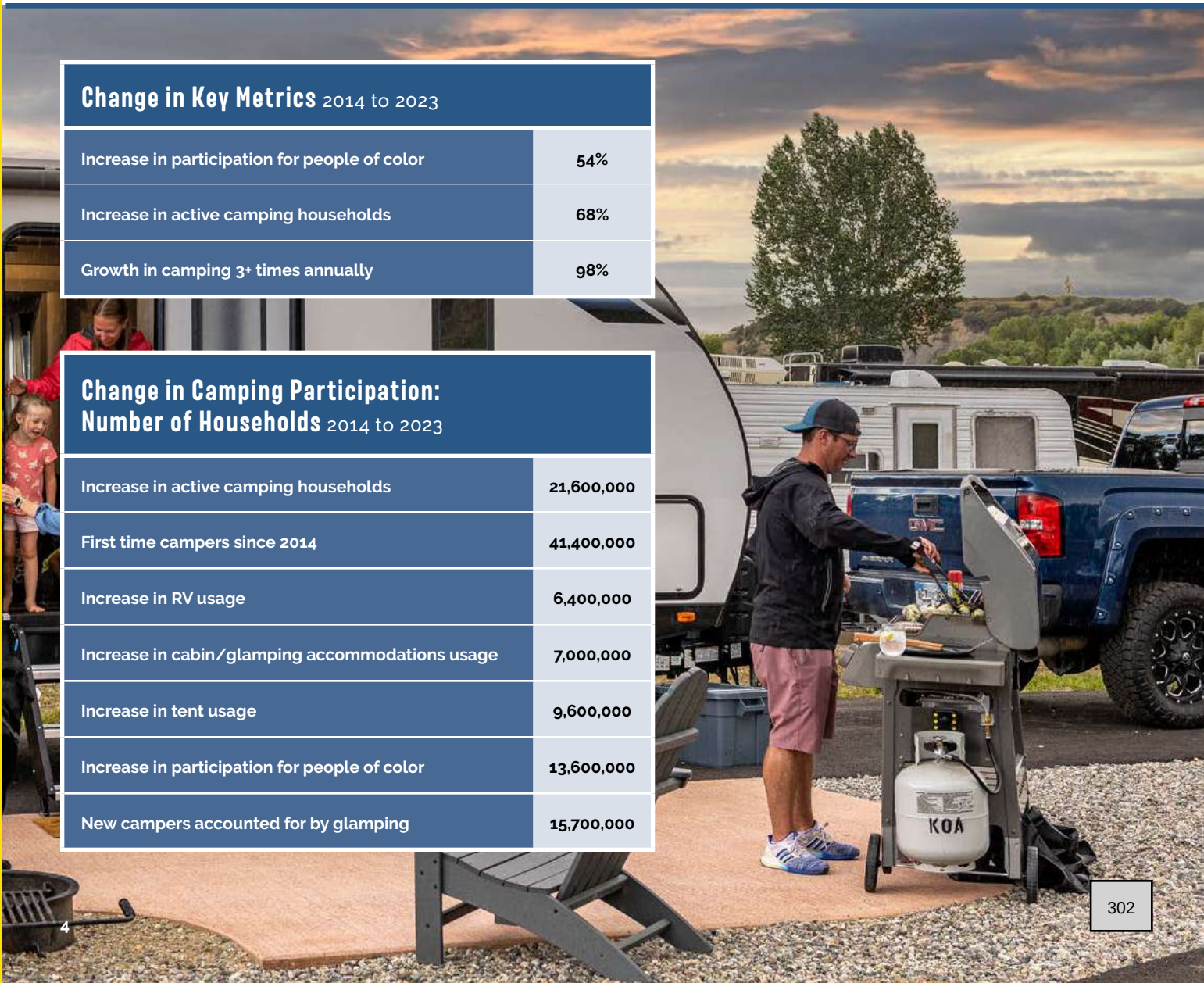
98% INCREASE

in the number of households who camp three or more times annually.

Over time, the guest experience and growing expectations resulted in an evolving way of exploring the outdoor hospitality experience. Since the survey's inception, these changes include:

- The emergence of new camping experiences, such as **glamping** and **overlanding**.
- An increase in the importance of and reliance on technology such as **Wi-Fi**, **AI**, and other **trip-planning tools**.
- Expanded camping location options, reflected in the increased popularity of **boondocking**, **dispersed camping**, and **peer-to-peer rentals**.
- An expansion of **services and amenities** to better meet guest expectations.
- Significant increase in **RV ownership**, especially during the pandemic; peer-to-peer rentals more than doubled.
- Marked increase in **households who camp with children**.

These shifts contributed to one of the more global changes in the framing of KOA's research, as it became evident that camping had expanded, it was important to begin measuring and identifying a new category, "outdoor hospitality."



Change in Key Metrics 2014 to 2023

Increase in participation for people of color	54%
Increase in active camping households	68%
Growth in camping 3+ times annually	98%

Change in Camping Participation: Number of Households 2014 to 2023

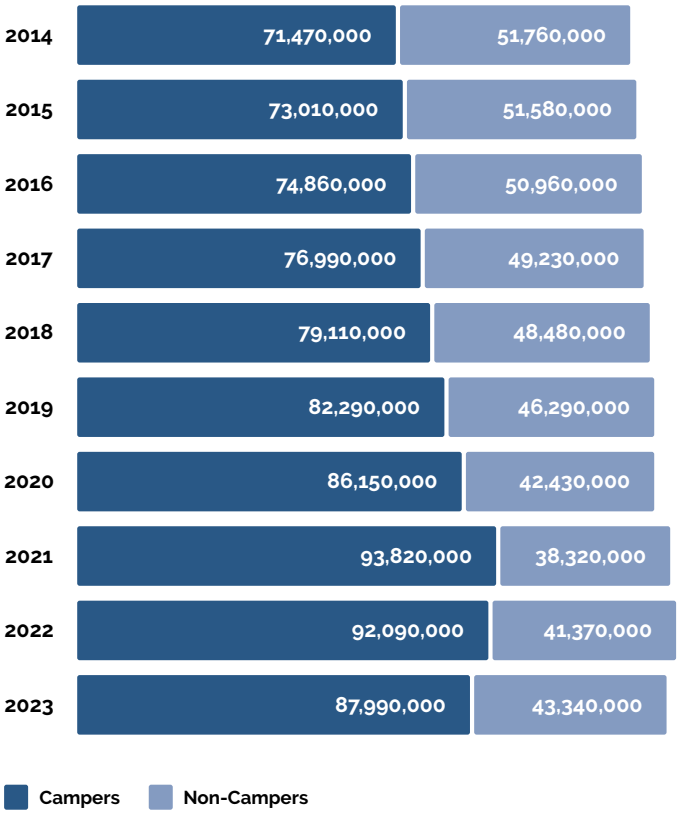
Increase in active camping households	21,600,000
First time campers since 2014	41,400,000
Increase in RV usage	6,400,000
Increase in cabin/glamping accommodations usage	7,000,000
Increase in tent usage	9,600,000
Increase in participation for people of color	13,600,000
New campers accounted for by glamping	15,700,000

Camping Incidence

Over time, there has been steady growth in the number of households who identify as campers, with the most recent findings in line with the overall growth trend since the inception of the report.

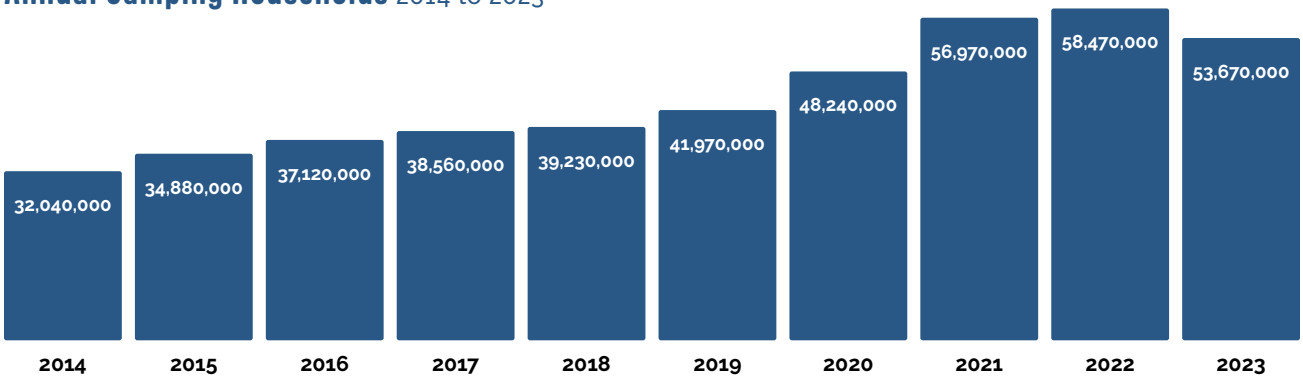


Camping Households 2014 to 2023



Among households who actively took a camping trip in 2023, camping saw a drop from the last two years, continuing the growth expected prior to the pandemic.

Annual Camping Households 2014 to 2023



SECTION 2

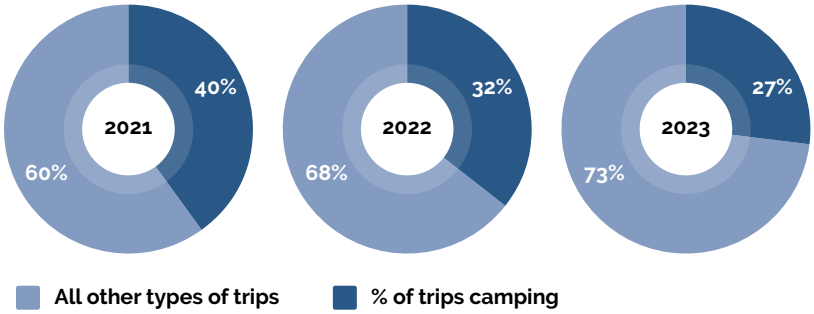
CAMPING & OUTDOOR HOSPITALITY'S PLACE WITHIN LEISURE TRAVEL



Camping has always retained a well-established place within leisure travel; its presence has only bolstered over the past 10 years. Camping accounted for four out of every 10 leisure trips in 2021 due to the direct impact of the COVID-19 pandemic. A look back to 2014 shows that even at that time, six out of 10 U.S. households identified themselves as campers (even if they did not camp every year). That rate has grown over time and would have continued regardless of the impact of the pandemic.

During the COVID-19 pandemic, camping was one of the few options available to leisure travelers. These travelers readily embraced the respite offered by an outdoor experience, accounting for four out of every 10 leisure trips in 2021 and currently constitutes more than a third of all leisure trips.

Share of Leisure Trips 2021 to 2023



Interestingly, a new or rarely reported trend emerged in 2023: 80% of campers participated in "Blended Travel" by integrating camping with other travel forms, such as stays at hotels or resorts, lodges, or vacation homes, reflecting the versatility of camping trips in a traveler's tool set.



Defining Outdoor Hospitality

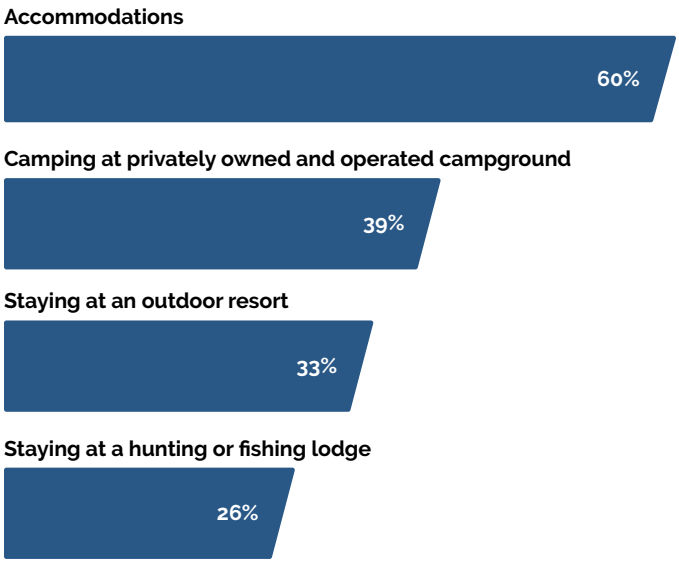
Kampgrounds of America, Inc. began using the term outdoor hospitality in the early 2000s and has since used our industry-leading research, including thousands of surveys and in-depth interviews, to create a market-driven definition of outdoor hospitality:

> **Outdoor hospitality is distinguished by its accommodations (e.g., tents, RVs, cabins, or glamping structures), venue types (e.g., campgrounds and outdoor resorts), proximity to outdoor recreation, and an emphasis on facilitating guest interaction and outdoor experiences (e.g., by providing communal fireside seating). What unifies these elements is the incorporation of staff, guides, or experts who are, at the very least, available for assistance and guidance, or actively engaged in delivering support, information, and instruction.**

Accommodations & Services Associated with Outdoor Hospitality

According to campers, outdoor hospitality includes four primary pillars: accommodations (e.g., campgrounds, outdoor resorts, lodges), self-guided recreation using a service (e.g., rentals, skiing/snowboarding, etc.), guided experiences (fishing, hunting, foraging, overlanding), or food services (e.g., barbecues, farm-to-table). For the outdoor hospitality participant, their views on what comprises outdoor hospitality are inclusive of one or more of the offerings included in these categories.

Share of Leisure Trips: 2021 to 2023





The Expansion of Outdoor Hospitality

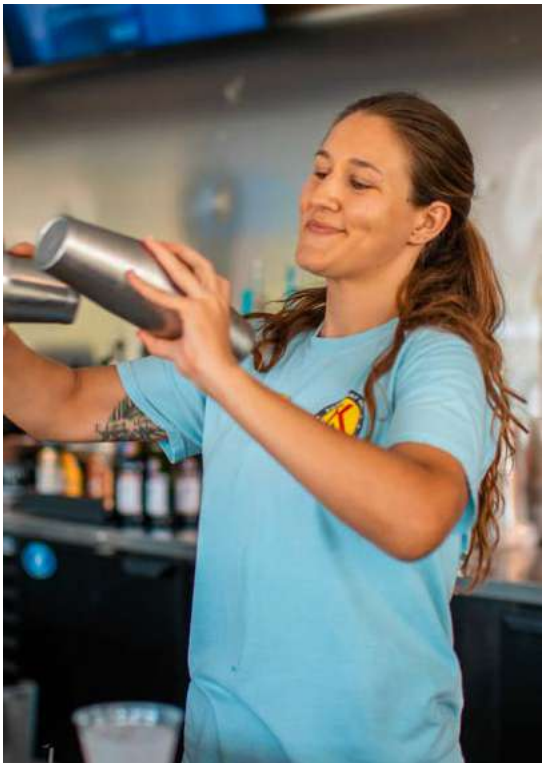
Over just a few short years, outdoor hospitality became an important and distinct category in the travel industry, offering a unique blend of outdoor activities with the comfort and services of traditional hospitality. Notably, private campgrounds rank first when asked to choose providers of outdoor hospitality. The significance of the human element to outdoor hospitality cannot be overstated; 87% of leisure travelers agree that outdoor hospitality must incorporate a human touch of some sort, whether it's simply having staff available if needed or directly involved in the experience, highlights the essential role of personal interaction.

Millennials, often perceived as technophiles, are particularly vocal about the need for active staff involvement in outdoor hospitality, with 47% stating that staff should be actively involved and 59% preferring staff to be available as needed.

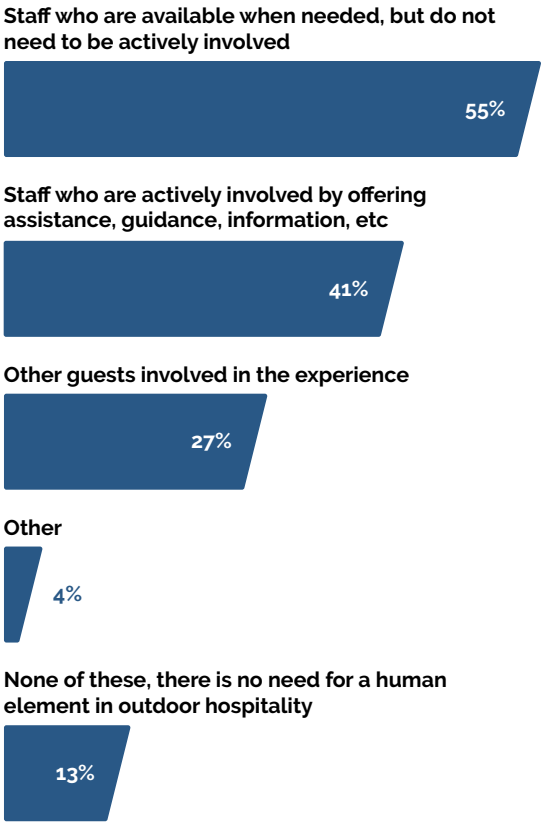
These figures underscore a broader trend where modern travelers, especially younger generations, seek a balance between self-guided adventure and accessible, human-centered service.

To leisure travelers, the defining aspects of outdoor hospitality, setting it apart from standard hospitality, include a majority of time spent outdoors (50%), the presence of typical camping amenities such as fire pits and outdoor seating areas (48%), and accommodations that reflect traditional camping environments, whether in tents or RVs (43%) – making a fascinating contrast between the responsibilities of the participant and the provider to create outdoor hospitality.

As we look to 2024, preference is shifting toward more structured outdoor hospitality experiences, with 36% of guests interested in glamping resorts and 33% leaning toward service-rich campgrounds. This evolution in outdoor hospitality shows a growing market for experiences that marry the rustic appeal of camping with the amenities and comforts of traditional hospitality, all while maintaining that crucial human connection, highlighting its importance in the broader travel landscape.



The Human Elements Included in Outdoor Hospitality



SECTION 3

NEW CAMPERS



Over the course of this research, the market has welcomed 39 million new campers, averaging 4.4 million new campers annually. Even before the COVID-19 pandemic, camping brought over 2 million new households annually, representing a consistent upward trend in participation. The desire for outdoor experiences and the benefits of spending time outdoors continue to be the primary draw for new participants and are the best predictor of future participation.

Despite a decrease in the percentage of new campers in 2023, this group still accounted for 7% of campers last year. The rate of new camper entry has remained higher than pre-pandemic levels, underscoring sustained interest in camping amid increasing focus on outdoor hospitality. One-third of new campers opted for glamping accommodations, while tent usage continued its steady decline as a first-time accommodation, potentially a result of access to increased accommodation options.

The new camping base has continued to be more diverse than the overall camping market, with nearly half of new campers in the U.S. and over half in Canada being non-white.

Over half of new campers in 2023 chose campgrounds with extensive services and amenities, marking a substantial 24-point increase over 2022. This preference correlated with a 17-point rise in new campers describing their first camping experience as "Great," a link between enhanced outdoor hospitality and positive camping experiences.

During pandemic travel years, camping saw a significant uptick in urban, younger, and high-earner households entering into camping. Last year, most of

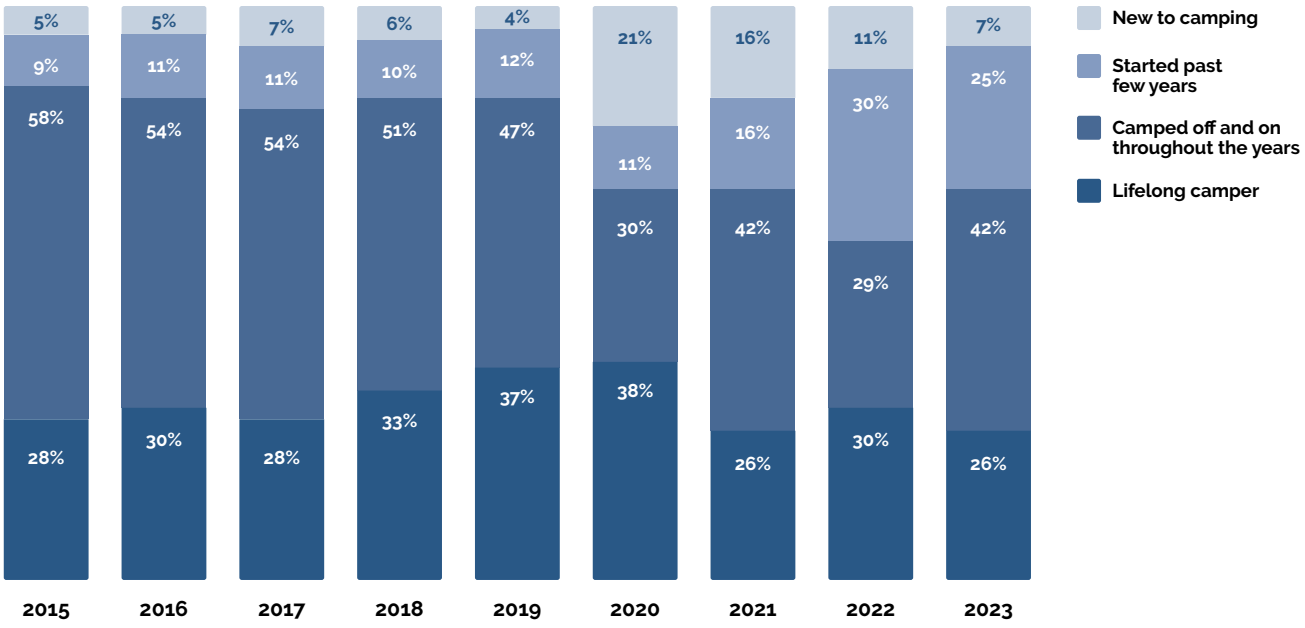


these new campers were from families earning less than $100,000, predominantly from suburban and rural areas. The past year also saw a higher proportion of baby boomers, 59% of whom were retired and on fixed incomes, and a lower-income Gen Z group.

Additionally, a drop in the participation of millennials, who are currently at peak earning years, significantly influenced the new camper dynamics. These changes have continued to highlight the evolving nature of the camping market and the fluidity it can withstand.

With the inclusion of outdoor resorts, more than half of all new guests in 2023 started at a campground with a lot of services and amenities or an outdoor resort. Over time, more and more new guests have opted to stay at locations with more amenities.

Camper Experience Level 2015 to 2023





New Camper Profile 2023

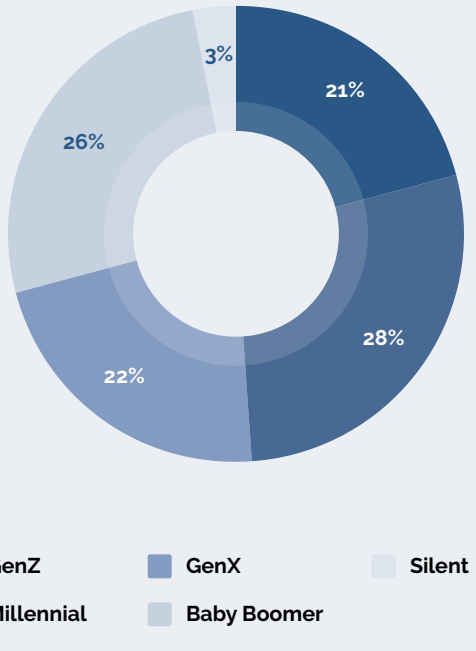
64% of new campers do not have children in the household

Nearly 1 in 4 new campers have a household income over $100K

Nearly 2/3 of new campers are from suburban or rural areas

45% of new campers are from diverse backgrounds

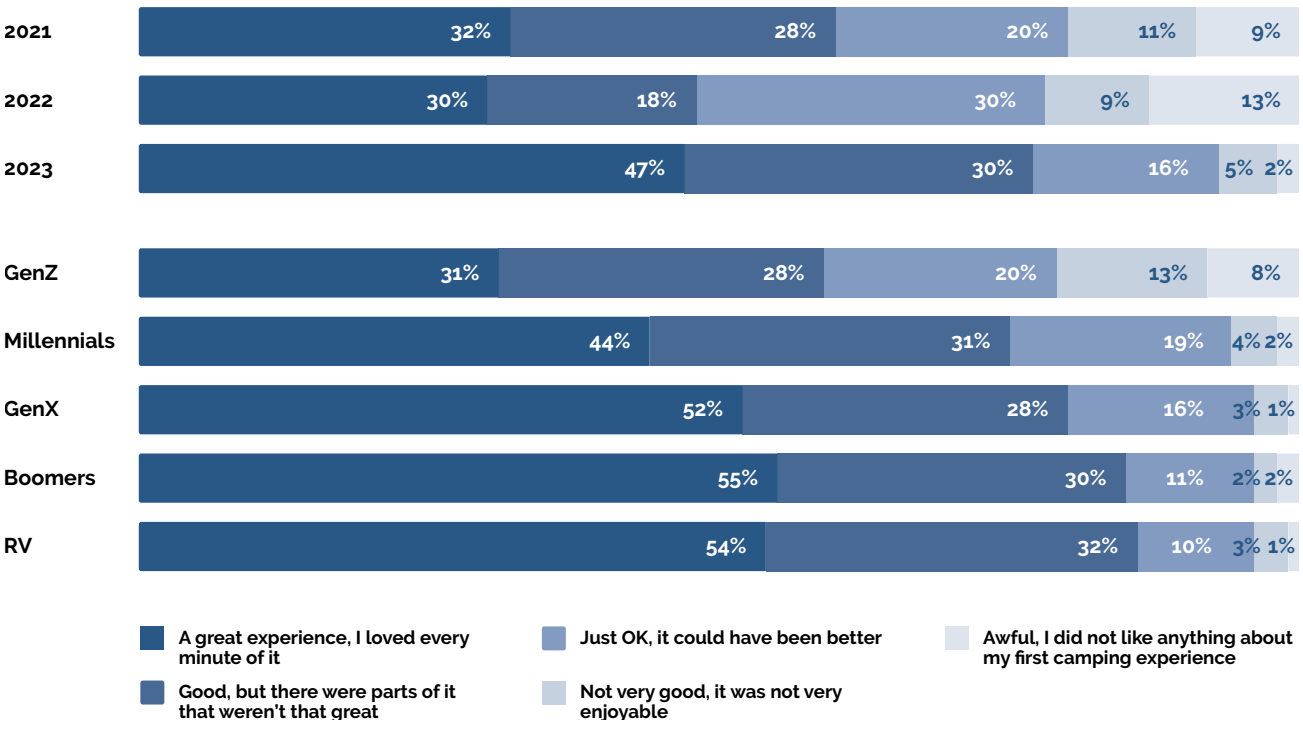
New campers are nearly equally split generationally





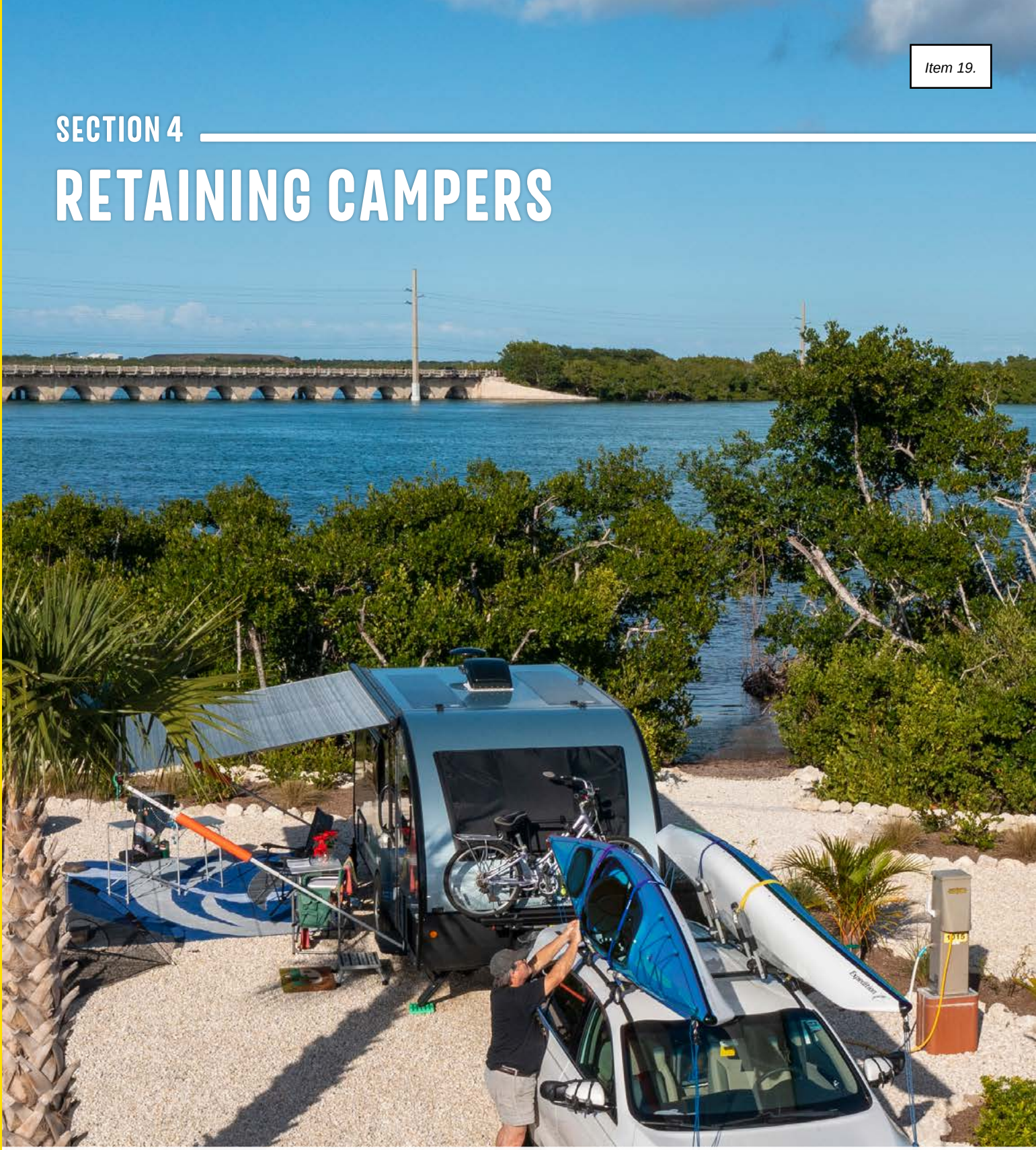
In a major jump over the past two years, nearly half of new guests reported having a great first outdoor experience, a result driven by entry-level participants staying at locations with more developed amenities. Gen Z campers were least likely to have a great first experience.

Views Toward First Camping Experience



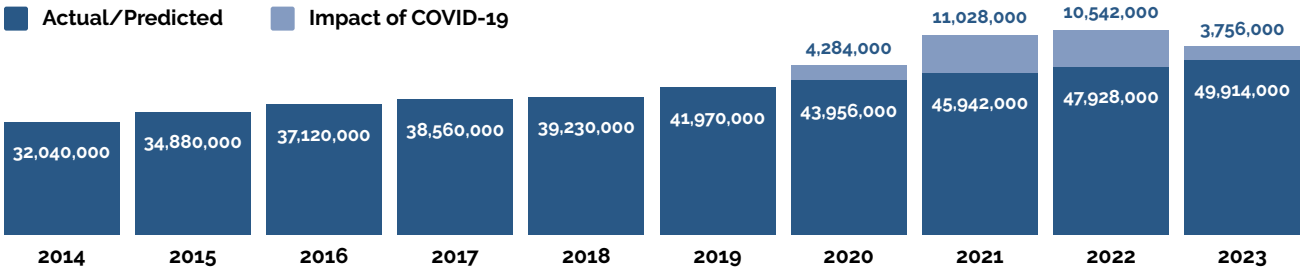
SECTION 4

RETAINING CAMPERS



Before the COVID-19 pandemic, the set of active campers grew around 7% annually, adding about 2 million new households year-to-year. While the results of the research demonstrate a certain degree of attrition, mostly among that set of new campers from 2020 to 2022 who expressed a desire to return to their previous travel habits, there has been a degree of retention among these guests. Approximately 3.8 million additional highly engaged camper households would not have been included in 2023 figures (based on pre-2020 trends) without the impact of COVID-19.

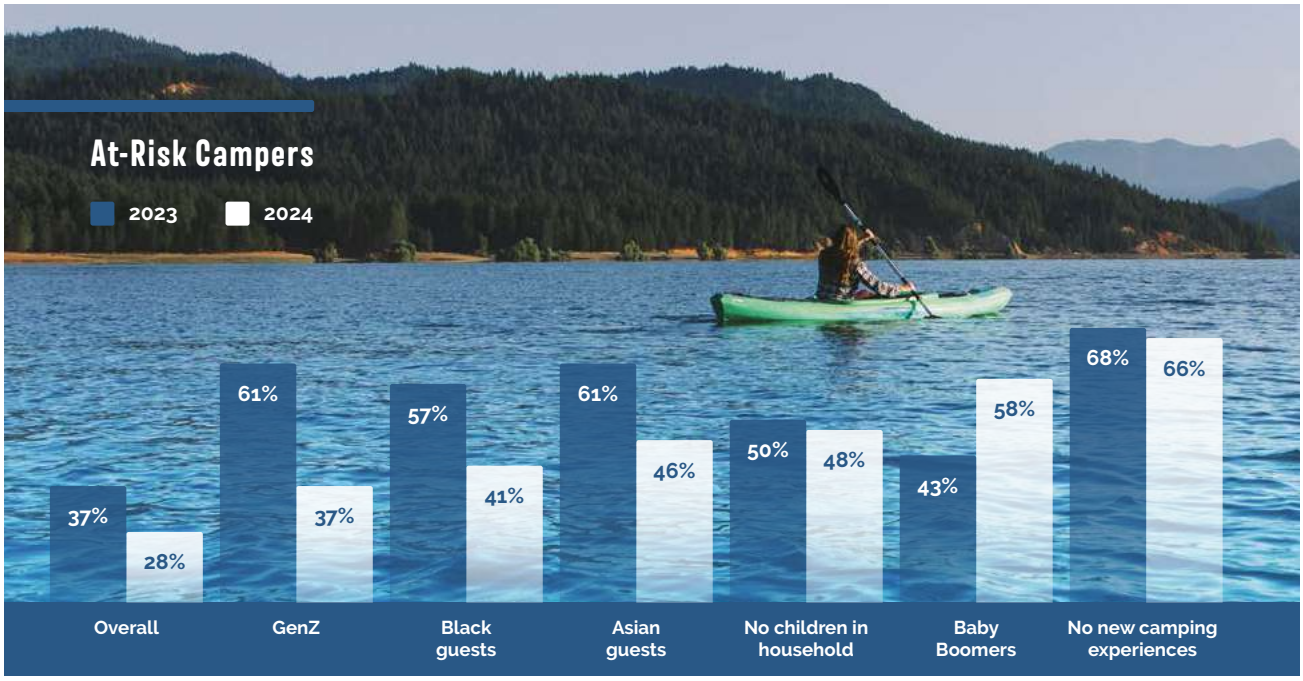
Growth in Camper Households: Actual vs. Projected Without the Impact of COVID-19



While an increasing number of guests have tried and stayed camping, as the outdoor hospitality and camping sector evolves, it's crucial to understand the "at-risk camper." This allows for a deeper understanding of the motivations and barriers that affect camping decisions and increases the number of lifelong camping enthusiasts.

In 2024, the top reasons for not camping include a range of concerns: 21% of potential campers prefer other accommodations, financial constraints hinder 19%, another 19% cite a lack of safety and security, 18% prefer different types of vacations, and overcrowded campgrounds deter 17%. These factors have some telling insights that could point to macroeconomic trends related to post-COVID-19 travel returning, stress from an election year, economic well-being, war, and supply chain worries.

Encouragingly, "at-risk campers" have seen a year-over-year decline, dropping from 45% to 28%. However, certain groups are more likely to not participate in camping in 2024. These include 37% of Gen Z individuals, 41% of Black guests, 46% of Asian guests, and a notable 48% of households without children. Baby boomers also show significant reluctance, with 58% less likely to camp - possibly related to retirement and fixed incomes. Additionally, 66% of individuals who did not have any new camping experiences in 2023 fall into the "at risk" category. These statistics reveal the varied reasons behind the reluctance to camp and underscore the importance for outdoor hospitality providers to tailor their experiences and marketing strategies. By doing so, they can convert these "at risk" individuals into regular, enthusiastic campers.



Barriers to Camping 2021 to 2023	2021	2022	2023	Change
Prefer other types of vacations	17%	20%	18%	-2
Prefer other types of accommodations	10%	19%	21%	2
Do not have anyone to camp with	6%	17%	12%	-5
Cannot afford to travel	22%	15%	19%	4
No camping destinations nearby where I live	4%	15%	13%	-2
Did not get along with travel companions	3%	15%	15%	-0
Did not have the right gear	10%	14%	10%	-4
Transportation	7%	14%	12%	-2
Campgrounds were overcrowded	5%	14%	17%	3
Bugs/pests	17%	13%	10%	-3
No interest in camping/lost interest	20%	13%	9%	-4
Work obligations	14%	13%	13%	0
Other family members do not want to camp	19%	12%	15%	3
Had a negative camping experience	9%	11%	12%	1
Did not feel safe and secure	7%	8%	19%	11
Health issues	N/A	4%	11%	7



Glamping: An Emerging Outdoor Hospitality Trend

Since 2014, glamping has gone from a somewhat fringe mode of exploration to a household word holding a solid place within the mindset of those seeking an outdoor hospitality experience. Momentum for glamping has taken hold since the COVID-19 pandemic when it offered a respite for the leisure traveler seeking a travel experience when many other forms of hospitality (e.g., hotels, motels, resorts) were closed or limited.

In 2017, a survey of campers found that three out of 10 campers had no exposure to or awareness of the word glamping. About one-third had what they considered to be a glamping experience. Additionally, their expectations of what would be included in a glamping experience were what can be found at many full-service private campgrounds (e.g., Wi-Fi, a bed in the cabin/structure, outdoor grill, outdoor recreation).

This past year, it is notable that 58% of all campers say that they have been glamping, with the rate of participation up 52% from 2022 to 2023. First-time trial of glamping has grown from 18% in 2021 to 32% in 2023. In 2023, 34% of new guests are self-identified glampers. Looking ahead to this year, 36% of guests are interested in trying glamping for the first time.



SECTION 5

2024 CAMPING INTENT AND TRAVEL EXPERIENCES



Over the past decade of measuring leisure traveler sentiment, there has been a great deal of favorable growth in camping and outdoor hospitality. The outlook for 2024 is similarly optimistic as the views and behaviors of the leisure traveler are placed into the context of the overall travel picture.

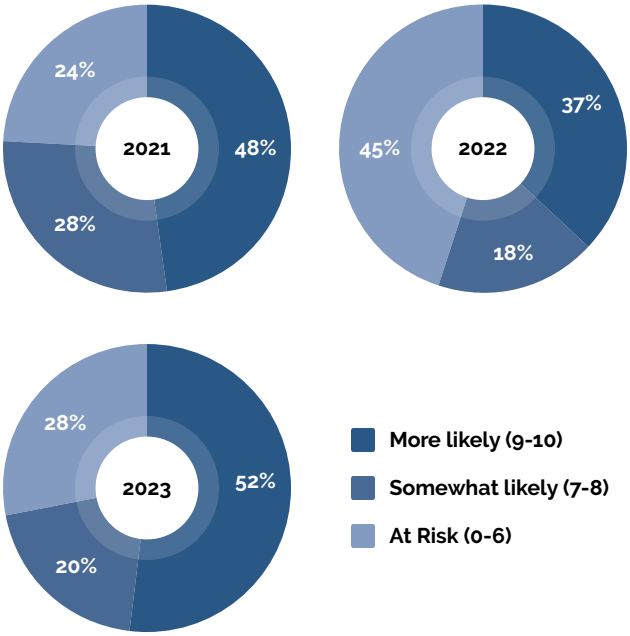
First noted last year, travelers are looking for more ways to explore the outdoors and have unique experiences in 2024. This exploration can include simply slowing down, experiencing nature (and natural events), disconnecting (even if only briefly), and seeking convenience in the type of travel they choose.

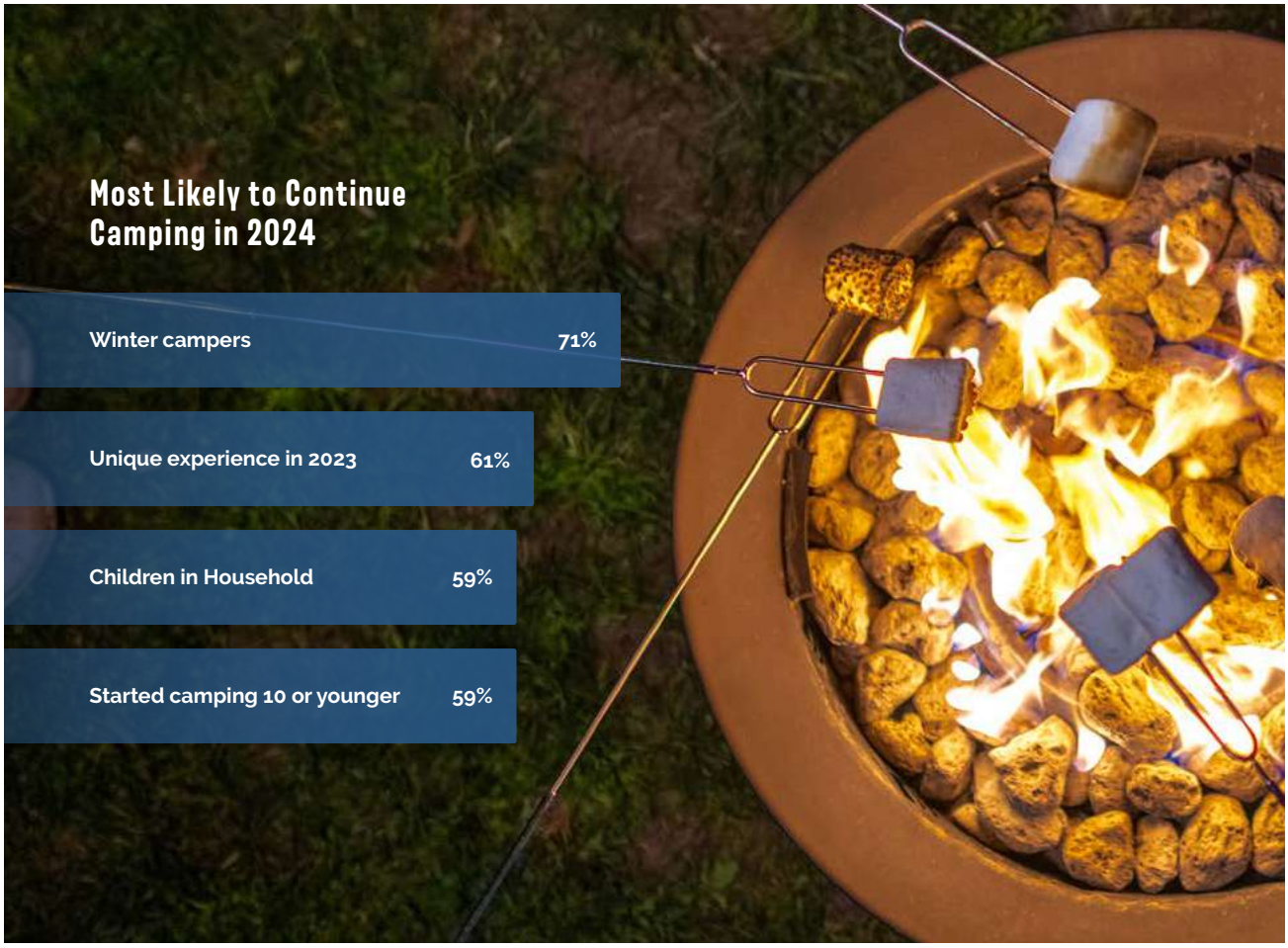
To take a more historical perspective, in the 2023 North American Camping and Outdoor Hospitality Report, it was noted that there could be attrition among campers who had started camping during the COVID-19 pandemic, which resulted in a minor decline in participation in camping (but not leisure travel overall). However, compared to 2022, the outlook for 2024 is similar and would suggest a robust 2024.

Looking ahead, over half of campers are more likely to keep camping in 2024, a 15% increase over 2023 (and a corresponding decrease in the at-risk segment). With optimism rising, assuming fewer external factors such as major weather or natural disaster events, 2024 should reflect a consistent increase over 2023 results.

Likelihood of Camping in the Coming Year

2021 to 2023



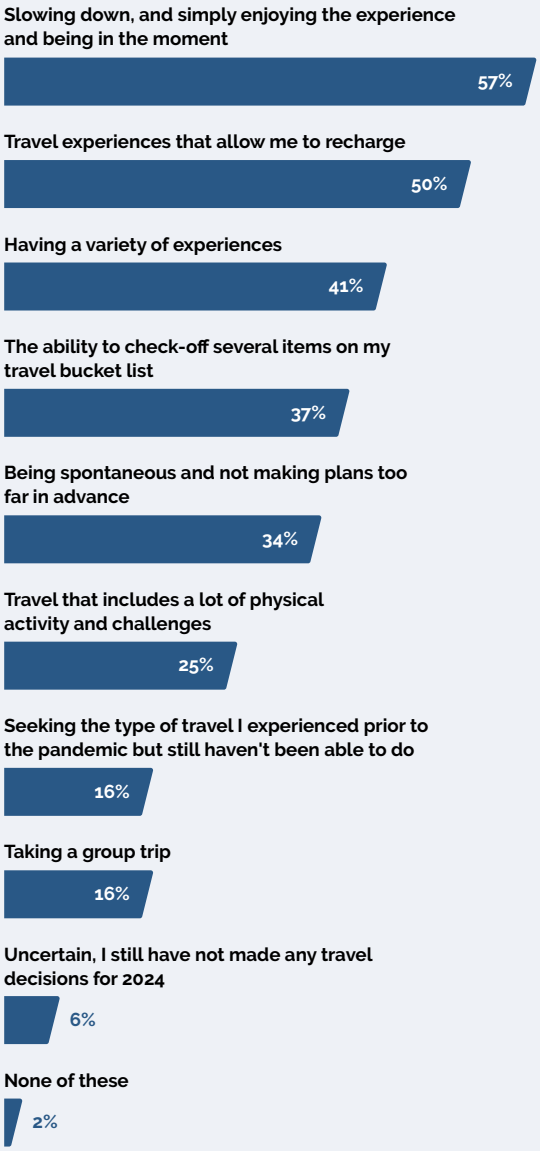


2024 Travel Experiences

In 2024, the top travel goal is to slow down and enjoy experiences, a priority for 57% of travelers. Additionally, 50% say they will seek travel that allows them to "recharge." There's a noticeable shift towards health and wellness in travel choices, with half of travelers gravitating towards water-based trips for their physical and emotional well-being, underlining a broader trend towards more holistic and varied travel experiences.

Among travelers who mention slowing down during their trips, 79% say they plan to use forest immersion, meditation, yoga, and/or mindful strolls during their trips. With the influx of new guests in the past few years and a perceived need for longer-term planning, one-third of campers want to be spontaneous in their travel. Spending time with family and friends is an important consideration for 2024 travel among campers and non-campers alike.

Travel Goals for 2024

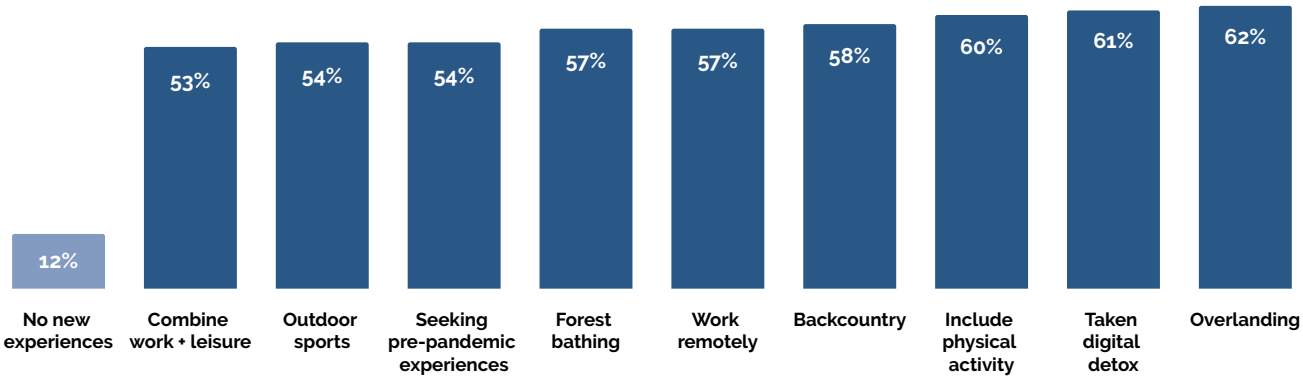


New camping and travel experiences continue to garner interest among travelers, with first-time trial of glamping continuing to climb among new and existing guests. By contrast, experimenting with full-time RVing continues to decline, while first-time trial of backcountry camping nearly doubled from 17% to 31%.

New travel experiences are driving continued interest and participation in camping. When considering whether these new experiences impact future intent to camp, there are some striking differences based on the type of trip taken. If a guest had no exposure to new experiences in 2023, their intention to spend more time camping or glamping in 2024 is significantly lower than those who had any type of new experience. Among the different kinds of experiences, overlanding, taking time for a digital detox, and including physical activity in their trips prompts guests to seek more outdoor travel this year.



Percent Intend to Camp More in 2024 by New Camping Experiences



All campers are strongly interested in natural attractions, and 2024 will be no different in terms of their popularity. Food tourism and visiting small towns also appeal to campers. One-fourth of campers plan to combine work and leisure travel experiences, and a similar proportion would like to experience an all-inclusive resort.

Travel Experiences Planned for 2024	
Natural events	50%
Food tourism	31%
Visiting small towns	29%
Combining work + leisure travel	27%
An all-inclusive outdoor resort vacation	25%
Less focused on activities, more on enjoying the surroundings	23%
Agritourism	21%
Engage with the local community	20%
Adventure travel	20%
Wellness retreats	17%
Unique outdoor experiences	17%
Wild swimming	13%
Eco-tourism	12%
Volunteer work	12%
Solo leisure travel (other than camping)	11%
Leading or taking part in a group on a youth trip	6%
Trips that include both business and pleasure trips	5%
None of these	6%



SECTION 6

THE NEXT 10 YEARS



Using the past ten years as a guide, the next ten will see some changes in the camping and outdoor hospitality landscape. Recent trends prioritize the level of services and amenities offered, especially at full-service campgrounds and outdoor resorts. This evolution has captured a new set of guests from the traditional leisure travel sector who previously stayed at hotels and resorts yet want an outdoor experience. The array of services and amenities will likely continue to develop and evolve, blending the more traditional type of campground/outdoor resort with offerings of traditional resorts.

Other segments of the outdoor hospitality sector will likely focus on a more rustic experience, that is less-connected and closer to nature. Purveyors of outdoor hospitality will benefit from leisure travelers' desire to escape the crowds and noise of their daily lives by offering a more tranquil environment. This ties to the growing interest in backcountry experiences and the desire for wilderness immersion and isolation in areas less traveled.

RVing will continue to hold its place in the mindset and behavior of the leisure traveler. Many RVers will seek to experience the spontaneity of pre-pandemic RVing while exploring with their own set of amenities on board. RVers and those interested in the lifestyle will continue to enjoy the benefits of having their own space that offers travel safety and security mixed with flexibility.

Travel planning and booking will continue to evolve. With the advent of AI, blended travel will become even more popular as processes are simplified and customized. Travelers will have all of the information and resources they need for their trip planning at their fingertips, allowing for more agility and less worry.

The pull of nature will always ensure that outdoor hospitality maintains a solid place in the mindset of the leisure traveler. Even with rapid change in some sectors of outdoor travel, that pull will ensure a healthy and vital segment of leisure travel and hospitality.





METHODOLOGY

Background

This report represents the tenth annual installment of a detailed reporting comparing the latest iteration of the North American Camper Survey to the previous results. The survey, commissioned by Kampgrounds of America, Inc. (KOA), is designed to provide a detailed accounting of the U.S. and Canadian camping markets. This effort, on an overall basis, will be compared to a benchmark camping incidence study conducted in 2012, followed up in 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, and 2023.

U.S. and Canadian Household Results

The results of the most recent iteration of the Camping & Outdoor Hospitality Report are based on a total of 4,100 surveys completed among a random sample of U.S. (n=2,900) and Canadian (n=1,200) households. Within the U.S. sample of households, results are stratified by Census Region: Northeast (n=725), Midwest (n=725), South (n=725), and West (n=725). Overall, a sample of n=2,900 U.S. households is associated with a margin of error of +/- 1.82 percentage points, while a sample of n=1,200 Canadian households is associated with a margin of error of 2.83 percentage points. All surveys were completed only via an outbound solicitation sent to a randomly selected cross-section of U.S. and Canadian households. In order to calculate overall incidence, the sample of respondents was statistically balanced to ensure that the results are in line with overall population figures for age, gender, and ethnicity. Some results may not add to 100 percent due to rounding.

For questions regarding usage, please email **newsroom@koa.net.**

GLOSSARY

Research Terms

Baby Boomer – Born 1946–1964

Camping – For the purposes of this study, camping is defined as "any occasion when you spent at least one night outside of your primary residence and stayed in accommodations such as a tent, trailer, RV, vehicle or cabin/cottage at a campground."

Dispersed Camping – The term used for camping anywhere in the National Forest outside of a designated campground. Dispersed camping means no services such as trash removal, and little or no facilities which may or may not include tables and firepits.

Generation X (Gen X) – Born 1965–1980

Generation Z (Gen Z) – Born 1997–2012

Glamping – Defined as staying in unique accommodations with enhanced services and amenities.

Incidence – For camping incidence, this figure is calculated by dividing the total number of households with at least one person who camps divided by the total number of eligible households.

Millennial – Born 1981–1996

Overlanding – An "overlanding" experience is where you travel in an off-road vehicle, taking back roads, no services/amenities, you are completely self-sustaining and the purpose is the journey.

Peer-to-Peer RV Rental – A rental that occurs between a private RV owner and a renter. Generally, this is facilitated by a designated marketplace.

Public Land Camping – Staying at a public campground in a national park, state park, municipal campground, national forest campground, national forest land, BLM land, designated wilderness areas.

RV – Includes type A, B, or C motorhomes, travel trailers, fifth-wheels, pick-up campers, pop-up trailers and small van campers.

RVing Experience (used in new camping experiences) – Where you travel in an RV from destination to destination.

Silent/Mature – Born prior to 1946

Van Life – Defined as a form of adventure tourism that involves a van that is livable and self-sustained, used to access remote areas to recreate in.

Types of RVs

Fifth-Wheel Trailer – The fifth-wheel travel trailer can have the same amenities as the conventional travel trailer, but is constructed with a raised forward section that provides a spacious bi-level floor plan. These models are designed to be towed by a pick-up truck equipped with a device known as a fifth-wheel hitch.



Motorhome – Motorized RVs are vehicles designed as temporary living quarters for recreational camping, travel, or seasonal use that are built on a motorized chassis.

Type A Motorhome



Type B Motorhome



Type C Motorhome



Pick-up Camper/Truck Camper – The truck camper is a portable unit designed to be loaded onto, or affixed to, the bed or chassis of a pickup truck. The slide-in units are easily loaded and unloaded from the bed of the truck, freeing the truck's bumper to tow boats, ATVs and other trailers.



Pop-up Trailer – Also known as pop-ups and tent trailers, folding camping trailers have canvas sides that extend to reveal queen size beds. The folding camping trailer stows away for easy, lightweight towing.



Roof Tent – A tent that is designed to easily mount directly to the rack or aftermarket bars on the rooftop of a vehicle.



Small Van Camper – a smaller vehicle that provides both transport and sleeping accommodation.



Travel Trailer – Conventional travel trailers offer a wide range of floor plans, sizes and conveniences.



"Types of RVs" credit: GoRVing.com



KOA.COM



ANNUAL ECONOMIC IMPACT

$74 Billion
RV Manufacturers & Suppliers

$31 Billion
RV Sales & Services

$36 Billion
RV Campgrounds & Travel

SUPPORTS

31,540
Businesses

678,114
Jobs

$48 Billion
Wages

$14 Billion
Taxes Paid

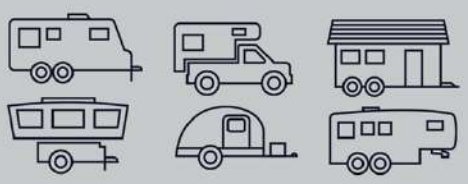
600,000
RVs Produced

$23 Billion
In Retail Value

65 MILLION AMERICANS
PLAN ON GOING RVING IN THE NEXT YEAR



TOWABLE





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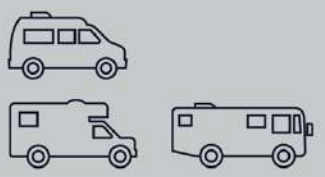

https://www.thevillagesdailysun.com/news/villages/more-people-flocking-to-freedom-of-rv-travel/article_2d211ab0-2e73-11ee-a386-c7d3bad6402b.html

More people flocking to freedom of RV travel

By SUMMER JARRO, Daily Sun Senior Writer
Jul 30, 2023



RVs park at Treasure by the Sea RV in Flagler Beach. Florida is home to numerous RV parks that take advantage of the state's beaches and sunshine.

India Pantin, Daily Sun

Ed and Diane Febinger have seen it all in their RV.

Civil War battle reenactments. The Daytona 500. The Grand Canyon. A rocket launch.

“We wouldn’t be able to see all these things without an RV,” said Diane, of the Village of Summ

The Febingers are part of a force that’s been pushing the recreational vehicle industry to new heights. Ed is the president of The Villages RV Club, one of two RV clubs in The Villages where members have embraced the travel freedom RVs offer. Florida’s warm climate and natural beauty also help make it one of the nation’s top RV shipment recipients.

The past few years in particular have been explosive for America’s RV industry. The 2020 pandemic pushed travelers to the outdoors and, in turn, to RVs.

In 2017, a little more than 500,000 RVs were produced, according to the RV Industry Association. It was a record year at the time but, in 2021, about 600,000 RVs were produced. In 2022, the number decreased slightly back to about 500,000, but was still the third best year on record.

“That was definitely supercharged over the past three years,” said Monika Geraci, RVIA spokesperson.

While growth has slowed down, sales are steady, fueled by seniors and a new generation inspired by the lure of the open road.

On the Road

RVs often are seen as a cheaper alternative to a brick and mortar home, providing modern comforts in a compact space. They require less space and utility usage, which leads to lower costs for heating, cooling and maintenance.

The RVIA estimates 400,000 Americans live in their RVs full time, and The Villages area alone has RV campgrounds such as Wildwood RV Village Campground, Villager RV Park and Recreation Plantation RV Resort in Lady Lake.

Recreation Plantation has more than 1,100 spaces, which many use to house their RVs. The resort gets visitors who stop by for as little as a week, as well as those who stay six months and year-round.

Mark Gibson has been living in his RV with his wife, Nancy, at Recreation Plantation for six months out of the year for the past four years.

The couple, who are from Michigan, enjoy what comes with traveling and living in an RV.

"Wherever you go, there's something to see," Mark said. "We have a full size back window (in our RV) and in Michigan we've woken up in the morning and looked out the window, and there's the Mackinac Bridge over Lake Huron. We've woken up and there's the Smoky Mountains out the back, Devils Tower. There's just so much to see in this country."

The couple also enjoy living out of their RV because of the sense of community it brings.

"It's like family," Mark said. "Everybody's on the same playing field as you are. They're all basically retired. Life has slowed down and they're friendly. They're here for the same thing you are: to have a good time and relax."

Adding Fuel to the Fire

In March 2020, there was a total of 30,288 units of RV shipments, a decrease of 20.3% compared to March 2019, according to the RVIA.

However, in March 2021, 54,291 units were shipped. In March 2022 there was a 18.7% increase to 64,454 units. March of last year, and last year's first quarter, set record highs for RV shipments in any single month and quarter.

"It was interesting in that it was different waves," Geraci said. "When you look at 2020 right after everything kind of opened back up, if you were going to travel in the summer of 2020, it was going to be in an RV. That was really one of your only options."

The pandemic changed people's priorities and values. More people wanted to get outdoors, and using an RV was one way to do that, Geraci said.

During the 2020 fiscal year, national forests and grasslands had 168 million visits — an increase of 25 million total site visits and 18 million national forest visits from 2019, according to the U.S. Forest Service's National Visitor Use Monitoring report.

As for RVs in particular, the National Park Service recorded a significant drop in overnight RV camping during the first half of 2020. However, the numbers began increasing in the second half of the year.

By 2021, the number of RV campers was slightly higher than in 2019, a trend that continued into 2022.

Last year, the parks saw almost 2.6 million RV campers.

“Whether it is going RVing and going to national parks and campgrounds, or if it’s pickleball, or it’s just going to the park down the street, people have placed a significant importance on getting outdoors, and that’s something that we have seen throughout the past few years,” Geraci said. “That’s something that always has been a driving reason for people to purchase and go RVing.”

That’s especially true in Florida, a state widely regarded as one of the country’s brightest tourism spots.

Florida: An RV State

About 137.6 million visitors came to the state in 2022, according to Visit Florida, a Florida tourism marketing corporation. That is about a 5% increase from 2019, and 12.9% increase compared to 2021.

One of the state’s biggest draws is its sunshine-drenched scenery, which encourages RV use.

About 7.8% of total RV shipments in February of this year went to Florida, according to the RVIA. The state was the second-highest RV recipient.

A big reason for that is because you can use your RV year-round in Florida, Geraci said. California and Texas are also on the top of the list.

“Very popular states, and you (have) great campgrounds and outdoor recreation opportunities,” she said.

Rob Bentley, general manager of Campers Inn RV of Ocala, agrees.

Camper’s Inn has locations across Florida, including in Ocala and Leesburg, as well as other states.

Florida’s a large RV market because it’s a destination area for customers, he said.

“Some people come, they are leaving their states to come live in Florida for a variety of reasons, especially in Central Florida,” Bentley said. “ It’s a very, very busy RV area, a lot of campgrounds a lot of campsites, a lot of state parks that people go to.”

In addition to having 175 award-winning state parks, Florida is home to RV parks that take advantage of the state's beaches and sunshine opportunities.

Treasure by the Sea and Coral Sands place RV owners right on the beach, while Jetty Park Campground gives visitors a view of rocket launches at Kennedy Space Center and Port Canaveral's cruises.

Of the three locations, Jetty Park is the biggest. Each year it gets about 200,000 visitors, many of which are there with their RVs. The campground gets about 90% occupancy a year and, when the pandemic hit, the numbers stayed about the same.

"There wasn't a huge variance, but there definitely was an uptick in camping throughout that time period," said Mike Hoffmann, assistant director of recreation and customer experience for Canaveral Port Authority. "Honestly, you see more updated vehicles of RVs. People are spending more money on these fancy, very fancy motorhomes, so we're definitely seeing an increase in motorhomes."

The Future of RVs

The RVIA is seeing its production numbers slow, entering a more normal period of under 500,000 units being built each year.

The association doesn't expect to see numbers as high as during the beginning of the pandemic, Geraci said, but positive numbers nonetheless.

As of February 2023, shipment numbers have dropped compared to last year, but industry leaders are hopeful numbers will pick up again as more people attend RV shows and events.

At the Ocala RV Show, held by the Florida RV Trade Association in March, 300 to 400 RVs clustered together in displays. Some visitors sought shelter from the hot sun beneath overhangs, while others walked to different companies' displays, country music blaring.

The show has been running for about 30 years. This year, it attracted Floridians, as well as several out-of-state visitors, eager to check out the RVs and buy one, or to at least imagine themselves in one.

As more RV companies have opened around The Villages area, the show has grown about 20-30% over the years, said Dave Kelly, FRVTA executive director.

There are other popular RV shows put on across the state, including in Tampa and Orlando, tha bring a large number of people and RV companies.

It is “no question” to Kelly that the RV industry has seen steady growth, especially in the last three years when everything shut down because of the pandemic.

“I think the interest will always be there,” Kelly said.

The numbers are in their favor. In 2021, the median age RV owner was 53, and the average number continues to decrease as RVs’ popularity grows among the younger generation.

RV ownership increased by 60% from 2001 to 2021, according to a study from the RVIA released in 2021. About 11.2 million households own an RV as of 2021. About 22% of those owners are between the ages of 18 and 34.

Millennials and GenZers also have plans to buy another RV within the next five years, according to the study, with about 84% of 18 to 34 year olds planning to buy another RV.

However, seniors still make up a key demographic for the industry. About 66% of RV motorcoach owners are 55 years old and older, according to a 2021 Go RVing RV Owner Demographic Profile. Of that, about 42% are retired.

The local demographic is much higher thanks to the ages of Villagers in the community, many of which are RV owners. As of June 9, all of the community’s 482 RV storage facility parking spaces are occupied, according to data from Pam Henry, manager of lifestyle, events and public relations with The Villages Recreation and Parks Department.

Robert Kress, of the Village of Lake Deaton, became an RV owner 20 years ago on a whim. He was living in Michigan and bored, so he and his wife went to a local RV show.

“We came home with one,” he said. “It wasn’t planned, but we came home with one.”

The Villages is home to a few RV clubs, including The Villages RV Club, to which Kress belongs. At one point the club had about 400 members.

"What's good about us in the (club is) we're all retired. We're all trying to figure out how we're g to spend whatever we got left in terms of time," said Ed Febinger, club president. "We all want to find (and) see things that we maybe haven't seen before."

Throughout the years Kress and his wife have used it to go on family vacations. They now take it up to Michigan for four months every year, stopping at several states along the way.

"It is the freedom to go wherever you want and not have to stay in a hotel and put your head on someone else's pillow," Kress said.

Senior writer Summer Jarro can be reached at 352-753-1119, ext. 5404, or summer.jarro@thevillagesmedia.com.

Car and Rail

RV Vacations Emerging as Major Summer Travel Trend





by Donald Wood
Last updated: 8:50 AM ET, Tue May 21, 2024

As people in the United States prepare for the Memorial Day holiday and the unofficial start of summer, a new survey found that an estimated 45 million Americans will take a vacation in a recreational vehicle (RV) this year.

According to data collected by Go RVing, 18 million travelers are specifically planning to embark on RV trips alone this Memorial Day weekend. Another 50 percent of leisure travelers expressed interest in an RV trip sometime within the next year, regardless of the season.

The survey from Go RVing found that one of the biggest reasons for hitting the open road is the freedom to explore at their own pace, while RVs offering the comforts of home while on the go was a major contributing factor.

“RVing offers a unique combination of freedom, adventure, and value,” Go RVing Chief Marketing Officer Karen Redfern said. “With the rising costs of traditional travel, more and more Americans are discovering that RVing provides a budget-friendly way to explore the country and create unforgettable memories.”

Other key factors include previous positive experiences, the ability to better connect with nature, and affordability compared to traditional hotel stays. As for how far people

are willing to travel when driving an RV, 52 percent of Americans are planning trips between 4-7 hours from home, indicating a preference for regional exploration.

Another 33 percent are opting for shorter getaways, with at least one RV trip planned within three hours of their home.

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July 12, 2023

As Camping Popularity Surges, RV Resorts Look to Capitalize With Hotel-Like Comforts

Anthony DiPonio | July 12, 2023

By Anthony DiPonio, CHIA

Summary

Over the past several years, H&LA has seen a marked increase in interest from developers and investors in campgrounds and RV resorts. RV parks are rebranding as resorts as they add more amenities. Though camping is far from a new phenomenon, its uptick in popularity during the COVID-19 pandemic helped introduce it to many first-time campers, which boosted participation to higher levels. One of the most popular pastimes in North America, camping has the added benefit for travelers of also being one of the most affordable and accessible vacation options.

As camping continues to grow in popularity, campgrounds and RV resorts continue to add more amenities that have attracted interest from guests old and new. These new amenities and accommodations allow for an RV resort to compete with hotels for leisure demand in warmer weather seasons.

Popularity of Campground Resorts

According to the *2023 North American Camping Report* sponsored by Kampgrounds of America, Inc. (KOA), the number of first-time camper households totaled 6.4 million in 2022, down from 9.1 million in 2021. The year 2020 saw a staggering increase of 274% over the 2.7 million households in 2019. In addition, active U.S. camping households (meaning households that identify as campers) grew to 93.8 million in 2021, an increase of 9% over 86.1 million households in 2020. In 2022, the number slightly dropped to 92 million. The number of households who camped at least once annually was 58.4 million in 2022, up from 56.9 million in 2021. Camping accounted for 32% of all leisure trips taken in 2022, with more than half of travelers (60%) including camping in some or all of their travel.

According to the Recreational Vehicle Industry Association (RVIA) 2022 Annual Report, as revealed in its *2022 RVs Move America Economic Impact Study*, the industry contributes about $140 billion to the U.S. economy, supports nearly 680,000 jobs, contributes $48 billion in wages, and pays more than $13.6 billion in federal, state, and local taxes. Over just the past three years, this represents a 23% increase in economic output. RVIA notes that the median age of new buyers purchasing in the last two years has dropped to only 33 years old.

According to RVIA's *2022 Campground Industry Market Analysis*, there is a shortage of campsites, with consumer demand creating a need for both public and private campgrounds to continue to redevelop and expand their supply of facilities. The report indicates that campground supply would need to increase at a rate of 7% annually to keep pace with current levels of demand growth. Further, the study shows that during peak periods, most campgrounds are at least 76% full and 54% booked the rest of the year, indicators of an industry doing well during its operating season. Private campgrounds are more likely to have expansion opportunities and better amenities than public campgrounds, such as those in state and national parks, which are reliant upon tax dollars to fund expenses. With campgrounds now considered part of the outdoor hospitality industry, private equity firms have become increasingly interested in investing in this sector.

Emerging Trends

RV resorts have adapted to changing travel preferences and embraced the demand for enhanced experiences. In an era where travelers seek unique and memorable adventures, RV resorts have recognized the importance of providing innovative amenities. H&LA has identified some emerging trends in RV resorts from our studies evaluating the feasibility of campground resorts nationwide.

1. Increased Types of Overnight Options

Some RV resorts are reducing the number of standard tent sites in favor of other uses such as RV sites with more amenities, a greater variety of cabins, and glamping sites. Some Camp Margaritaville RV Resorts have added a

multitude of different types of sites. For example, Camp Margaritaville offers RV sites with tiki-bars that can be rented at a higher price than standard sites. There is also a variety of cabin types that can accommodate up to 30 people.

There are many forms of glamping such as tree houses, safari tents, and yurts. Each of these offers a more upscale experience than what is typically offered. Yurts have been the most popular glamping option and have even been utilized by luxury hotel brands. Some RV resorts, like Camp Margaritaville, are charging rates comparable to or higher than hotels and resorts for their cabin or RV sites within their respective markets.

2. Upscaling Comfort and Convenience

RV resorts are changing the notion of camping by offering a wide range of amenities that elevate comfort and convenience. Today, more RV resorts are featuring amenities such as spacious full-hookup sites with water, electricity, and sewage connections, as well as cabins and RV rentals, allowing guests to enjoy the comforts of home on the road. Resorts are also investing in Wi-Fi connectivity, ensuring that guests can stay connected and maintain their lifestyle. By providing these essential amenities, RV resorts attract travelers who seek a blend of adventure and comfort.

3. Recreation and Leisure Facilities

To increase their appeal and popularity, some RV resorts are embracing the concept of all-inclusive entertainment by providing an array of recreation and leisure facilities. These resorts feature waterparks, inflatable floating obstacle courses, swimming pools, hot tubs, fitness centers, and sports courts catering to guests of all ages and interests. A waterpark component has become a popular amenity for RV resorts. For example, many Yogi Bear’s Jellystone Parks and Sun Outdoors Parks have a waterpark component tied to the resort. The availability of these amenities encourages guests to extend their stays and bring their children, ensuring a memorable vacation experience for everyone.

4. On-site Dining

Recognizing the desire for convenience and diverse culinary experiences, some RV resorts are incorporating on-site dining options within their premises, such as casual cafes, restaurants, and food trucks. By offering a range of food and beverage options, RV resorts provide a convenient dining experience, allowing travelers to stay on the property without venturing far from their accommodations.

5. Enhanced Outdoor Spaces

Many RV resorts have been designed essentially as a parking lot for RVs, crammed closely together resulting in very little green space throughout the park. Today, some RV resorts understand the importance of nature, and the desire to connect with the outdoors. To cater to this preference, many resorts are expanding their existing outdoor spaces, creating landscaped areas and scenic trails for guests to explore. Whether it's a walking path, a picnic area, or a pet-friendly park, these resorts provide improved opportunities for guests to immerse themselves in natural surroundings. More space between campsites also allows the guests to be more comfortable and have a more natural feel. The emphasis on outdoor spaces encourages guests to engage in outdoor activities.

6. Unique Experiential Offerings

To set themselves apart from traditional camping sites, RV resorts are introducing unique experiential offerings that appeal to diverse interests and passions. These may include wine tastings, cooking classes, live entertainment, workshops, and guided nature tours. By providing these immersive experiences, RV resorts create opportunities for guests to learn, engage, and connect with like-minded individuals, spreading a sense of community and improving the overall vacation experience.

Below are a few examples of RV resort expansions announced in recent months and some amenities that will be new to guests:

• For the 2023 season, Camp Fimfo – Country Hill in New Braunfels, Texas, expanded its resort to include more sites, hiking trails, dog park, alpine coaster, and a wedding venue. The resort opened with 290 sites, three food and

beverage outlets, waterpark, swim-up bar, miniature golf, and sports courts such as basketball and pickleball courts.

• Great Escapes in Bryan, Texas, opened in 2022, with 100 sites. The resort will open approximately 200 more sites throughout the 2023 season. The new sites will include a mix of RV sites and cabins. When the resort initially opened, amenities offered were a Wibit Lake, pool, basketball court, an area for food trucks, activities center, and golf cart rental. The resort is expanding to include new amenities such as an outdoor movie theater, jumping pillow, hayrides, gaga ball pit, dog park, fitness center, and an outdoor stage for live entertainment.

• A Camp Margaritaville RV Resort in Henderson, Louisiana, opened this May. The property transitioned from the Cajun Palms RV Resort. The resort has 452 RV sites and 25 glamping cabins that accommodate up to 12 people. Additional amenities include three pools with private cabanas, an adults-only hot tub, swim-up bar, poolside snack bar, License to Chill Bar, a restaurant serving lunch and dinner, miniature golf, a waterpark with an interactive pirate ship play structure and splash pad, cornhole, volleyball, basketball, pickleball courts, and a dog park.

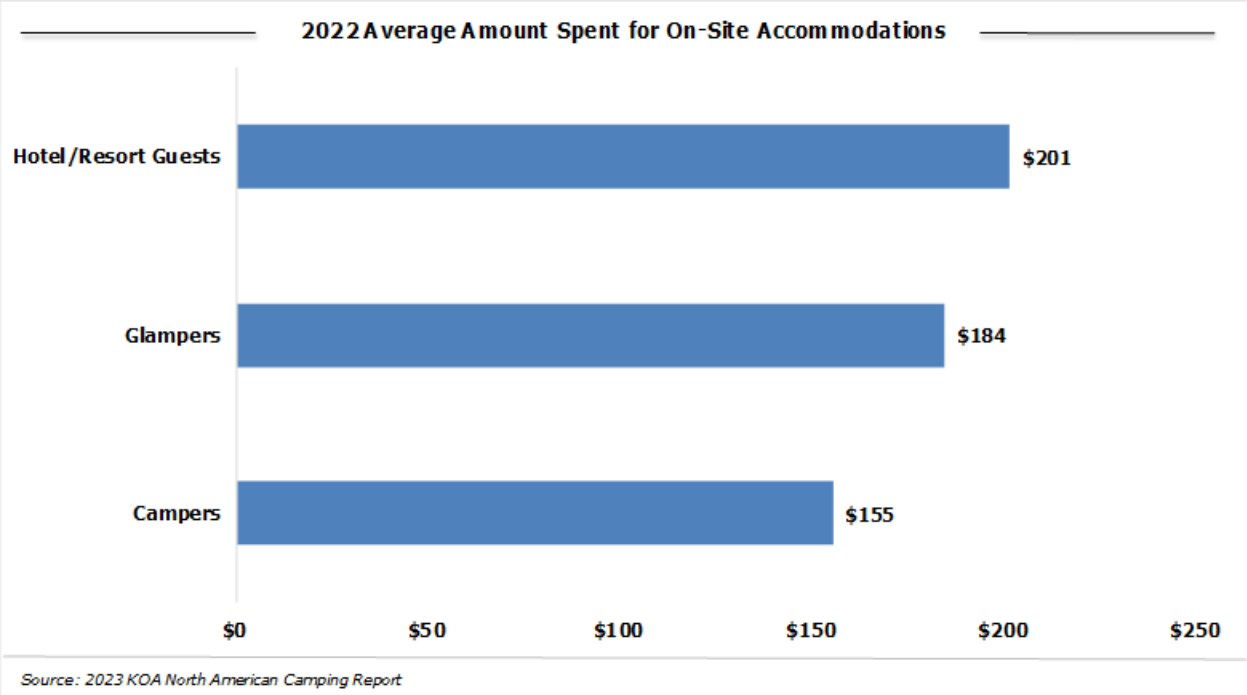
• Clay's Resort, a Yogi Bear's Jellystone Park in North Lawrence, Ohio, expanded in 2023 to include an interactive water play structure for children, a new 4,500-square foot swimming pool, cabanas, and more modular cabins.

• Coachella Lakes RV Resort will open in August 2023 in Coachella, California. It will have 360 RV sites and 15 cottages. The resort will also include two outdoor pools, three hot tubs, splash pad, indoor and outdoor fitness facilities, pickleball courts, amphitheater, bocce ball, dog park, 18-hole putting course, and five lakes, which will allow kayaking and paddleboarding.

Average Spending Compared to Hotels/Resorts

Camping has historically been a cheaper alternative to staying in a hotel or resort, but the spread between these types of lodging is decreasing. The graph below shows the average amount spent per trip on daily expenditures at each

property type. This includes lodging accommodation and on-site food and beverage.



Hotel and resort guests spend the most on lodging and on-site food and beverage compared to glampers and campers; however, this can be attributed to a greater percentage of hotels and resorts offering food and beverage and other amenities. This implies that hotel and camping/glamping rates can be comparable as many RV parks are increasing the scope of their amenities and services, which is allowing them to charge higher prices.

Looking to the Future

The future of camping is looking particularly strong, as evidenced by the steady entry of younger campers. Amid the COVID-19 pandemic, many campgrounds and RV parks/resorts experienced growth unlike hotels due to travel restrictions and stay-at-home orders. Future growth will be fueled by younger couples with children, who are now camping more than older generations.

Like hotels, RV resorts are finding that innovation will continue to drive demand as properties are continually adapting to trends to capture various guests. As RV resorts add more amenities, they will aim to increase yearly

occupancy and daily rates. By offering enhanced amenities and experiences, RV resorts are poised to capture demand from leisure travelers by offering more options to guests looking for lodging accommodation. The enhanced amenities allow the resorts to compete with area hotels for leisure business in peak seasons.

ABOUT ANTHONY DIPONIO



Anthony DiPonio, CHIA is an Associate at Hotel & Leisure Advisors (H&LA), a national hospitality consulting firm. H&LA produces reports that assist clients in the hospitality real estate industry. H&LA specializes in appraisals, feasibility studies, impact analyses, economic impact studies, and litigation support for hotels, resorts, waterparks, casinos, conference and convention centers, golf courses, ski resorts and other leisure real estate. Our experienced consultants travel nationwide analyzing hospitality trends, studying leisure industries, and understanding local communities. We focus on our clients' competitive markets and provide thorough and thoughtful analysis of hospitality properties. Our consultants have analyzed and prepared studies on more than 3,000 properties in all 50 states, Canada, and the Caribbean. You can reach Anthony via email at adiponio@hladvisors.com or by phone at 216-403-1743.

From Silicon Valley Cubicles To Scenic Vistas: How Millennials Are Redefining Success With Luxury RVs

Ben Spiegel Forbes Councils Member

Forbes Business Council COUNCIL POST| Membership (Fee-Based)

Apr 10, 2024,07:30am EDT

Ben Spiegel is the Founder of Redwood Capital Advisors, LLC, a boutique real estate private equity syndication and investment firm.



GETTY

Imagine trading your cramped office cubicle for a workspace with panoramic views of the Rockies or the serene beaches of the Gulf Coast. This dream is

becoming a reality for many millennials, who are swapping traditional markers of success for a nomadic life of adventure and freedom on the road.

With my background as a hedge fund analyst, I've always sought unique investment opportunities, believing the NYC market is oversaturated. This pursuit led me to a skilled feasibility consultant, whose insights saved me from a poor investment. After meeting him in Mobile, Alabama, our professional relationship evolved into a joint venture. Now, I'd like to share how investors can tap into the potential of RV parks.

The Millennial Migration To Mobile Living

The average RV owner today is not planning retirement; at 32 years old , they are more likely planning their next "workation" spot. This age group, often bogged down by skyrocketing housing costs, interest rates and a thirst for work-life balance, is leading a seismic shift toward RV living. The RV Industry Association reports showing a staggering 62% increase in RV ownership among young adults in the last decade. This trend is less about the vehicle and more about what it represents—freedom, flexibility and an unbridled spirit of adventure. More and more millennials are choosing to "put their equity on wheels."

A Market Gap Calling For Innovation

The RV boom is creating waves, with over 493,000 new units produced in 2022, yet the infrastructure for these homes-on-wheels is trailing. The industry faces a stark deficit, with only about 15,000 new RV pads developed in the same period. Most existing RV parks, relics of a bygone era, lack the amenities that the new-age digital nomad takes for granted, such as high-speed internet and cell phone service. The average age of the existing RV park is 40 years old. This gap is not just a problem; it's an opportunity for visionary entrepreneurs to redefine the RV park experience.

Remote Work Fuels The Luxury RV Movement

Remote work, a legacy of the pandemic era, has untethered professionals from their desks. Over a third of workers who have the option of working remotely now do so all the time. Luxury RV parks are stepping up, offering not just a spot to park but a community with all the trappings of a modern office and resort, set in nature's lap.

Luxury RV Parks: A New Destination For Work And Play

Modern luxury RV parks are reimagining the outdoor hospitality experience. They are destinations in their own right, boasting amenities like resort-style pools, gyms, pickle ball courts, co-working spaces, farm-to-table dining and even wellness programs. These parks are more than just a place to stay; they're a lifestyle choice, offering a blend of work, leisure and community that resonates deeply with the millennial ethos.

The video player is currently playing an ad. You can skip the ad in 5 sec with a mouse or keyboard

Ripe Investment Opportunities

Special situations to either acquire or develop RV destinations that can be repositioned or built to cater to the luxury segment maximize the potential to capitalize on the growing trend of nomadism.

1. Tapping Into The Luxury Segment: The RV destination market predominantly caters to mid-range and budget travelers, leaving a significant gap in the luxury segment. This untapped luxury segment presents a substantial market opportunity, aligning with the growing demand for luxury travel experiences.

2. Special Situations: Opportunities may arise from acquiring underperforming assets at discounted prices, revitalizing them and integrating

them. Leveraging regulatory or market changes that offer short-term investment opportunities can provide higher returns.

3. Tax Advantages: RV destination owners can significantly lower taxes and enhance returns through strategic benefits. These benefits include a 100% first-year bonus depreciation, Section 179 expensing up to $1,080,000, and componentized asset depreciation.

4. Development Economics: From my experience, in the Southeast, the "back-of-the-envelope" construction cost to build an RV destination is roughly estimated at ~$55K per pad (site) not including the land purchase. Upon completion, pads are roughly worth between ~$85K and ~$120K with the higher end sold individually as condos or the lower end as a bulk sale to an investor.

Best Practices For Investors

The luxury RV market offers a promising investment opportunity, with several key factors to consider:

1. Demographic Analysis: Conduct thorough research or hire a professional for a custom feasibility analysis to understand luxury RV enthusiasts' preferences and needs.

2. Location Selection: Focus on areas with robust tourism, proven RV park success and at least 80% occupancy rates within a 25-mile radius. Proximity to major transportation and a Walmart is crucial for convenience and indicative of population growth.

3. Compliance And Eco-Friendly Practices: Be aware of zoning laws and environmental regulations. Incorporate sustainable features like efficient waste management and energy-saving utilities.

4. Comprehensive Business Planning: Develop detailed financial projections covering revenue streams, occupancy levels and additional services. Form strategic partnerships with experienced operators and local entities for insights and efficiency.

5. Navigating Market Challenges: Recognize the seasonal and economic sensitivities of the business. Diversify income and maintain financial reserves for off-peak seasons.

6. Operational Excellence: Ensure effective management of bookings, customer service and facility upgrades. Consider hiring professionals with hospitality management expertise and investing in technologies for operational improvements.

Investing in luxury RV parks requires meticulous planning, market awareness and operational acumen, balancing these elements to successfully navigate this investment landscape.

Conclusion: Pioneering A New Way Of Living

This shift toward luxury RV living is a modern iteration of the American dream, where success is measured not by the size of one's house but by the breadth of their experiences. As more millennials embrace this nomadic lifestyle, they aren't just changing where they live and work; they're redefining what it means to live a fulfilled life. On this new road, every turn is an opportunity, every stop a new possibility, heralding a new era of freedom and flexibility.

Follow me on LinkedIn. Check out my website.



Ben Spiegel

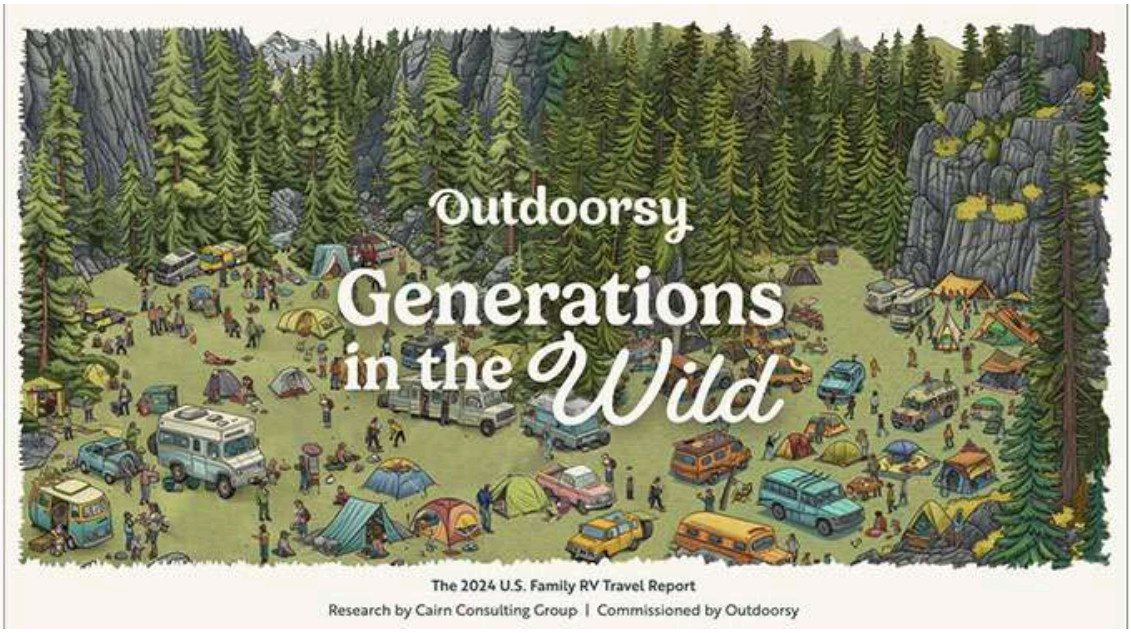
Ben Spiegel is the Founder of Redwood Capital Advisors, LLC, a boutique real estate private equity syndication and investment firm.

Outdoorsy Survey Shows RVing Strengthens Family Bonds

by **RV Business**

May 21, 2024

in **Today's Industry News**



Outdoorsy

AUSTIN, Texas – Outdoorsy, a leading outdoor travel and accommodation marketplace today released Generations in the Wild: The 2024 U.S. Family RV Travel Report. The company's inaugural independent research explores motivations behind travel, benefits of time on the road, and cultural values restoring human relationships across four generations of RVing American families.

"This independent research was deliberately designed to span not just generations, but to represent Americans from all walks of life who seek the benefits only the outdoors can provide," said Outdoorsy Co-Founder Jennifer Young. "Resoundingly, every group

acknowledged that RV travel provides a powerful way to strengthen family bonds, reconnect with themselves, and draw closer to their faith."

Notably, Outdoorsy's survey found that today's always-on work culture is negatively impacting young families on the road – cutting into quality time and reducing enjoyment for GenZ parents in particular. GenZ is most likely to take work on the road, with 74% saying they work at least sometimes during a trip, and 96% of those who do reporting that their work hours negatively impact their time with family. By comparison, GenX has a healthier work life balance, with only 53% reporting that they work during family trips.

"Creating time for a digital detox is closely correlated to better reported trip outcomes, but we found that only one in five families will always take the time to do so," said Young. "However, we discovered that disconnecting from tech isn't the only way to reliably improve your summer vacation. Our research showed that parents who involve their children in every aspect of trip planning – from meal planning to destination selection to activity mapping – report improved journeys across almost every metric."

Families with children who are highly engaged in trip planning report lower stress (+21%), an increase in positive attitudes (+12%) and increased excitement (+16%). Families who engage their children in every aspect of trip planning are also more likely to report strengthened faith after a trip (65% vs. 39%) and a higher likelihood of tech-free time (66% vs. 52%).

Additional key findings from this year's report include:

GenZ: The changing face of RV travel

The youngest generation of RVers are notably different from their peers. They're the most likely to travel, with the majority (65%) saying they plan to take at least five RV trips this year. However, this cost-conscious generation is also the most likely (47%) to seek out free RV accommodations this year, signaling that this cohort especially is feeling the strain of inflation. This group also tends to stay closest to home, with an average trip length that is 100 miles less than that of older generations.

Developed campgrounds are the most in-demand in 2024

This year, developed campgrounds are in high demand, with 83% of families preferring their RV campground to be packed with amenities like showers, pools, biking paths, pickleball courts, and more.

RV trips reduce tech time and increase spiritual connectedness for teens

Nearly half of all teens (48%) report reduced screen time during family RV trips, and the vast majority (88%) report at least some level of spiritual connectedness, with more than half (59%) engaging in prayer, reflection (34%), and reading sacred texts (21%) during family RV trips.

Baby Boomers beef up multigenerational camping plans this summer.

In their youth, Baby Boomers popularized backcountry camping. However, over time they fell into travel patterns that were less likely to include outdoor experiences. Now that they're entering their retirement years, they are much more likely to turn to RV trips as an affordable means of travel that can include their children, grandchildren, and extended family. Three fourths (74%) of Baby Boomers will include their adult children in their next RV trip, and 31% will include their grandchildren.

Millennials: The experience-first generation

This formidable travel group started the trend of investing in experiences instead of things, and their desire to fully lean into family travel shows up in a variety of ways. Seven out of 10 Millennials say RV trips are an important time to disconnect from technology, and this generation is less than half as likely to always work while traveling as their GenZ counterparts (11% vs. 26%), signaling they have a better handle on work/life balance.

Nearer, my God, to thee

RVing families tend to be highly religious or spiritual, with 96% of parents and 88% of teens reporting at least some connection to faith or spirituality. Of religious families, 82% report being Christian. And although teens are less likely to say they're very connected to religion or spirituality, they're just as involved (and in some cases more involved) as their parents in spiritual pursuits while in nature.

Methodology

The results of the first Outdoorsy U.S. RV Family Travel Report are based on a total of 3,200 surveys completed among a random sample of U.S. families and a corresponding sample of n=400 teens. Within the sample of families, quotas were established for each of the four primary census regions: Northeast (n=800), Midwest (n=800), South (n=800), and West (n=800). Overall, a sample of n=3,200 U.S. families is associated with a margin of error of +/- 1.63 percentage points, and a sample of n=400 teens is associated with a margin of error of +/- 4.9 percentage points. All surveys were completed only via an outbound solicitation sent to a randomly selected cross-section of families. The sample of respondents was statistically balanced to ensure that the results

are in line with overall population figures for age, gender, and ethnicity. Some results may not add to 100 percent due to rounding.

connectcre

March 28. 2024

National + Weekender | March 28, 2024





By: Amy Wolff Sorter

RV Parks: An Up-and-Coming Commercial Real Estate Investment Asset

BeyondWords



John Hutchinson

After a long day on the highways and byways of the United States, drivers of recreational vehicles need a rest – and they find it at RV parks. For decades, these destinations have ranged from bare-bones (dirt lots with barely defined spaces) to locales offering water and electricity hookups.

In recent years, RV park owners have improved their spaces. These improvements are catching the attention of commercial real estate investors and lenders. Connect CRE reached out to Trez Capital Co-Chief Executive Officer & Global Head of Origination John Hutchinson to get some answers about the increased interest in luxury RV parks.

Q. What, exactly, are RV parks? And what are the factors that put these parks into the "luxury" category?

A. RV parks have been defined as places where people with recreational vehicles can stay overnight or longer in allotted spaces. The parks usually have access to activities, events, entertainment and amenities such as outdoor seating. The individual spaces are typically unpaved or covered with asphalt.

Luxury RV parks provide hotel-style amenities on the property, such as resort-style pools, fitness facilities, full-service restaurants and bars, package lockers, recreational sporting courts, office spaces and dog parks. These types of parks typically offer the same amenities available in most multifamily properties today.

Most luxury RV parks also offer heightened security, including security cameras throughout the facility, individual fencing for each lot and lockable entry gates. They also offer better construction, facility design and utility upgrades than other RV parks, such as 100% concrete paving and individual sanitary sewer hook-ups.

Compared to traditional parks, luxury RV parks are intended for long-term residents. They cater to people who travel around the country, on vacation or short-term workers who travel for their jobs.

Q. Why are these luxury RV parks becoming attractive to commercial real estate investors?

A. The luxury RV parks are piquing the interest of investors due to their superior construction, high-end amenities, and their flexibility to cater to both short-term and long-term stays.

The COVID-19 pandemic and remote work stimulated the rising interest in the RV and travel business as people had more flexibility with where and how they worked. During this time, RV unit sales increased, and this trend has continued post-pandemic.

Because of this, RV parks are no longer just for vacationers. There has been an influx of travelers and workers looking for a flexible environment that provides all the amenities offered in traditional multi-family communities. Remote work trends have continued post-pandemic, allowing individuals the freedom to travel and live outside of where they work.

RV parks are an evolving asset class for investors and are becoming more sophisticated properties, similar to the trend we saw with self-storage properties. These properties have great potential as they transition from mom-and-pop run operations to more institutionalized ownership.

Q. Regarding capital investments, does financing an RV property differ from funding other real estate asset classes?

A. It doesn't differ significantly compared to other property types. When we finance a project, we always look at costs, cost per unit, returns on cost, and common factors for any lending analysis.

Selecting the right partner is of utmost importance to us at Trez Capital for any project we consider. Provident Realty Advisors is an example of a trusted partner we've worked with for many years. In 2023, as a first for both of us in the RV park space, we worked with Provident to develop two luxury RV properties in Texas. Provident is known for its forward-looking approach to finding new opportunities and turning them into successful community developments. We're confident in their ability to apply this same success to the RV projects we've partnered with them on.

Q. What is your outlook on this asset type over the next 12-24 months?

A. A more realistic horizon for this asset type is about five years from now, and the signs are very positive.

Given new travel and work patterns, RV park properties will provide the housing supply these travelers and workers require. Investors should continue to watch the success of new RV park properties as they reach completion, including the two in Texas I mentioned above.

Provident plans to create an RV model and expand it to other locations to generate solid investment returns. Completing these new facilities will provide more insight into navigating the emerging RV park property market and determining the need to adjust and adapt for success.

RVBusiness Delivering RV Industry News

November 1, 2023

RV Parks Attract Billions in Public, Private Investment

by **Jeff Crider**

November 1, 2023

in **Top Story**



As more investment groups enter the market, companies like Blue Water Development are finding that their expertise in operating campgrounds and RV parks is in high demand. Credit: Shore Point Cottages

Campgrounds and RV parks have attracted billions of dollars in new investment from public and private investors, both during and after the COVID-19 pandemic.

Investors are not only purchasing existing parks and fixing them up, often by adding increasingly upscale amenities and rental accommodations, but they are building new parks in markets where additional RV sites are in particularly high demand.

But as investor interest in the private parks has increased, so, too, has the demand for third-party management and consulting firms with expertise in campground and RV park operations.

Ocean City, Md.-based **Blue Water Development** is one such example, having developed a client base that includes major institutional investors, including **Sun Outdoors**, **Apollo Global Management** and **HTR Investors**, an affiliate of **The Davis Companies**.

By late 2023, according to Blue Water CEO Todd Burbage, the company's 1,600 employees will be managing 85 family destination campgrounds and RV resorts in 25 states that provide the full range of amenities and onsite entertainment as well as glamping accommodations. Its park management clients include 13 Sun Outdoors locations, six **Yogi Bear's Jellystone Park Camp-Resorts** locations and six **Kampgrounds of America Inc.** campgrounds.

But as investor interest in the private park business continues to expand, it's creating new business opportunities for companies with expertise in managing campgrounds and RV resorts.



Todd Burbage

"A lot of investors are excited to get into the camping and glamping space, and they are demanding more sophisticated management services. Lenders are also requiring properties to have capable third-party management firms in place before they will sign the loans," said Mike Harrison, COO of **CRR Hospitality** in Phoenix, Ariz., one of a growing number of companies that are marketing its park management services to investor groups. "In the hotel world, lenders won't sign loans unless major third-party management firms are involved in the transaction. Investors need third-party management firms, the third-party management firms need the investors, and everybody needs the banks. I think it will continue to evolve this way."

CRR currently owns and operates four RV resorts in California, Arizona and South Carolina with a fifth resort opening in Buckeye, Ariz., next year. But Harrison said CRR has sufficient staffing with expertise in RV park operations to begin marketing its park management services to other firms this year. CRR had a booth at the ***Glamping Show Americas*** in Aurora, Colo., in October and received "considerable inquiries."

Other existing RV park operators in the U.S. and Canada are also beginning to market themselves as third-party management companies. These include Fort Langley, British Columbia-based **Pathfinder Ventures**, which recently started providing third-party

management services so that other RV park owners can take advantage of the park management infrastructure Pathfinder already has in place.

"Pathfinder services 20,000 plus customers in B.C. every year, so there is an advantage to being included in our network," said Joe Bleackley, founder and CEO of Pathfinder, which operates four RV resorts, RV communities and campgrounds in British Columbia under the "Pathfinder Camp-Resorts" name.



Pathfinder Ventures logo

Other companies now offering third-party management services include **Q Hospitality Management** in Missoula, Mont., a hotel management company that has been focusing on offering third-party outdoor hospitality management services since May, said Quentin Incao, the company's CEO.

"Our goal in deciding to do so was ultimately because of our love of hospitality, creating experiences and meeting people, but more importantly because we believe that we bring a different dynamic and focus, a strong attention to detail and service levels, and because of our use of cloud-based technologies, processes and procedures, (and) revenue management/dynamic pricing, all from years spent operating in the hotel industry," Incao said.

Q Hospitality Management was involved early on in providing a variety of consulting services for Bay Point Landing in Coos Bay, Ore. in 2019 and 2020. The company has

also spent the past few years consulting for several companies that are developing lodging and glamping resorts across the country, some of which are expected to open next year.

Of course, other companies have been managing large portfolios of campgrounds and RV parks for many years, including **Advanced Outdoor Solutions** (AOS) in Cape Coral, Fla., and **Horizon Outdoor Hospitality** in Castle Rock, Colo.

AOS has been managing private parks for 10 years. The company currently has over 600 employees who manage a portfolio that includes 58 properties in 23 states with nearly 7,200 sites, including RV and tent sites as well as glamping and rental accommodations, hotel/motel rooms and boat slips.



Quentin Incao

Rachel Godbout, AOS's COO, sees several factors driving demand for third-party management companies.

"One is investors coming into the space (who) do not know how or want to manage the property. Another driver is lenders requiring new people coming into the industry to have a management company so that the bank feels more secure in their lending. A lesser, but still prevalent driver," she said, "is small groups coming into the space that want to learn from the management company and then run it themselves."

AOS, for its part, has continued to improve the range and sophistication of the park management services it offers.

"From the management perspective, we handle all park operations," Godbout said. "That means we manage property accounting; reporting; revenue management; marketing; (including) paid, organic, website and branding; operations; staffing; HR, software implementation and maintenance; training; vendor relations; licensing and permitting; legal compliance; and call center services. We are designed to run the assets successfully and allow the owner to make money without worry."

Godbout added, "We have been able to create proprietary tools, such as our dashboards, that give the owners and internal teams a competitive edge. If we see a need in the

industry, we create a solution for our owners. That has allowed us to grow significantly and increase our staff nationwide."

While some parks may already have employees who excel at certain park management functions, Godbout says AOS' preference is to manage every aspect of a property.



Rachel Godbout

"There have been a few amendments to that in cases where we can still do what we need to be successful, but we strongly believe that all aspects are so closely tied to the overall revenue that it is imperative that we can manage it as needed to be successful," she said.

Godbout added that AOS is willing to hire existing park staff who are interested in joining the AOS team.

"If we encounter a team member who is open to growth and change and is willing to work with us toward a common goal, we are happy to keep them on," she said, adding, "All staff does become AOS staff."

Some companies have been managing private parks for decades, including Horizon Outdoors, which will celebrate its 20th year of managing private parks in 2024. Horizon has anywhere from 200 to 600 employees who manage 38 properties in 16 states with approximately 6,000 RV sites and rental accommodations, according to Horizon CEO and Partner **Scott Foos**. He said the employee count varies depending on the time of year and the seasonality of the parks under management.
Horizon manages a wide range of properties, including several mom-and-pop operations as well as RV parks that are owned by Real Estate Investment Trusts (REITs). Horizon's first park management clients, Flying Flags RV Resort and Campground in Buellton, Calif. and Las Vegas RV Resort in Las Vegas, Nev., still rely on Horizon's park management services today.

"In the last several years," Foos said, "we have been keenly focused on pacing our growth through the growth of the industry, and have thoughtfully grown our client base alongside our capacity, range of experience and depth of talent."

Foos added that demand for third-party management is not only driven by new investment groups and lenders but also by the private park industry's need to modernize itself.

"I have been operating in our industry since 2005 and would not be the first to tell you that the sophistication and modernization of the outdoor hospitality industry were not only likely but necessary," he said, adding, "There are two primary sources of demand for professional management: the institutionalization of capital and the need to modernize the guest experience. They go hand in hand. The talent that great hospitality management companies assemble allows for a greater answer to these demand drivers, creating innovation in not only experience but also in operation to drive real results for our clients. Professional management is an investment in a more profitable and sustainable business operation."



Scott Foos

To achieve these objectives, Horizon provides its clients with operations management, revenue management, accounting and financial planning, guest experience design, marketing and comprehensive, in-house team support.

"Outdoor hospitality is so broad in both its appeal and its function that we've invested in team members with hotel, food and beverage, experience design, revenue management, creative agency and leadership roles with customer-focused retail brands like Apple and Starbucks. This creates a foundation of thought diversity to allow us to continue to innovate and expand not only the service we provide to our clients but the experiences and hospitality our guests receive," Foos said, "and as our consulting business continues to expand, this talent pool allows us to draw from qualified people to consult on a wide variety of subjects."

Horizon provides extensive training to staff members at each of the parks it manages with staff members typically becoming Horizon employees.

"We invest heavily in training, development and support, having launched our online learning management system, Horizon Field Guide, which includes training modules

and resources for virtually every operational topic a team member may encounter," Foos said.

"In a select few instances, we work with the owner's onsite employees, but our preferred model is to employ all onsite team members as they gain access to medical and retirement benefits, which attracts top talent and improves retention. However, all onsite team members under our management receive the same training, education and support resources."

FORBES REAL ESTATE

RV Parks Competing On Newness, Growing Size, Amenities

Jeffrey Steele

Contributor

Mar 1, 2024,09:00am EST

Updated Mar 3, 2024, 10:44pm EST



Recreational vehicle enthusiasts have increased in number, and are seeking the good life in RV parks across the Southeast.

GETTY

If your idea of heaven is a large, richly amenitized RV park, this is the era you've waited for. And coming years will prove even more of an RV enthusiast's dream.

When the pandemic sent Americans fleeing big cities for the wide-open spaces, many opted to pursue their Covid-era lives in RVs. There, they could not only travel the nation but use their properly-outfitted RVs as mobile offices.

When they arrived at sun-washed RV parks across the Southeast U.S., however, they found many overrun by folks with precisely the same ideas. Owners of RV parks reacted to the business bonanza by funneling profits back into their enterprises, launching plans to upgrade and expand. With those projects now largely complete, RV fans are encountering across Florida and Alabama new RV resorts, expanded parks and a bounty of park extras that include everything from pools and fitness centers to theaters and outdoor kitchens.

They're not alone. The Dyrt's 2024 Camping Report found 50% of camping properties expanded in 2023, and that RVing is the fastest growing type of camping.

"RV resorts in Florida and Alabama keep getting bigger and better," says Bobby Cornwell, president and CEO of the Tallahassee, Fla.-headquartered Florida and Alabama RV Park and Campground Association, whose websites CampFlorida.com and CampInAlabama.com help RV devotees plan their next vacation.

"So new and returning snowbirds are not only finding new RV resorts but existing RV resorts with more spaces and more amenities to enhance their stays."

Here's a small sample of expanded parks and new resorts, as well as a glimpse into the increasingly wide spectrum of amenities now offered at RV parks.

Torrey Trails RV & Golf Resort, Bowling Green, Fla.

The chronology of this resort southeast of Tampa-St. Petersburg might be regarded a fitting reflection on the growth of RVing across the Southeast this decade.

After opening with 158 RV sites in 2020, the park responded to brisk business with another 210 RV sites in 2022. Amir Harpaz, the resort's co-owner and developer, is now engaged in designing Phases 3 and 4, which will add 361 more sites to bring the total to 729. "Due to demand for Florida RV parks by snowbirds, and online platforms like BookOutdoors, we have decided to accelerate the introduction of future phases," Harpaz says.

Developed on the site of an existing golf course dotted with mature oak trees, the picture-postcard-worthy resort offers a welcome center, nine-hole golf course, 65,000-gallon swimming pool; tennis and pickleball courts and clubhouse overlooking a lake.

The video player is currently playing an ad. You can skip the ad in 5 sec with a mouse or keyboard

Idlewild Lodge & RV Park in Lake Panasoffkee, Fla.

This RV resort northwest of Orlando and due south of The Villages occupies the western edge of Lake Panasoffkee and sits proximate to a more than 9,900-acre state park. The resort's owners have completed a number of improvements. The include pavered RV sites and renovations of cozy cabins intended to serve RV-less friends of RVers. New amenities include pontoon boat rentals, a concrete boat launch and boat slips, as well as an on-site café and poolside cabanas.

Sun Outdoors Orange Beach, Orange Beach, Ala.

In addition to constructing 330 new sites for RVs, the resort west of Pensacola, Fla. has provided a number of them with outdoor kitchens. Additional amenities added during a recent expansion include a clubhouse, swimming pool, lap pool, restaurant, arcade, playground and dog-washing stations.

Paradise Found RV Resort and Marina, Theodore, Ala.

Expected to be unveiled this summer, the new 46-acre RV park located between Mobile and Pascagoula will feature almost 250 expansive “back-in” RV lots. About a quarter of them will offer water-edge panoramas over Mobile Bay. Among the amenities: A generously sized outdoor pool, indoor movie theater and sports courts. Also planned is a 38-slip marina where RV enthusiasts will be able to rent kayaks and jet skis.

Follow me on Twitter. Check out my website or some of my other work here.



Jeffrey Steele

I launched my freelance writing career in 1989 and have since produced more than 5,000 bylined articles for a wide array of traditional and web-based publications. I began covering real estate in 1991 when the Chicago Tribune assigned me to pen an article on the renovation of Chicago’s illustrious Union Station for its Real Estate section.

That first foray into real estate led to my producing hundreds of articles for all of the Tribune’s traditional real estate sections, Friday Your Place, Saturday New Homes and Sunday Real Estate, where I covered many facets of residential real estate. Subsequent real estate writing has included pieces for both consumer and trade publications, including Bankrate.com, Barron's, Commercial Property Executive, Modern Luxury, Multi-Housing News and Units, among many others.

RV Park Rates in Loxahatchee Groves and Surrounding Areas

						Season			Off Season		
	City	Pool	Wifi	Dog Park	Sports	Day	Week	Month	Day	Week	Month
Vacation Inn RV Resort	West Palm	Y			Y		$ 945	$ 3,300		$ 700	$ 2,400
Palm Beach Traveler RV Park	Lantana	Y		Y	Y			$ 1,900			$ 1,300
Juno Ocean Walk RV Resort	Juno Beach	Y	Y	Y	Y	$ 120	$ 728	$ 3,038	$ 80	$ 489	$ 2,010
Palm Beach Motorcoach Resort	Jupiter	Y	Y	Y	Y	$ 160	$ 960	$ 4,464	$ 115	$ 690	$ 3,209
Del-Raton RV Park	Delray Beach					$ 69	$ 414	$ 2,705	$ 59	$ 354	$ 1,030
West Jupiter RV Resort (55+)	Jupiter	Y	Y	Y	Y	$ 110	$ 630	$ 2,520	$ 69	$ 378	$ 1,620
Floridays RV Park	Hobe Sound		Y			$ 59	$ 357	$ 800	$ 59	$ 357	$ 800
Ocean Breeze Resort (55+)	Jensen Beach	Y	Y	Y	Y	$ 73	$ 405	$ 2,030			$ 1,260
Port St Lucie RV Resort	Port St Lucie	Y	Y			$ 58	$ 327	$ 1,105	$ 55	$ 270	$ 660
Holiday Out at St Lucie	Port St Lucie	Y			Y			$ 1,500			$ 1,050
Water's Edge RV Resort	Okeechobee	Y	Y			$ 130	$ 910	$ 3,900	$ 90	$ 630	$ 2,700
Motorcoach Resort St. Lucie West	St Lucie West	Y	Y	Y	Y	$ 170	$ 1,071	$ 4,335	$ 115	$ 725	$ 2,933
Treasure Coast RV Resort	Fort Pierce	Y	Y		Y	$ 99	$ 685	$ 1,950	$ 65	$ 410	$ 690
Tanglewood Village (55+)	Vero Beach	Y						$ 850	$ 45	$ 250	$ 575
Lakewood Village	Vero Beach	Y						$ 999			$ 675
Sunshine Travel RV Resort	Vero Beach	Y	Y	Y				$ 1,700	$ 65	$ 406	$ 1,200
*If blank, rates unavailable.				Average Rate		**$ 105**	**$ 676**	**$ 2,319**	**$ 74**	**$ 472**	**$ 1,507**

ZABIK AND ASSOCIATES, INC.

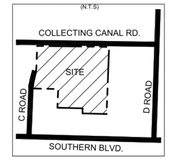
ARCHITECTURAL FLOOR PLANS AND ELEVATIONS
FOR

THE PADDOCK

RURAL RECREATIONAL VEHICLE RESORT

LOXAHATCHEE GROVES, FL

LOCATION MAP
(N.T.S)



SECTION 32 TOWNSHIP 43 SOUTH RANGE 41 EAST
PALM BEACH COUNTY, FL

LEGAL DESCRIPTION:

PARCEL 1
LOT 2, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN: 41-41-43-32-05-000-0020 AND 41-41-43-32-05-002-0000

TOGETHER WITH:

LOT 1, LOXAHATCHEE FARMS WEST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86 AT PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN:41-41-43-32-05-000-0010

TOGETHER WITH:

PARCEL 1
LOT 3, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-000-0030 AND 41-41-43-32-05-002-0000
TOGETHER WITH:(O.R.B. 23977, PG. 386)

PRESERVATION AREA, LOXAHATCHEE FARMS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN: 41-41-43-32-05-016-0000

VICINITY MAP
N.T.S



OWNER:
BOVE INVESTMENT
HOLDINGS, LLC

PREPARED BY:
RAE Design

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
A-A0	Cover Sheet
A-A1	Building 'A' Paddock Building Floor Plan
A-A2	Building 'A' Paddock Exterior Elevations
A-B1	Building 'B' Welcome Center Floor Plan & Exterior Elevations
A-C1	Building 'C' Premier Clubhouse Floor Plan
A-C2	Building 'C' Premier Clubhouse Exterior Elevations
A-C3	Building 'C' Premier Clubhouse Exterior Elevations
A-D1	Building 'D' Family Clubhouse Floor Plan
A-D2	Building 'D' Family Exterior Elevations
A-D3	Building 'D' Family Exterior Elevations
A-E1	Building 'E' Activity Center Floor Plan
A-E2	Building 'E' Activity Center Floor Plan
A-F1	Building 'F' Lake Cabana / Bathhouse Floor Plan
A-F2	Building 'F' Lake Cabana / Bathhouse Floor Plan
A-G1	Building 'G' Maintenance Building Floor Plan & Elevations
A-H1	Trash Compactor Floor Plan & Elevations

Note:
The design of the Cabanas located within RV sites labeled “Premium Back-In with Cabana” shown on Civil sheets C-03.1 and C-03.2 is By Others and included under a separate cover.

The design of the “Park Owned Rentals” shown on Civil sheets C-03.4 is By Others and included under a separate cover.

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BOVE DC, LLC

THE PADDKOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
345 South Rose Blvd
Boynton Beach, FL
33435
561.483.7422

CLIENT BOVE DC, LLC
DATE 04.23.25
DRAWING TITLE
COVER SHEET

STATE OF FLORIDA
R. SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.
2419
SHEET NO.
A-A0

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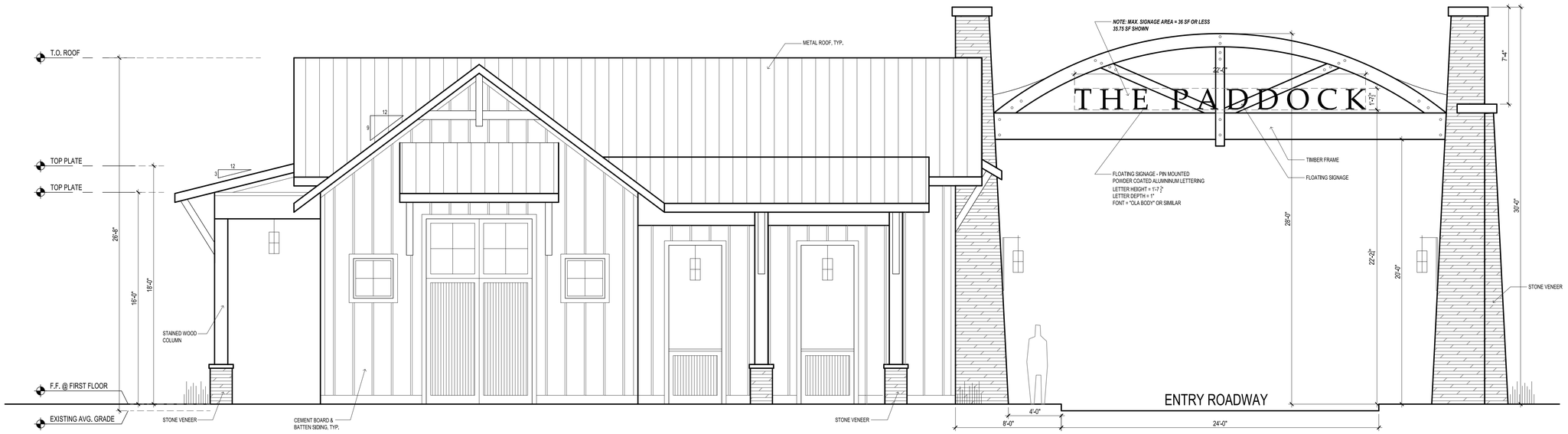
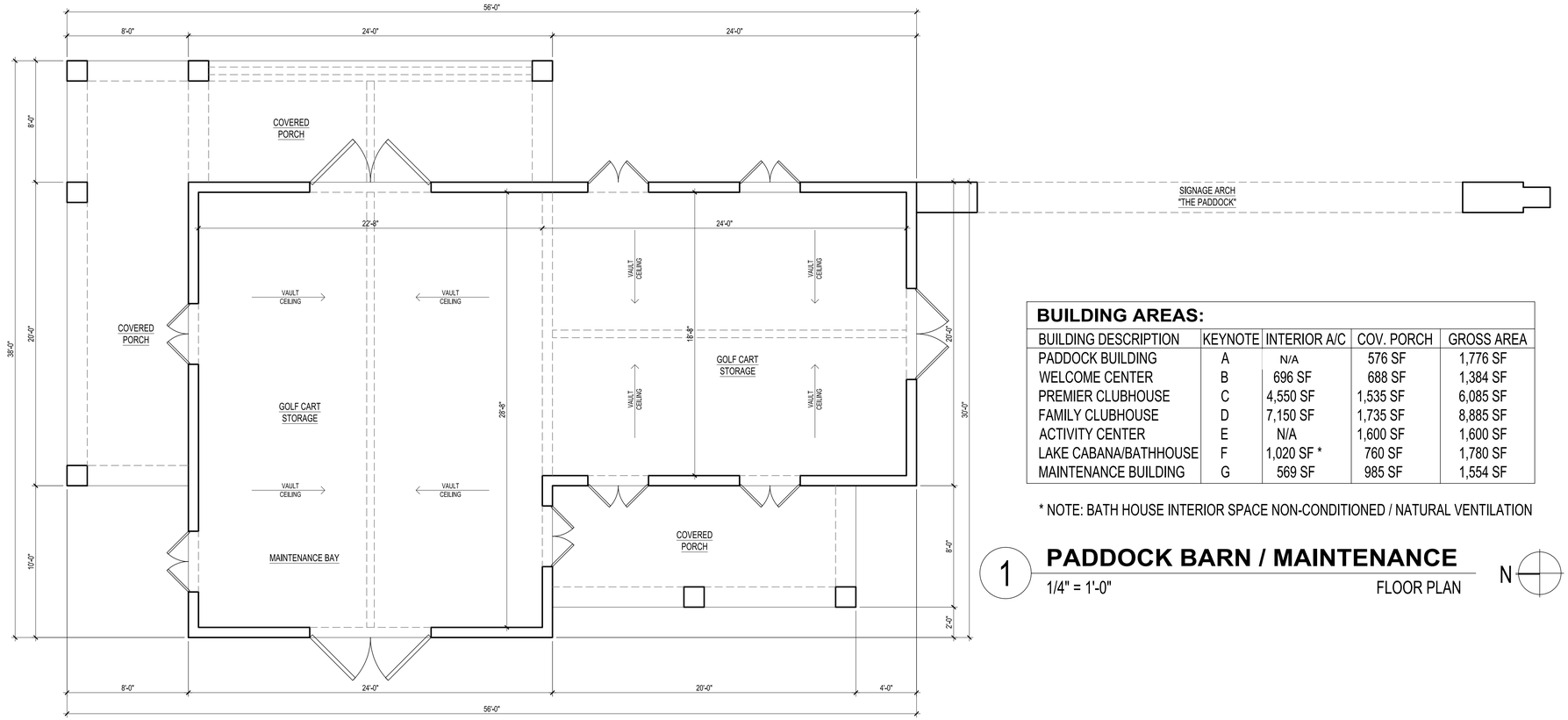


2 PADDOCK BUILDING

1/4" = 1'-0"

FRONT / WEST ELEVATION



BUILDING AREAS:

BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
PADDOCK BUILDING	A	N/A	576 SF	1,776 SF
WELCOME CENTER	B	696 SF	688 SF	1,384 SF
PREMIER CLUBHOUSE	C	4,550 SF	1,535 SF	6,085 SF
FAMILY CLUBHOUSE	D	7,150 SF	1,735 SF	8,885 SF
ACTIVITY CENTER	E	N/A	1,600 SF	1,600 SF
LAKE CABANA/BATHHOUSE	F	1,020 SF *	760 SF	1,780 SF
MAINTENANCE BUILDING	G	569 SF	985 SF	1,554 SF

* NOTE: BATH HOUSE INTERIOR SPACE NON-CONDITIONED / NATURAL VENTILATION

1 PADDOCK BARN / MAINTENANCE

1/4" = 1'-0"

FLOOR PLAN

N

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AMENITITES BUILDINGS

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Ponte Vedra Beach, FL
32082
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DATE 04.23.25

DRAWING TITLE
BUILDING 'A'
PADDOCK BUILDING
FLOOR PLAN

STATE OF FLORIDA
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AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419

SHEET NO. A-A1

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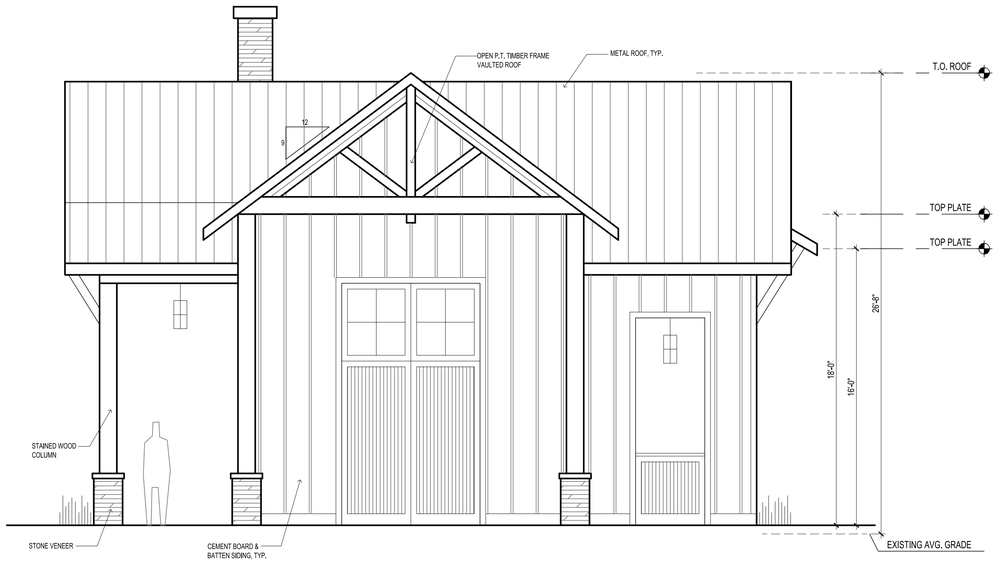
1 **PADDOCK BUILDING**
1/4" = 1'-0" REAR / EAST ELEVATION



3 **PADDOCK BUILDING**
1/4" = 1'-0" LEFT SIDE / SOUTH ELEVATION



2 **PADDOCK BUILDING**
1/4" = 1'-0" RIGHT SIDE / NORTH ELEVATION

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AMENITITES BUILDINGS

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DATE 04.23.25
DRAWING TITLE
BUILDING 'A'
PADDOCK BUILDING
EXTERIOR ELEVATIONS

STATE OF FLORIDA
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NO.	DESCRIPTION	DATE

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SHEET NO. A-A2

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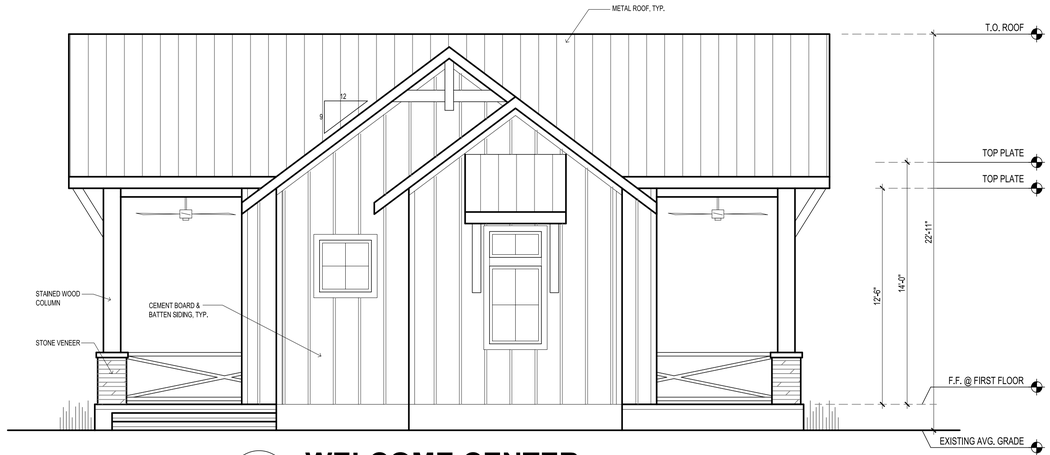


3 WELCOME CENTER

1/4" = 1'-0" RIGHT / WEST SIDE ELEVATION



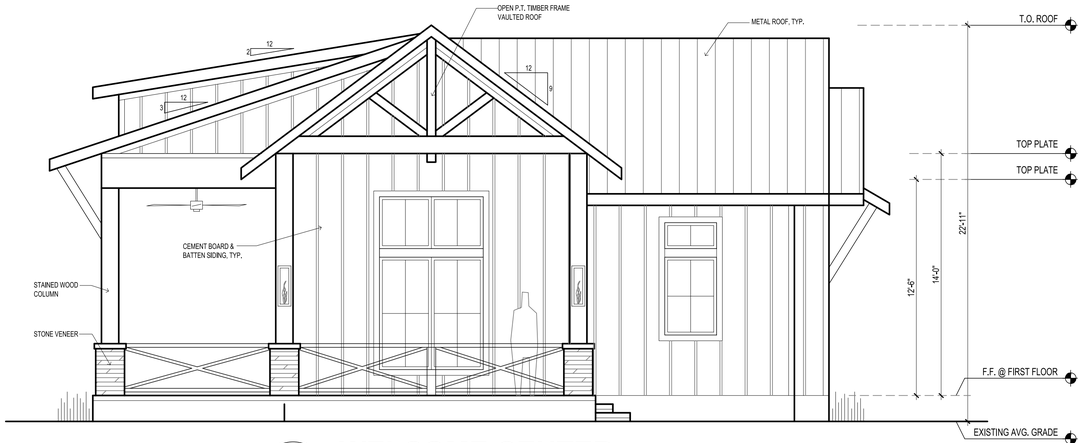
2 WELCOME CENTER

1/4" = 1'-0" FRONT / NORTH ELEVATION



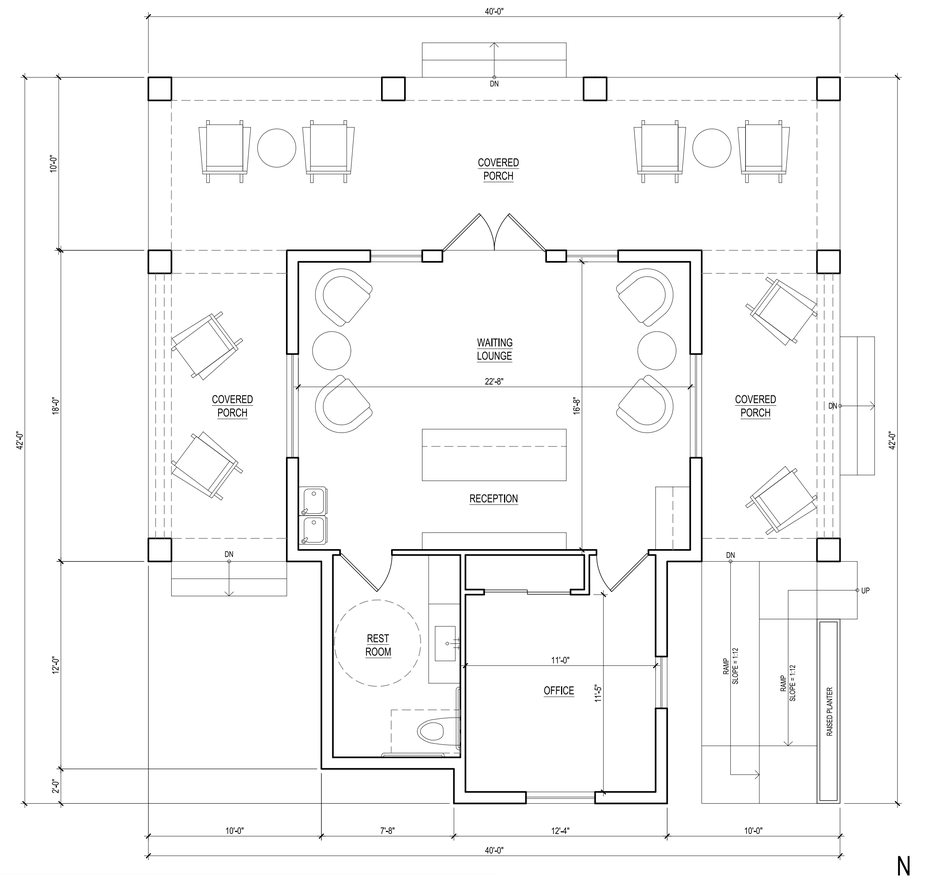
4 WELCOME CENTER

1/4" = 1'-0" LEFT / EAST SIDE ELEVATION



5 WELCOME CENTER

1/4" = 1'-0" REAR / SOUTH ELEVATION



1 WELCOME CENTER

1/4" = 1'-0" FLOOR PLAN

N

BUILDING AREAS:

BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
WELCOME CENTER	B	696 SF	688 SF	1,384 SF

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THE PADDKOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

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CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE
BUILDING 'B'
WELCOME CENTER
FLOOR PLAN &
EXTERIOR ELEVATIONS

STATE OF FLORIDA
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REGISTERED ARCHITECT

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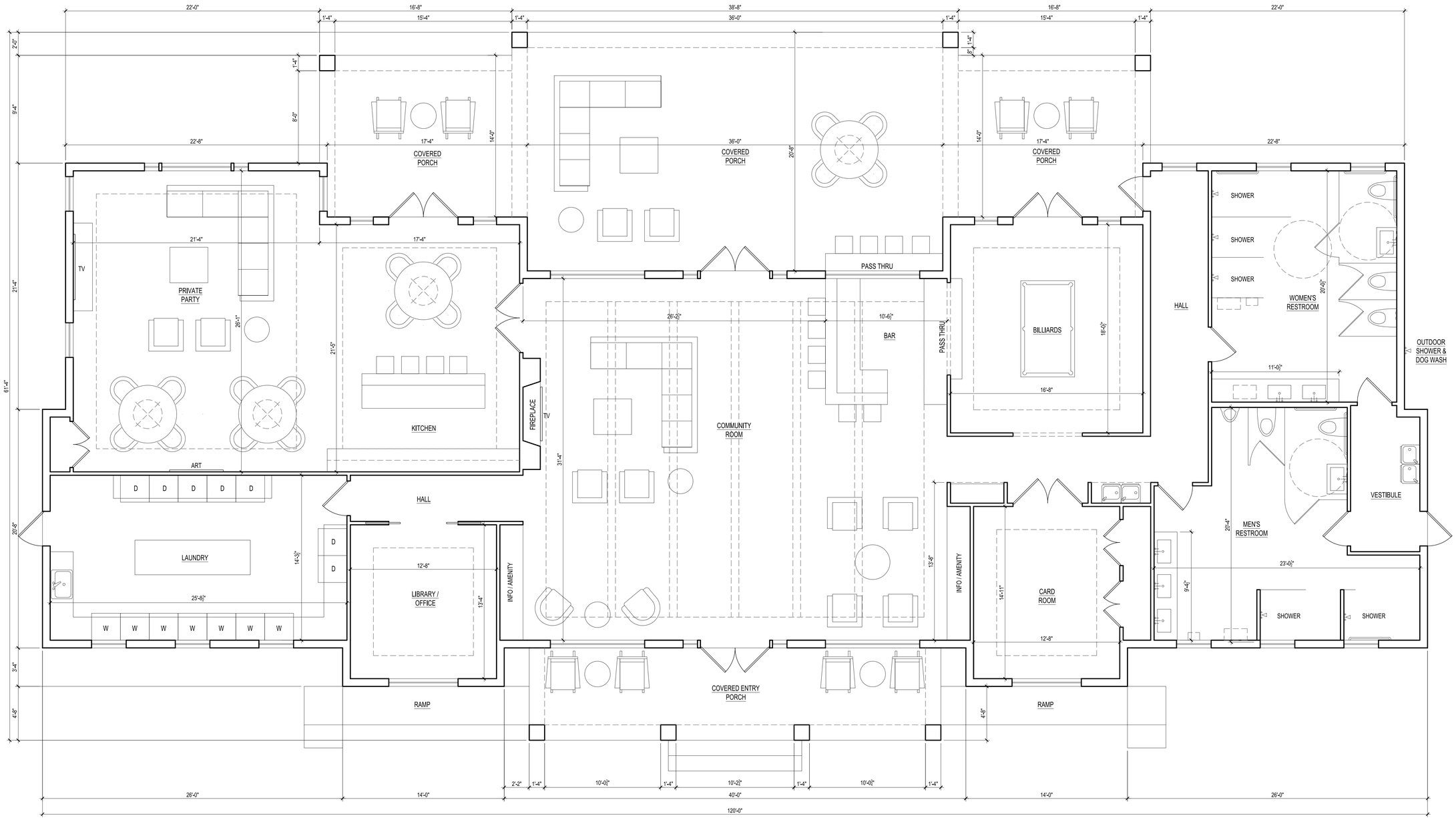

BUILDING AREAS:				
BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
PREMIER CLUBHOUSE	C	4,550 SF	1,535 SF	6,085 SF

1 **PREMIER CLUBHOUSE**
1/4" = 1'-0" FLOOR PLAN

N

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BOVE DC, LLC

THE PADDKOCK
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CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE
BUILDING 'C'
PREMIER CLUBHOUSE
FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
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REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419

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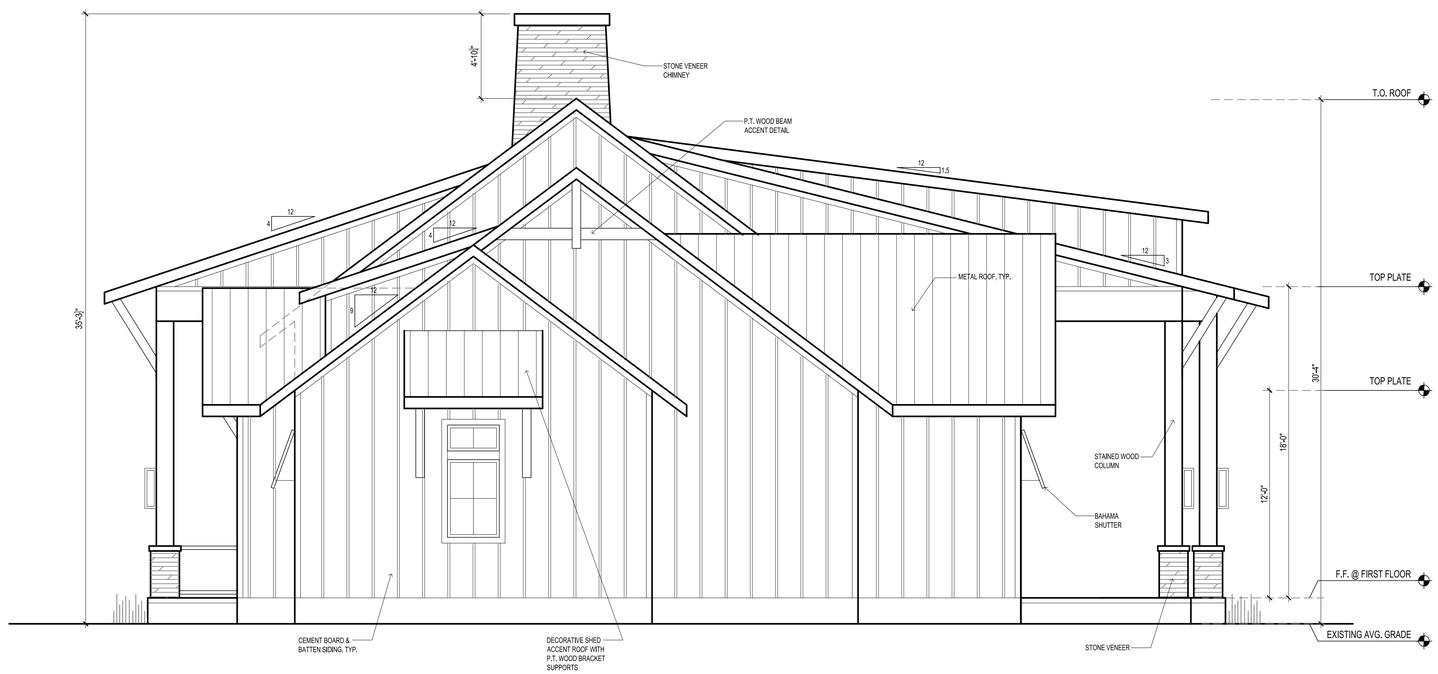
1 **PREMIER CLUBHOUSE**
1/4" = 1'-0" FRONT / SOUTH ELEVATION



2 **PREMIER CLUBHOUSE**
1/4" = 1'-0" RIGHT / EAST SIDE ELEVATION

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STATE OF FLORIDA
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REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419
SHEET NO. A-C2

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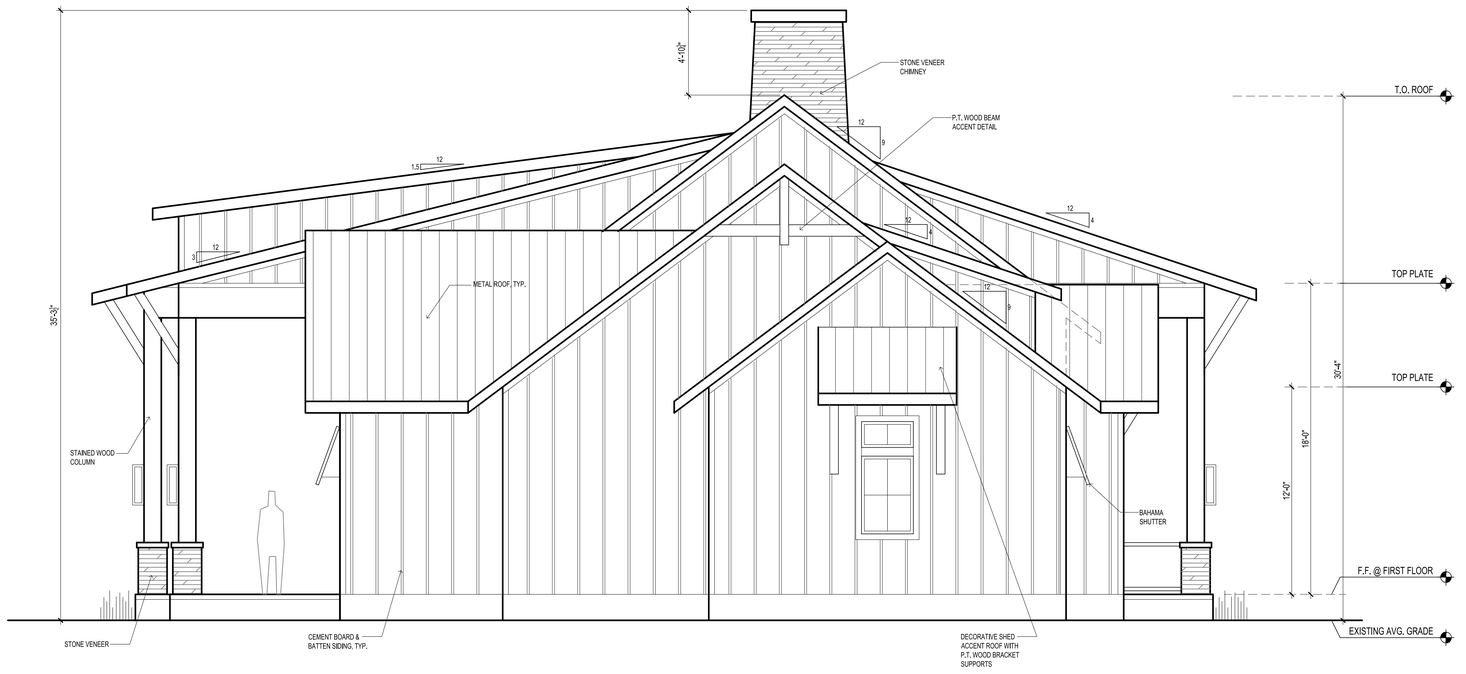
1 **PREMIER CLUBHOUSE**
1/4" = 1'-0" REAR / NORTH ELEVATION



2 **PREMIER CLUBHOUSE**
1/4" = 1'-0" LEFT / WEST SIDE ELEVATION

Bove
Real Estate Development ▪ Design ▪ Construction
BOVE DC, LLC

THE PADDKOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
345 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC
DATE 04.23.25
DRAWING TITLE
BUILDING 'C'
PREMIER CLUBHOUSE
EXTERIOR ELEVATIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419
SHEET NO. A-C3

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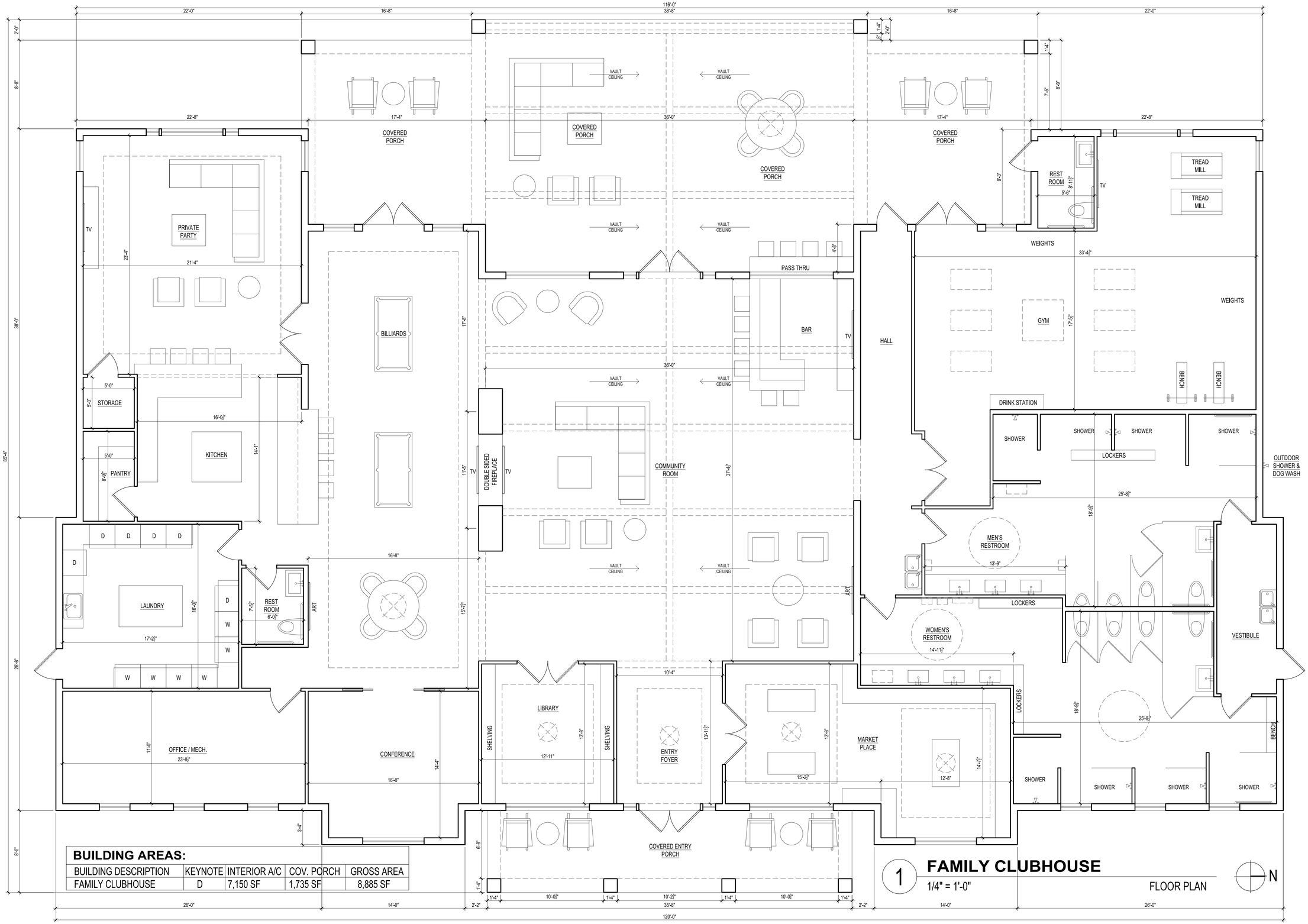

BUILDING AREAS:

BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
FAMILY CLUBHOUSE	D	7,150 SF	1,735 SF	8,885 SF

1 **FAMILY CLUBHOUSE**

1/4" = 1'-0"

FLOOR PLAN

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BOVE DC, LLC

THE PADDKOCK

LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

AMENITITES BUILDINGS

RAE design

345 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE

BUILDING 'D'
FAMILY CLUBHOUSE
FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419

SHEET NO. A-D1

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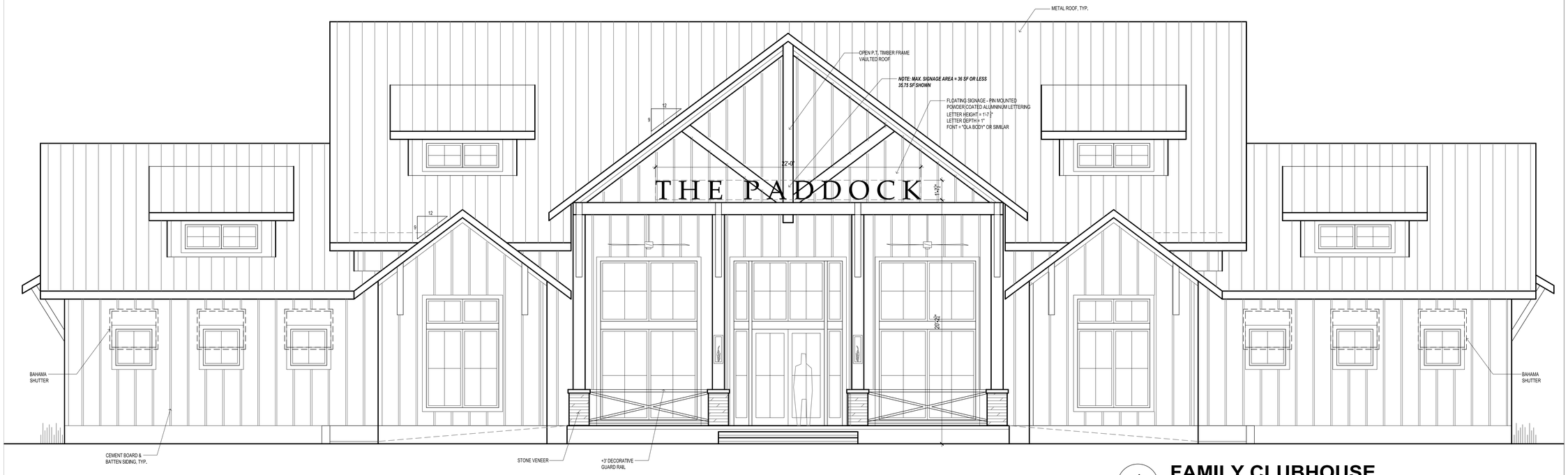

1 **FAMILY CLUBHOUSE**

1/4" = 1'-0" FRONT / WEST ELEVATION



2 **FAMILY CLUBHOUSE**

1/4" = 1'-0" LEFT / NORTH SIDE ELEVATION

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THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
345 South Rosemary Blvd.
Suite 2
Palm Beach, FL 33480
v. 727.683.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE

BUILDING 'D'
FAMILY CLUBHOUSE
EXTERIOR ELEVATIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.

2419

SHEET NO.

A-D2

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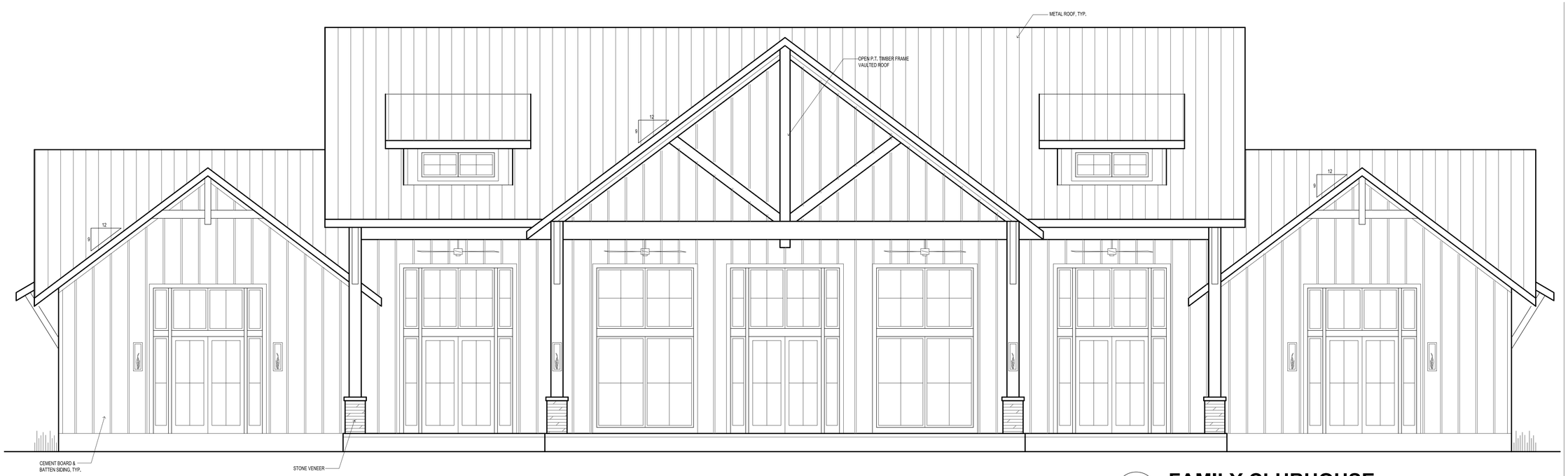
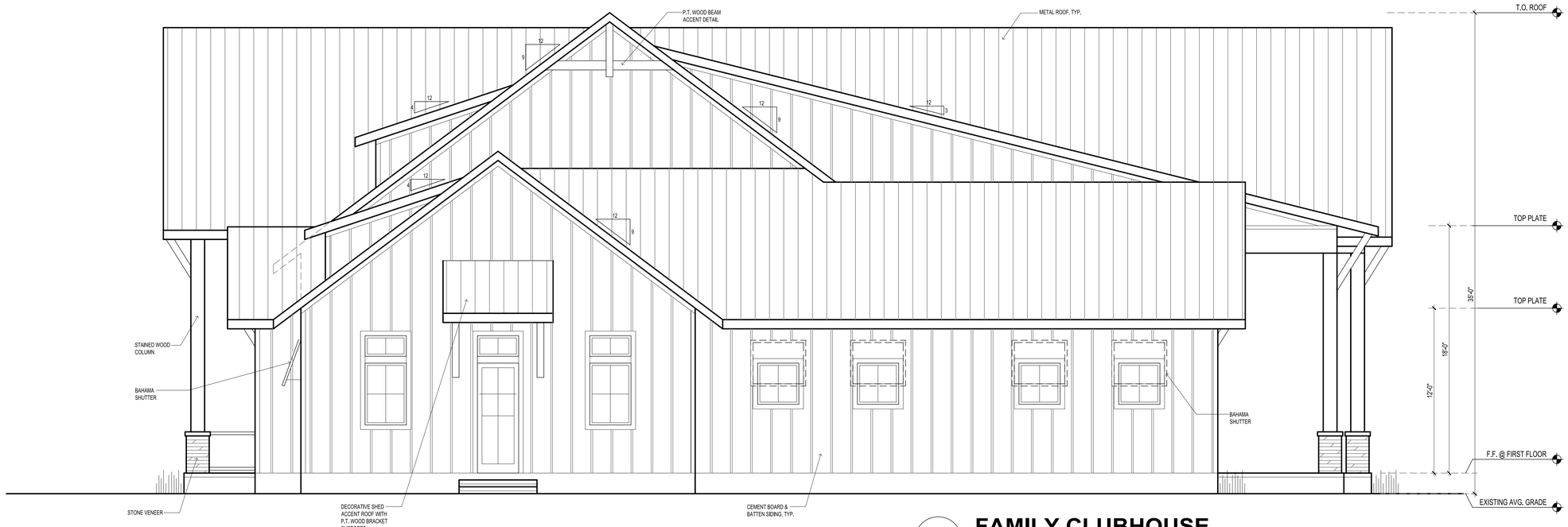


1 **FAMILY CLUBHOUSE**
1/4" = 1'-0" REAR / EAST ELEVATION



2 **FAMILY CLUBHOUSE**
1/4" = 1'-0" RIGHT / SOUTH SIDE ELEVATION

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BOVE DC, LLC

THE PADDKOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
3145 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC
DATE 04.23.25
DRAWING TITLE
BUILDING 'D'
FAMILY CLUBHOUSE
EXTERIOR ELEVATIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419
SHEET NO. A-D3

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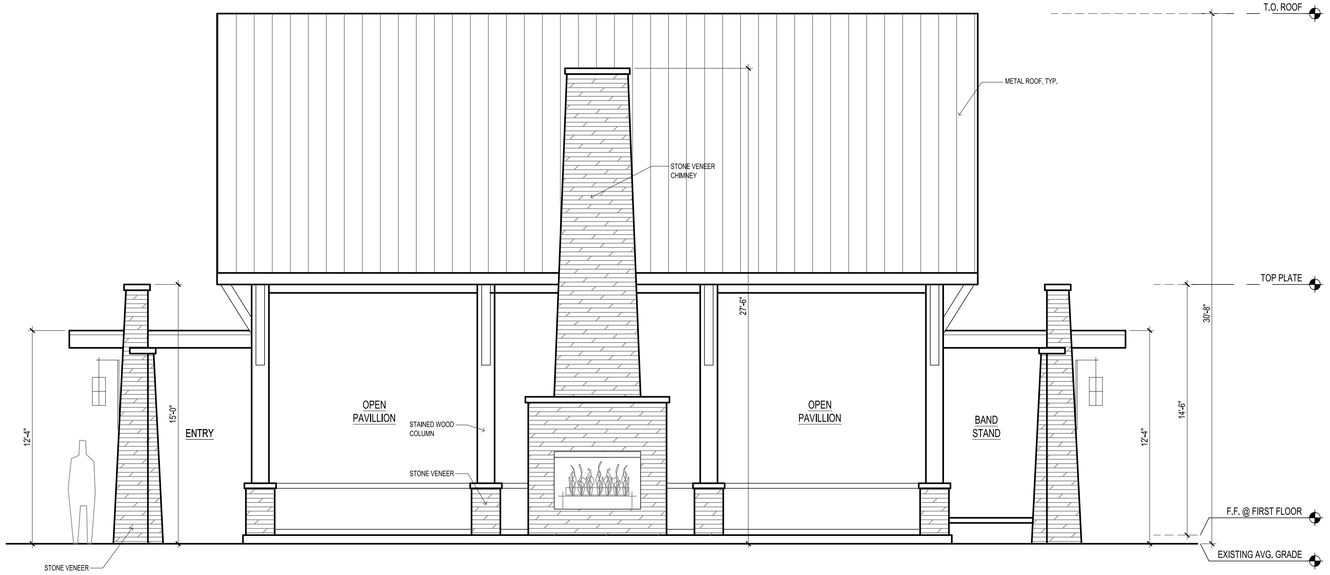
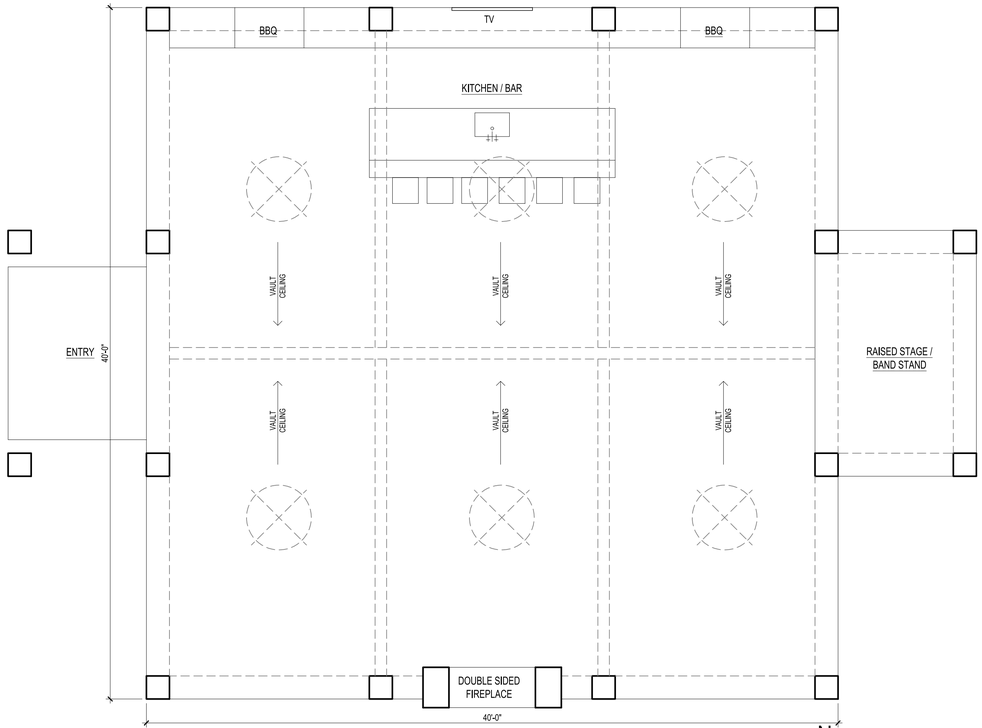


1 ACTIVITY PAVILLION

1/4" = 1'-0" RIGHT / SOUTH SIDE ELEVATION



1 ACTIVITY PAVILLION

1/4" = 1'-0" FLOOR PLAN

BUILDING AREAS:

BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
ACTIVITY CENTER	E	N/A	1,600 SF	1,600 SF

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Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE
BUILDING 'E'
ACTIVITY CENTER
FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419

SHEET NO. A-E1

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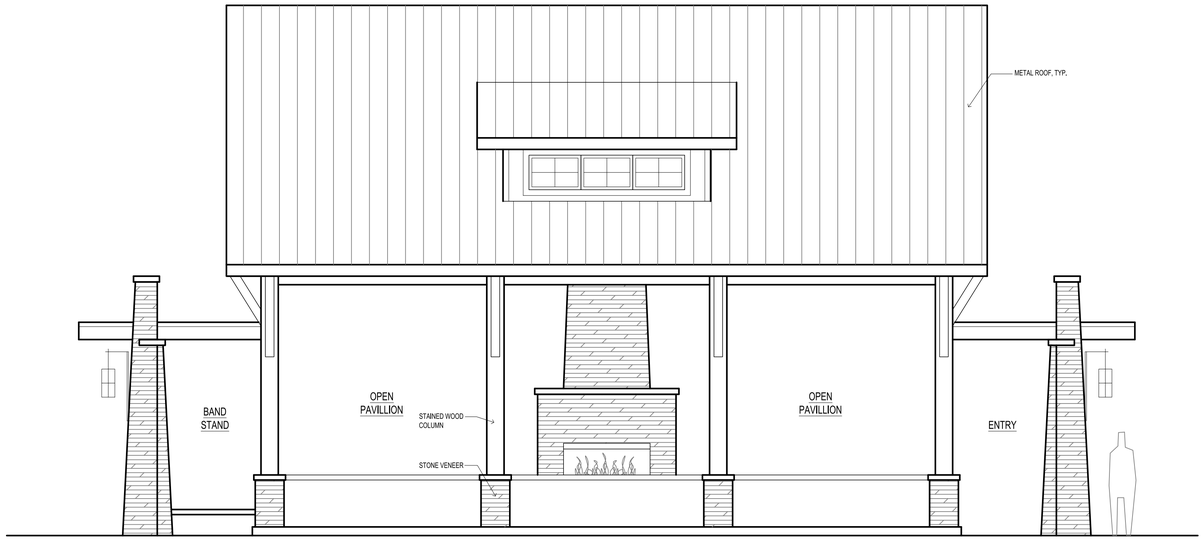
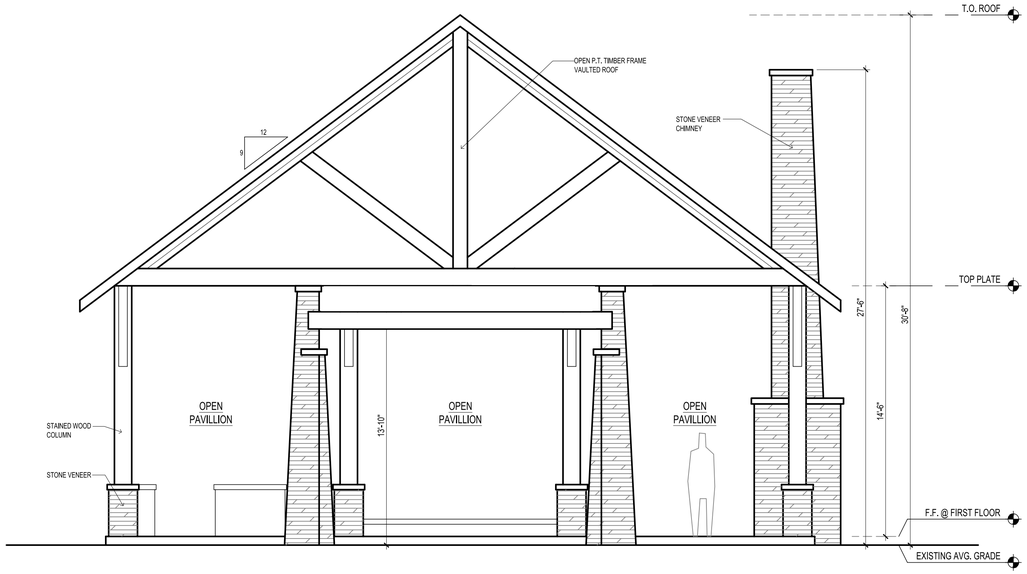


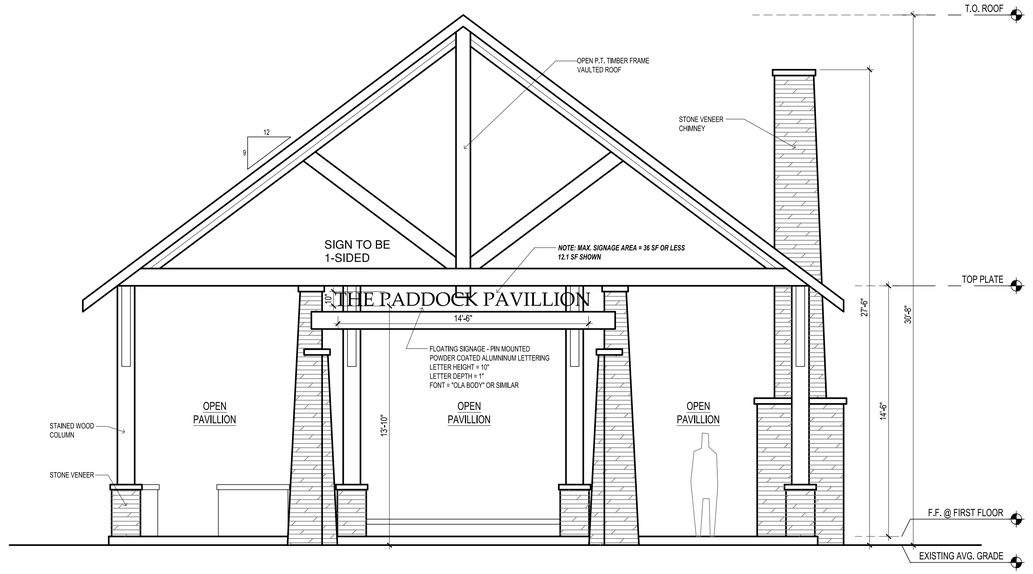
1 ACTIVITY PAVILLION

1/4" = 1'-0" LEFT / NORTH SIDE ELEVATION



2 ACTIVITY PAVILLION

1/4" = 1'-0" REAR / EAST ELEVATION



3 ACTIVITY PAVILLION

1/4" = 1'-0" FRONT / WEST ELEVATION

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BOVE DC, LLC

THE PADDKOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
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Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE
BUILDING 'E'
ACTIVITY CENTER
FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419

SHEET NO. A-E2

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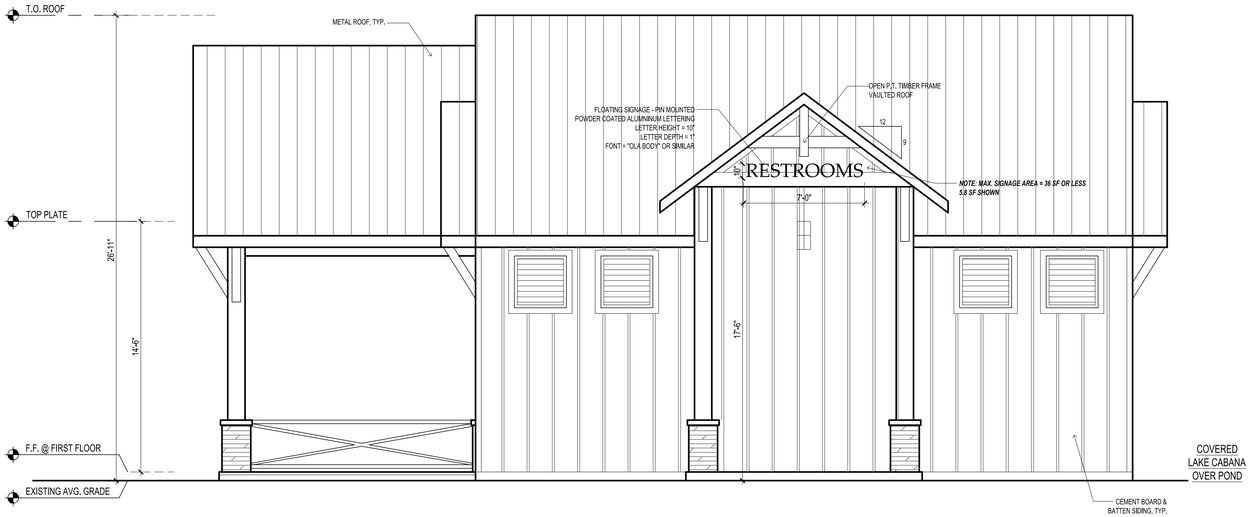
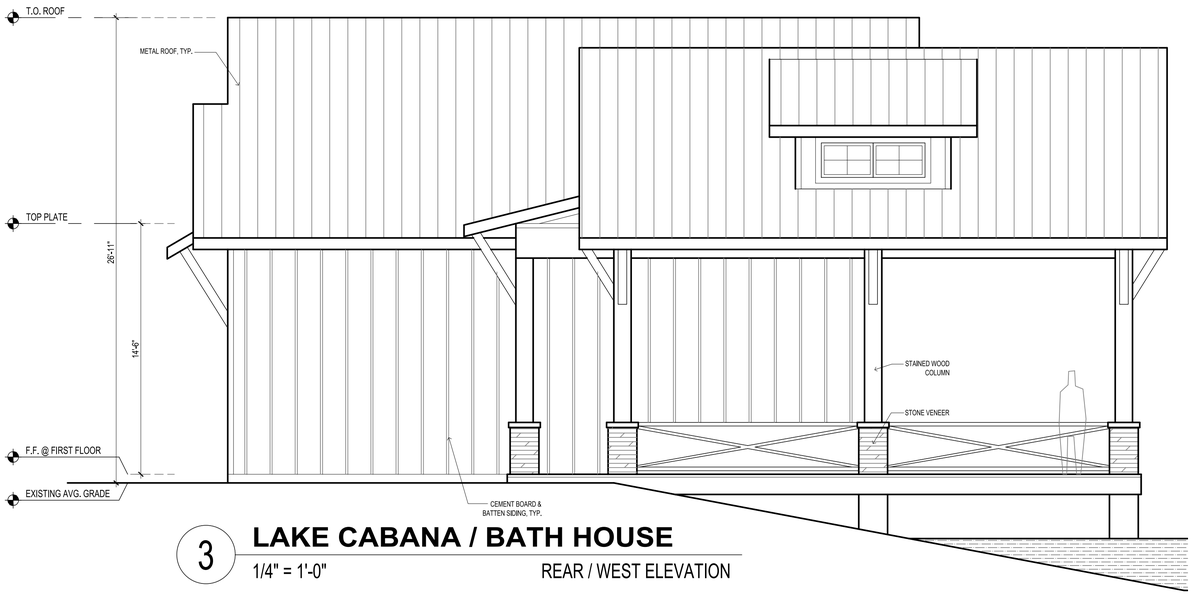


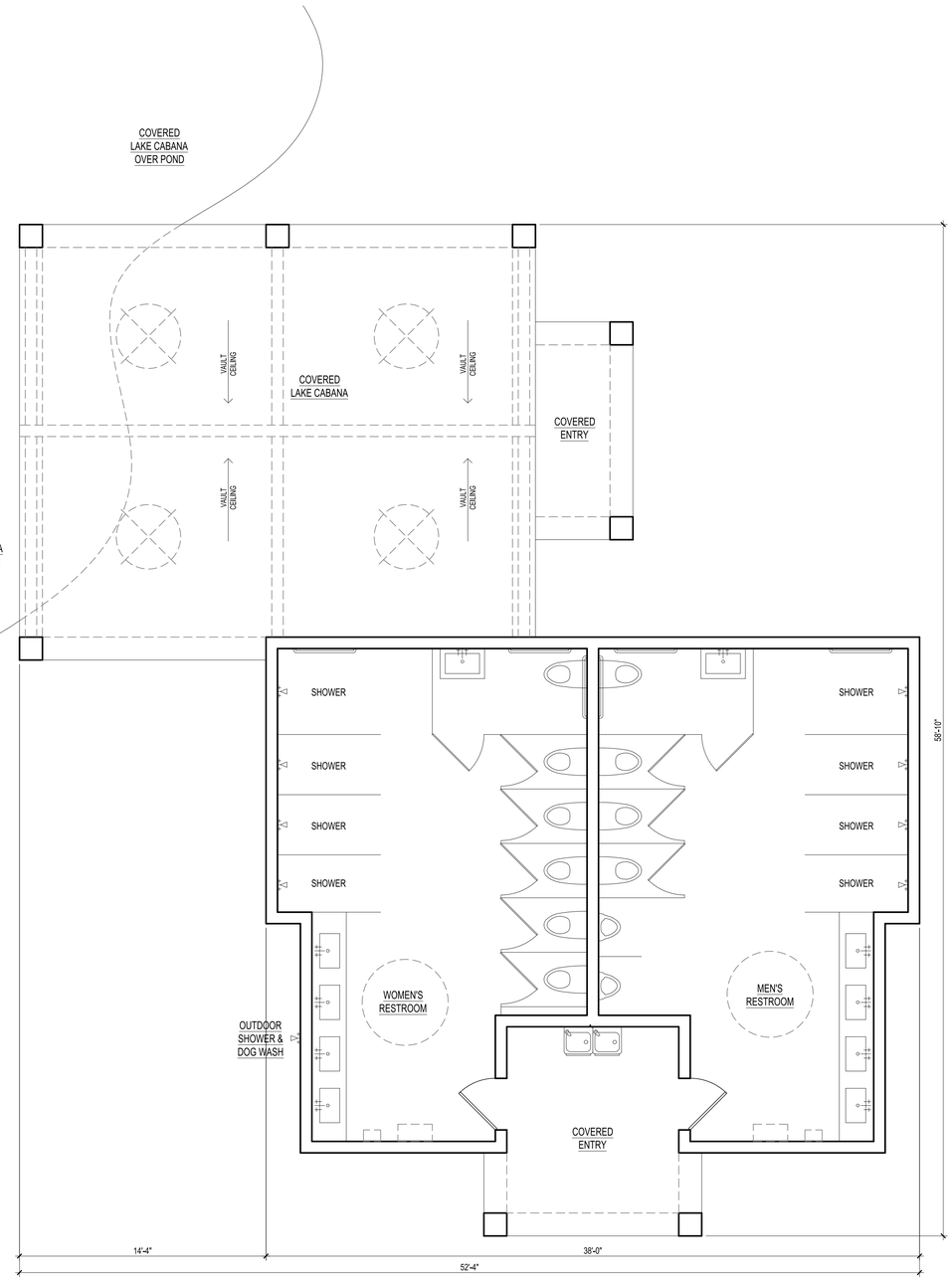
2 **LAKE CABANA / BATH HOUSE**

1/4" = 1'-0" FRONT / EAST ELEVATION



3 **LAKE CABANA / BATH HOUSE**

1/4" = 1'-0" REAR / WEST ELEVATION



1 **LAKE CABANA / BATH HOUSE**

1/4" = 1'-0" FLOOR PLAN

N

BUILDING AREAS:

BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
LAKE CABANA/BATHHOUSE	F	1,020 SF *	760 SF	1,780 SF

* NOTE: BATH HOUSE INTERIOR SPACE NON-CONDITIONED / NATURAL VENTILATION

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AMENITITES BUILDINGS

RAE design
345 South Rosce Blvd.
Suite 204
Vero Beach, FL
32960
v 727.683.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE

BUILDING 'F'
LAKE CABANA /
BATHHOUSE
FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.

2419

SHEET NO.

A-F1

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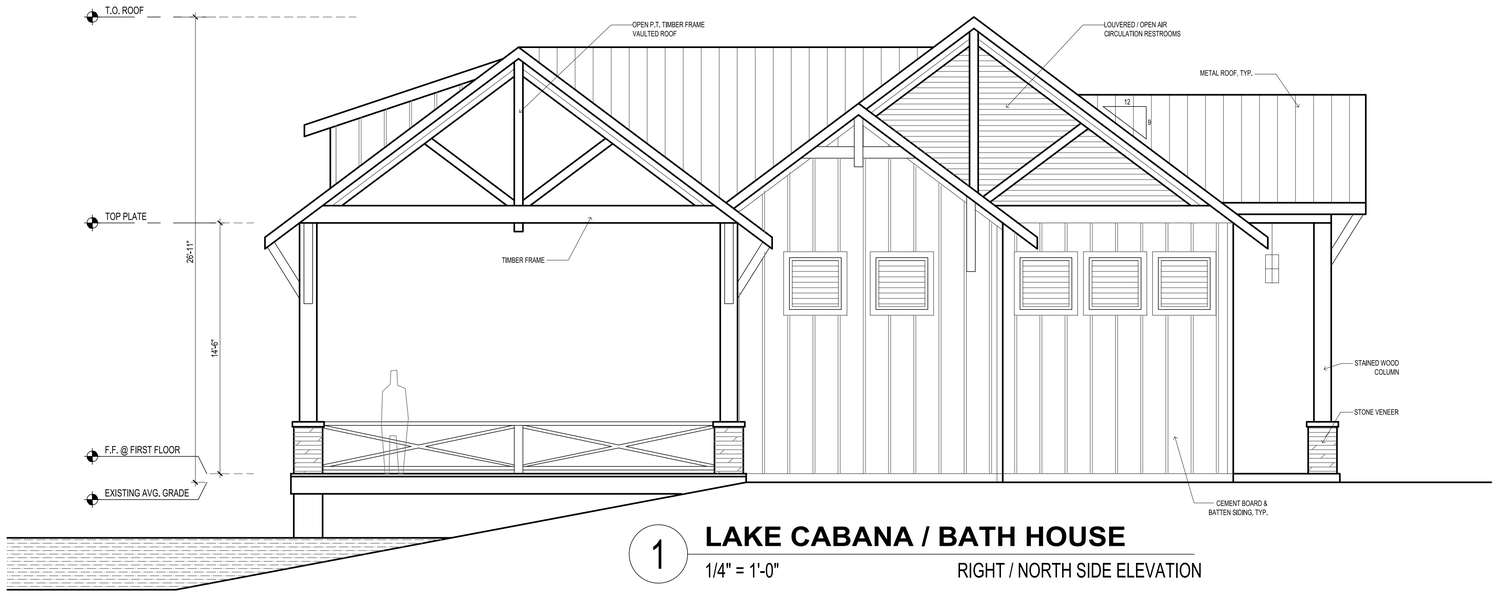
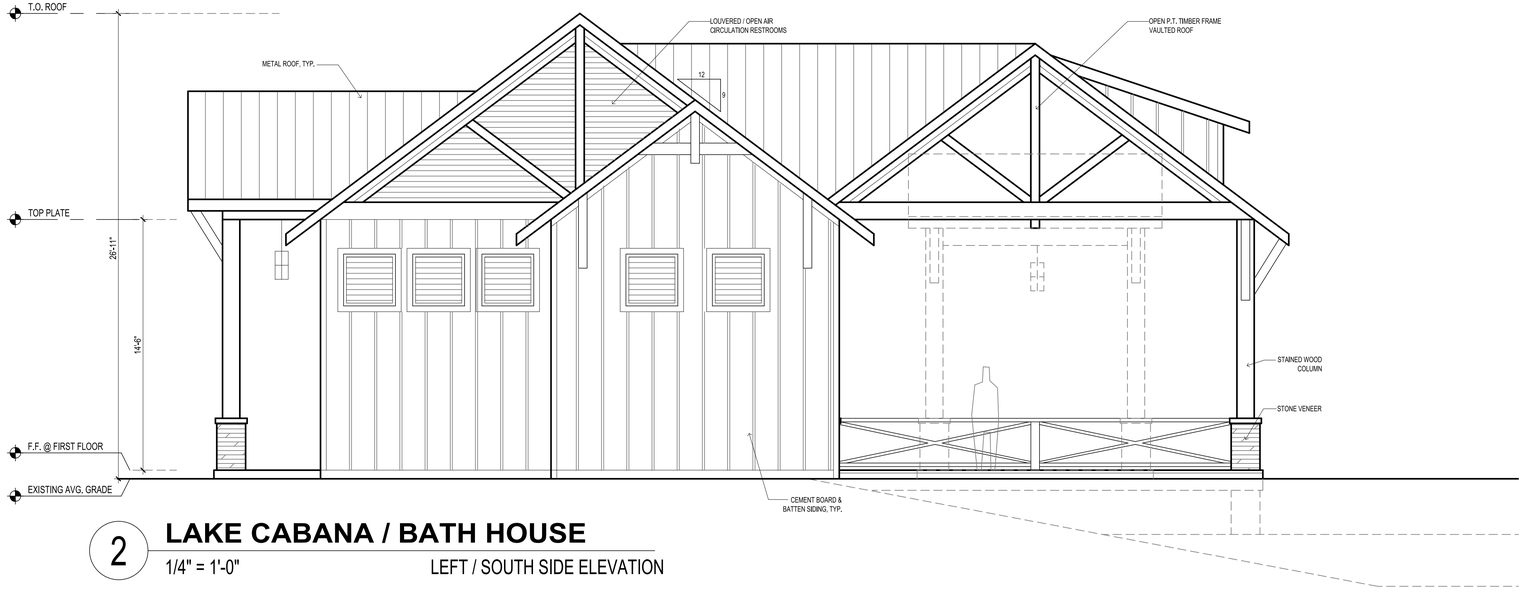


1 **LAKE CABANA / BATH HOUSE**

1/4" = 1'-0" RIGHT / NORTH SIDE ELEVATION



2 **LAKE CABANA / BATH HOUSE**

1/4" = 1'-0" LEFT / SOUTH SIDE ELEVATION

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LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
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Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE
BUILDING 'F'
LAKE CABANA /
BATHHOUSE
FLOOR PLAN

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419

SHEET NO. A-F2

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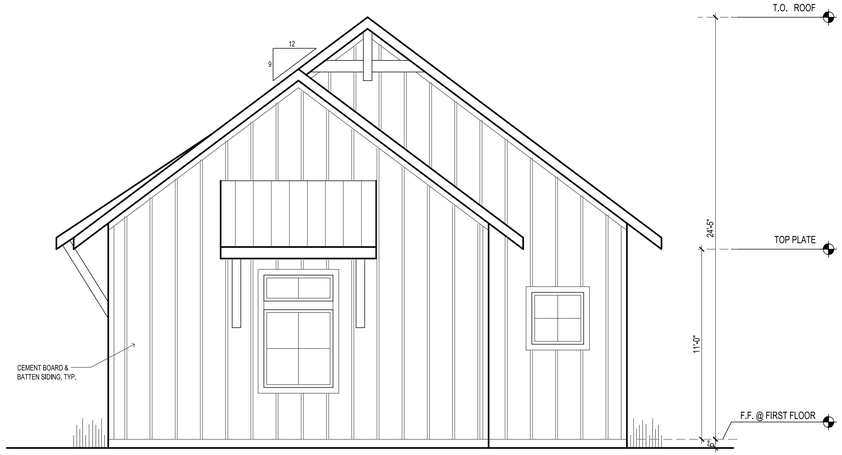
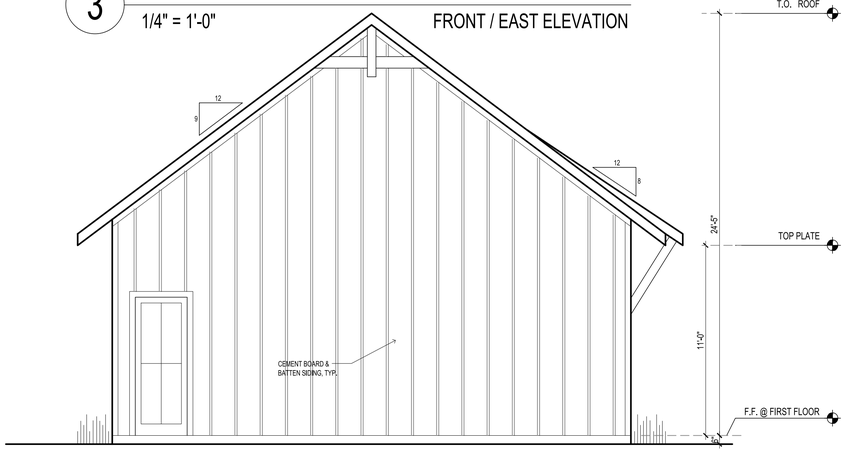
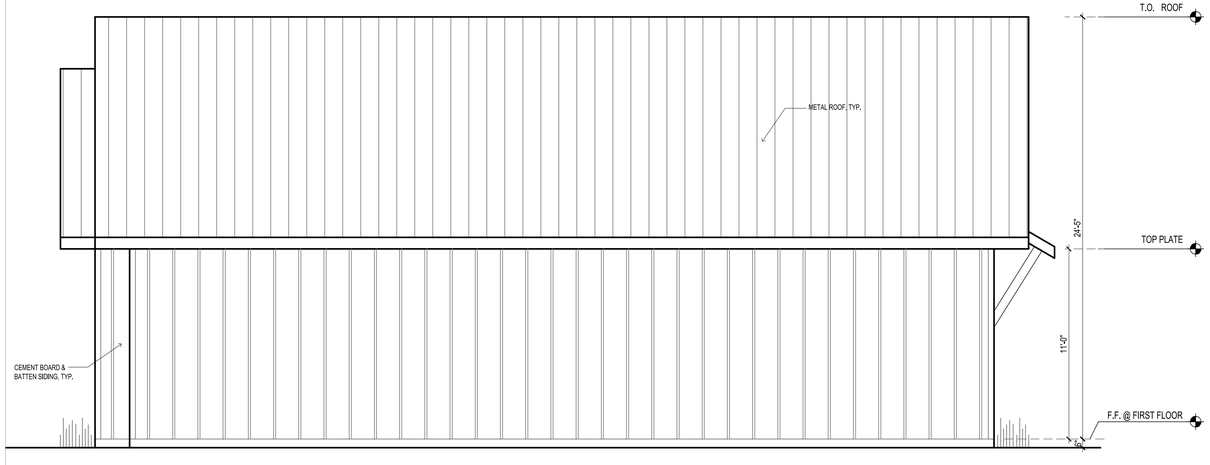


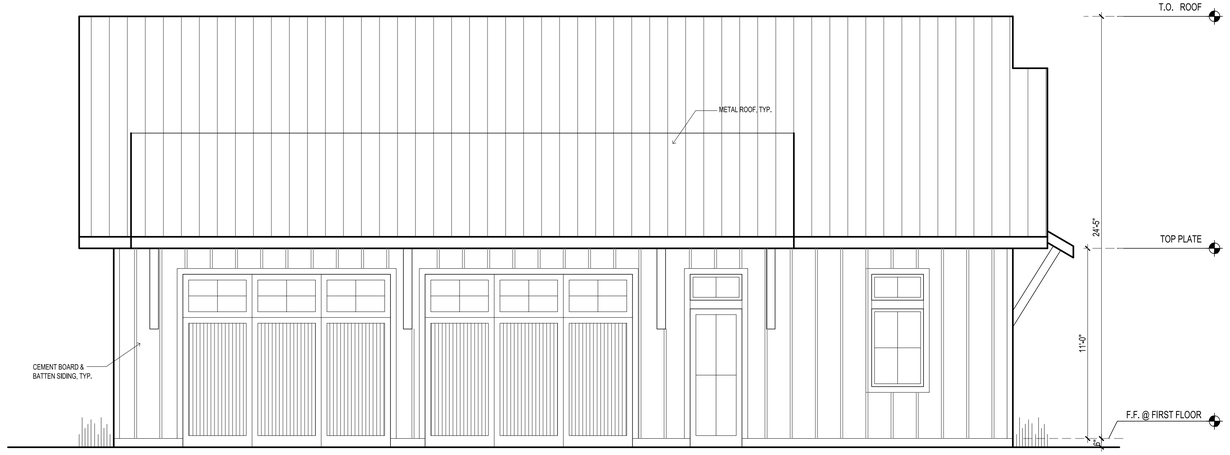
3 **MAINTENANCE BUILDING**
1/4" = 1'-0" FRONT / EAST ELEVATION



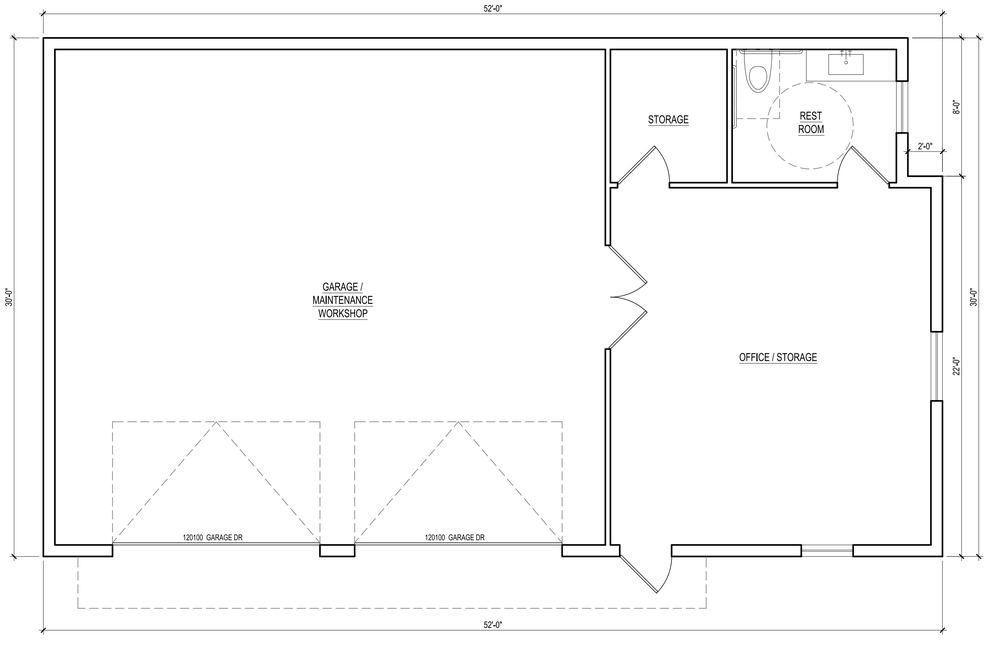
4 **MAINTENANCE BUILDING**
1/4" = 1'-0" REAR / WEST ELEVATION



5 **MAINTENANCE BUILDING**
1/4" = 1'-0" LEFT / NORTH SIDE ELEVATION



2 **MAINTENANCE BUILDING**
1/4" = 1'-0" LEFT / SOUTH SIDE ELEVATION



1 **MAINTENANCE BUILDING**
1/4" = 1'-0" FLOOR PLAN

N

BUILDING AREAS:

BUILDING DESCRIPTION	KEYNOTE	INTERIOR A/C	COV. PORCH	GROSS AREA
MAINTENANCE BUILDING	G	569 SF	985 SF	1,554 SF

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AMENITITES BUILDINGS

RAE design
345 South Roscoe Blvd.
Ponte Vedra Beach, FL
32082
v.727.483.2422

CLIENT BOVE DC, LLC
DATE 04.23.25
DRAWING TITLE
BUILDING 'G' MAINTENANCE BUILDING FLOOR PLAN & ELEVATIONS



PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO. 2419
SHEET NO. A-G1

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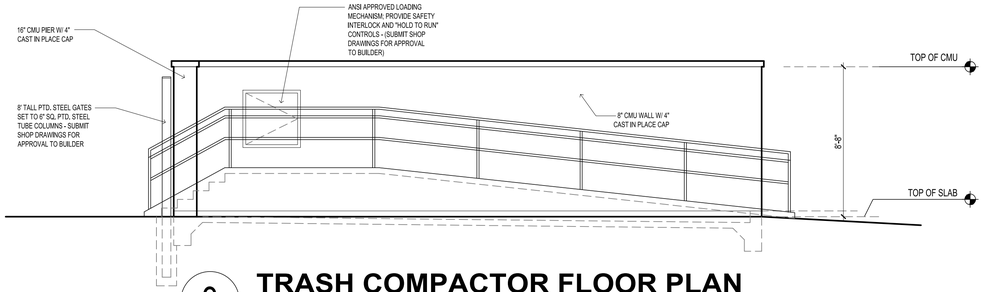


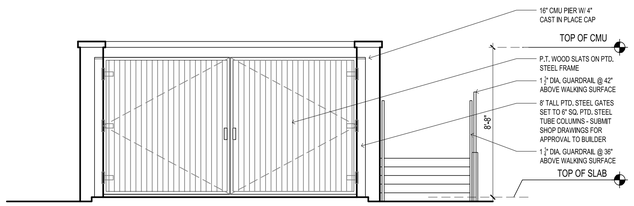
3 TRASH COMPACTOR FLOOR PLAN

1/4" = 1'-0" RIGHT / NORTH SIDE ELEVATION



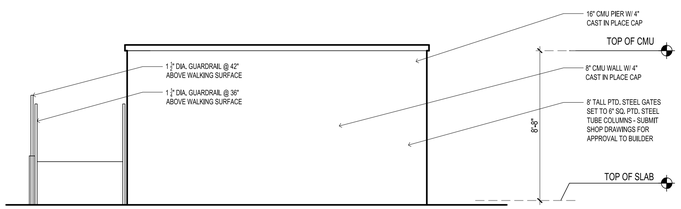
2 TRASH COMPACTOR FLOOR PLAN

1/4" = 1'-0" LEFT / SOUTH SIDE ELEVATION



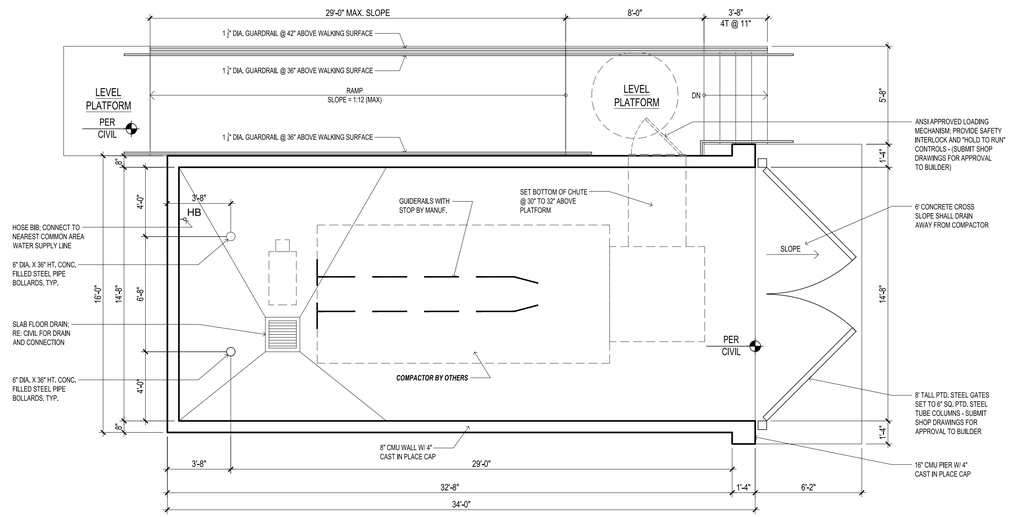
4 TRASH COMPACTOR FLOOR PLAN

1/4" = 1'-0" FRONT / EAST SIDE ELEVATION



5 TRASH COMPACTOR FLOOR PLAN

1/4" = 1'-0" REAR / WEST SIDE ELEVATION



1 TRASH COMPACTOR FLOOR PLAN

1/4" = 1'-0" FLOOR PLAN

N

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Real Estate Development ▪ Design ▪ Construction
BOVE DC, LLC

THE PADDKOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL
AMENITITES BUILDINGS

RAE design
315 South Rosco Blvd.
Suite 202
Spring Hope, NC
27882
v. 727.683.2422

CLIENT BOVE DC, LLC

DATE 04.23.25

DRAWING TITLE
TRASH COMPACTOR FLOOR PLAN & ELEVATIONS

STATE OF FLORIDA
R SCOTT RAE
AR97282
REGISTERED ARCHITECT

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.
2419

SHEET NO.
A-H1

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PRELIMINARY PLANS

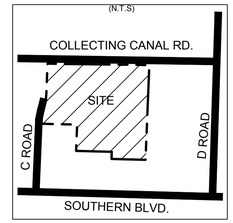
FOR

THE PADDOCK

RURAL RECREATIONAL VEHICLE RESORT

LOXAHATCHEE GROVES, FL

LOCATION MAP
(N.T.S)



SECTION 32 TOWNSHIP 43 SOUTH RANGE 41 EAST
PALM BEACH COUNTY, FL

LEGAL DESCRIPTION:

PARCEL 1
LOT 2, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN: 41-41-43-32-05-000-0020 AND 41-41-43-32-05-002-0000

TOGETHER WITH:

LOT 1, LOXAHATCHEE FARMS WEST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86 AT PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN:41-41-43-32-05-000-0010

TOGETHER WITH:

PARCEL 1
LOT 3, LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2
TRACTS B, C, D AND E (A/K/A WATER MANAGEMENT TRACTS), LOXAHATCHEE FARMS WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PCN: 41-41-43-32-05-000-0030 AND 41-41-43-32-05-002-0000
TOGETHER WITH:(O.R.B. 23977, PG. 386)

PRESERVATION AREA, LOXAHATCHEE FARMS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PCN: 41-41-43-32-05-016-0000

VICINITY MAP
N.T.S



OWNER:
BOVE INVESTMENT
HOLDINGS, LLC

PREPARED BY:
BOVE DC, LLC

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-00	COVER SHEET
C-03	MASTER SITE PLAN
C-03.1	INDIVIDUAL SITE PLAN
C-03.2	INDIVIDUAL SITE PLAN
C-03.3	INDIVIDUAL SITE PLAN
C-03.4	INDIVIDUAL SITE PLAN
C-04	MASTER UTILITY PLAN
C-04.1	INDIVIDUAL UTILITY PLAN
C-04.2	INDIVIDUAL UTILITY PLAN
C-04.3	INDIVIDUAL UTILITY PLAN
C-04.4	INDIVIDUAL UTILITY PLAN
C-05.1	PRELIMINARY GRADING PLAN
C-05.2	PRELIMINARY GRADING PLAN
C-05.3	PRELIMINARY GRADING PLAN
C-05.4	PRELIMINARY GRADING PLAN
C-05.5	C ROAD - ROAD PROFILE-CROSS SECTION
C-05.6	CROSS SECTIONS
C-06	PHOTOMETRIC PLAN
C-07	DETAIL SHEET
EX-1	EASEMENT REVIEW EXHIBIT
EX-2	AUTOTURN-RV
EX-3	AUTOTURN-5TH WHEEL
EX-4	AUTOTURN-TRASH
EX-5	AUTOTURN-FIRE

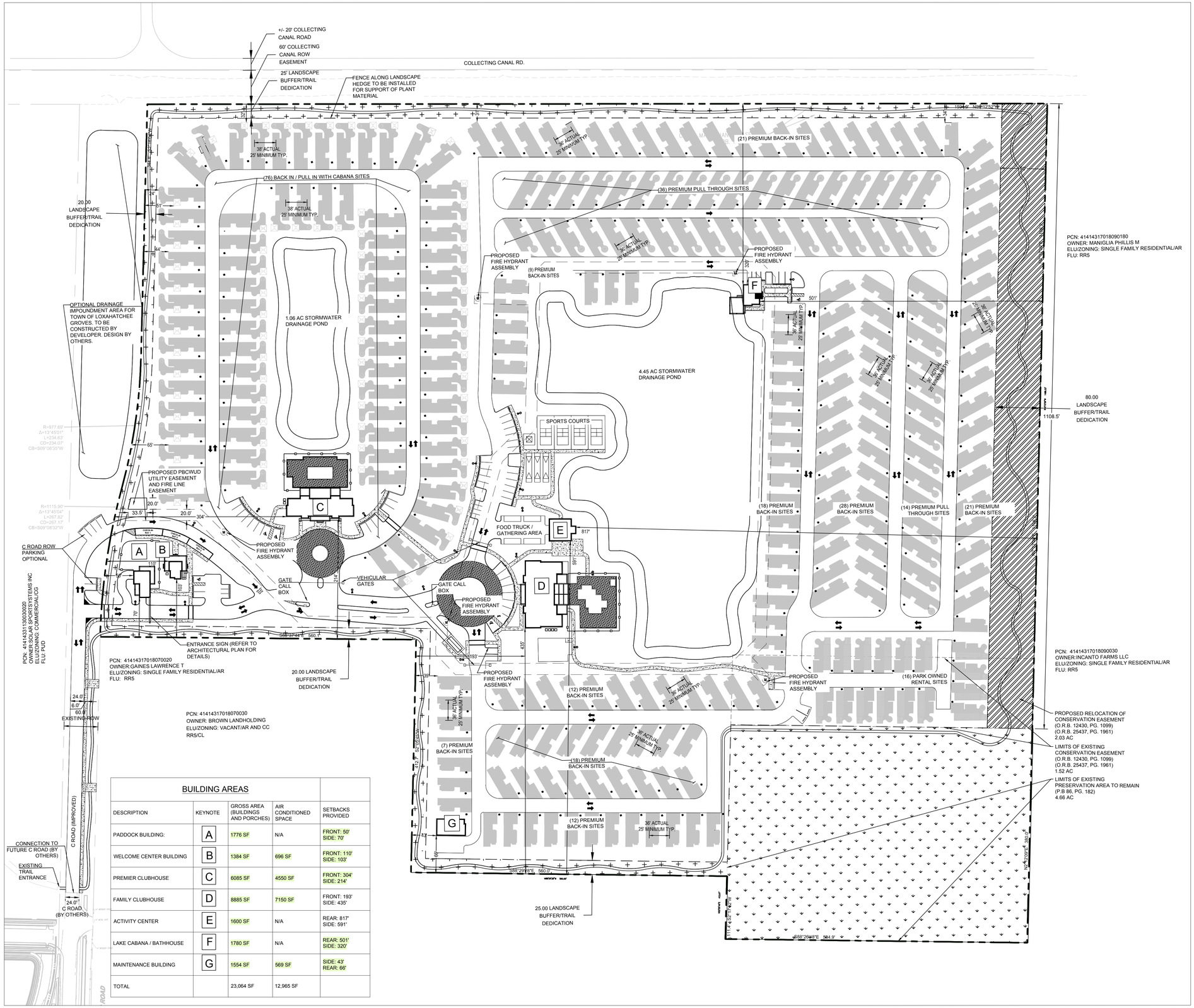
BOVE DC, LLC
Real Estate Development • Design • Construction

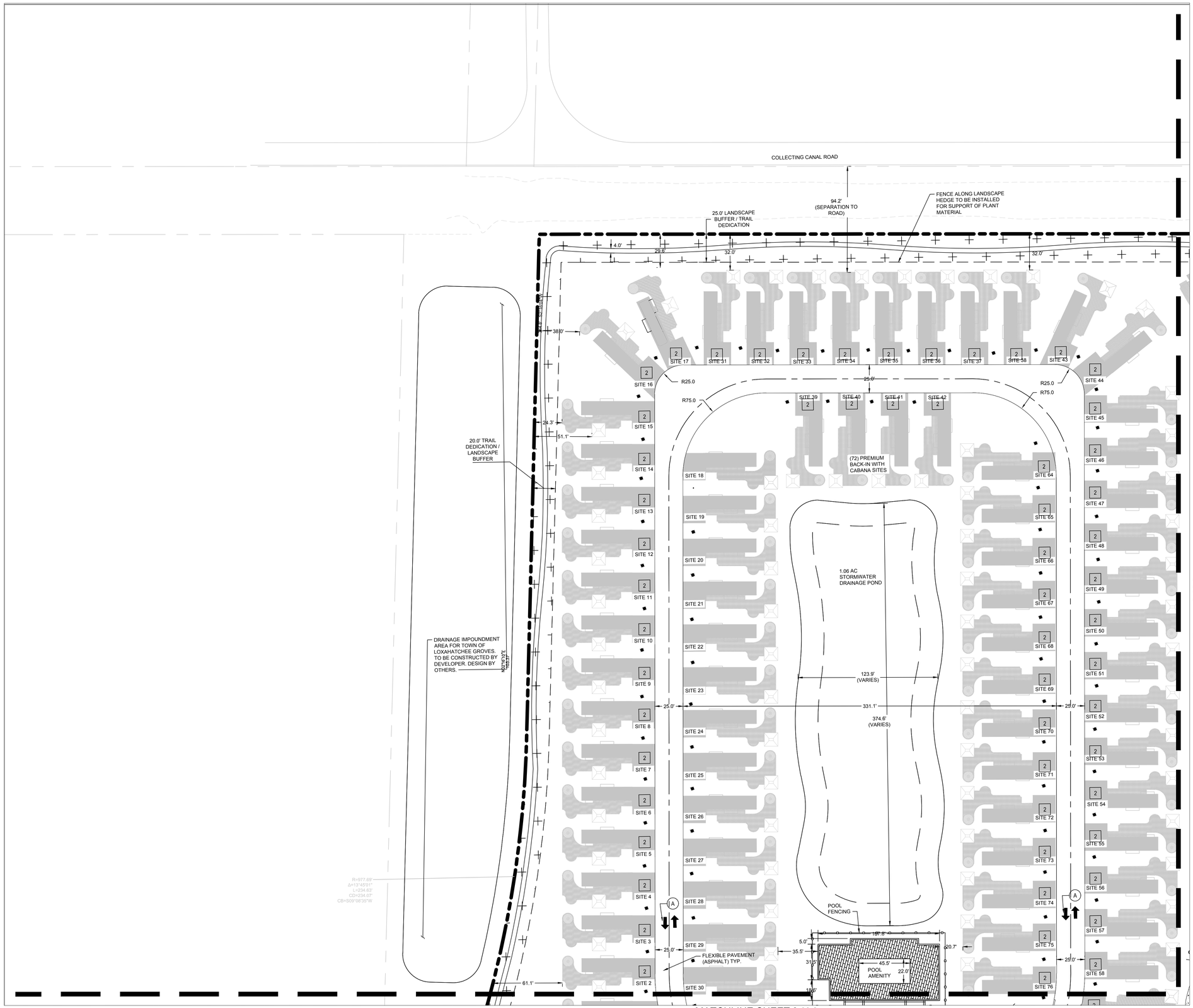
THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK		
#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/26/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

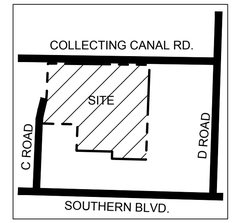
COVER SHEET

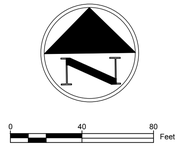
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-00	


+/- 20' COLLECTING CANAL ROAD
60' COLLECTING CANAL ROW EASEMENT
25' LANDSCAPE BUFFER/TRAIL DEDICATION
FENCE ALONG LANDSCAPE HEDGE TO BE INSTALLED FOR SUPPORT OF PLANT MATERIAL
COLLECTING CANAL RD.
(21) PREMIUM BACK-IN SITES
(76) BACK IN / PULL IN WITH CABANA SITES
(36) PREMIUM PULL THROUGH SITES
20.00 LANDSCAPE BUFFER/TRAIL DEDICATION
OPTIONAL DRAINAGE IMPOUNDMENT AREA FOR TOWN OF LOXAHATCHEE GROVES. TO BE CONSTRUCTED BY DEVELOPER. DESIGN BY OTHERS.
1.06 AC STORMWATER DRAINAGE POND
4.45 AC STORMWATER DRAINAGE POND
PROPOSED FIRE HYDRANT ASSEMBLY
(9) PREMIUM BACK-IN SITES
SPORTS COURTS
FOOD TRUCK / GATHERING AREA
PROPOSED PBCWUD UTILITY EASEMENT AND FIRE LINE EASEMENT
C ROAD ROW PARKING OPTIONAL
GATE CALL BOX
VEHICULAR GATES
ENTRANCE SIGN (REFER TO ARCHITECTURAL PLAN FOR DETAILS)
PCN: 41414317018070020
OWNER:GAINES LAWRENCE T
ELU/ZONING: SINGLE FAMILY RESIDENTIAL/AR
FLU: RR5
PCN: 41414317018070030
OWNER: BROWN LANDHOLDING
ELU/ZONING: VACANT/AR AND CC
RR5/CL
PCN: 41414317018090180
OWNER: MANIGLIA PHILLIS M
ELU/ZONING: SINGLE FAMILY RESIDENTIAL/AR
FLU: RR5
PCN: 41414317018090030
OWNER:INCANTO FARMS LLC
ELU/ZONING: SINGLE FAMILY RESIDENTIAL/AR
FLU: RR5
PCN: 41414331360000020
OWNER: PBC SCHOOL BOARD SYSTEMS INC
ELU/ZONING: COMMERCIAL/CG
FLU: PUD
80.00 LANDSCAPE BUFFER/TRAIL DEDICATION
20.00 LANDSCAPE BUFFER/TRAIL DEDICATION
25.00 LANDSCAPE BUFFER/TRAIL DEDICATION
PROPOSED RELOCATION OF CONSERVATION EASEMENT (O.R.B. 12430, PG. 1099) (O.R.B. 25437, PG. 1961) 2.03 AC
LIMITS OF EXISTING CONSERVATION EASEMENT (O.R.B. 12430, PG. 1099) (O.R.B. 25437, PG. 1961) 1.52 AC
LIMITS OF EXISTING PRESERVATION AREA TO REMAIN (P.B 86, PG. 182) 4.66 AC
(18) PREMIUM BACK-IN SITES
(28) PREMIUM BACK-IN SITES
(14) PREMIUM PULL THROUGH SITES
(21) PREMIUM BACK-IN SITES
(16) PARK OWNED RENTAL SITES
(12) PREMIUM BACK-IN SITES
(7) PREMIUM BACK-IN SITES
(18) PREMIUM BACK-IN SITES
(12) PREMIUM BACK-IN SITES
C ROAD (IMPROVED)
CONNECTION TO FUTURE C ROAD (BY OTHERS)
EXISTING TRAIL ENTRANCE
C ROAD (BY OTHERS)
EXISTING ROW
A
B
C
D
E
F
G
1108.5'
1154.2'
1154.2'
1154.2'
1154.2'
1154.2'
S88°29'48"E 560.0'
S88°29'48"E 584.9'
N88°29'48"W 1320.0'
N88°29'48"W 1320.0'
N88°29'48"W 1320.0



LOCATION MAP





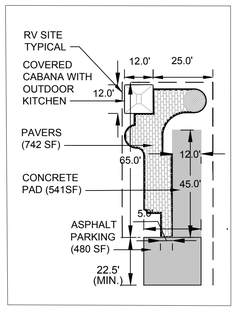
SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- 3 — PARKING COUNT
- GREENWAY TRAIL / LANDSCAPE BUFFER
- POLE MOUNTED LIGHT (LOW LEVEL LIGHTING SEE PHOTOMETRIC PLAN (C-06)
- BOLLARD LIGHTING

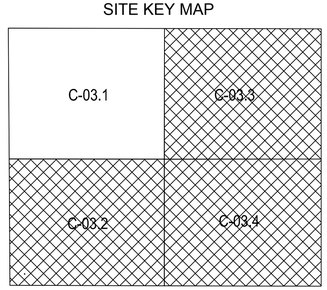
KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	PAVEMENT MARKINGS PER FDOT INDEX
B	FDOT TYPE D CURB
C	ADA PARKING STRIPE AND SIGNAGE
D	CROSSWALK PER FDOT STANDARD PLANS INDEX 711-001. PAVER PATTERN TO BE INSIDE WHITE STRIPES AND FLUSH WITH ASPHALT
E	CONCRETE SIDEWALK
F	6' WIDE PARKING WHEEL STOP
G	PROPOSED CONCRETE PAD FOR MECHANICAL EQUIPMENT
H	FDOT TYPE D CURB



PREMIUM BACK-IN WITH
CABANA DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

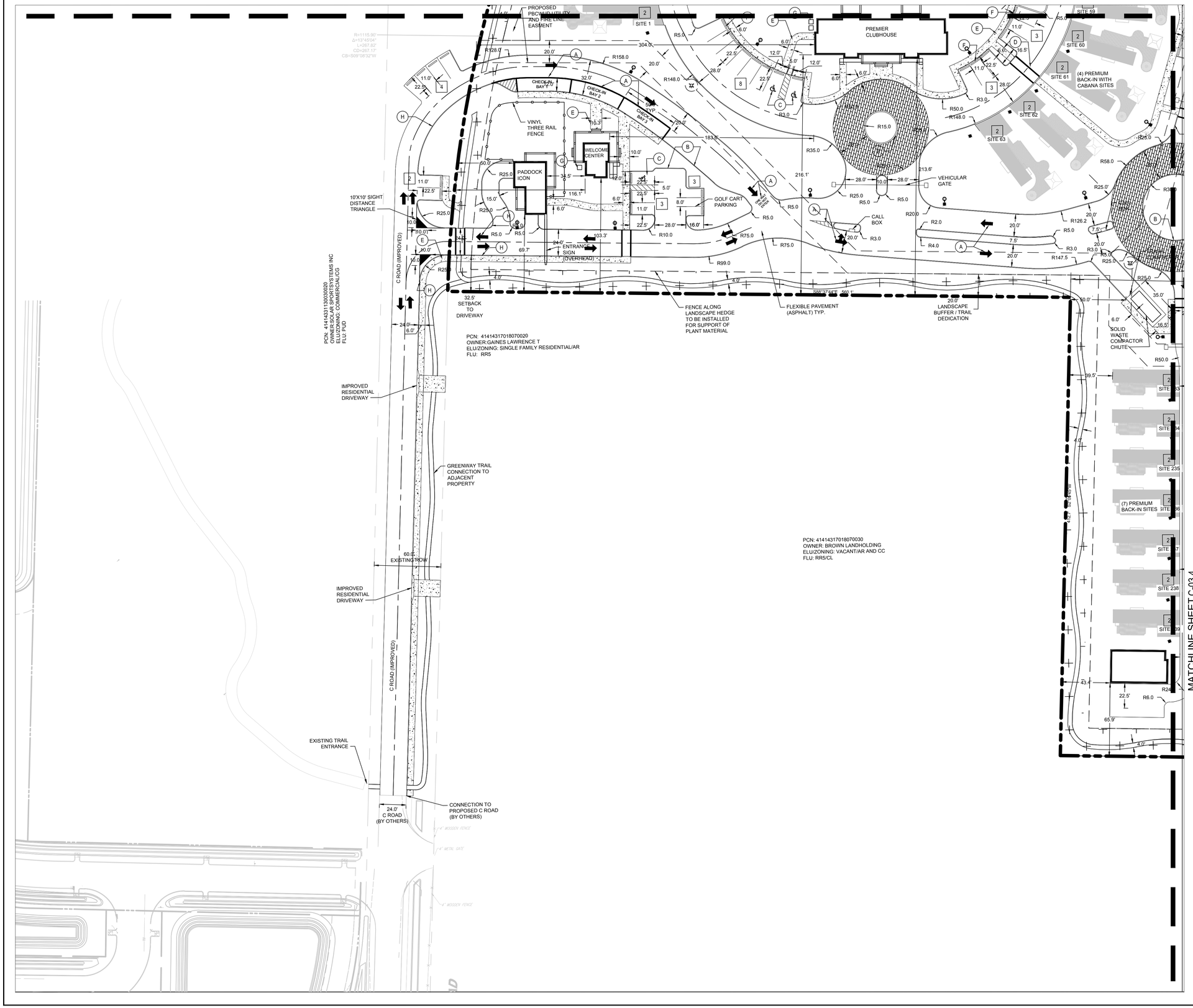
REVISION BLOCK

#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/26/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

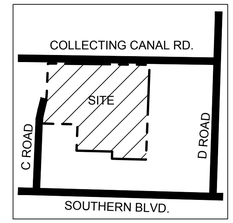
INDIVIDUAL SITE PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~PERMIT~~ 04/07/2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.1	

MATCHLINE SHEET C-03.1



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- 3 — PARKING COUNT
- GREENWAY TRAIL / LANDSCAPE BUFFER
- POLE MOUNTED LIGHT (LOW LEVEL LIGHTING SEE PHOTOMETRIC PLAN (C-06)
- BOLLARD LIGHTING

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	PAVEMENT MARKINGS PER FDOT INDEX
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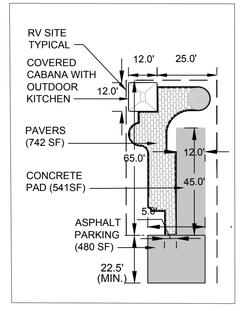
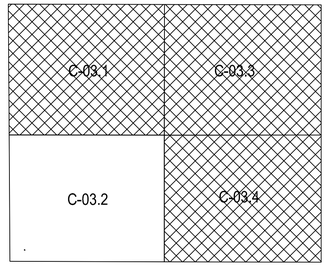
F	6' WIDE PARKING WHEEL STOP
G	PROPOSED CONCRETE PAD FOR MECHANICAL EQUIPMENT
H	FDOT TYPE D CURB



PREMIUM BACK-IN WITH CABANA DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
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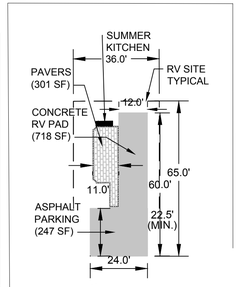
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

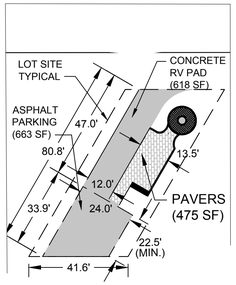
INDIVIDUAL SITE PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~PERMIT~~ 02/12/2025	JOB NUMBER: 1001-24

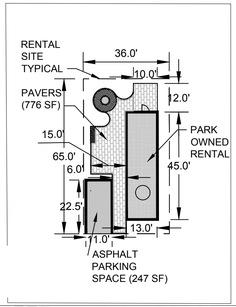
SHEET NUMBER: C-03.2



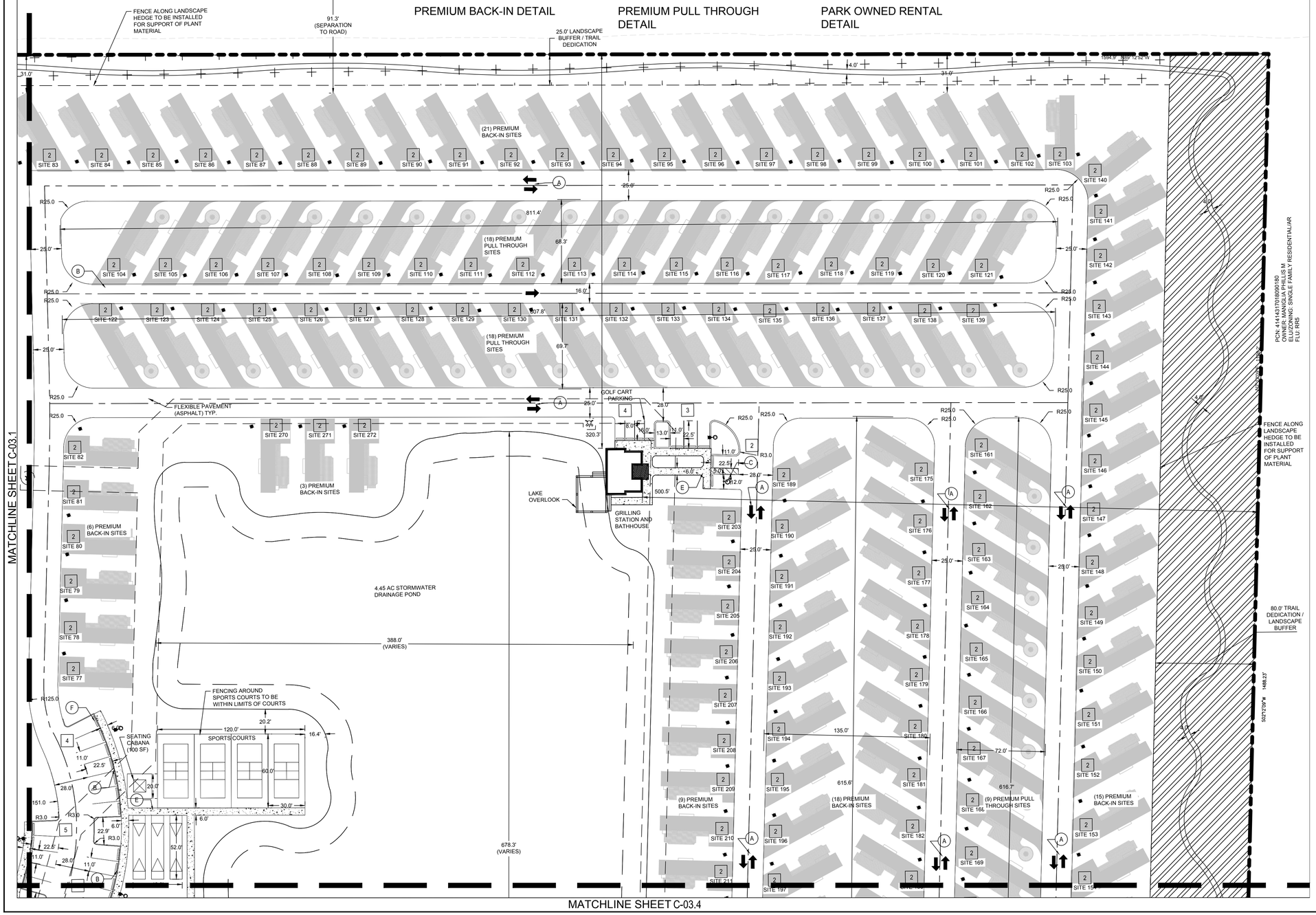
PREMIUM BACK-IN DETAIL



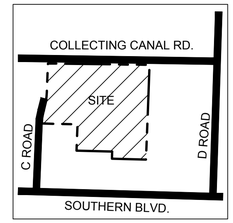
PREMIUM PULL THROUGH DETAIL



PARK OWNED RENTAL DETAIL



LOCATION MAP



SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- 3 — PARKING COUNT
- GREENWAY TRAIL / LANDSCAPE BUFFER
- POLE MOUNTED LIGHT (LOW LEVEL LIGHTING SEE PHOTOMETRIC PLAN (C-06))
- BOLLARD LIGHTING

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	PAVEMENT MARKINGS PER FDOT INDEX
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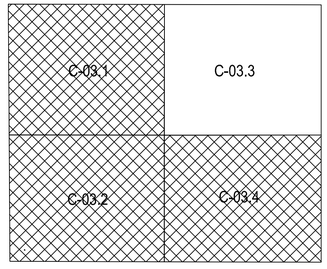
D	CROSSWALK PER FDOT STANDARD PLANS INDEX 711-001. PAVER PATTERN TO BE INSIDE WHITE STRIPES AND FLUSH WITH ASPHALT
E	CONCRETE SIDEWALK
F	6' WIDE PARKING WHEEL STOP
G	PROPOSED CONCRETE PAD FOR MECHANICAL EQUIPMENT
H	FDOT TYPE D CURB

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
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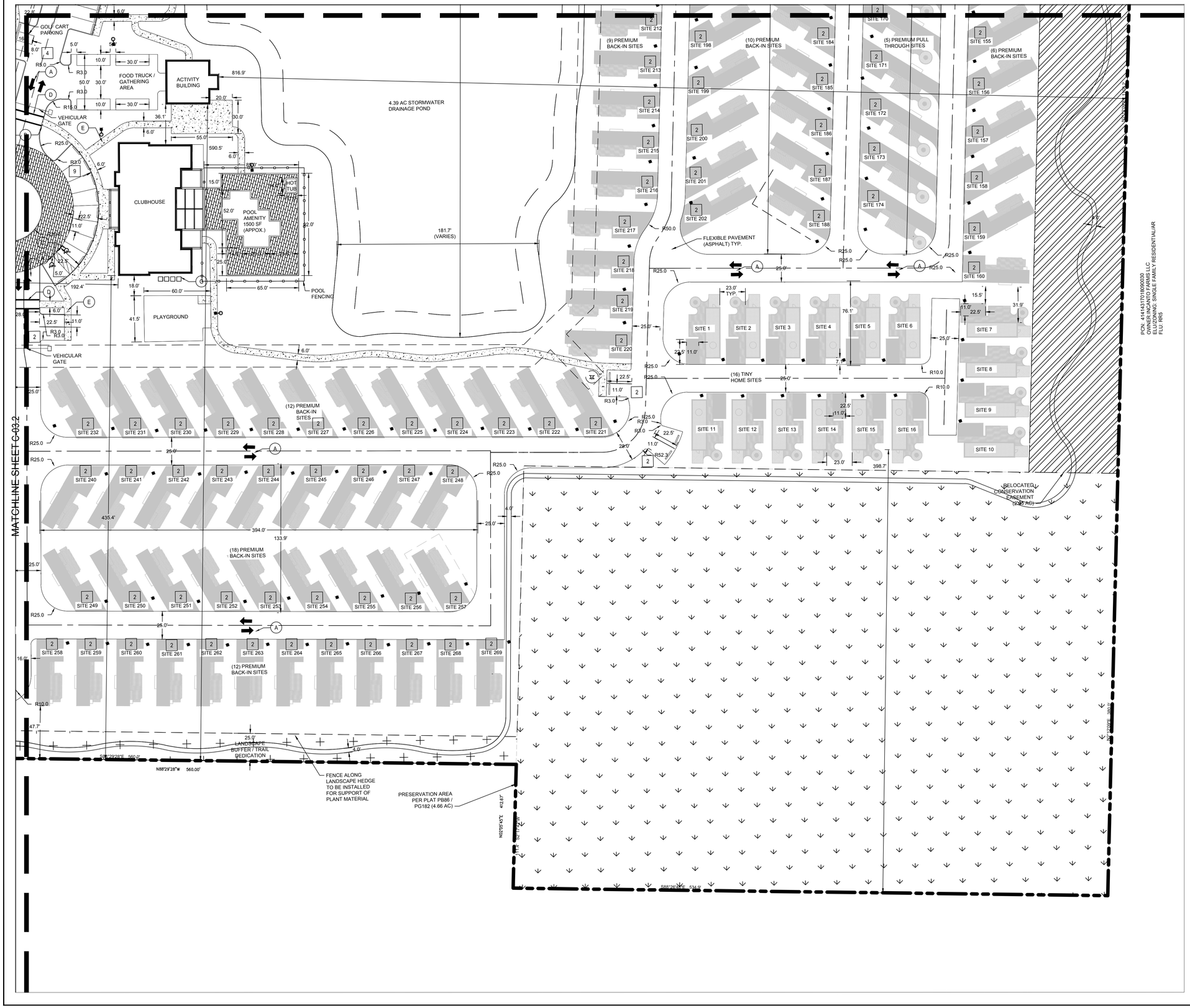
1	09/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

INDIVIDUAL SITE PLAN

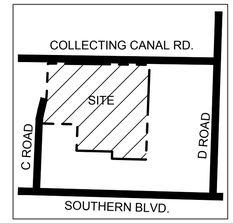
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.3	

MATCHLINE SHEET C-03.3

MATCHLINE SHEET C-03.2



LOCATION MAP



0 40 80 Feet

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- 3 — PARKING COUNT
- GREENWAY TRAIL / LANDSCAPE BUFFER
- POLE MOUNTED LIGHT (LOW LEVEL LIGHTING SEE PHOTOMETRIC PLAN (C-06)
- BOLLARD LIGHTING

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	PAVEMENT MARKINGS PER FDOT INDEX
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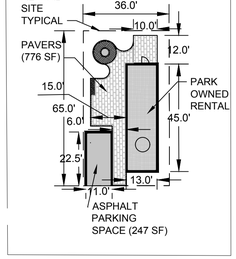
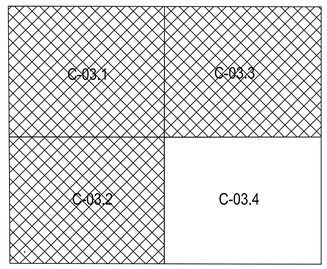
F	6' WIDE PARKING WHEEL STOP
G	PROPOSED CONCRETE PAD FOR MECHANICAL EQUIPMENT
H	FDOT TYPE D CURB



PARK OWNED RENTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
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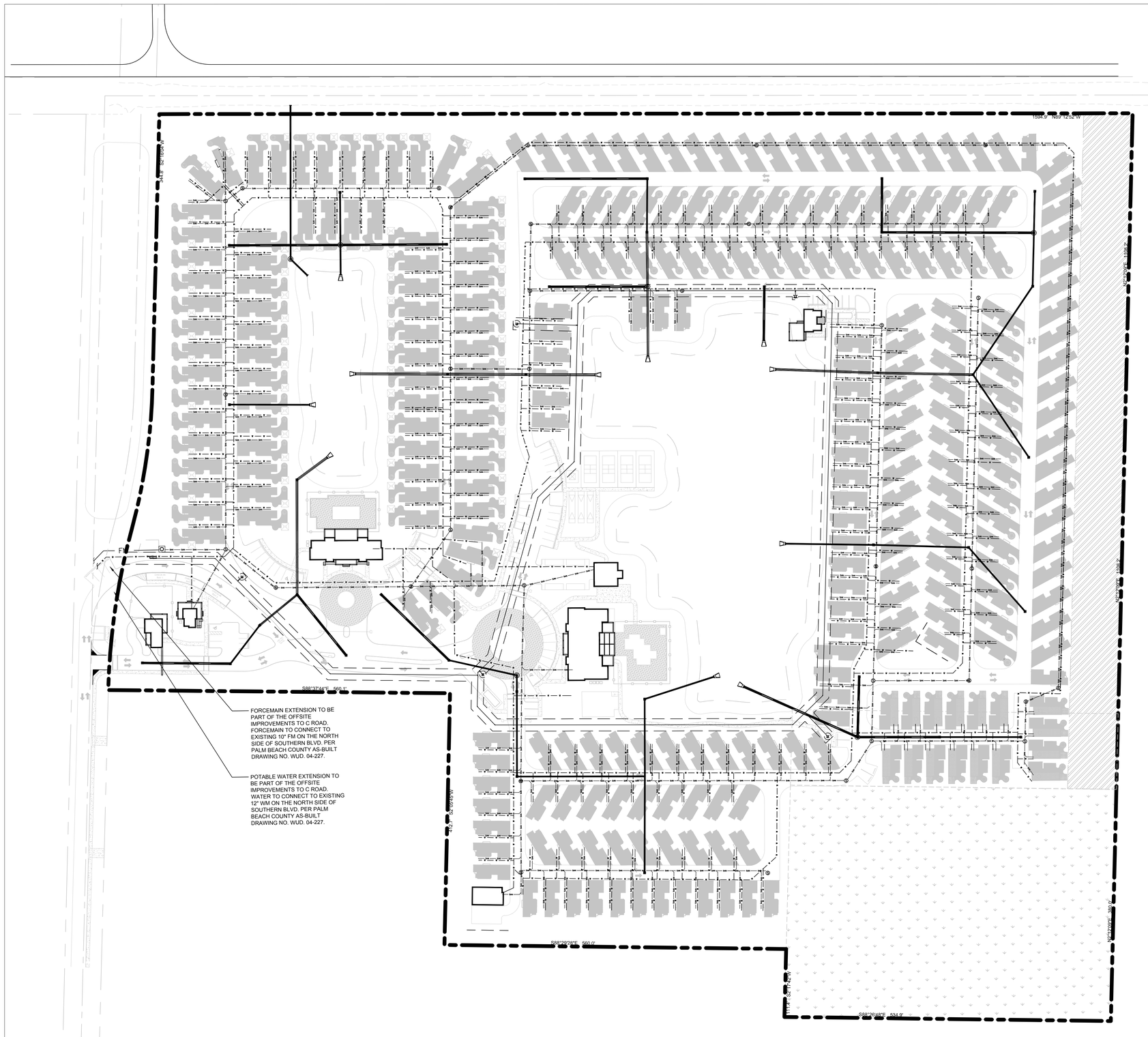
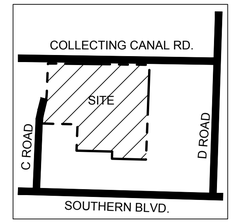
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

INDIVIDUAL SITE PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-03.4	



LOCATION MAP





SCALE: 1" = 80'

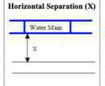
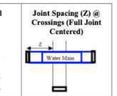
LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH RULE 62-555.314, F.A.C.

The following table summarizes the required separation distances from public water mains to other pipes as provided in Rule 62-62-555.314, F.A.C. Exceptions to these required distances are addressed on the second page.

Separation Requirements for Public Water System Mains:

Other Pipe	Horizontal Separation (X) 	Crossings Vertical Separation (Y) 	Joint Spacing (Z) @ Crossings (Full Joint Centered)
• **Storm Sewers** • **Stormwater Force Mains** • **Reclaimed Water Pipelines regulated under Part III of Chapter 62-610, F.A.C.**	3 ft. minimum	For water main installed above other pipe (preferred), 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
• **Vacuum Sanitary Sewer**	10 ft. preferred 3 ft. minimum	For water main installed above other pipe, 12 inches preferred and 6 inches minimum 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
• **Gravity or Pressure Sanitary Sewer** • **Sanitary Sewer Force Main** • **Reclaimed Water Pipelines not regulated under Part III of Chapter 62-610, F.A.C.**	10 ft. preferred 6 ft. minimum (note - 3 ft. minimum for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer)	For water main installed above other pipe (preferred), 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 6 ft. minimum
• **On-Site Sewage Treatment & Disposal System**	10 ft. minimum	NA	NA

Refer to the next page for exceptions to the minimum separation requirements provided above.

Disclaimer – This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK			
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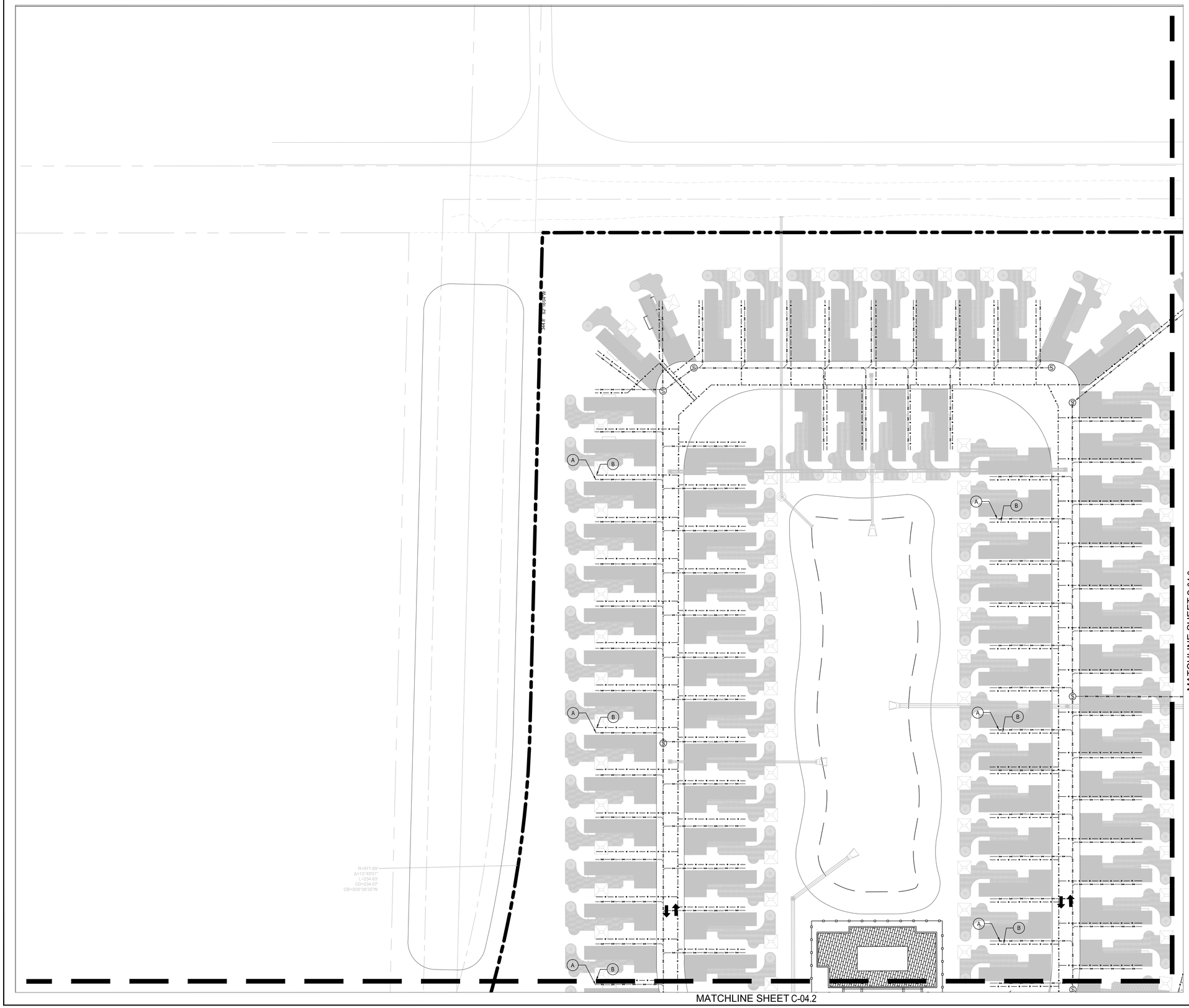
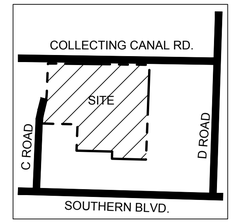
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL	
1	09/20/24	**SUPPLEMENTAL SITE PLAN - INITAL SUBMITTAL**	

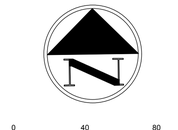
MASTER UTILITY PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~FEBRUARY 2025~~	JOB NUMBER: 1001-24
SHEET NUMBER: C-04	



LOCATION MAP





SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

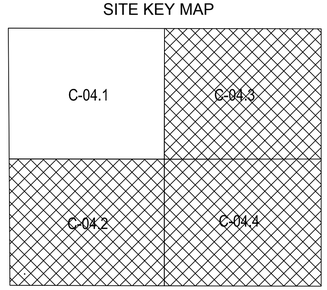
KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	3" PVC CLEANOUT WITH PLUG PIPE SEWER CAP FOR SEWER DISCHARGE
B	POWER PEDESTAL WITH 3" WATER SERVICE, ELECTRICAL SERVICE (BY OTHERS), AND COMMUNICATIONS CONNECTIONS (BY OTHERS)



POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

REVISION BLOCK

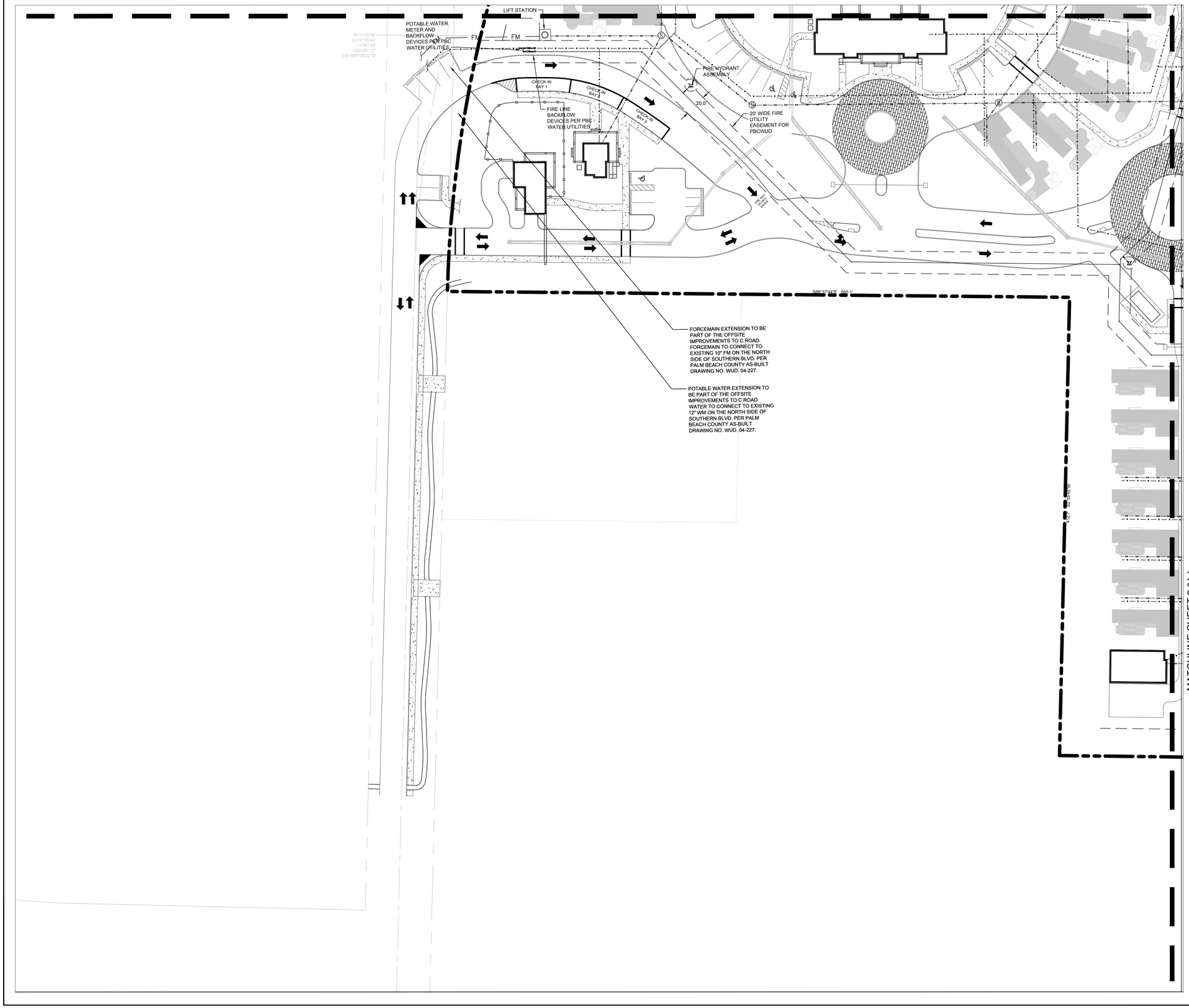
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**08/28/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

INDIVIDUAL UTILITY PLAN

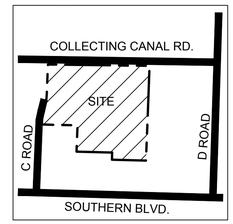
SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24

SHEET NUMBER: C-04.1

MATCHLINE SHEET C-04.1



LOCATION MAP





SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

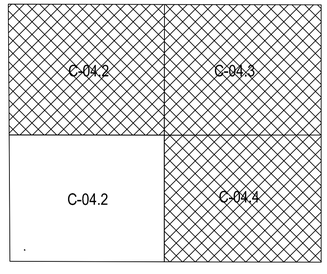
KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	3" PVC CLEANOUT WITH PLUG PIPE SEWER CAP FOR SEWER DISCHARGE
B	POWER PEDESTAL WITH 3" WATER SERVICE, ELECTRICAL SERVICE (BY OTHERS), AND COMMUNICATIONS CONNECTIONS (BY OTHERS)



POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

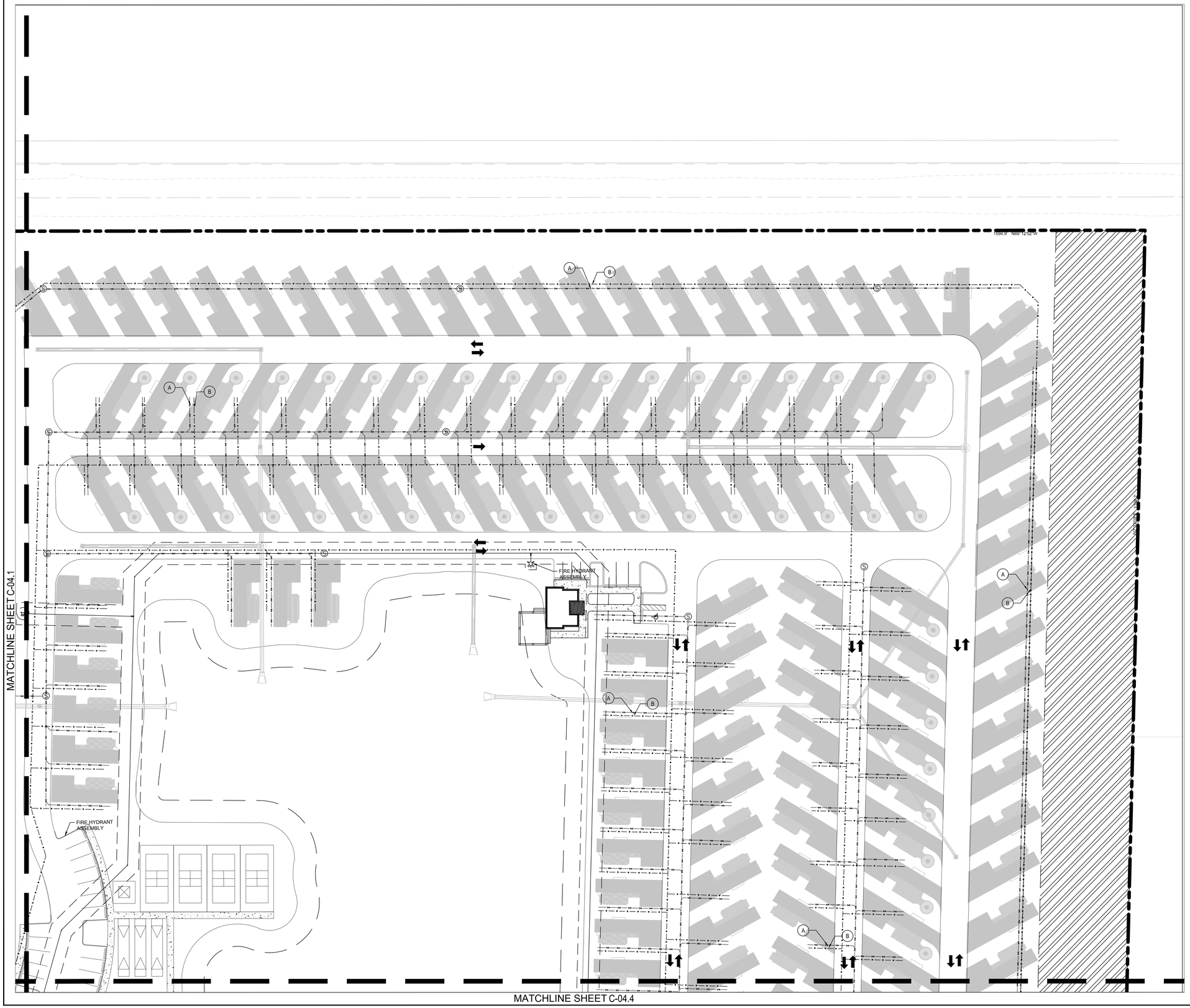
LOXAHATCHEE GROVES, FL

REVISION BLOCK

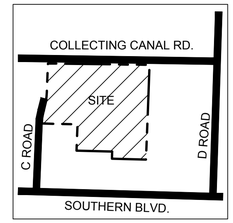
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**09/20/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

INDIVIDUAL UTILITY PLAN

SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.2	



LOCATION MAP



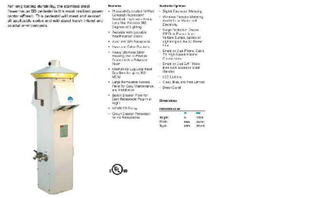


SCALE: 1" = 40'

LEGEND

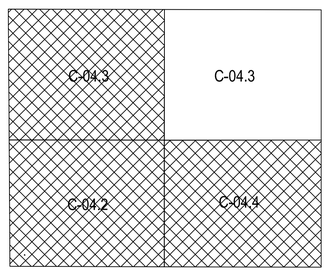
- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
A	3" PVC CLEANOUT WITH PLUG PIPE SEWER CAP FOR SEWER DISCHARGE
B	POWER PEDESTAL WITH 3" WATER SERVICE, ELECTRICAL SERVICE (BY OTHERS), AND COMMUNICATIONS CONNECTIONS (BY OTHERS)



POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

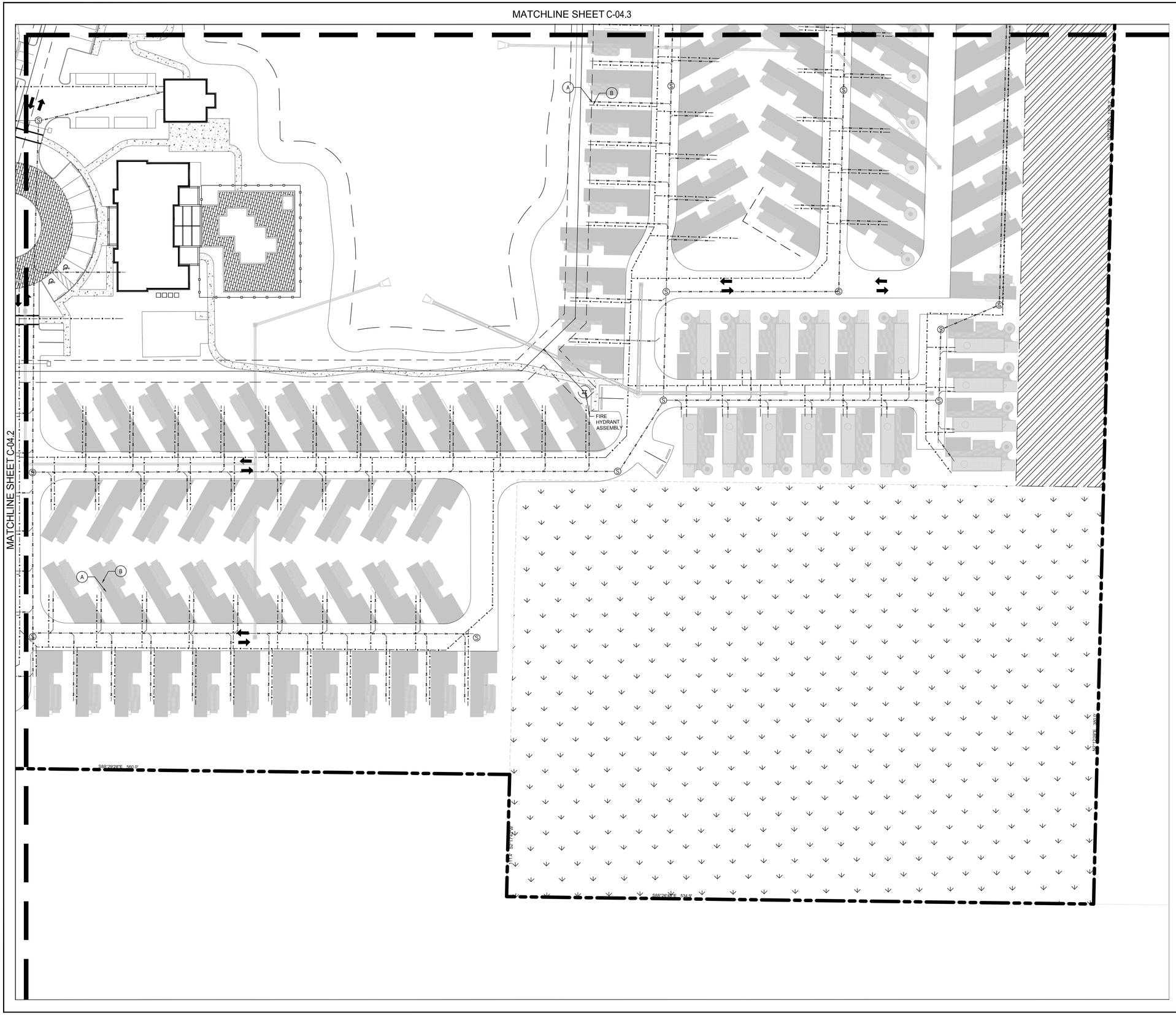
LOXAHATCHEE GROVES, FL

REVISION BLOCK

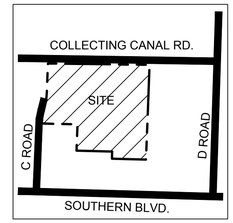
#	DATE	DESCRIPTION
4	02/2025	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	09/26/24	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

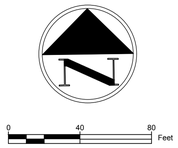
INDIVIDUAL UTILITY PLAN

SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.3	



LOCATION MAP





SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- FORCE MAIN
- FIRE HYDRANT

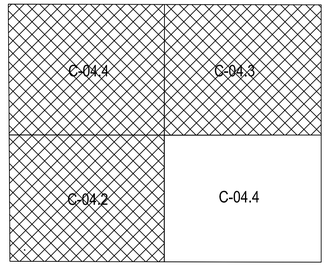
KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
A	3" PVC CLEANOUT WITH PLUG PIPE SEWER CAP FOR SEWER DISCHARGE
B	POWER PEDESTAL WITH ¾" WATER SERVICE, ELECTRICAL SERVICE (BY OTHERS), AND COMMUNICATIONS CONNECTIONS (BY OTHERS)



POTENTIAL POWER PEDESTAL DETAIL

SITE KEY MAP



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THE PADDOCK
LUXURY RV RESORT

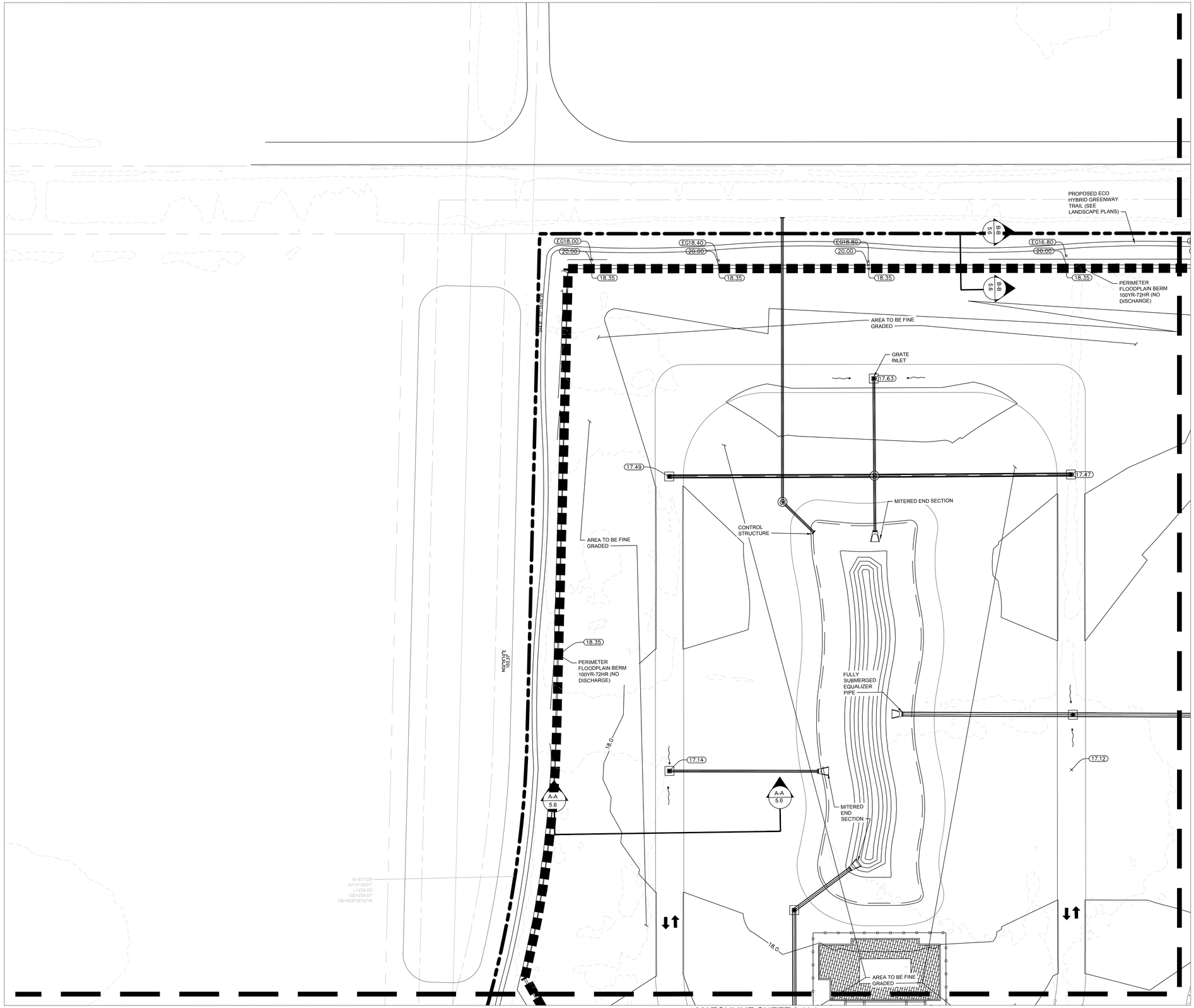
LOXAHATCHEE GROVES, FL

REVISION BLOCK

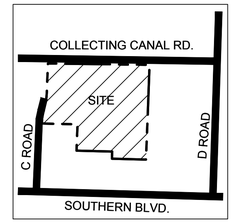
#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

INDIVIDUAL UTILITY PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-04.4	



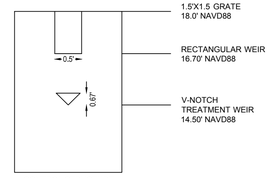
LOCATION MAP



SCALE: 1" = 40'

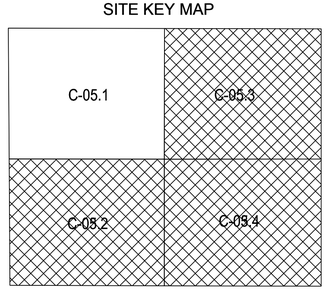
LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 — FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW
- PERIMETER FLOODPLAIN BERM



CONTROL STRUCTURE
CROSS SECTION
(N.T.S)

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

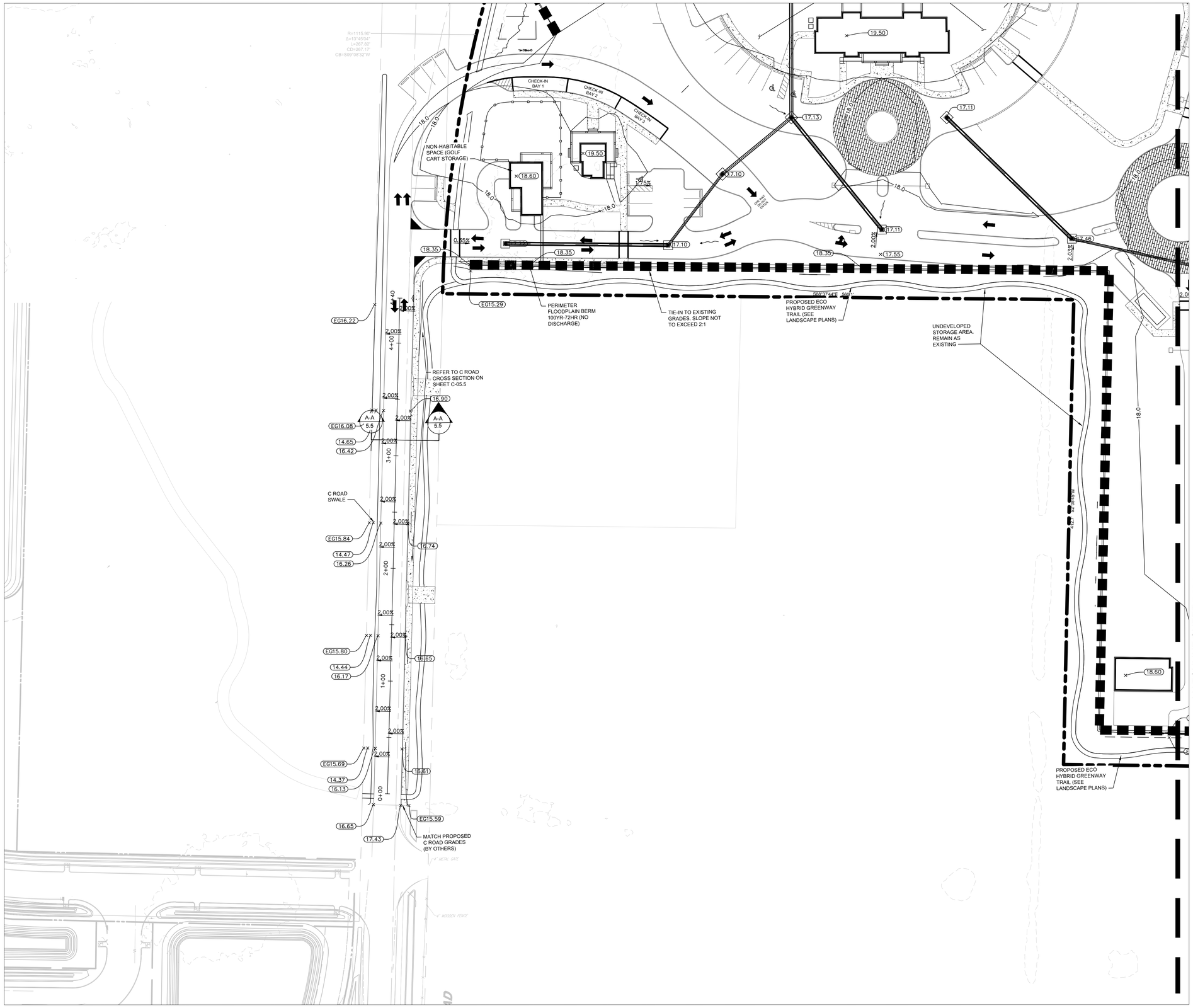
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**09/26/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

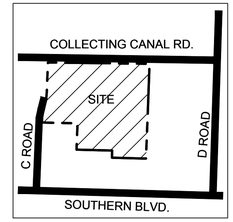
PRELIMINARY
GRADING PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.1	

MATCHLINE SHEET C-03.1



LOCATION MAP

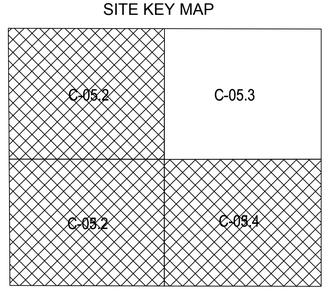


SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 — FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW
- PERIMETER FLOODPLAIN BERM

SITE KEY MAP



BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

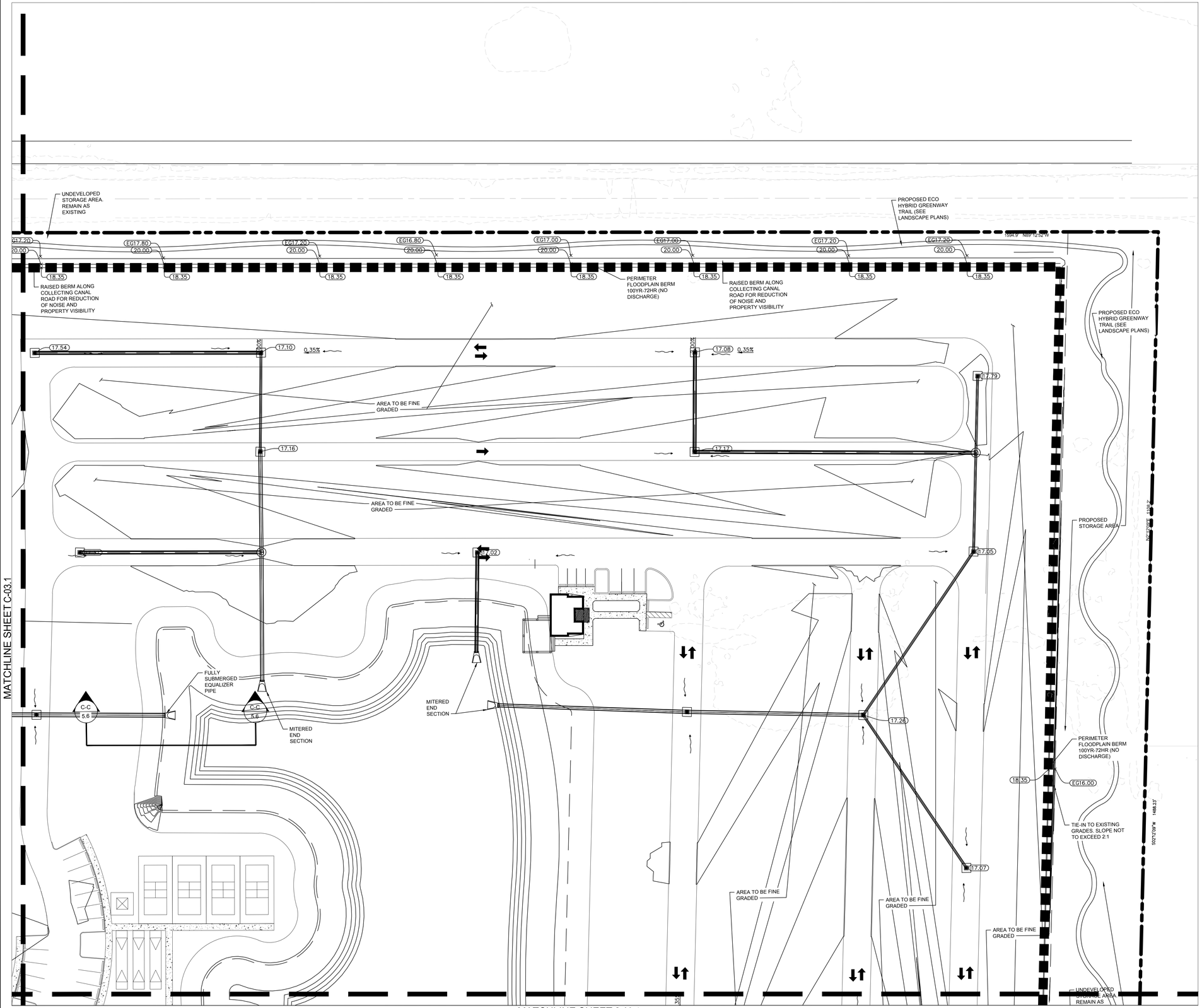
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**06/28/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

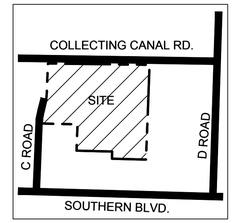
PRELIMINARY GRADING PLAN

SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24

SHEET NUMBER: C-05.2



LOCATION MAP

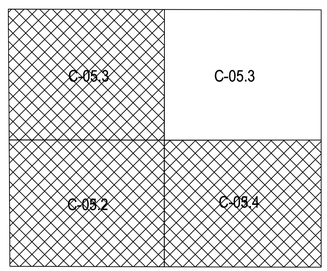


SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW

SITE KEY MAP



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THE PADDOCK
LUXURY RV RESORT

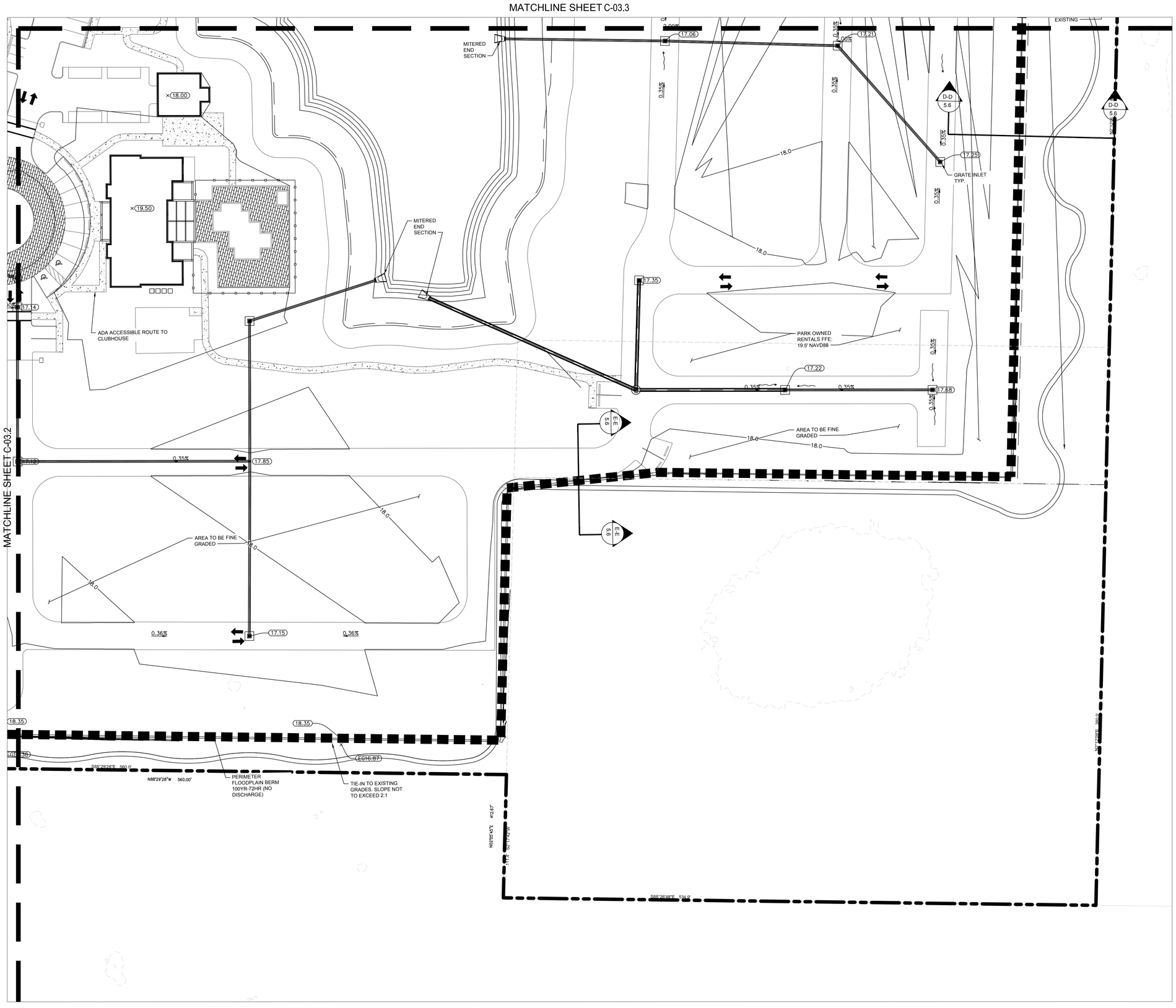
LOXAHATCHEE GROVES, FL

REVISION BLOCK

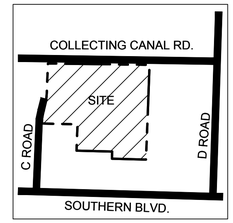
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

PRELIMINARY GRADING PLAN

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.3	



LOCATION MAP

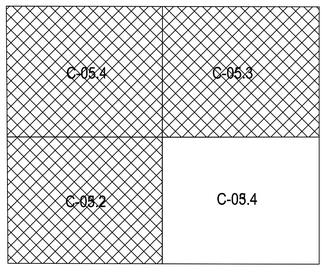


SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- FFE ×19.00 FINISHED FLOOR SPOT GRADE
- DIRECTIONAL DRAINAGE FLOW ARROW

SITE KEY MAP



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THE PADDOCK
LUXURY RV RESORT

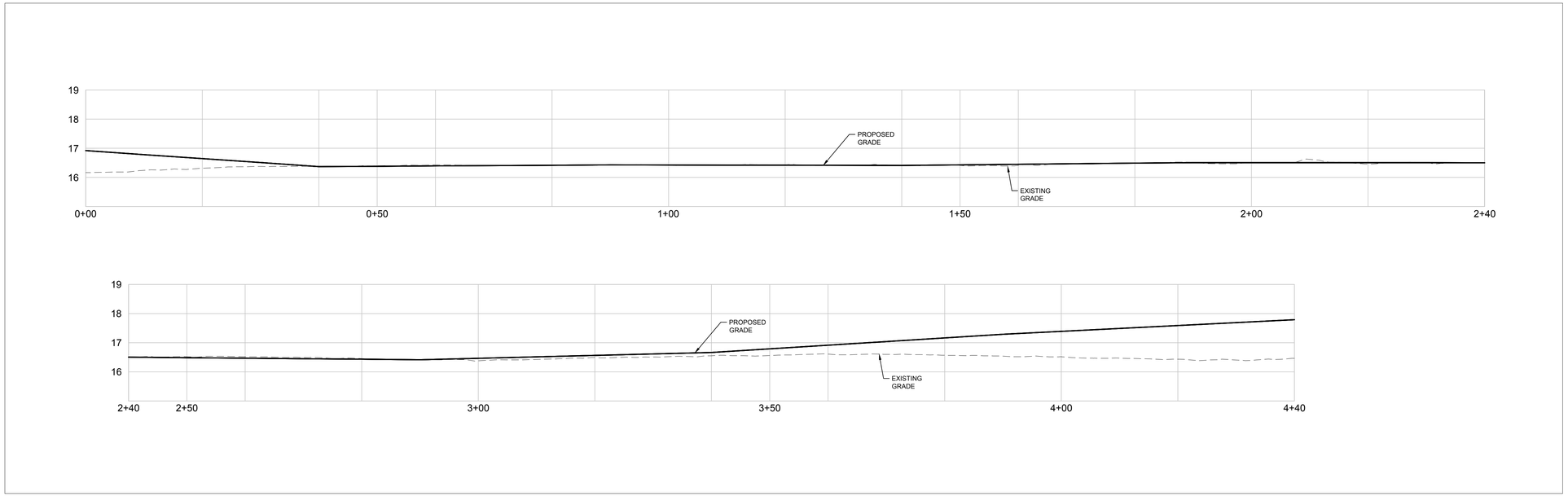
LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

PRELIMINARY GRADING PLAN

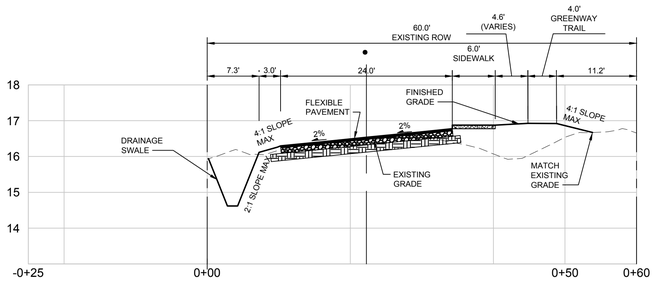
SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.4	



HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 2'

SEE ROADWAY ALIGNMENT ON SHEET C-05.2



C ROAD CROSS SECTION

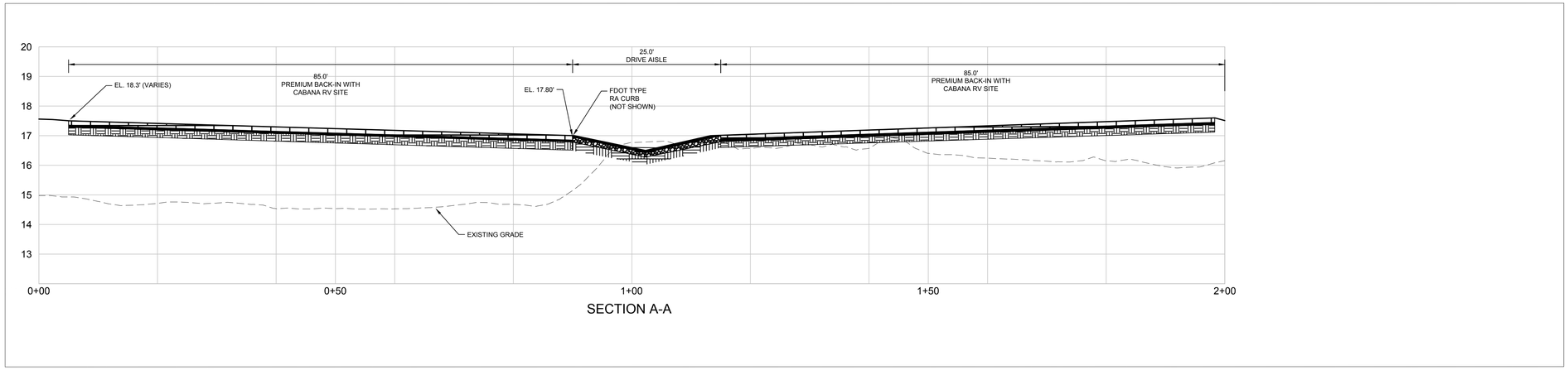
BOVE DC, LLC

THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK			
#	DATE	DESCRIPTION	
1	**09/20/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**	
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL	
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL	
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL	

C ROAD - ROAD PROFILE-CROSS SECTION

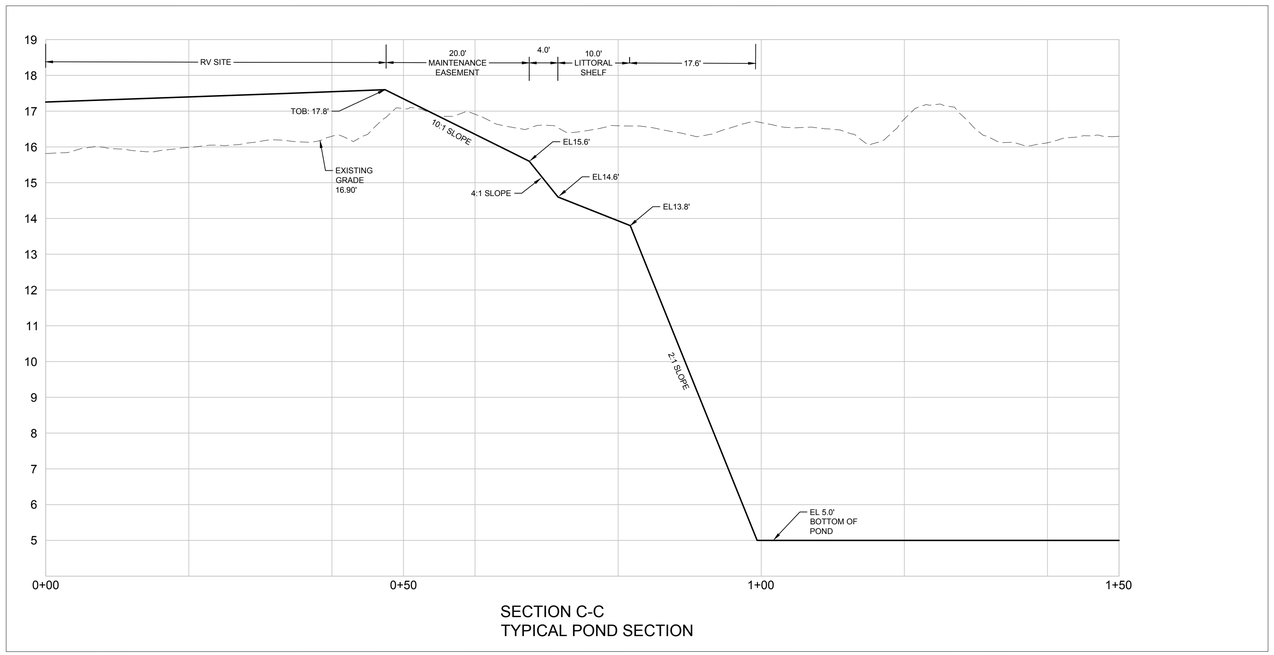
SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-05.5	



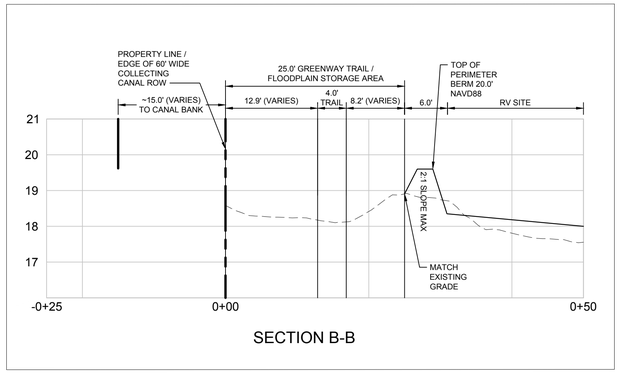
SECTION A-A

HORIZONTAL SCALE: 1" = 10'

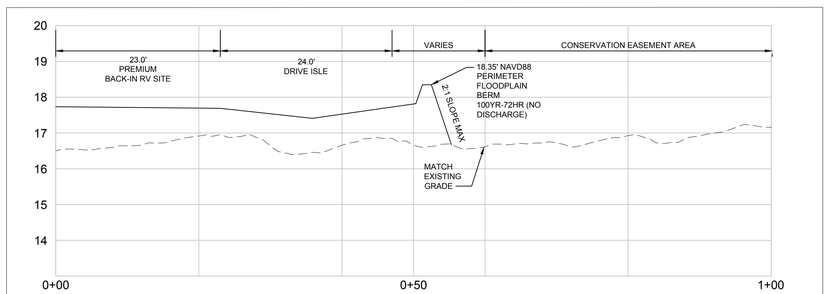
VERTICAL SCALE: 1" = 2'



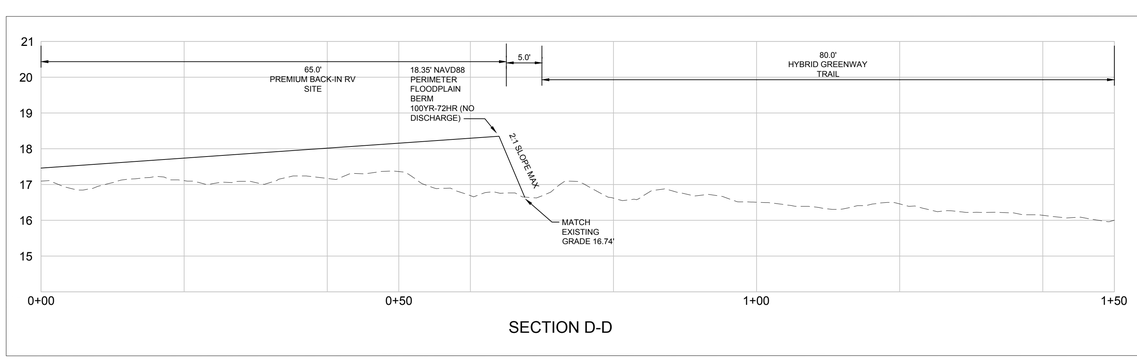
SECTION C-C
TYPICAL POND SECTION



SECTION B-B



SECTION E-E



SECTION D-D

BOVE DC, LLC
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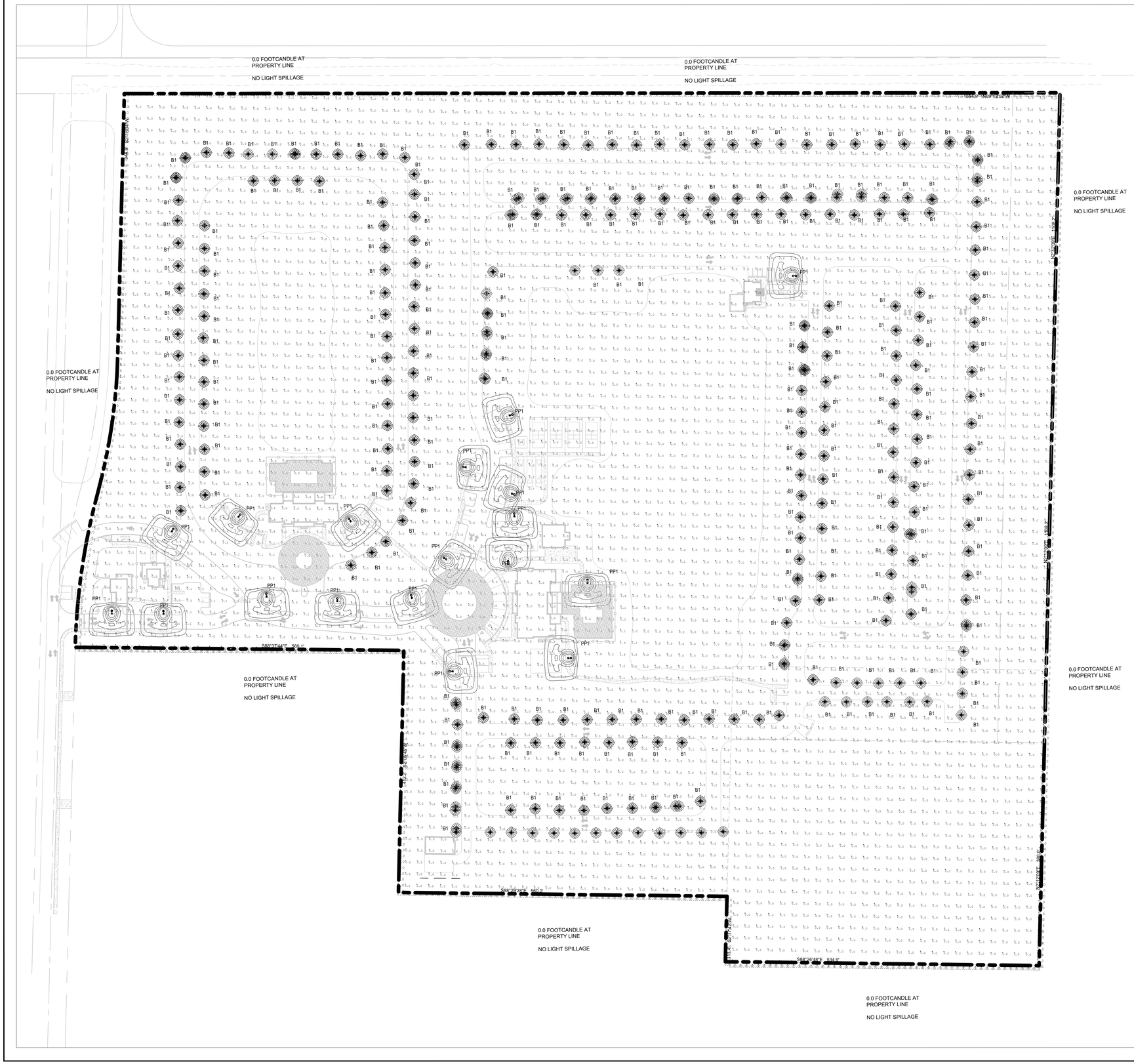
THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK			
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/26/24	**SUPPLEMENTAL SITE PLAN - INITAL SUBMITTAL**

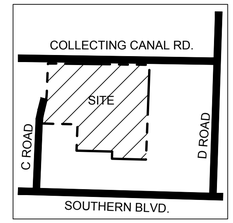
CROSS
SECTIONS

SCALE: AS NOTED	DRAWN BY: JAB
DATE: FEBRUARY 2025	JOB NUMBER: 1001-24

SHEET NUMBER:
C-05.6



LOCATION MAP





SCALE: 1" = 80'

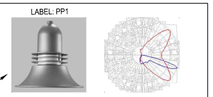
LIGHTING SCHEDULE

SYMBOL	LABEL	MANUFACTURER	IES FILE NAME	DISTRIBUTION TYPE	MOUNTING HEIGHT	LLF	LUMENS PER LAMP / WATTAGE
	LABEL: PP1	COOPER LIGHTING SOLUTIONS	EMM-E03-LED-E1-SL4	TYPE IV	15 FT	1.0	8691 / 75.2
	LABEL: B1	LITHONIA LIGHTING	RADB_LED_PE_27K_SYM_DWHXD	TYPE VS	3.5 FT	1.0	465 / 5.21

Area	Min. (FC)	Max. (FC)	Average (FC)	Min./Max. (FC)	Property Line (FC)
Clubhouse Parking Lot	0.1	2.7	1.17	27:1	0
Entrance Road	0	5.7	1	57:1	0
RV Sites (Single Bollard Light at Driveway Only)	0	4.8	0.5	48:1	0

TYPICAL PEDESTRIAN STYLE DECORATIVE LIGHT, 15 FEET IN HEIGHT, LOCATED ONLY NEAR ENTRANCE ROAD AND AMENITY SPACES

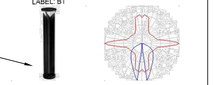
LABEL: PP1



EMM-E03-LED-E1-SL4-7060

TYPICAL BOLLARD LIGHT, 3.5 FEET IN HEIGHT AT EACH RV SITE WITH CAMP SITE NUMBER FIXED ON BOLLARD

LABEL: B1



RADB_LED_P1_27K_SYM_DWHXD

ALL LIGHTS SHALL BE FULL CUT-OFF.

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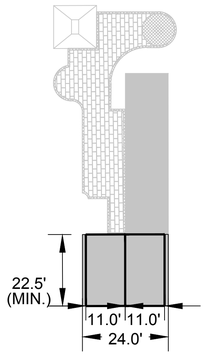
THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

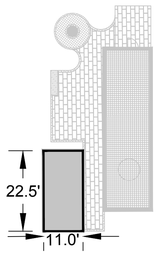
REVISION BLOCK		
#	DATE	DESCRIPTION
5	04/07/25	SUPPLEMENTAL SITE PLAN - 5TH SUBMITTAL
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/26/24	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

PHOTOMETRIC PLAN

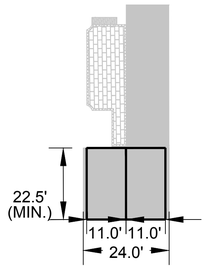
SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~PERMIT~~ 04/07/2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-06	



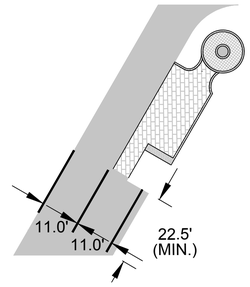
PREMIUM BACK-IN
WITH CABANA
PARKING DETAIL



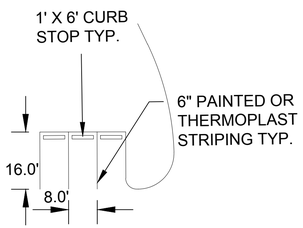
PARK OWNED
RENTAL PARKING
DETAIL



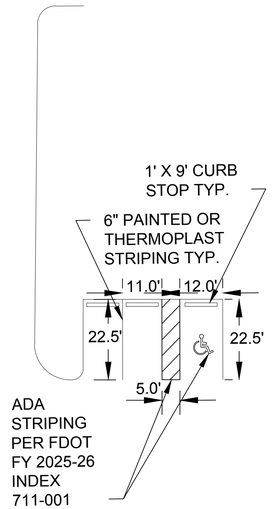
PREMIUM BACK-IN
PARKING DETAIL



PREMIUM
PULL-THROUGH
PARKING DETAIL



GOLF CART
PARKING DETAIL



STANDARD
PARKING DETAIL

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THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

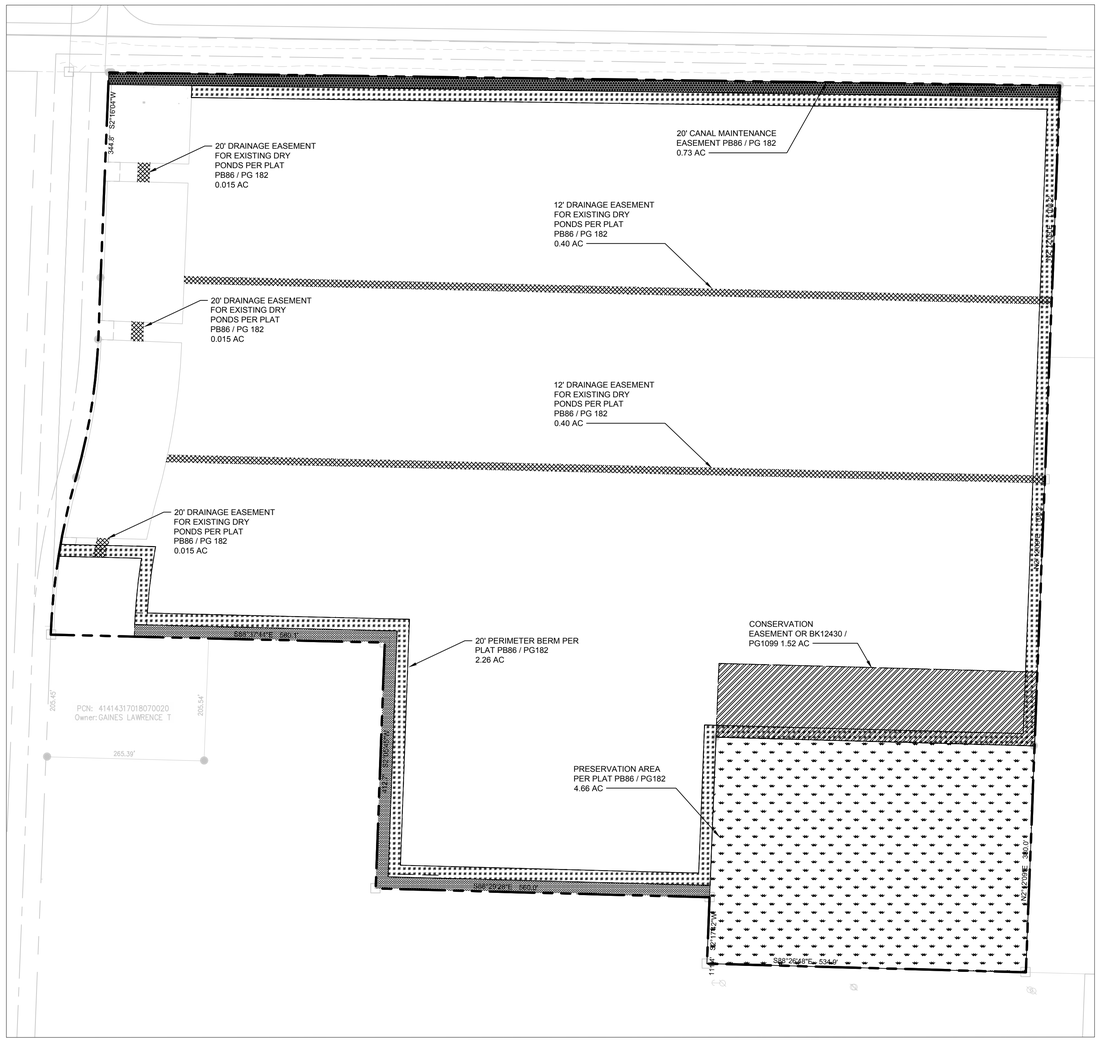
REVISION BLOCK

#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	08/28/24	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

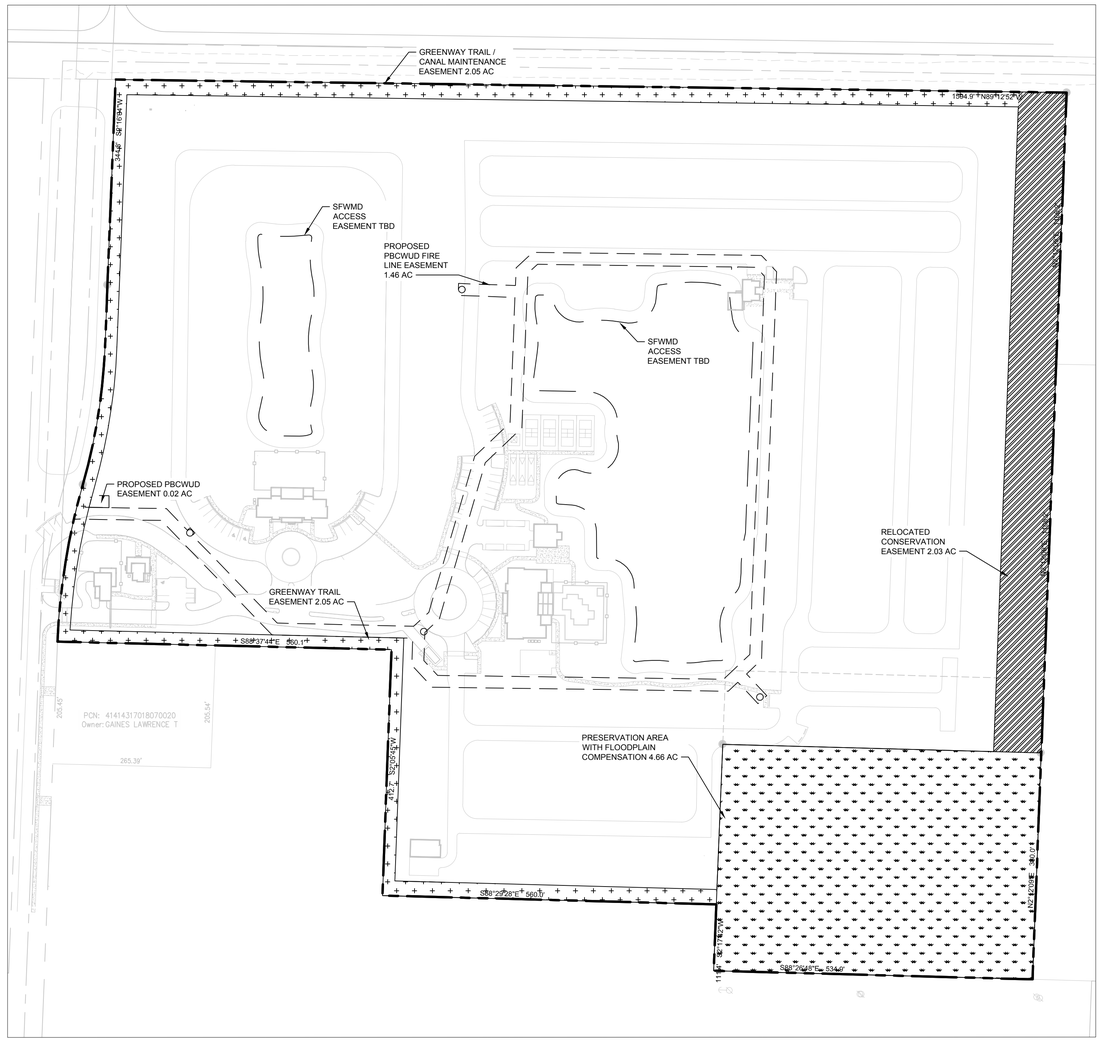
DETAIL SHEET

SCALE: AS NOTED	DRAWN BY: JAB
DATE: ~~PERMIT~~ 02/12/2025	JOB NUMBER: 1001-24
SHEET NUMBER: C-07	

EXISTING CONDITION



PROPOSED CONDITION



LEGEND

The Paddock Easements

Parcel Number	Description	Existing Book/Page	Proposed Action	Existing AC	Proposed AC	Net
Conservation / Preservation Easements						
Parcel 1 Lot 1	Conservation Easement	OR BK12430 / PG1099	Relocate to eastern 80' of property	1.52	2.03	0.51
Preservation Area	Loxahatchee Farms West Homeowners Association	PB 86 / PG 182	Remain in existing location and add floodplain storage within this area	4.66	4.66	0.00
Parcel 1 Lot 1,2,3	Preservation Access Easement	PB 86 / PG 182	To be accessed by greenway trail	0.64	2.05	1.41
				6.82	8.75	1.93
Water Management Related Easements						
Parcel 1 Lot 1,2,3	Permimeter Berm Easement	PB 86 / PG 182	TBD per water management district	2.26	TBD	
Parcel 1 Lot 1,2,3	Water Management, Drainage, and Water Management Easement	PB 86 / PG 182	TBD per water management district	0.85	TBD	
Parcel 1 Lot 1,2,3	Canal Maintenance Easement	PB 86 / PG 182	Part of northern greenway trail	0.64	2.05	
				3.75	2.05	

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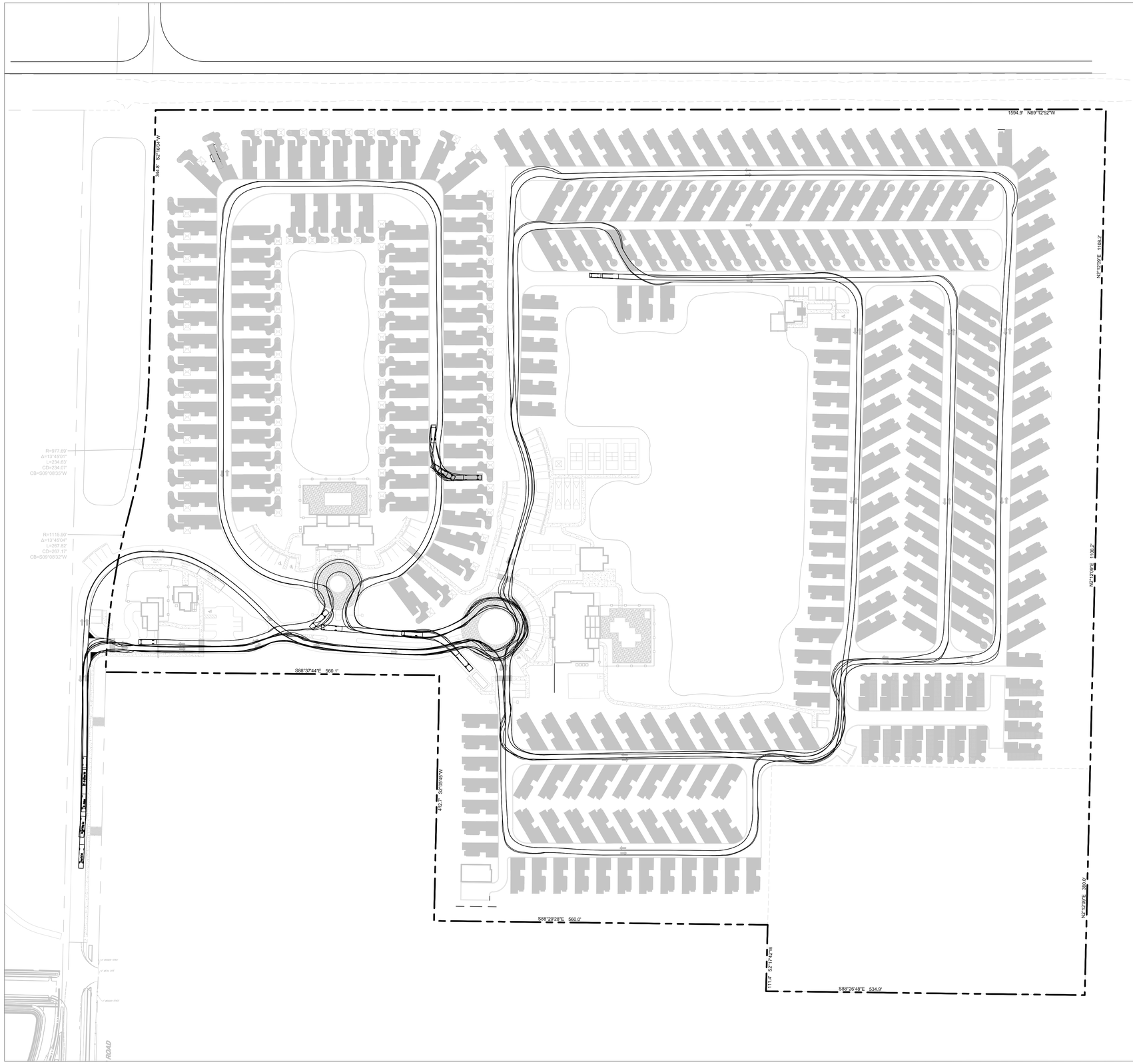
THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

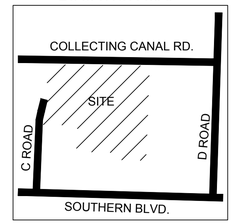
#	DATE	DESCRIPTION
4	02/12/25	SUPPLEMENTAL SITE PLAN - 4TH SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	09/26/24	SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL

EASEMENT EXHIBIT

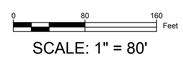
SCALE: AS NOTED
DRAWN BY: JAB
DATE: FEBRUARY 2025
JOB NUMBER: 1001-24
SHEET NUMBER: EX. 1



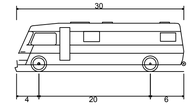
LOCATION MAP







SCALE: 1" = 80'



MH - Motorhome	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	8.876ft
Min Body Ground Clearance	1.236ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	40.000ft

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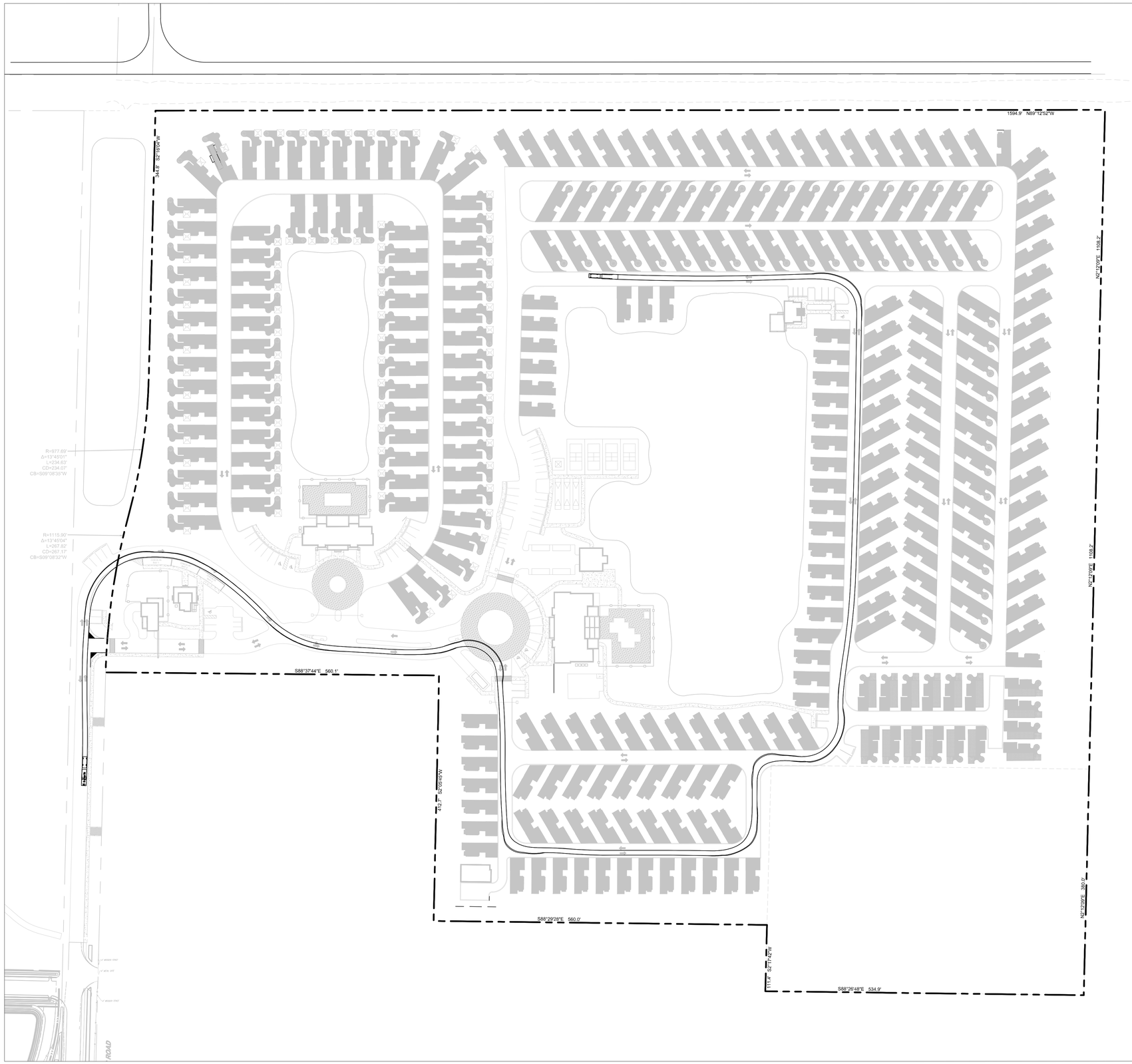
THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

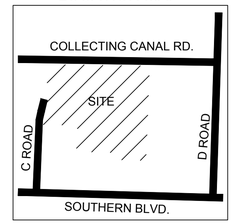
#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**09/28/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

AUTOTURN-RV

SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24
SHEET NUMBER: EX-2	

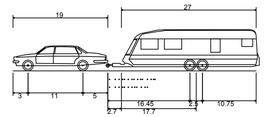


LOCATION MAP





SCALE: 1" = 80'



P/T - Car and Camper Trailer

Overall Length	48.700ft
Overall Width	8.000ft
Overall Body Height	8.250ft
Min Body Ground Clearance	0.795ft
Max Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	33.000ft

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THE PADDOCK
LUXURY RV RESORT

LOXAHATCHEE GROVES, FL

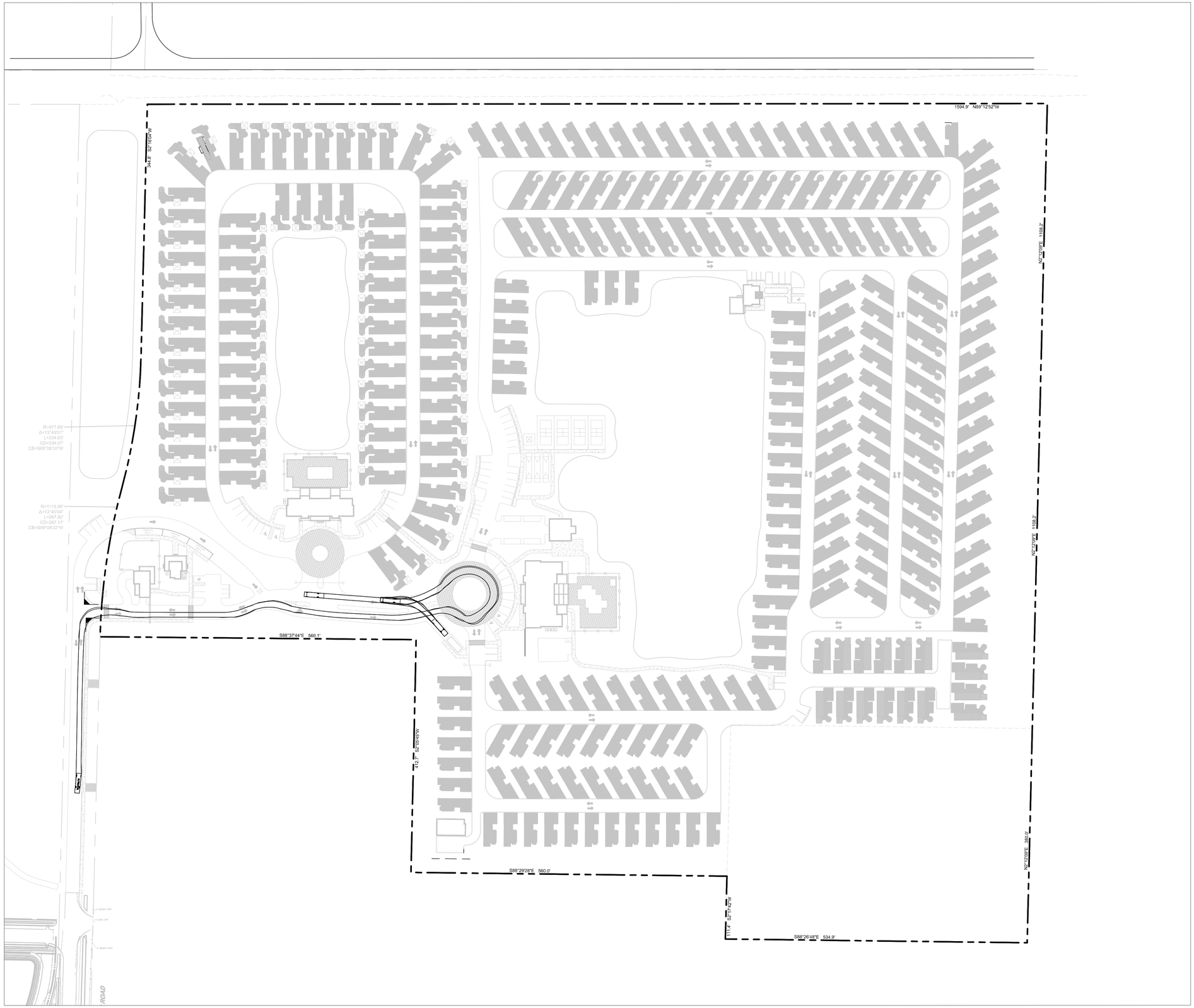
REVISION BLOCK

#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	**09/28/24**	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

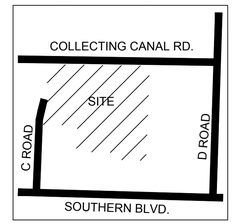
AUTOTURN-5TH WHEEL

SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24

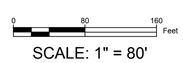
SHEET NUMBER: EX-3



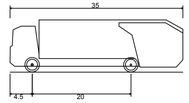
LOCATION MAP







SCALE: 1" = 80'



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

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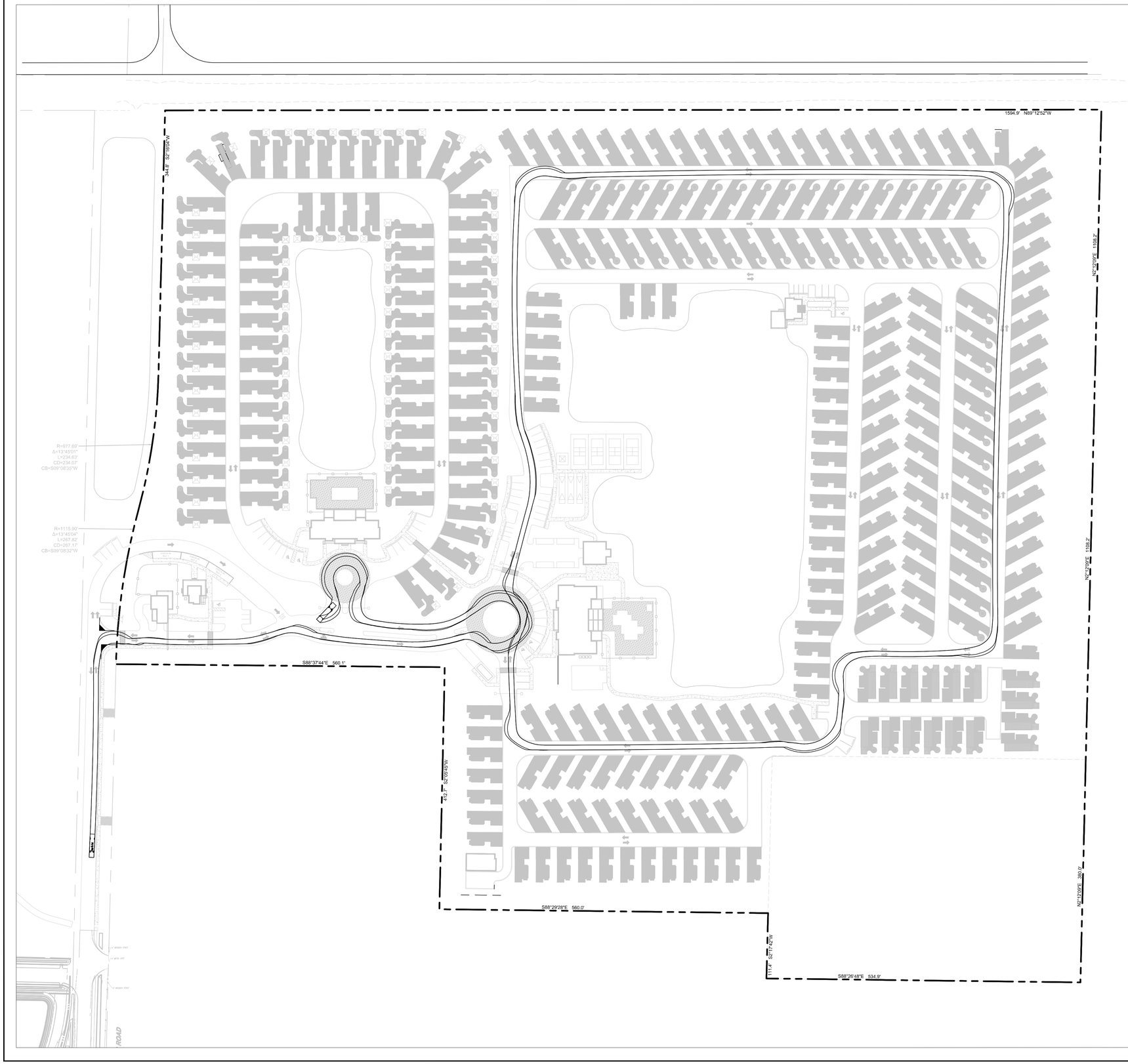
THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

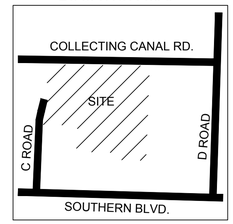
#	DATE	DESCRIPTION
1	08/28/24	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL

AUTOTURN-TRASH

SCALE: **AS NOTED**	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24
SHEET NUMBER: EX-4	



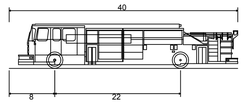
LOCATION MAP





0 80 160 Feet

SCALE: 1" = 80'



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	• • • • •

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THE PADDOCK
LUXURY RV RESORT
LOXAHATCHEE GROVES, FL

REVISION BLOCK

#	DATE	DESCRIPTION
3	01/03/25	SUPPLEMENTAL SITE PLAN - 3RD SUBMITTAL
2	11/04/24	SUPPLEMENTAL SITE PLAN - 2ND SUBMITTAL
1	09/20/24	**SUPPLEMENTAL SITE PLAN - INITIAL SUBMITTAL**

AUTOTURN-FIRE

SCALE: AS NOTED	DRAWN BY: JAB
DATE: OCTOBER 2024	JOB NUMBER: 1001-24

SHEET NUMBER: EX-5

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

LOXAHATCHEE RV RESORT

Town of Loxahatchee Groves, FL

TRAFFIC IMPACT STATEMENT

PREPARED FOR:

Bove, LLC
354 Royal Tern Road South
Ponte Vedra, Florida 32082

JOB NO. 24-102

DATE: 08/21/2024
REVISED: 11/01/2024
REVISED: 03/24/2025
REVISED: 04/09/2025
REVISED: 05/06/2025

Anna Lai, Professional Engineer, State of Florida, License No. 78138 This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 05/06/25. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	Digitally signed by Anna Lai Date: 2025.05.06 14:42:19-04'00'

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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1.0 SITE DATA
2.0 PURPOSE OF STUDY

PAGE 5

3.0 TRAFFIC GENERATION
4.0 ROADWAY IMPROVEMENTS

PAGE 6

5.0 RADIUS OF DEVELOPMENT INFLUENCE TRIP DISTRIBUTION
6.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2
7.0 INTERSECTION ANALYSIS TEST 1 – PART 1

PAGE 7

8.0 TEST 2 FIVE YEAR ANALYSIS

PAGE 9

9.0 TEST 2 FIVE YEAR ANALYSIS
10.0 SITE RELATED IMPROVEMENTS
11.0 CONCLUSION

APPENDICES

APPENDIX A

ITE TRIP GENERATION

APPENDIX B

ROADWAY IMPROVEMENTS

APPENDIX C

TEST 1 ANALYSIS: LINK ANALYSIS

APPENDIX D

PBC TPS DATABASE 2029 VOLUME SHEETS

APPENDIX E

TEST 1 PART 1: INTERSECTION ANALYSIS

APPENDIX F

TEST 2 ANALYSIS: LINK ANALYSIS

1.0 SITE DATA

The subject parcel is generally located on the east side of C Road, north of Southern Boulevard in the Town of Loxahatchee Groves, Florida and contains approximately 47.02 acres. The Property Control Numbers (PCN) for the subject parcel are

41-41-43-32-05-000-0010
41-41-43-32-05-000-0020
41-41-43-32-05-000-0030
41-41-43-32-05-002-0000
41-41-43-32-05-016-0000

Proposed site development on the currently unimproved parcel is to consist of a 288-campsite recreational vehicle park. Site access is proposed via a full access driveway connection to the proposed north terminus of C Road. C Road connects to Southern Boulevard to the south.

2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance.

Test 1, or the Build-Out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed.

Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period.

2.0 PURPOSE OF STUDY (CONTINUED)

This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence.

This analysis shall address the total traffic anticipated to be in place at the end of the build out year. This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

3.0 TRAFFIC GENERATION

Trip generation has been calculated in accordance with the ITE Trip Generation Manual, 11th Edition and the Palm Beach County Trip Generation Rates. Table 1 shows the daily traffic generation associated with the proposed development in trips per day (TPD). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generation associated with the proposed 288-campsite recreational vehicle park (the land use rates are in Appendix A) may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	=	543 tpd
AM Peak Hour Traffic Generation (In/Out)	=	60 pht (22 In/38 Out)
PM Peak Hour Traffic Generation (In/Out)	=	78 pht (51 In/27 Out)

Please note the daily traffic generation is based on a 57% average occupancy of campsites (see the attached seasonal occupancy data).

4.0 ROADWAY IMPROVEMENTS

Per the Palm Beach County Five Year Road Program, there are no roadway improvements proposed in the vicinity of the project. Per the FDOT Five Year Work Program, the following roadway improvement is in the vicinity of the project (in Appendix B):

> SR 80 from west of Lion Country Safari Road to Forest Hill/Crestwood Boulevard, widening from 4 lanes divided to 6 lanes divided, to be completed in 2025. Dual eastbound left and dual southbound left turn lanes are proposed at the B Road/ Binks Forest Drive intersection.

5.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 78 peak hour trips, the development of influence shall be a one (1) mile radius.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than 1% of the LOS "D" of the link affected on a peak hour, peak direction basis AND those links outside of the Radius of development influence on which its net trips are greater than five percent of the LOS "D" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS "D" Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than 3% of the LOS "E" of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "E" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS "E" Link Service Volumes.

6.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages.

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

Tables 4 and 5 (in Appendix C) show the project's AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for Each of the links within the project's radius of development influence. Links with a project assignment greater than 1% of the applicable Level of Service "D" have been outlined as links with significant project assignment.

Tables 6 and 7 (in Appendix C) show the projected total AM and PM peak hour traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence.

A review of Tables 4-7 indicates this project meets Test 1 of the Palm Beach County Traffic Performance Standards on all links within the project's radius of development influence.

8.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, all major intersections in each direction nearest to the point at which the project's traffic enters each project accessed link, and where the project traffic entering or exiting the intersection from/to the project accessed link is significant, must be analyzed. Therefore, the following intersection must be analyzed for the 2029 projected AM and PM peak hours:

Southern Boulevard at B Road/Binks Forest Drive

For each intersection, the 2029 background traffic has been calculated using the combination of a 1.0% background growth rate and the approved committed development trips. The intersection analysis sheets are in Appendix E. The 2029 build-out volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix D. The analysis results show that the sum of the critical movements during the peak season, peak hours at project build-out is less than the adopted Level of Service volume of 1,400 vehicles per hours (vph) for the intersections.

Note the study intersection was analyzed using the FDOT programmed improvements.

Intersection	Conditions	Critical Sum	
		AM	PM
Southern Boulevard at B Road/Binks Forest Drive	Background traffic, without project, programmed geometry*	1,471	2,005
	Total traffic, with project, programmed geometry*	1,475	2,008

* Includes FDOT programmed intersection improvements of dual eastbound left and dual southbound left turn lanes (see Appendix B).

Per Florida Statutes Chapter 163, Section 3180, improvements needed to address existing failures are not the developer's responsibility.

Operational analysis was performed in as Southern Boulevard is an FDOT SIS roadway. The capacity analysis results are in Appendix E.

Background Conditions

For the background conditions operational analysis, the optimized signal timing was used for the study signalized intersection. The cycle length remained the same as the existing timing but the phasing timing was optimized. The analysis included the FDOT programmed intersection improvements of dual eastbound left and dual southbound left turn lanes.

The results of the background conditions analysis are provided below in Table 8 and are included in Appendix E.

8.0 INTERSECTION ANALYSIS TEST 1 – PART 1 (CONTINUED)

Table 8
2029 Background Conditions Operational Analysis

Intersection	Intersection Control	Approach	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Southern Boulevard at B Road/Binks Forest Drive	Signal	Northbound	99.2	F	199.8	F
		Southbound	149.7	F	224.6	F
		Eastbound	52.5	D	86.6	F
		Westbound	66.1	E	212.8	F
		Overall	69.7	E	170.3	F

As shown above, the study intersections will operate overall at LOS E in the AM peak hour and LOS F in the PM peak hour.

Total Conditions

For the total conditions operational analysis, the optimized signal timing was also used for the study signalized intersection. The analysis included the FDOT programmed intersection improvements of dual eastbound left and dual southbound left turn lanes.

The results of the total conditions analysis are provided below in Table 9 and are included in Appendix E.

Table 9
2029 Total Conditions Operational Analysis

Intersection	Intersection Control	Approach	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Southern Boulevard at B Road/Binks Forest Drive	Signal	Northbound	97.8	F	198.7	F
		Southbound	149.7	F	224.6	F
		Eastbound	55.8	E	92.5	F
		Westbound	67.3	F	213.4	F
		Overall	71.4	E	172.4	F

As shown above, the study intersections will operate overall at LOS E in the AM peak hour and LOS F in the PM peak hour. The proposed development will result in only a minimal impact to the operations of the intersection.

9.0 TEST 2 FIVE YEAR ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of Development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Tables 10 and 11 (in Appendix F) show the project's net trip generation is less than 3% of the applicable Level of Service "E" threshold for all links within the project's radius of development influence. This project therefore meets the requirements of Test 2.

10.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

		Directional Distribution (Trips In/Out)
AM Peak Hour	=	22 / 38
PM Peak Hour	=	51 / 27

Figure 1 presents the AM and PM peak turning movement volume assignments at the project driveway based on the directional distributions. As previously mentioned, site access is proposed via a full access driveway connection to the proposed north terminus of C Road. C Road connects to Southern Boulevard to the south.

Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, and on the existing turn lanes, additional turn lanes are not warranted or recommended.

11.0 CONCLUSION

The proposed development has been estimated to generate 543 trips per day, 60 AM peak hour trips, and 78 PM peak hour trips at project build-out in 2029. A brief review of the directly accessed link within the project's radius of development influence reveals the proposed development will have a minimal impact to the surrounding roadway network and will therefore meet the requirements of the Palm Beach County Traffic Performance Standards.

AL: x:\Documents\Traffic Drainage&Structural\tis.24102.rev6

LOXAHATCHEE RV RESORT

08/2
Revised 05/02/25

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Campground/Recreational Vehicle Park	416	288	Campsites	3.31[j] x 0.57[k]			543		0	543	0%	0	543
			Grand Totals:				**543**	**0.0%**	**0**	**543**	**0%**	**0**	**543**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Campground/Recreational Vehicle Park	416	288	Campsites	0.21	0.36	0.64	22	38	60	0.0%	0	0	0	22	38	60	0%	0	22	38	60
			Grand Totals:				**22**	**38**	**60**	**0.0%**	**0**	**0**	**0**	**22**	**38**	**60**	**0%**	**0**	**22**	**38**	**60**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Campground/Recreational Vehicle Park	416	288	Campsites	0.27	0.65	0.35	51	27	78	0.0%	0	0	0	51	27	78	0%	0	51	27	78
			Grand Totals:				**51**	**27**	**78**	**0.0%**	**0**	**0**	**0**	**51**	**27**	**78**	**0%**	**0**	**51**	**27**	**78**

Notes:
j) No daily trip generation rate available. Based on Daily (3.55) to PM peak (0.29) ratio for LUC 260 Recreational Homes.
k) 57% average occupancy of campsites (see attached seasonal occupancy data).

Projected Occupancy by Season (Source: Bove LLC)

November though April (Equestrian Season Jan-April)		**# of Sites**	**11-1 to 4-30 Occupancy**
	Standard RV Sites	211	80%
	Premium RV Sites	74	84%
	Totals/Average	***285***	***82%***
Shoulder Season May to June 10 and September 15-October 31		**# of Sites**	**5-1 to 6-10 & 9-15 to 10-31 Occupancy**
	Standard RV Sites	211	40%
	Premium RV Sites	74	45%
	Totals/Average	***285***	***43%***
Summer Season June 11-September 15		**# of Sites**	**6-11 to 9-15 Occupancy**
	Standard RV Sites	211	45%
	Premium RV Sites	74	48%
	Totals/Average	***285***	***47%***
Gross Income Summary			
Total All Seasons		**285**	**57%**
Total Lodging Revenue per site			

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

N.T.S.

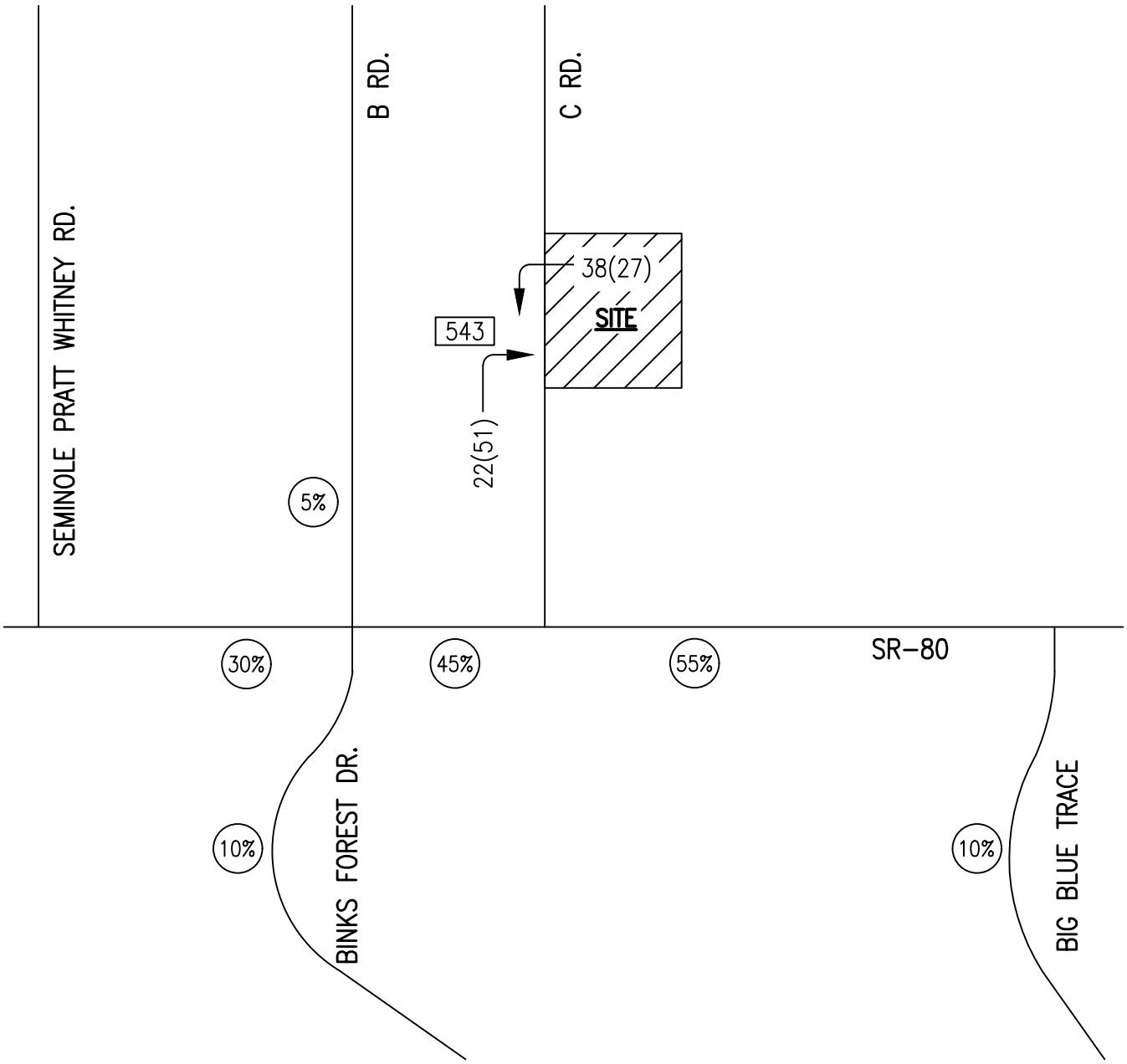


FIGURE 1
PROJECT DISTRIBUTION & TURNING MOVEMENTS

LEGEND

(15%) PROJECT DISTRIBUTION
5 A.M. PEAK HOUR TURNING MOVEMENT
(3) P.M. PEAK HOUR TURNING MOVEMENT
[538] A.A.D.T.

LOXAHATCHEE RV RESORT
24-102 AL 08-20-24
REVISED: 03-21-25, 05-02-25

APPENDIX A

ITE TRIP GENERATION

Land Use: 416
Campground/Recreational Vehicle Park

Description

A campground/recreational vehicle park is a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers and recreational facilities, such as a swimming pool, convenience store, and laundromat.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Rhode Island, Vermont, and Washington.

Source Numbers

401, 559, 728

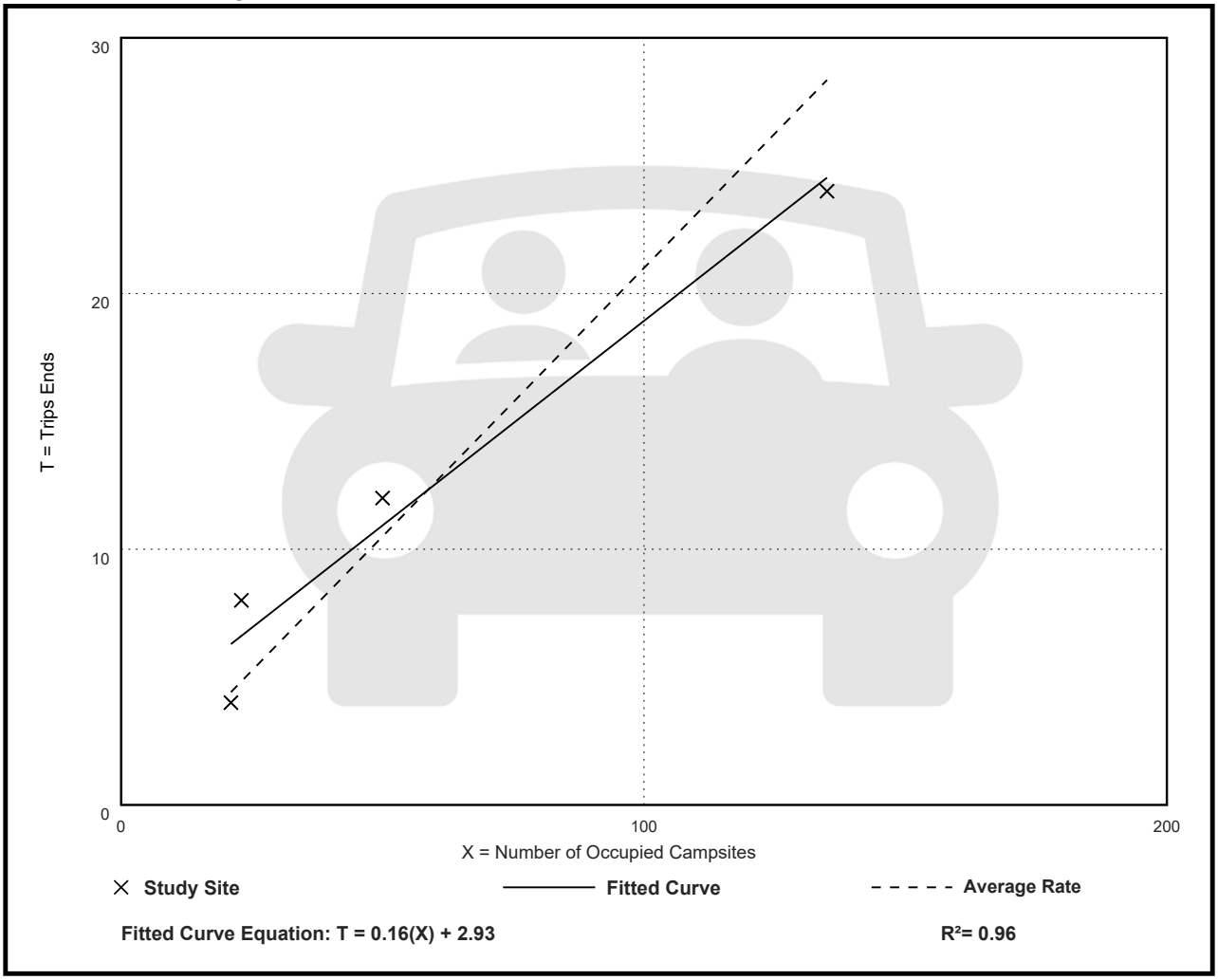
Campground/Recreational Vehicle Park
(416)

Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Occupied Campsites: 57
Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.16(X) + 2.93

R^2= 0.96

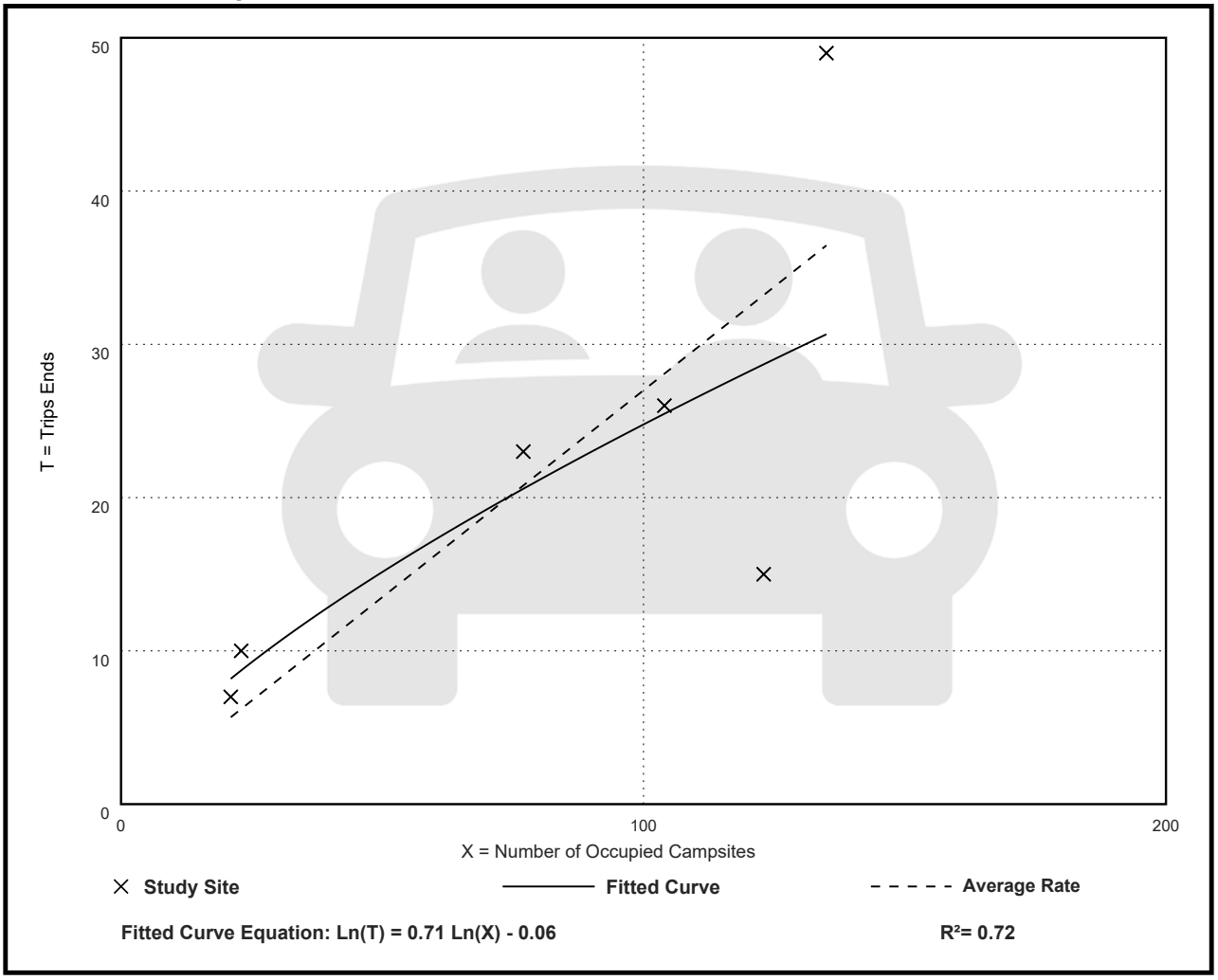
Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Occupied Campsites: 81
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Land Use: 260
Recreational Homes

Description

A recreational home is either (1) a second home used by its owner periodically for recreation or (2) rented on a seasonal basis. Some sites in the database are located within a resort that contains local services and complete recreational facilities. Timeshare (Land Use 265) is a related land use.

Additional Data

A large number of internal trips are made for recreational purposes in resort communities containing recreational homes.

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, New York, and Oregon.

Source Numbers

187, 901, 968, 1046

Recreational Homes
(260)

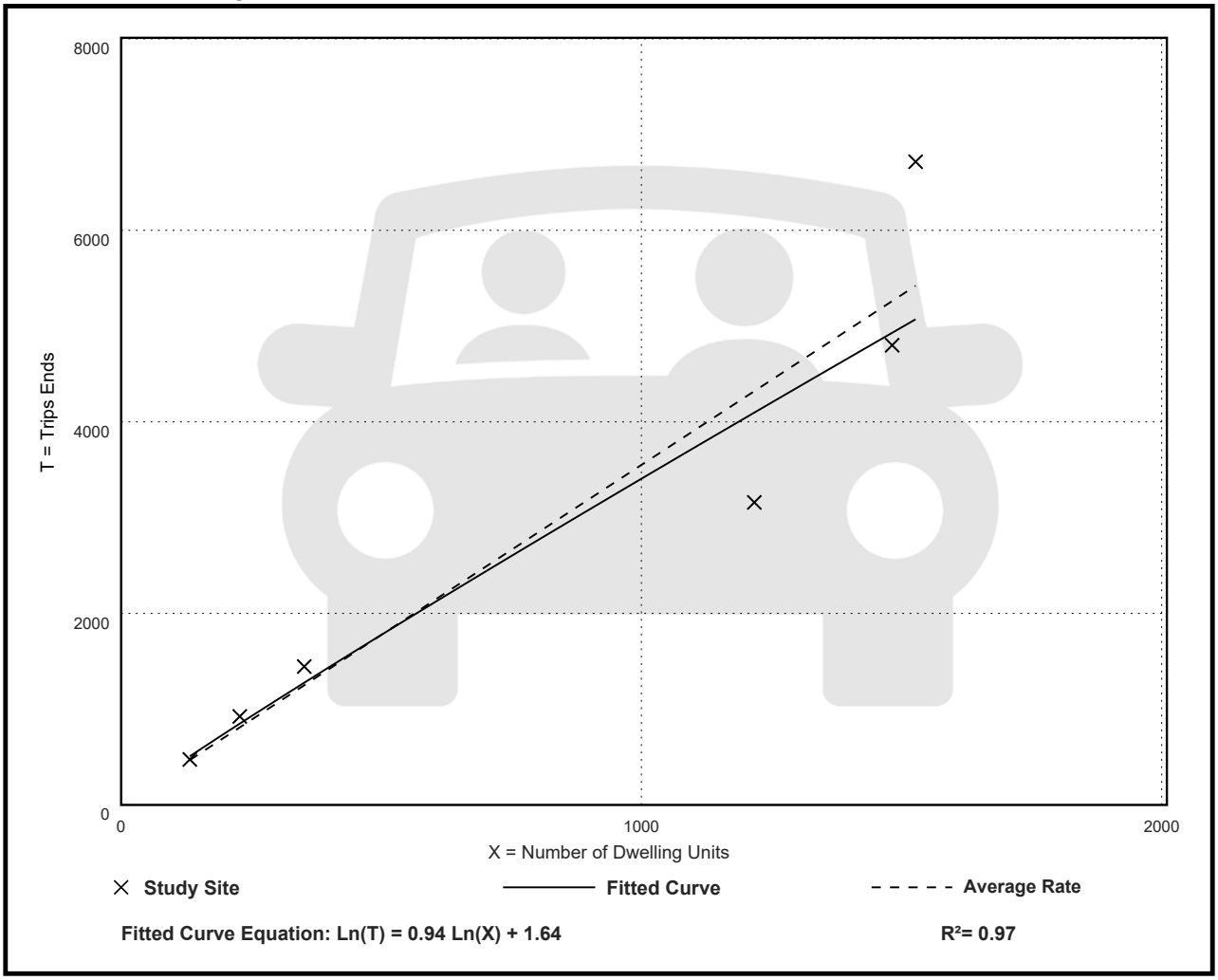
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: Rural
Number of Studies: 6
Avg. Num. of Dwelling Units: 823
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.55	2.60 - 4.40	0.78

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 1.64

R^2= 0.97

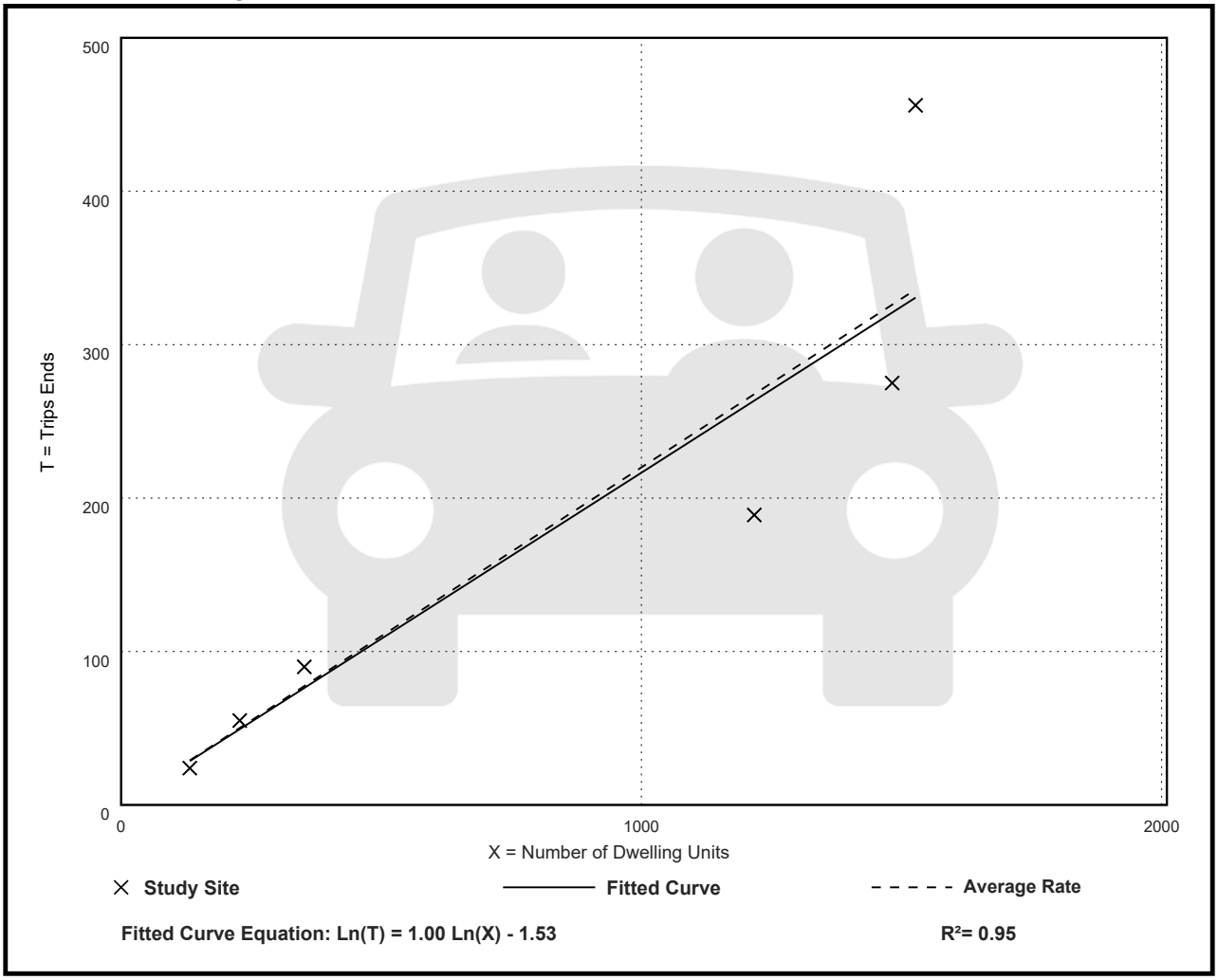
Recreational Homes
(260)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: Rural
Number of Studies: 6
Avg. Num. of Dwelling Units: 823
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.22	0.16 - 0.30	0.06

Data Plot and Equation



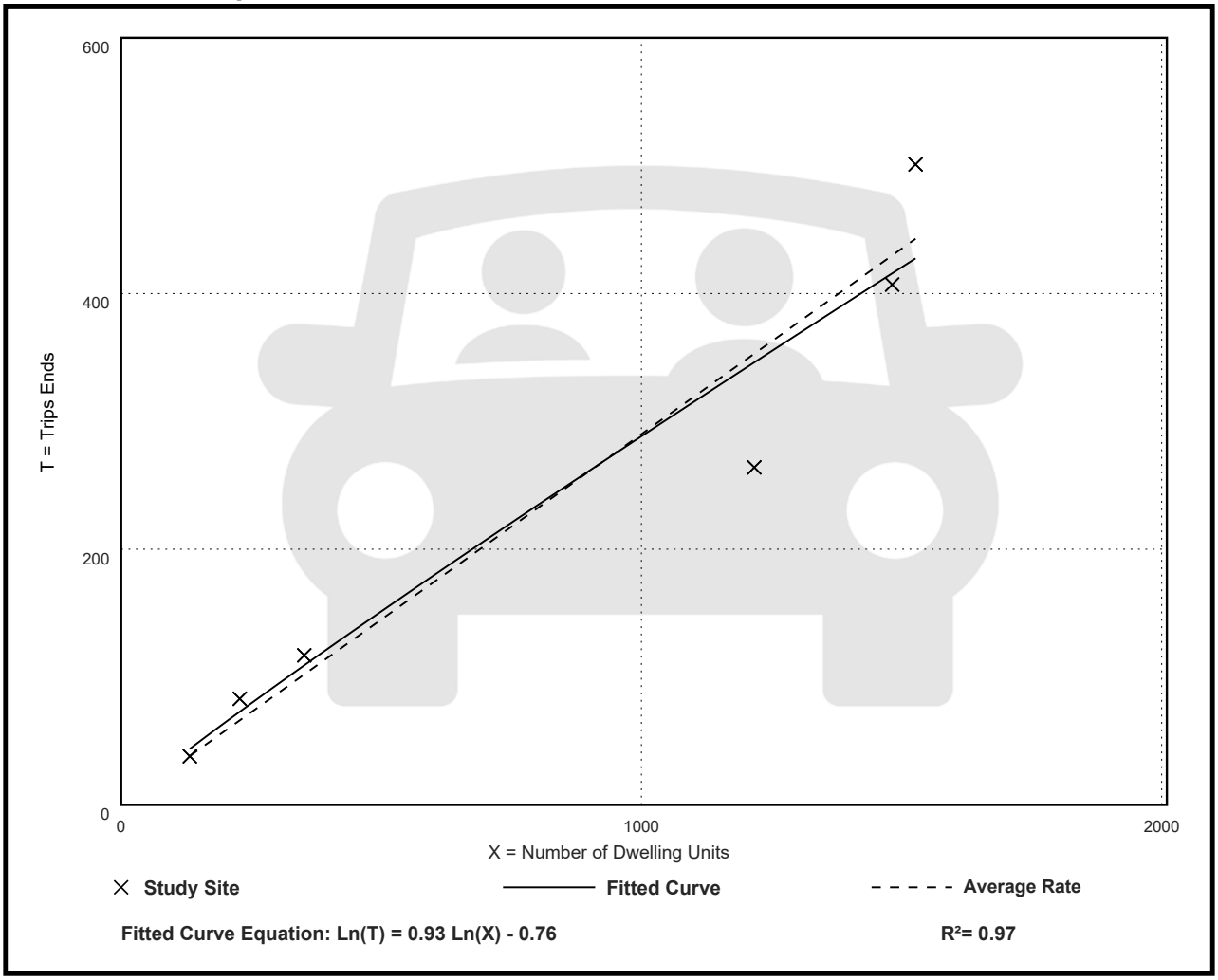
Recreational Homes
(260)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: Rural
Number of Studies: 6
Avg. Num. of Dwelling Units: 823
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.29	0.22 - 0.36	0.05

Data Plot and Equation



APPENDIX B

ROADWAY IMPROVEMENTS

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 11/1/2024 12:3

Five Year Work Program

Selection Criteria	
District 04	**2025-2029 AD**
Palm Beach County	**Item Number:**419345-2

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY — District 04 - Palm Beach County
Description: SR-80 FROM W OF LION COUNTRY SAFARI RD TO FOREST HILL/CRESTWOOD BLVD.
Type of Work: ADD LANES & REHABILITATE PVMNT — View Scheduled Activities
Item Number: 419345-2 — **SIS**
Length: 7.215 — View Map of Item

Construction Contract Information

Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used
04/19/2018	07/31/2018	1423	1423	100.00%

Vendor Name: COMMUNITY ASPHALT CORP.

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Preliminary Engineering					***(On-Going)***
Amount:					
Highways/Right of Way					***(On-Going)***
Amount:					
Highways/Railroad & Utilities					***(On-Going)***
Amount:					
Highways/Construction					***(On-Going)***
Amount:	$6,400				
Highways/Environmental					***(On-Going)***
Amount:					

Item Total:	**$6,400**					

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

- Contact Us
- Employment
- MyFlorida.com
- Performance
- Statement of Agency
- Web Policies & Notices



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Florida Department of Transportation

Consistent, Predictable, Repeatable

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	ROADWAY TABULATION OF QUANTITIES
3	GENERAL NOTES
4	FDOT GENERAL NOTES
5 - 7	ROADWAY PLAN

INDEX OF SIGNING AND PAVEMENT MARKING PLANS

SHEET NO.	SHEET DESCRIPTION
S-1	SIGNING & PAVEMENT MARKING TABULATION OF QUANTITIES
S-2	SIGNING & PAVEMENT MARKING NOTES
S-3 - S-5	SIGNING AND PAVEMENT MARKING PLAN
S-6	GUIDE SIGN WORKSHEET

INDEX OF SIGNALIZATION PLANS

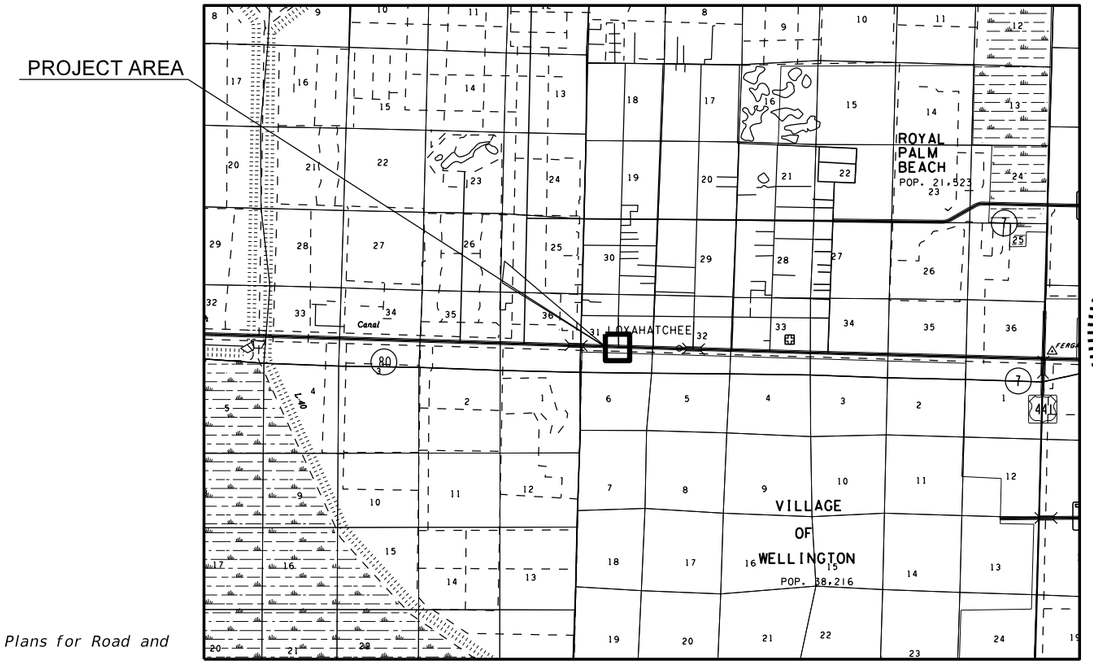
SHEET NO.	SHEET DESCRIPTION
T-1	SIGNALIZATION TABULATION OF QUANTITIES
T-2 - T-3	SIGNALIZATION NOTES
T-4	SIGNALIZATION PAY ITEM NOTES
T-5	SIGNALIZATION PLAN

FDOT CONSTRUCTION AGREEMENT 2021-C-496-00008

STATE ROAD 80 (SOUTHERN BLVD) AT B ROAD

PALM BEACH COUNTY (93120)

ROADWAY, SIGNING & PAVEMENT MARKING AND SIGNALIZATION PLANS



LOCATION MAP
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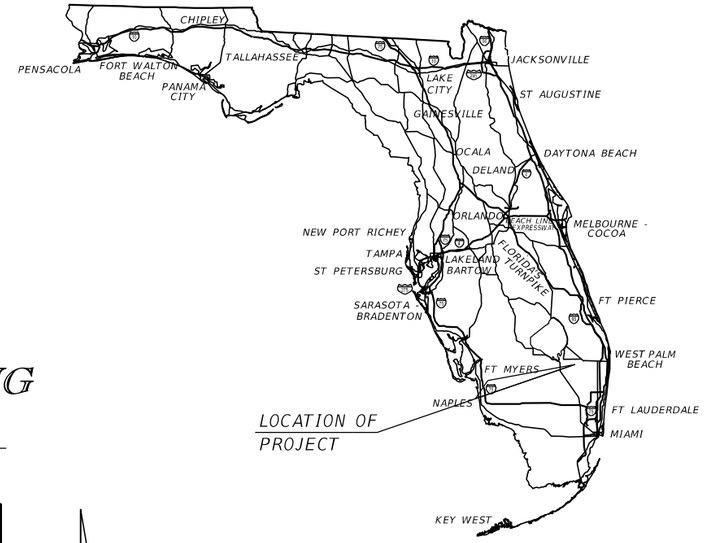

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THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

RICHARD TRENT EBERSOLE
LICENSE
No 64318
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

SIGNING AND PAVEMENT MARKING & SIGNALIZATION PLANS ENGINEER OF RECORD:

R. TRENT EBERSOLE, P.E.
P.E. NO.: 64318
MCMAHON ASSOCIATES INC.
2090 PALM BEACH LAKES BLVD, SUITE 400
WEST PALM BEACH, FL 33409
PHONE: (561) 840-8650 FAX: (561) 840-8590
CERTIFICATE OF AUTHORIZATION NO. 4908

GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

SR-80 POSTED SPEED LIMIT : 55 MPH

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	22	1

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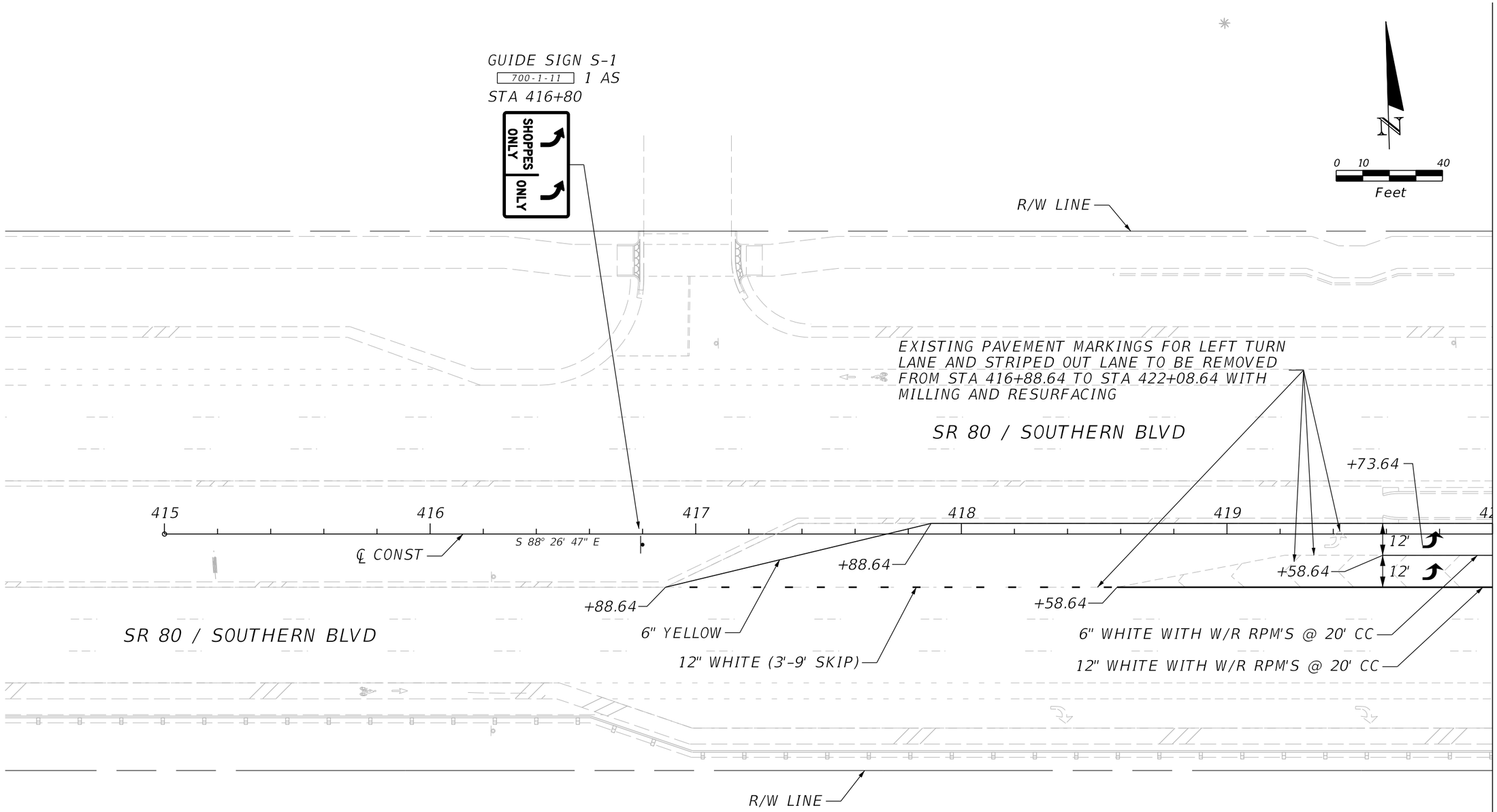

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McMAHON TRANSPORTATION ENGINEERS & PLANNERS
2090 PALM BEACH LAKES BLVD, SUITE 400 (561) 840-8650
WEST PALM BEACH, FL 33409 FAX (561) 840-8590
CERTIFICATE OF AUTHORIZATION NO. 4908
E.O.R. R. TRENT EBERSOLE , P.E.
P.E. NO. 64318

FLORIDA LICENSE No. SIGNATURE DATE

DATE : 12/19/2022
PROJ. # : PROJ. #
DRAWN BY: HAR
APPD. BY : JDH
PLOT BY : HAR
FILE NAME: N/A
REF. # : 18902L_01
F.B. & PG. : N/A

SIGNING AND PAVEMENT MARKING PLAN

SHEET S-3

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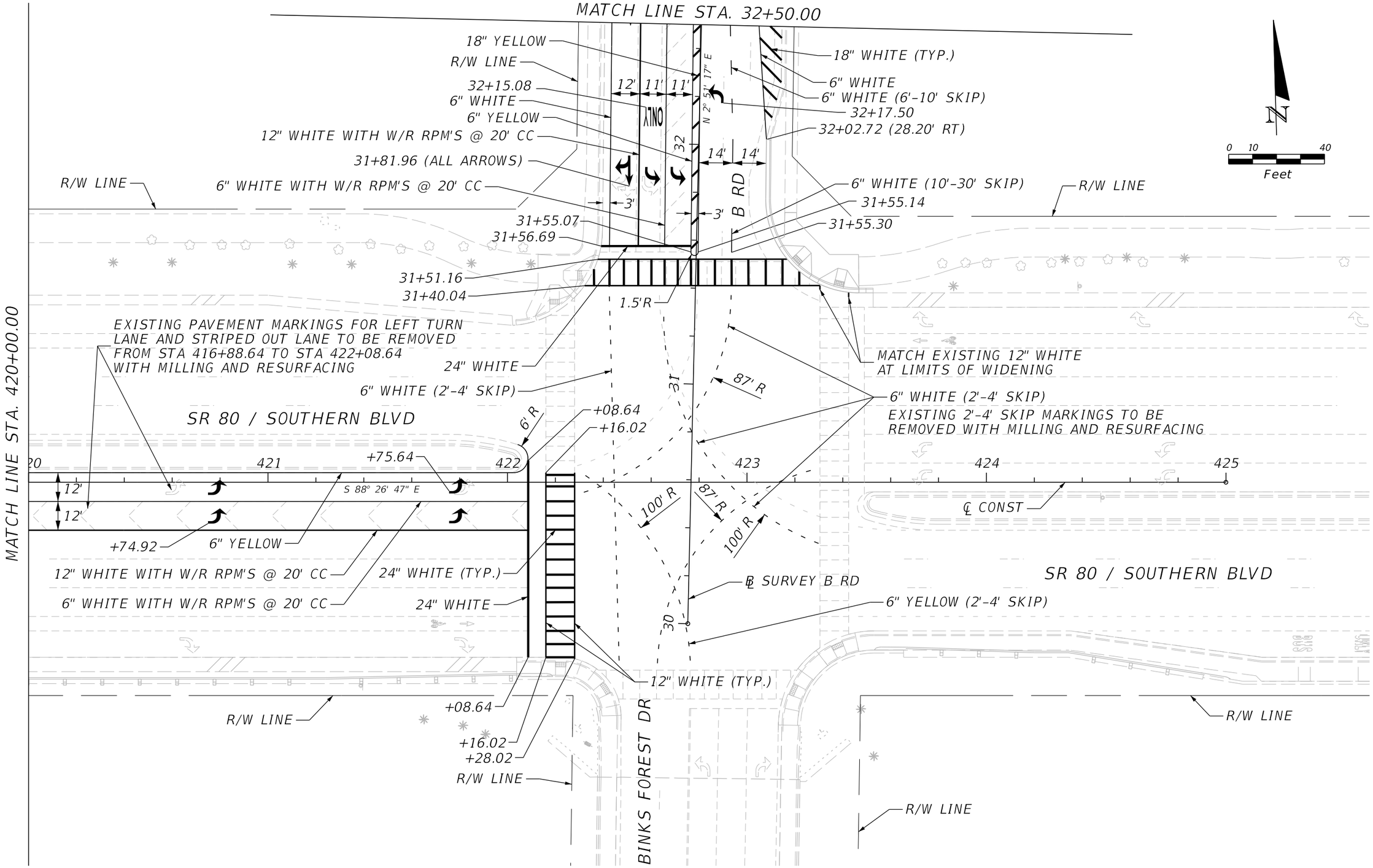

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WEST PALM BEACH, FL 33409 FAX (561) 840-8590
CERTIFICATE OF AUTHORIZATION NO. 4908
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P.E. NO. 64318

FLORIDA LICENSE No. SIGNATURE DATE

DATE : 12/19/2022
PROJ. # : PROJ. #
DRAWN BY: HAR
APPD. BY : JDH
PLOT BY : HAR
FILE NAME: N/A
REF. # : 18902L_01
F.B. & PG. : N/A

SIGNING AND PAVEMENT MARKING PLAN

SHEET S-4

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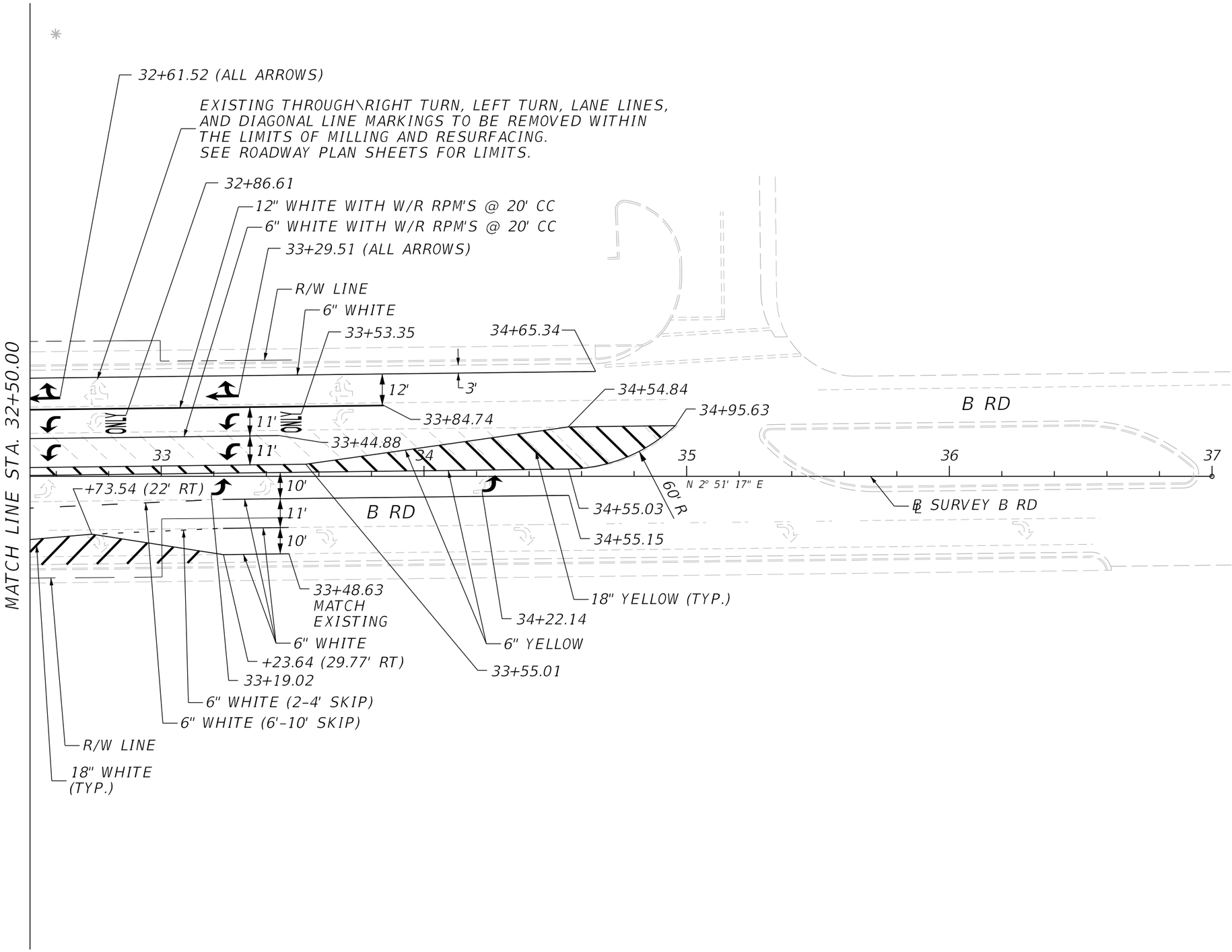

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WEST PALM BEACH, FL 33409 FAX (561) 840-8590
CERTIFICATE OF AUTHORIZATION NO. 4908
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P.E. NO. 64318

FLORIDA LICENSE No. SIGNATURE DATE

DATE : 12/19/2022
PROJ. # : PROJ. #
DRAWN BY: HAR
APPD. BY : JDH
PLOT BY : HAR
FILE NAME: N/A
REF. # : 18902L_01
F.B. & PG. : N/A

SIGNING AND PAVEMENT MARKING PLAN

SHEET S-5 432

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APPENDIX C

TEST 1 ANALYSIS: LINK ANALYSIS

LOXAHATCHEE RV RESORT

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Revised 1
Revised 03/20/25
Revised 04/08/25

TABLE 4
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2029 BUILD OUT
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 22
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 38

STATION	ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
3443	SOUTHERN BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	BINKS FOREST DRIVE		30%	11	6D	I	2940	0.37%	NO
3431	**SOUTHERN BOULEVARD**	**BINKS FOREST DRIVE**	**SITE**	**EB**	**45% ENTER 55% EXIT**	**31**	**6D**	**I**	**2940**	**1.05%**	**YES**
				WB	**100% EXIT**	**38**	**6D**	**I**	**2940**	**1.29%**	**YES**
3431	SOUTHERN BOULEVARD	SITE	BIG BLUE TRACE		55%	21	6D	I	2940	0.71%	NO
N/A	B ROAD	COLLECTING CANAL ROAD	SOUTHERN BOULEVARD		5%	2	2	I	880	0.23%	NO
3436	BINKS FOREST DRIVE	SOUTHERN BOULEVARD	GREENVIEW SHORES BOULEVARD		10%	4	4D	I	1960	0.20%	NO
3422	BIG BLUE TRACE	SOUTHERN BOULEVARD	WELLINGTON TRACE		10%	4	2	I	880	0.45%	NO

LOXAHATCHEE RV RESORT

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Revised 1
Revised 03/20/25
Revised 04/08/25
Revised 05/02/25

TABLE 5
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2029 BUILD OUT
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 51
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 27

STATION	ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
3443	SOUTHERN BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	BINKS FOREST DRIVE		30%	15	6D	I	2940	0.51%	NO
3431	**SOUTHERN BOULEVARD**	**BINKS FOREST DRIVE**	**SITE**	**EB**	**45% ENTER 55% EXIT**	**38**	**6D**	**I**	**2940**	**1.29%**	**YES**
				WB	100% EXIT	27	6D	I	2940	0.92%	NO
3431	SOUTHERN BOULEVARD	SITE	BIG BLUE TRACE		55%	28	6D	I	2940	0.95%	NO
N/A	B ROAD	COLLECTING CANAL ROAD	SOUTHERN BOULEVARD		5%	3	2	I	880	0.34%	NO
3436	BINKS FOREST DRIVE	SOUTHERN BOULEVARD	GREENVIEW SHORES BOULEVARD		10%	5	4D	I	1960	0.26%	NO
3422	BIG BLUE TRACE	SOUTHERN BOULEVARD	WELLINGTON TRACE		10%	5	2	I	880	0.57%	NO

TABLE 6
AM PEAK HOUR - TEST 1

2029 BUILD OUT
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 22
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 38

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2029 TRAFFIC WITHOUT PROJECT	2029 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	2027 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
SOUTHERN BOULEVARD[1]	BINKS FOREST DRIVE	SITE	EB	2024	2322	45% ENTER 55% EXIT	31	462	118	580	2902	2933	6D	I	2940	YES	YES
			WB	2024	2096	100% EXIT	38	499	107	606	2702	2740	6D	I	2940	YES	YES

NOTES
1. Peak hour traffic based on PBC turning movement count for Southern Boulevard at Binks Forest Drive.

TABLE 7
PM PEAK HOUR - TEST 1

2029 BUILD OUT
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 51
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 27

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2029 TRAFFIC WITHOUT PROJECT	2029 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	2027 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
SOUTHERN BOULEVARD[1]	BINKS FOREST DRIVE	SITE	EB	2024	1837	45% ENTER 55% EXIT	38	636	94	730	2567	2605	6D	I	2940	YES	YES

NOTES
1. Peak hour traffic based on PBC turning movement count for Southern Boulevard at Binks Forest Drive.

APPENDIX D

PBC TPS DATABASE
2029 VOLUME SHEETS

Input Data

ROAD NAME: Southern Blvd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2029
GROWTH RATE: 0%
STATION: 3431
FROM: Binks Forest Dr
TO: Midpoint
COUNT DATE: NA
PSF: 0

Report Created
03/21/2025

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Palms West Medical	5	4	1	6	2	5	NR	92%
Grove Medical	0	0	0	0	0	0	NR	100%
Palms West Hospital	20	15	5	21	6	15	NR	82%
Arden PUD	152	114	37	181	67	114	Res	65%
Cypress Key	2	1	1	5	2	3	NR	85%
Southern Palm Crossing	2	1	1	5	2	3	NR	90%
Loxahatchee Retail	0	0	0	0	0	0	NR	100%
City of Westlake	220	107	112	232	125	108	NR	39%
Binks Pointe	0	0	0	0	0	0	Res	100%
278 ProffessionalWay	17	5	12	31	22	9	NR	65%
Loxahatchee Groves Commons	24	12	12	51	26	25	NR	80%
Palm Beach State College	89	12	78	114	52	61	NR	35%
Indian Trails Grove DRI	63	44	19	70	26	44	Res	0%
RaceTrac - Southern Blvd	0	0	0	0	0	0	NR	100%
Valencia Village	3	2	1	77	37	40	NR	0%
Okeechobee Folsom Commercial	6	4	2	17	8	9	NR	0%
Central Park of Commerce	138	29	109	147	110	37	NR	0%
Palm Beach Aggregates	19	2	17	33	27	6	NR	35%
Suess Medical	9	3	6	9	6	4	NR	0%
Flying Cow Ranch	1	1	0	2	1	1	Res	0%
Brown Landholding Relocation	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**NR**	**0%**
Village Royale Charter School	146	89	57	31	13	17	NR	0%
Palm West Plaza - Expansion	3	2	1	70	34	37	NR	55%
Avenir	42	20	22	51	30	21	Res	3%
Groves Town Center	**0**	**18**	**18**	**0**	**57**	**57**	**NR**	**3%**
Wellington Assemblage	39	29	10	50	19	31	Res	0%
Total Committed Developments	1000	514	521	1203	672	647		
Total Committed Residential	297	208	88	354	143	211		
Total Committed Non-Residential	703	306	433	849	529	436		
Double Count Reduction	74	52	22	89	36	53		
Total Discounted Committed Developments	926	462	499	1114	636	594		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	926	462	499	1114	636	594		
Growth Volume Used	926	462	499	1114	636	594		
Total Volume	926	462	499	1114	636	594		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
		Input Data						
ROAD NAME:	Southern Blvd		STATION:	3431				Report Created
CURRENT YEAR:	2024		FROM:	MIDPOINT				03/21/2025
ANALYSIS YEAR:	2029		TO:	Big Blue Trce				
GROWTH RATE:	0%		COUNT DATE:	NA				
			PSF:	0				
		Link Analysis						
Time Period		AM			PM			

Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Palms West Medical	5	4	1	6	2	5	NR	92%
Grove Medical	0	0	0	0	0	0	NR	100%
Palms West Hospital	20	15	5	21	6	15	NR	82%
Arden PUD	152	114	37	181	67	114	Res	65%
Cypress Key	2	1	1	5	2	3	NR	85%
Southern Palm Crossing	2	1	1	5	2	3	NR	90%
Loxahatchee Retail	0	0	0	0	0	0	NR	100%
City of Westlake	220	107	112	232	125	108	NR	39%
Binks Pointe	0	0	0	0	0	0	Res	100%
278 ProffessionalWay	17	5	12	31	22	9	NR	65%
Loxahatchee Groves Commons	24	12	12	51	26	25	NR	80%
Palm Beach State College	89	12	78	114	52	61	NR	35%
Indian Trails Grove DRI	63	44	19	70	26	44	Res	0%
RaceTrac - Southern Blvd	0	0	0	0	0	0	NR	100%
Valencia Village	6	2	3	142	74	68	NR	0%
Okeechobee Folsom Commercial	6	4	2	17	8	9	NR	0%
Central Park of Commerce	138	29	109	147	110	37	NR	0%
Palm Beach Aggregates	19	2	17	33	27	6	NR	35%
Suess Medical	9	3	6	9	6	4	NR	0%
Flying Cow Ranch	1	1	0	2	1	1	Res	0%
Brown Landholding Relocation	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**NR**	**0%**
Village Royale Charter School	146	89	57	31	13	17	NR	0%
Palm West Plaza - Expansion	5	2	3	105	55	50	NR	55%
Avenir	42	20	22	51	30	21	Res	3%
Groves Town Center	**0**	**18**	**18**	**0**	**57**	**57**	**NR**	**3%**
Wellington Assemblage	39	29	10	50	19	31	Res	0%
Total Committed Developments	1005	514	525	1303	730	688		
Total Committed Residential	297	208	88	354	143	211		
Total Committed Non-Residential	708	306	437	949	587	477		
Double Count Reduction	74	52	22	89	36	53		
Total Discounted Committed Developments	931	462	503	1214	694	635		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	931	462	503	1214	694	635		
Growth Volume Used	931	462	503	1214	694	635		
Total Volume	931	462	503	1214	694	635		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Southern Blvd
N-S STREET: Binks Forest Dr
TIME PERIOD: AM
GROWTH RATE: %
SIGNAL ID: 30718

COUNT DATE: 08/28/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2029
PSF: 1.13

Report Created
03/20/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	0	0	0	0	0	0	0	0	0	0	0	0		
Committed Developments													Type	% Complete
City of Westlake	0	107	13	0	112	0	13	0	0	0	0	0	NR	39%
Wellington Assemblage	0	29	13	0	10	0	4	0	0	0	0	0	Res	0%
Palm Beach State College	0	8	1	0	55	31	8	8	0	5	1	0	NR	35%
278 ProffessionalWay	0	0	4	12	0	0	2	0	5	0	0	0	NR	65%
Palm Beach Aggregates	0	3	0	0	17	0	0	0	0	0	0	0	NR	35%
Indian Trails Grove DRI	0	44	11	0	19	0	5	0	0	0	0	0	Res	0%
Palm West Plaza - Expansion	0	1	0	0	1	0	0	0	1	0	0	0	NR	55%
Flying Cow Ranch	0	1	0	0	0	0	0	0	1	0	0	0	Res	0%
Avenir	0	20	0	0	22	0	0	0	0	0	0	0	Res	3%
Loxahatchee Groves Commons	0	11	6	0	12	7	7	7	0	7	6	0	NR	80%
Arden PUD	0	114	9	0	37	0	3	0	0	0	0	0	Res	65%
Okeechobee Folsom Commercial	0	2	0	0	1	0	0	0	0	0	0	0	NR	0%
Brown Landholding Relocation	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	NR	0%
Marketplace at the Wellington	0	0	7	0	0	0	5	0	0	0	0	0	Res	0%
Central Park of Commerce	0	29	2	0	109	0	9	0	0	0	0	0	NR	0%
Groves Town Center	**32**	**0**	**0**	**18**	**0**	**0**	**0**	**19**	**0**	**0**	**9**	**16**	NR	0%
Valencia Village	0	2	0	0	1	0	0	0	0	0	0	0	NR	0%
Suess Medical	0	3	0	0	6	0	0	0	0	0	0	0	NR	0%
Total Committed Developments	32	374	66	30	402	38	56	34	7	12	16	16		
Total Committed Residential	0	208	40	0	88	0	17	0	1	0	0	0		
Total Committed Non-Residential	32	166	26	30	314	38	39	34	6	12	16	16		
Double Count Reduction	0	33	5	0	22	0	4	0	0	0	0	0		
Total Discounted Committed	32	341	61	30	380	38	52	34	7	12	16	16		
Historical Growth	#VALUE!	#VALUE!	#VALUE!	#VALUE!	####	####	###	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!		
Comm Dev+1% Growth	0	0	0	0	0	0	0	0	0	0	0	0		
Growth Volume Used	0	0	0	0	0	0	0	0	0	0	0	0		
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0		

Input Data

E-W Street: Southern Blvd
N-S STREET: Binks Forest Dr
TIME PERIOD: PM
GROWTH RATE: %
SIGNAL ID: 30718

COUNT DATE: 08/28/2024
CURRENT YEAR: 2024
ANALYSIS YEAR: 2029
PSF: 1.13

Report Created
03/20/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	0	0	0	0	0	0	0	0	0	0	0	0		
Committed Developments													Type	% Complete
City of Westlake	0	125	15	0	108	0	13	0	0	0	0	0	NR	39%
Wellington Assemblage	0	19	9	0	31	0	14	0	0	0	0	0	Res	0%
Palm Beach State College	0	36	5	0	43	25	6	6	0	21	5	0	NR	35%
278 ProffessionalWay	0	0	3	9	0	0	7	0	22	0	0	0	NR	65%
Palm Beach Aggregates	0	27	0	0	6	0	0	0	0	0	0	0	NR	35%
Indian Trails Grove DRI	0	27	7	0	44	0	11	0	0	0	0	0	Res	0%
Palm West Plaza - Expansion	0	21	0	14	23	0	0	0	13	0	0	0	NR	55%
Flying Cow Ranch	0	1	0	1	1	0	0	0	0	0	0	0	Res	0%
Avenir	0	30	0	0	21	0	0	0	0	0	0	0	Res	3%
Loxahatchee Groves Commons	0	24	14	0	24	15	13	13	0	15	14	0	NR	80%
Arden PUD	0	67	5	0	114	0	9	0	0	0	0	0	Res	65%
Okeechobee Folsom Commercial	0	4	0	0	4	0	0	0	0	0	0	0	NR	0%
Brown Landholding Relocation	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	**~~0~~**	NR	0%
Wellington North	0	0	11	0	0	0	-4	0	0	0	0	0	NR	0%
Marketplace at the Wellington	0	0	9	0	0	0	8	0	0	0	0	0	Res	0%
Central Park of Commerce	0	110	9	0	37	0	3	0	0	0	0	0	NR	0%
Valencia Village	0	31	0	7	34	0	0	0	6	0	0	0	NR	0%
Groves Town Center	**43**	**0**	**0**	**57**	**0**	**0**	**0**	**25**	**0**	**0**	**30**	**51**	NR	0%
Suess Medical	0	6	0	0	4	0	0	0	0	0	0	0	NR	0%
Total Committed Developments	43	528	87	88	494	40	80	44	41	36	49	51		
Total Committed Residential	0	225	28	14	152	40	22	19	13	36	19	0		
Total Committed Non-Residential	43	384	57	87	283	40	38	44	41	36	49	51		
Double Count Reduction	0	56	7	4	38	8	6	5	3	7	5	0		
Total Discounted Committed	43	472	80	84	456	32	74	39	38	29	44	51		
Historical Growth	0	3.4E+24	4.1E+23	0	####	0	###	0	0	0	0	0		
Comm Dev+1% Growth	0	3.4E+24	4.1E+23	0	####	0	###	0	0	0	0	0		
Growth Volume Used	0	0	0	0	0	0	0	0	0	0	0	0		
Total Volume	0	125	15	0	108	0	13	0	0	0	0	0		

PTC
Transportation Consultants

601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

April 9, 2024
Revises September 26, 2024

Mr. Daniel J. Zimmer
Solar Sportsystems, Inc.
250 Delaware Avenue
Buffalo, NY 14202

Re: Groves Town Center Hotel - #PTC23-086

Dear Mr. Zimmer:

The purpose of this letter is to provide a traffic statement for the above referenced project. It is proposed to develop a 81-room hotel within the approved Groves Town Center located in the northeast quadrant of Southern Boulevard and B Road in the Town of Loxahatchee Groves. Access and the buildout year for the site will remain the same. The Parcel Control Number (PCN) for this Site is: 41-41-43-31-13-002-0010. **Attachment 1** provides a summary of the Site Plan submittals to date within Groves Town Center.

A trip generation analysis was conducted using the newest Palm Beach County and ITE, Trip Generation, 11th Edition trip generation rates. The trip generation for the overall Master Plan uses is provided on **Attachment 2A**. **Attachment 2B** provides the cumulative trip generation for the approved and proposed site plans. **Attachment 2C** shows the trips remaining for the Groves Town Center project. It is demonstrated that the trips associated with the approved and proposed site plans do not exceed the approved thresholds for the Groves Town Center project. With no increase above the approved trip thresholds, the requirements of the Traffic Performance Standards have been met.

Please contact me at atroutman@pindertroutman.com if you have any questions or need any additional information.

Sincerely,

ANDREA M. TROUTMAN LICENSE No.45409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrea M Troutman
Date: 2024.09.26 09:11:54 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/26/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1
Groves Town Center Hotel
Submittals to Date

Name	Land Use	ITE Code	Intensity	
Wawa	Gas Station w/ C-Store (FP/ SF)	FDOT	16	6,119
Culver's	Fast Food Rest. With DT	934	4,479	SF
Aldi	Shopping Center w/Sup Market	821	21,730	SF
Auto Zone	Shopping Center w/Sup Market	821	7,381	SF
Dental Office	Medical Office	720	4,200	SF
Car Wash	Carwash (Automated)	PBC	1	Lane
PBOI	Medical Office	720	20,200	SF
Hotel*	Hotel	310	81	Rooms

* Current Request.

Attachment 2A
Groves Town Center Hotel
Trip Generation - Approved Master Plan

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Congregate Care Facility	253	128 DUs	2.21 / DU	50%	283	28	10%	255	-	0%	255
General Office (10k-250k SF)	710	23,000 SF	10.84 / 1000 SF	50%	249	25	10%	224	22	10%	202
Medical Office	720	21,000 SF	T = 42.97(X) - 108.01	50%	794	79	10%	715	72	10%	643
Shop Plaza (40-150k) w/ Sup Market	821	92,149 SF	94.49 / 1000 SF	50%	8,707	522	6%	8,185	3,192	39%	4,993
Drive-In Bank	912	3,600 SF	100.35 / 1000 SF	50%	361	36	10%	325	153	47%	172
Gas Station w/ C-Store (FP/ SF)	FDOT	16 7,251	T = 14.3 X PM Trips	50%	4,419	354	8%	4,065	2,480	61%	1,585
TOTAL					14,813	1,044	7.0%	13,769	5,919		7,850

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Congregate Care Facility	253	128 DUs	0.08 / DU	58%	6	4	10	1	10%	6	3	9	-	0%	6	3	9
General Office (10k-250k SF)	710	23,000 SF	1.52 / 1000 SF	88%	31	4	35	4	10%	29	2	31	3	10%	26	2	28
Medical Office	720	21,000 SF	3.10 / 1000SF	79%	51	14	65	7	10%	47	11	58	6	10%	42	10	52
Shop Plaza (40-150k) w/ Sup Market	821	92,149 SF	3.53 / 1000 SF	62%	202	123	325	20	6%	192	113	305	119	39%	117	69	186
Drive-In Bank	912	3,600 SF	9.95 / 1000 SF	58%	21	15	36	4	10%	19	13	32	15	47%	10	7	17
Gas Station w/ C-Store (FP/ SF)	FDOT	16 7,251	T = 12.3(FP) + 15.5(X)	50%	155	154	309	22	7%	144	143	287	175	61%	56	56	112
TOTAL					466	314	780	58	7.4%	437	285	722	318		257	147	404

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Congregate Care Facility	253	128 DUs	0.18 / DU	49%	11	12	23	2	10%	10	11	21	-	0%	10	11	21
General Office (10k-250k SF)	710	23,000 SF	1.44 / 1000 SF	17%	6	27	33	3	10%	5	25	30	3	10%	5	22	27
Medical Office	720	21,000 SF	3.93 / 1000 SF	30%	25	58	83	8	10%	21	54	75	8	10%	19	48	67
Shop Plaza (40-150k) w/ Sup Market	821	92,149 SF	9.03 / 1000 SF	48%	399	433	832	50	6%	374	408	782	305	39%	228	249	477
Drive-In Bank	912	3,600 SF	21.01 / 1000 SF	50%	38	38	76	8	10%	34	34	68	32	47%	18	18	36
Gas Station w/ C-Store (FP/ SF)	FDOT	16 7,251	T = 12.3(FP) + 15.5(X)	50%	155	154	309	31	10%	139	139	278	170	61%	54	54	108
TOTAL					634	722	1,356	102	7.5%	583	671	1,254	518		334	402	736

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *11th Edition*.

Attachment 2B
Groves Town Center Hotel
Trip Generation - Approved & Proposed Site Plans

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Hotel	310	81 Rooms	7.99 / Room	50%	647	65	10%	582	58	10%	524
Medical Office	720	24,400 SF	T = 42.97(X) - 108.01	50%	940	94	10%	846	85	10%	761
Shop Plaza (40-150k) w/ Sup Market	821	29,111 SF	94.49 / 1000 SF	50%	2,751	165	6%	2,586	1,009	39%	1,577
Fast Food Rest. With DT	934	4,479 SF	467.48 / 1000 SF	50%	2,094	209	10%	1,885	924	49%	961
Gas Station w/ C-Store (FP/ SF)	FDOT	16 6,119	T = 14.3 X PM Trips	50%	4,176	334	8%	3,842	2,344	61%	1,498
Carwash (Automated)	PBC	1 Lane	166 / Lane	50%	166	17	10%	149	-	0%	149
TOTAL					10,774	884	8.2%	9,890	4,420		5,470

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Hotel	310	81 Rooms	0.46 / Room	56%	21	16	37	4	10%	19	14	33	3	10%	17	13	30
Medical Office	720	24,400 SF	3.10 / 1000SF	79%	60	16	76	8	10%	56	12	68	7	10%	50	11	61
Shop Plaza (40-150k) w/ Sup Market	821	29,111 SF	3.53 / 1000 SF	62%	64	39	103	6	6%	61	36	97	38	39%	37	22	59
Fast Food Rest. With DT (2)	934	4,479 SF	0.00 / 1000 SF	51%	-	-	-	-	10%	-	-	-	-	49%	-	-	-
Gas Station w/ C-Store (FP/ SF)	FDOT	16 6,119	T = 12.3(FP) + 15.5(X)	50%	146	146	292	19	7%	137	136	273	167	61%	53	53	106
Carwash (Automated)	PBC	1 Lane	11.97 / Lane	50%	6	6	12	1	10%	5	6	11	-	0%	5	6	11
TOTAL					297	223	520	38	7.3%	278	204	482	215		162	105	267

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Hotel	310	81 Rooms	0.59 / Room	51%	24	24	48	5	10%	22	21	43	4	10%	20	19	39
Medical Office	720	24,400 SF	3.93 / 1000 SF	30%	29	67	96	10	10%	24	62	86	9	10%	22	55	77
Shop Plaza (40-150k) w/ Sup Market	821	29,111 SF	9.03 / 1000 SF	48%	126	137	263	16	6%	117	130	247	96	39%	71	80	151
Fast Food Rest. With DT	934	4,479 SF	33.03 / 1000 SF	52%	77	71	148	15	10%	70	63	133	65	49%	36	32	68
Gas Station w/ C-Store (FP/ SF)	FDOT	16 6,119	T = 12.3(FP) + 15.5(X)	50%	146	146	292	29	10%	131	132	263	160	61%	51	52	103
Carwash (Automated)	PBC	1 Lane	13.65 / Lane	50%	7	7	14	1	10%	7	6	13	-	0%	7	6	13
TOTAL					409	452	861	76	8.8%	371	414	785	334		207	244	451

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *11th Edition*.

(2) Culver's Restaurant is not open in the AM so no trip generation was shown.

Attachment 2C
Groves Town Center Hotel
Trip Generation Comparison

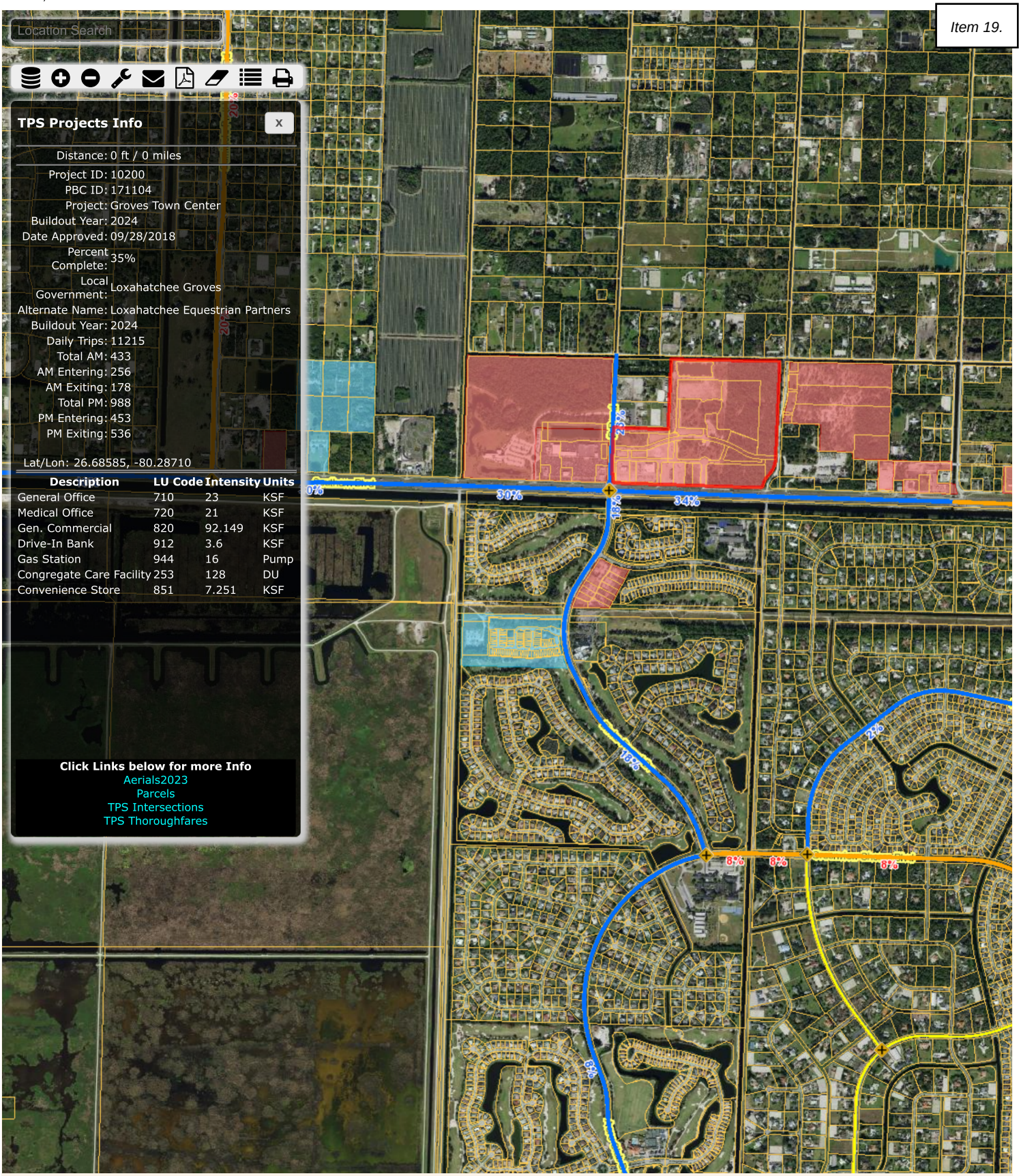
	Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
Approved Master Plan (1)	7,850	257	147	404	334	402	736
Approved and Proposed Site Plans (2)	5,470	162	105	267	207	244	451
Remaining Trips:	2,380	95	42	137	127	158	285

(1) See Attachment 2A.

(2) See Attachment 2B.

+ Hotel	524	17	13	30	20	19	39
TOTAL	2,904	112	55	167	147	177	324

Item 19.



TPS Projects Info

Distance: 0 ft / 0 miles

Project ID: 10200
PBC ID: 171104
Project: Groves Town Center
Buildout Year: 2024
Date Approved: 09/28/2018
Percent Complete: 35%
Local Government: Loxahatchee Groves
Alternate Name: Loxahatchee Equestrian Partners
Buildout Year: 2024
Daily Trips: 11215
Total AM: 433
AM Entering: 256
AM Exiting: 178
Total PM: 988
PM Entering: 453
PM Exiting: 536

Lat/Lon: 26.68585, -80.28710

Description	LU Code	Intensity	Units
General Office	710	23	KSF
Medical Office	720	21	KSF
Gen. Commercial	820	92.149	KSF
Drive-In Bank	912	3.6	KSF
Gas Station	944	16	Pump
Congregate Care Facility	253	128	DU
Convenience Store	851	7.251	KSF

Click Links below for more Info
Aerials2023
Parcels
TPS Intersections
TPS Thoroughfares

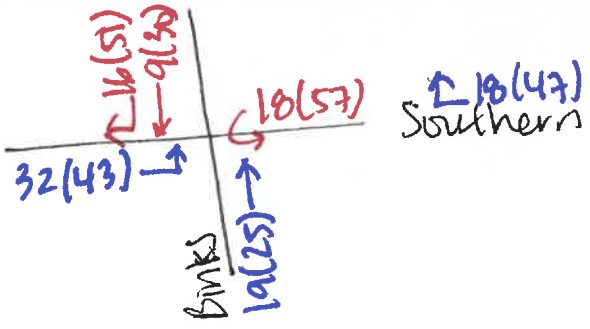
26.68492, -80.29637

448

IN OUT

23+34+18+30 = 105%
22+32+17+29 = 100





26.68492, -80.29637

https://maps.co.palm-beach.fl.us/cwgis/?app=tps#

APPENDIX E

TEST 1 PART 1: INTERSECTION ANALYSIS

CMA INTERSECTION ANALYSIS
LOXAHATCHEE RV RESORT
SOUTHERN BOULEVARD AND BINKS FOREST DRIVE

TRIPS	IN	OUT
AM	22	38
PM	51	27

INPUT DATA

Comments: Background conditions, without project. FDOT programmed improvements include dual EBL and dual SBL lanes.

Area Wide Growth Rate = 1.00% Peak Season = 1.00 Current Year = 2024 Buildout Year = 2029

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume (2024)	335	97	396	186	118	61	140	1732	541	113	1829	154	5702	Existing Total
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0		
Background Traffic Growth	17	5	20	9	6	3	7	88	28	6	93	8	291	BG Total
1.0% Background Growth	17	5	20	9	6	3	7	88	28	6	93	8	1,310	1% + MP Total
Major Projects Traffic	52	34	7	12	16	16	32	341	61	30	380	38		
1% BGR + Major Projects	69	39	27	21	22	19	39	429	89	36	473	46		
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0		
Total	**404**	**136**	**423**	**207**	**140**	**80**	**179**	**2161**	**630**	**149**	**2302**	**200**		
Approach Total		**963**			**428**			**2,970**			**2,651**			

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	1	1	2	1	<	2	3	1	2	3	1	
Per Lane Volume	404	136	423	104	220		90	720	630	74	767	200	
Right on Red			60			10			60			60	
Overlaps Left			74			90			404			104	
Adj. Per Lane Volume	404	136	289	104	210		90	720	166	74	767	36	
Through/Right Volume		289			210			720			767		
Opposing Left Turns		104			404			74			90		
Critical Volume for Approach		393			614			795			857		
Critical Volume for Direction		614						857					
Intersection Critical Volume					**1,471**								
STATUS?					**OVER**								

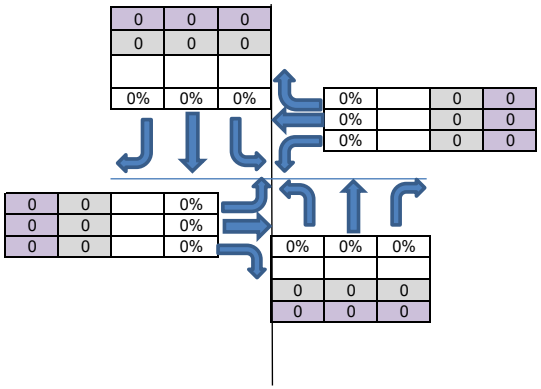
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume (2024)	369	198	135	268	306	104	150	1423	303	217	2213	230	5916	Existing Total
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0		
Background Traffic Growth	19	10	7	14	16	5	8	73	15	11	113	12	302	BG Total
1.0% Background Growth	19	10	7	14	16	5	8	73	15	11	113	12	1,744	1% + MP Total
Major Projects Traffic	74	39	38	29	44	51	43	472	80	84	456	32		
1% BGR + Major Projects	93	49	45	43	60	56	51	545	95	95	569	44		
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0		
Total	**462**	**247**	**180**	**311**	**366**	**160**	**201**	**1968**	**398**	**312**	**2782**	**274**		
Approach Total		**889**			**837**			**2,567**			**3,368**			

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	1	1	2	1	<	2	3	1	2	3	1	
Per Lane Volume	462	247	180	155	526		100	656	398	156	927	274	
Right on Red			60			10			60			60	
Overlaps Left			156			100			462			155	
Adj. Per Lane Volume	462	247	0	155	516		100	656	0	156	927	58	
Through/Right Volume		247			516			656			927		
Opposing Left Turns		155			462			156			100		
Critical Volume for Approach		402			978			812			1028		
Critical Volume for Direction		978						1028					
Intersection Critical Volume					**2,005**								
STATUS?					**OVER**								



CMA INTERSECTION ANALYSIS
LOXAHATCHEE RV RESORT
SOUTHERN BOULEVARD AND BINKS FOREST DRIVE

03/2
Revised 05/[illegible]

TRIPS	IN	OUT
AM	22	38
PM	51	27

INPUT DATA

Comments: Future conditions, with project. FDOT programmed improvements include dual EBL and dual SBL lanes.

Area Wide Growth Rate = 1.00% Peak Season = 1.00 Current Year = 2024 Buildout Year = 2029

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume (2024)	335	97	396	186	118	61	140	1732	541	113	1829	154	5702	Existing Total
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0		
Background Traffic Growth	17	5	20	9	6	3	7	88	28	6	93	8	291	BG Total
1.0% Background Growth	17	5	20	9	6	3	7	88	28	6	93	8	1,310	1% + MP Total
Major Projects Traffic	52	34	7	12	16	16	32	341	61	30	380	38		
1% BGR + Major Projects	69	39	27	21	22	19	39	429	89	36	473	46		
Project Traffic	0	0	2	0	0	0	0	7	0	25	11	0		
Total	**404**	**136**	**425**	**207**	**140**	**80**	**179**	**2168**	**630**	**174**	**2313**	**200**		
Approach Total		**965**			**428**			**2,977**			**2,687**			

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	1	1	2	1	<	2	3	1	2	3	1	
Per Lane Volume	404	136	425	104	220		90	723	630	87	771	200	
Right on Red			60			10			60			60	
Overlaps Left			87			90			404			104	
Adj. Per Lane Volume	404	136	278	104	210		90	723	166	87	771	36	
Through/Right Volume		278			210			723			771		
Opposing Left Turns		104			404			87			90		
Critical Volume for Approach		382			614			810			861		
Critical Volume for Direction		614						861					
Intersection Critical Volume	**1,475**												
STATUS?	**OVER**												

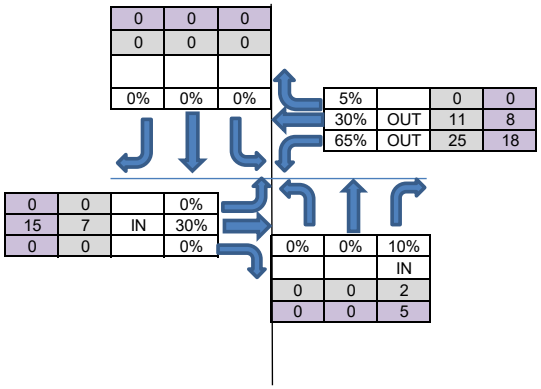
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume (2024)	369	198	135	268	306	104	150	1423	303	217	2213	230	5916	Existing Total
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0		
Background Traffic Growth	19	10	7	14	16	5	8	73	15	11	113	12	302	BG Total
1.0% Background Growth	19	10	7	14	16	5	8	73	15	11	113	12	1,744	1% + MP Total
Major Projects Traffic	74	39	38	29	44	51	43	472	80	84	456	32		
1% BGR + Major Projects	93	49	45	43	60	56	51	545	95	95	569	44		
Project Traffic	0	0	5	0	0	0	0	15	0	18	8	0		
Total	**462**	**247**	**185**	**311**	**366**	**160**	**201**	**1983**	**398**	**330**	**2790**	**274**		
Approach Total		**894**			**837**			**2,582**			**3,394**			

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	1	1	2	1	<	2	3	1	2	3	1	
Per Lane Volume	462	247	185	155	526		100	661	398	165	930	274	
Right on Red			60			10			60			60	
Overlaps Left			165			100			462			155	
Adj. Per Lane Volume	462	247	0	155	516		100	661	0	165	930	58	
Through/Right Volume		247			516			661			930		
Opposing Left Turns		155			462			165			100		
Critical Volume for Approach		402			978			826			1030		
Critical Volume for Direction		978						1030					
Intersection Critical Volume	**2,008**												
STATUS?	**OVER**												



SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOT
30726	Southern Bl	Big Blue Tr/F Rd	2/8/2023	5:00 PM	1	144	33	199	0	56	50	15	2	9	2015	154	6	477	1839	35	5035
30726	Southern Bl	Big Blue Tr/F Rd	11/1/2021	7:00 AM	0	62	18	212	0	22	25	10	1	78	1228	70	0	144	1673	29	3572
30726	Southern Bl	Big Blue Tr/F Rd	11/1/2021	12:00 PM	0	70	7	153	0	27	14	7	0	8	1235	30	0	176	849	24	2600
30726	Southern Bl	Big Blue Tr/F Rd	11/1/2021	5:00 PM	0	97	21	186	0	44	34	14	0	12	1850	56	0	346	1933	29	4622
30726	Southern Bl	Big Blue Tr/F Rd	2/22/2021	7:15 AM	0	140	22	476	0	12	14	7	0	6	1316	68	0	166	1537	35	3799
30726	Southern Bl	Big Blue Tr/F Rd	2/22/2021	12:00 PM	0	46	22	207	0	22	30	6	1	7	1030	58	0	211	1232	32	2904
30726	Southern Bl	Big Blue Tr/F Rd	2/22/2021	5:00 PM	0	114	24	230	0	31	38	6	0	5	1449	124	0	371	2299	23	4714
30718	Southern Bl	Binks Forest Dr/B Rd	8/28/2024	7:00 AM	0	335	97	396	0	186	118	61	42	98	1732	541	8	105	1829	154	5702
30718	Southern Bl	Binks Forest Dr/B Rd	8/28/2024	12:00 PM	0	190	122	110	0	247	152	64	85	104	1091	187	16	133	1843	141	4485
30718	Southern Bl	Binks Forest Dr/B Rd	8/28/2024	4:45 PM	0	369	198	135	0	268	306	104	52	98	1423	303	11	206	2213	230	5916
30718	Southern Bl	Binks Forest Dr/B Rd	2/1/2023	7:00 AM	0	280	59	344	0	109	100	18	50	61	1676	439	2	143	1179	91	4551
30718	Southern Bl	Binks Forest Dr/B Rd	2/1/2023	12:00 PM	0	185	98	177	0	180	131	19	71	101	1113	190	4	134	872	179	3454
30718	Southern Bl	Binks Forest Dr/B Rd	2/1/2023	4:45 PM	2	339	149	188	0	196	135	53	72	193	1331	212	4	207	1497	172	4750
30718	Southern Bl	Binks Forest Dr/B Rd	9/1/2021	7:00 AM	0	248	72	204	0	72	61	19	35	49	1236	194	1	80	925	84	3280
30718	Southern Bl	Binks Forest Dr/B Rd	9/1/2021	11:45 AM	0	133	62	108	0	110	88	24	49	101	774	91	0	122	695	134	2491
30718	Southern Bl	Binks Forest Dr/B Rd	9/1/2021	4:45 PM	0	261	98	86	0	137	90	27	28	115	1010	155	1	164	1042	187	3401
30815	Southern Bl	Cleary Rd	3/16/2023	7:30 AM	0	0	0	0	0	97	0	175	30	83	2356	0	10	0	2759	118	5628
30815	Southern Bl	Cleary Rd	3/16/2023	12:15 PM	0	0	0	0	0	70	0	152	36	125	1970	0	4	0	2068	72	4497
30815	Southern Bl	Cleary Rd	3/16/2023	4:45 PM	0	0	0	0	0	178	0	127	34	102	2896	0	20	0	3201	93	6651
30815	Southern Bl	Cleary Rd	3/8/2021	7:30 AM	0	0	0	0	0	70	0	125	37	118	3101	0	10	0	2468	133	6062
30815	Southern Bl	Cleary Rd	3/8/2021	12:00 PM	0	0	0	0	0	70	0	95	43	115	1935	0	14	0	1813	104	4189
30815	Southern Bl	Cleary Rd	3/8/2021	4:45 PM	0	0	0	0	0	130	0	92	45	121	2918	0	15	0	3127	100	6548
30722	Southern Bl	D Rd	5/7/2024	9:00 AM	0	0	0	0	0	58	0	17	0	36	3477	0	0	0	2905	39	6532

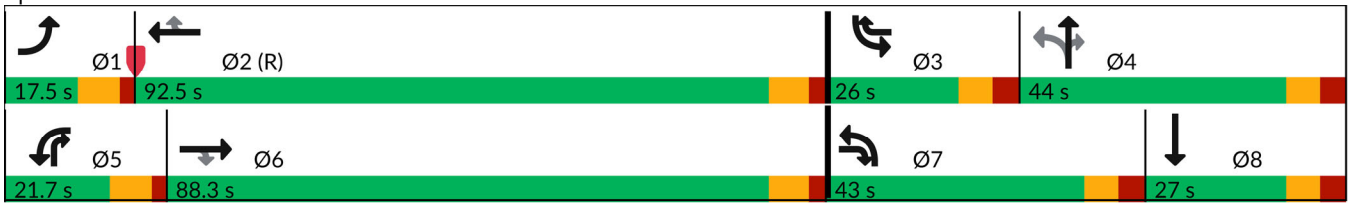
Timings
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	179	2161	630	149	2302	200	404	136	423	207	140
Future Volume (vph)	179	2161	630	149	2302	200	404	136	423	207	140
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA
Protected Phases	1	6	7	5	2	3	7	4	5	3	8
Permitted Phases			6			2	4		4		
Detector Phase	1	6	7	5	2	3	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	4.0	20.0	4.0	4.0	20.0	4.0	4.0	6.0	4.0	4.0	6.0
Minimum Split (s)	11.5	27.5	12.0	11.5	27.5	12.0	12.0	14.0	11.5	12.0	14.0
Total Split (s)	17.5	88.3	43.0	21.7	92.5	26.0	43.0	44.0	21.7	26.0	27.0
Total Split (%)	9.7%	49.1%	23.9%	12.1%	51.4%	14.4%	23.9%	24.4%	12.1%	14.4%	15.0%
Yellow Time (s)	5.5	5.5	4.5	5.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.5	2.0	2.0	3.5	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.5	7.5	8.0	7.5	7.5	8.0	8.0	8.0	7.5	8.0	8.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	10.0	82.2	124.7	12.8	85.0	108.5	62.0	38.0	58.8	16.0	19.0
Actuated g/C Ratio	0.06	0.46	0.69	0.07	0.47	0.60	0.34	0.21	0.33	0.09	0.11
v/c Ratio	0.99	0.98	0.58	0.65	1.01	0.21	1.10	0.36	0.78	0.72	1.17
Control Delay (s/veh)	144.3	61.9	13.2	93.9	67.1	5.9	127.4	64.4	56.2	93.1	179.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	144.3	61.9	13.2	93.9	67.1	5.9	127.4	64.4	56.2	93.1	179.5
LOS	F	E	B	F	E	A	F	E	E	F	F
Approach Delay (s/veh)		56.6			64.0			87.3			137.5
Approach LOS		E			E			F			F

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.17	
Intersection Signal Delay (s/veh): 68.5	Intersection LOS: E
Intersection Capacity Utilization 110.0%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 3: Binks Forest Dr/B Rd & Southern Blvd



Queues
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	188	2275	663	157	2423	211	425	143	445	218	231
v/c Ratio	0.99	0.98	0.58	0.65	1.01	0.21	1.10	0.36	0.78	0.72	1.17
Control Delay (s/veh)	144.3	61.9	13.2	93.9	67.1	5.9	127.4	64.4	56.2	93.1	179.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	144.3	61.9	13.2	93.9	67.1	5.9	127.4	64.4	56.2	93.1	179.5
Queue Length 50th (ft)	117	969	303	94	~1066	36	~517	147	406	130	~310
Queue Length 95th (ft)	#207	#1094	417	137	#1169	74	#750	224	561	179	#503
Internal Link Dist (ft)		1123			1189			528			604
Turn Bay Length (ft)											
Base Capacity (vph)	190	2323	1140	270	2401	1023	385	393	580	343	197
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.99	0.98	0.58	0.58	1.01	0.21	1.10	0.36	0.77	0.64	1.17

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th Signalized Intersection Summary
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	179	2161	630	149	2302	200	404	136	423	207	140	80
Future Volume (veh/h)	179	2161	630	149	2302	200	404	136	423	207	140	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	188	2275	600	157	2423	148	425	143	382	218	147	73
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	192	2404	1055	197	2411	867	386	421	447	259	124	62
Arrive On Green	0.06	0.47	0.47	0.06	0.47	0.47	0.19	0.22	0.22	0.08	0.11	0.11
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	1781	1870	1585	3456	1179	586
Grp Volume(v), veh/h	188	2275	600	157	2423	148	425	143	382	218	0	220
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1781	1870	1585	1728	0	1765
Q Serve(g_s), s	9.8	76.5	36.7	8.1	85.0	8.4	35.0	11.5	40.5	11.2	0.0	19.0
Cycle Q Clear(g_c), s	9.8	76.5	36.7	8.1	85.0	8.4	35.0	11.5	40.5	11.2	0.0	19.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.33
Lane Grp Cap(c), veh/h	192	2404	1055	197	2411	867	386	421	447	259	0	186
V/C Ratio(X)	0.98	0.95	0.57	0.80	1.00	0.17	1.10	0.34	0.86	0.84	0.00	1.18
Avail Cap(c_a), veh/h	192	2404	1055	273	2411	867	386	421	447	346	0	186
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	84.9	45.4	16.2	83.9	47.5	20.3	57.9	58.5	61.2	82.2	0.0	80.5
Incr Delay (d2), s/veh	58.7	8.8	0.7	10.8	19.5	0.4	75.5	0.5	14.9	13.0	0.0	123.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.0	43.8	19.6	7.1	50.7	6.0	33.7	9.5	25.5	9.4	0.0	22.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	143.6	54.3	17.0	94.7	67.0	20.8	133.4	59.0	76.1	95.2	0.0	203.6
LnGrp LOS	F	D	B	F	F	C	F	E	E	F		F
Approach Vol, veh/h		3063			2728			950			438	
Approach Delay, s/veh		52.5			66.1			99.2			149.7	
Approach LOS		D			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.5	92.5	21.5	48.5	17.7	92.3	43.0	27.0
Change Period (Y+Rc), s	7.5	7.5	8.0	8.0	7.5	7.5	8.0	8.0
Max Green Setting (Gmax), s	10.0	85.0	18.0	36.0	14.2	80.8	35.0	19.0
Max Q Clear Time (g_c+I1), s	11.8	87.0	13.2	42.5	10.1	78.5	37.0	21.0
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.2	2.2	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	69.7
HCM 7th LOS	E

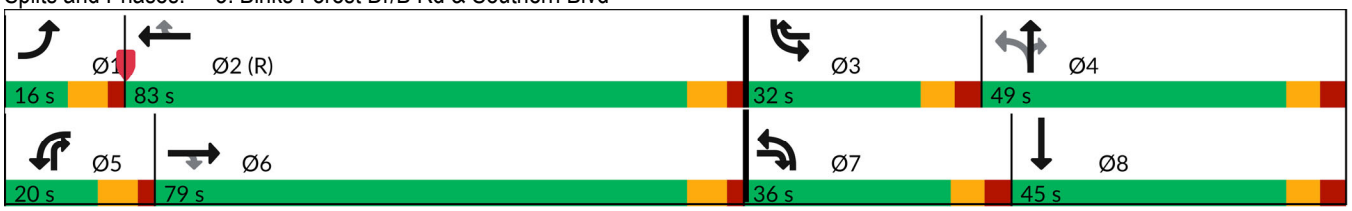
Timings
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	201	1968	398	312	2782	274	462	247	180	311	366
Future Volume (vph)	201	1968	398	312	2782	274	462	247	180	311	366
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA
Protected Phases	1	6	7	5	2	3	7	4	5	3	8
Permitted Phases			6			2	4		4		
Detector Phase	1	6	7	5	2	3	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	4.0	20.0	4.0	4.0	20.0	4.0	4.0	6.0	4.0	4.0	6.0
Minimum Split (s)	11.5	27.5	12.0	11.5	27.5	12.0	12.0	14.0	11.5	12.0	14.0
Total Split (s)	16.0	79.0	36.0	20.0	83.0	32.0	36.0	49.0	20.0	32.0	45.0
Total Split (%)	8.9%	43.9%	20.0%	11.1%	46.1%	17.8%	20.0%	27.2%	11.1%	17.8%	25.0%
Yellow Time (s)	5.5	5.5	4.5	5.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.5	2.0	2.0	3.5	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.5	7.5	8.0	7.5	7.5	8.0	8.0	8.0	7.5	8.0	8.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	8.5	71.5	107.0	12.5	75.5	104.5	70.9	43.5	64.0	21.5	37.0
Actuated g/C Ratio	0.05	0.40	0.59	0.07	0.42	0.58	0.39	0.24	0.36	0.12	0.21
v/c Ratio	1.31	1.03	0.43	1.38	1.37	0.29	1.54	0.58	0.31	0.80	1.48
Control Delay (s/veh)	236.2	79.4	17.4	250.1	210.6	9.4	296.2	66.8	26.5	91.9	274.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	236.2	79.4	17.4	250.1	210.6	9.4	296.2	66.8	26.5	91.9	274.2
LOS	F	E	B	F	F	A	F	E	C	F	F
Approach Delay (s/veh)		82.1			197.9			177.9			206.5
Approach LOS		F			F			F			F

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.54	
Intersection Signal Delay (s/veh): 157.7	Intersection LOS: F
Intersection Capacity Utilization 139.9%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 3: Binks Forest Dr/B Rd & Southern Blvd



Queues
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	212	2072	419	328	2928	288	486	260	189	327	553
v/c Ratio	1.31	1.03	0.43	1.38	1.37	0.29	1.54	0.58	0.31	0.80	1.48
Control Delay (s/veh)	236.2	79.4	17.4	250.1	210.6	9.4	296.2	66.8	26.5	91.9	274.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	236.2	79.4	17.4	250.1	210.6	9.4	296.2	66.8	26.5	91.9	274.2
Queue Length 50th (ft)	~164	~951	213	~263	~1667	75	~756	275	95	196	~889
Queue Length 95th (ft)	#259	#1035	297	#372	#1725	130	#1000	386	169	252	#1136
Internal Link Dist (ft)		1123			1189			528			604
Turn Bay Length (ft)											
Base Capacity (vph)	162	2019	971	238	2132	1000	316	450	611	457	374
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.31	1.03	0.43	1.38	1.37	0.29	1.54	0.58	0.31	0.72	1.48

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th Signalized Intersection Summary
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	201	1968	398	312	2782	274	462	247	180	311	366	160
Future Volume (veh/h)	201	1968	398	312	2782	274	462	247	180	311	366	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	212	2072	356	328	2928	225	486	260	126	327	385	157
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	163	2028	876	240	2142	835	317	474	512	371	260	106
Arrive On Green	0.05	0.40	0.40	0.07	0.42	0.42	0.16	0.25	0.25	0.11	0.21	0.21
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	1781	1870	1585	3456	1263	515
Grp Volume(v), veh/h	212	2072	356	328	2928	225	486	260	126	327	0	542
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1781	1870	1585	1728	0	1778
Q Serve(g_s), s	8.5	71.5	23.3	12.5	75.5	14.1	28.0	21.7	10.5	16.8	0.0	37.0
Cycle Q Clear(g_c), s	8.5	71.5	23.3	12.5	75.5	14.1	28.0	21.7	10.5	16.8	0.0	37.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	163	2028	876	240	2142	835	317	474	512	371	0	365
V/C Ratio(X)	1.30	1.02	0.41	1.37	1.37	0.27	1.53	0.55	0.25	0.88	0.00	1.48
Avail Cap(c_a), veh/h	163	2028	876	240	2142	835	317	474	512	461	0	365
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	85.8	54.2	23.2	83.8	52.2	23.5	60.0	58.2	44.8	79.2	0.0	71.5
Incr Delay (d2), s/veh	172.1	25.6	0.3	189.4	168.3	0.8	255.1	1.3	0.2	15.2	0.0	231.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.1	45.9	13.9	19.3	96.0	9.5	50.9	15.9	7.7	13.1	0.0	60.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	257.8	79.9	23.5	273.2	220.5	24.3	315.0	59.6	45.0	94.4	0.0	303.2
LnGrp LOS	F	F	C	F	F	C	F	E	D	F		F
Approach Vol, veh/h		2640			3481			872			869	
Approach Delay, s/veh		86.6			212.8			199.8			224.6	
Approach LOS		F			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	83.0	27.3	53.7	20.0	79.0	36.0	45.0
Change Period (Y+Rc), s	7.5	7.5	8.0	8.0	7.5	7.5	8.0	8.0
Max Green Setting (Gmax), s	8.5	75.5	24.0	41.0	12.5	71.5	28.0	37.0
Max Q Clear Time (g_c+I1), s	10.5	77.5	18.8	23.7	14.5	73.5	30.0	39.0
Green Ext Time (p_c), s	0.0	0.0	0.5	1.8	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	170.3
HCM 7th LOS	F

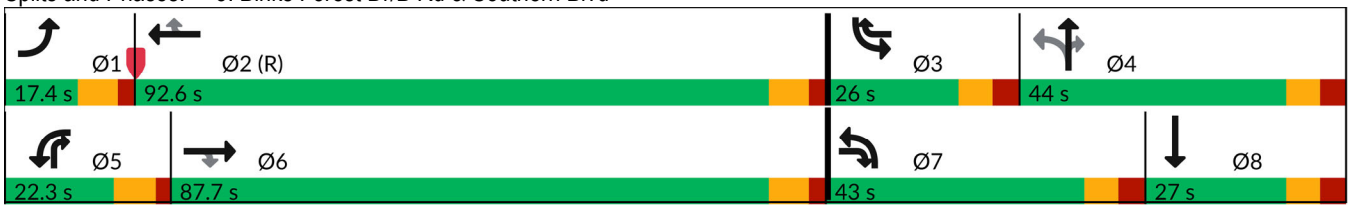
Timings
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	179	2168	630	174	2313	200	404	136	425	207	140
Future Volume (vph)	179	2168	630	174	2313	200	404	136	425	207	140
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA
Protected Phases	1	6	7	5	2	3	7	4	5	3	8
Permitted Phases			6			2	4		4		
Detector Phase	1	6	7	5	2	3	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	4.0	20.0	4.0	4.0	20.0	4.0	4.0	6.0	4.0	4.0	6.0
Minimum Split (s)	11.5	27.5	12.0	11.5	27.5	12.0	12.0	14.0	11.5	12.0	14.0
Total Split (s)	17.4	87.7	43.0	22.3	92.6	26.0	43.0	44.0	22.3	26.0	27.0
Total Split (%)	9.7%	48.7%	23.9%	12.4%	51.4%	14.4%	23.9%	24.4%	12.4%	14.4%	15.0%
Yellow Time (s)	5.5	5.5	4.5	5.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.5	2.0	2.0	3.5	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.5	7.5	8.0	7.5	7.5	8.0	8.0	8.0	7.5	8.0	8.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	9.9	81.3	123.8	13.7	85.1	108.6	62.0	38.0	59.7	16.0	19.0
Actuated g/C Ratio	0.06	0.45	0.69	0.08	0.47	0.60	0.34	0.21	0.33	0.09	0.11
v/c Ratio	1.00	0.99	0.59	0.70	1.01	0.21	1.10	0.36	0.78	0.72	1.17
Control Delay (s/veh)	147.3	65.7	13.8	95.8	67.9	5.9	127.4	64.4	55.2	93.1	179.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	147.3	65.7	13.8	95.8	67.9	5.9	127.4	64.4	55.2	93.1	179.5
LOS	F	E	B	F	E	A	F	E	E	F	F
Approach Delay (s/veh)		59.6			65.1			86.8			137.5
Approach LOS		E			E			F			F

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.17	
Intersection Signal Delay (s/veh): 70.1	Intersection LOS: E
Intersection Capacity Utilization 110.3%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 3: Binks Forest Dr/B Rd & Southern Blvd



Queues
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	188	2282	663	183	2435	211	425	143	447	218	231
v/c Ratio	1.00	0.99	0.59	0.70	1.01	0.21	1.10	0.36	0.78	0.72	1.17
Control Delay (s/veh)	147.3	65.7	13.8	95.8	67.9	5.9	127.4	64.4	55.2	93.1	179.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	147.3	65.7	13.8	95.8	67.9	5.9	127.4	64.4	55.2	93.1	179.5
Queue Length 50th (ft)	117	~1001	316	110	~1104	36	~517	147	405	130	~310
Queue Length 95th (ft)	#208	#1108	428	157	#1178	74	#750	224	564	179	#503
Internal Link Dist (ft)		1123			1189			528			604
Turn Bay Length (ft)											
Base Capacity (vph)	188	2296	1130	282	2404	1024	385	393	585	343	197
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.00	0.99	0.59	0.65	1.01	0.21	1.10	0.36	0.76	0.64	1.17

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th Signalized Intersection Summary
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	179	2168	630	174	2313	200	404	136	425	207	140	80
Future Volume (veh/h)	179	2168	630	174	2313	200	404	136	425	207	140	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	188	2282	600	183	2435	148	425	143	384	218	147	73
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	190	2366	1043	223	2414	868	386	421	459	259	124	62
Arrive On Green	0.05	0.46	0.46	0.06	0.47	0.47	0.19	0.22	0.22	0.08	0.11	0.11
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	1781	1870	1585	3456	1179	586
Grp Volume(v), veh/h	188	2282	600	183	2435	148	425	143	384	218	0	220
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1781	1870	1585	1728	0	1765
Q Serve(g_s), s	9.8	78.1	37.5	9.4	85.1	8.4	35.0	11.5	40.5	11.2	0.0	19.0
Cycle Q Clear(g_c), s	9.8	78.1	37.5	9.4	85.1	8.4	35.0	11.5	40.5	11.2	0.0	19.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.33
Lane Grp Cap(c), veh/h	190	2366	1043	223	2414	868	386	421	459	259	0	186
V/C Ratio(X)	0.99	0.96	0.58	0.82	1.01	0.17	1.10	0.34	0.84	0.84	0.00	1.18
Avail Cap(c_a), veh/h	190	2366	1043	284	2414	868	386	421	459	346	0	186
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	85.0	46.9	17.0	83.2	47.4	20.3	57.9	58.5	60.0	82.2	0.0	80.5
Incr Delay (d2), s/veh	62.0	11.4	0.8	14.1	20.5	0.4	75.5	0.5	12.8	13.0	0.0	123.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.1	45.2	20.1	8.2	51.2	6.0	33.7	9.5	25.2	9.4	0.0	22.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	147.0	58.2	17.7	97.3	67.9	20.7	133.4	59.0	72.8	95.2	0.0	203.6
LnGrp LOS	F	E	B	F	F	C	F	E	E	F		F
Approach Vol, veh/h		3070			2766			952			438	
Approach Delay, s/veh		55.8			67.3			97.8			149.7	
Approach LOS		E			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.4	92.6	21.5	48.5	19.1	90.9	43.0	27.0
Change Period (Y+Rc), s	7.5	7.5	8.0	8.0	7.5	7.5	8.0	8.0
Max Green Setting (Gmax), s	9.9	85.1	18.0	36.0	14.8	80.2	35.0	19.0
Max Q Clear Time (g_c+I1), s	11.8	87.1	13.2	42.5	11.4	80.1	37.0	21.0
Green Ext Time (p_c), s	0.0	0.0	0.3	0.0	0.2	0.1	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	71.4
HCM 7th LOS	E

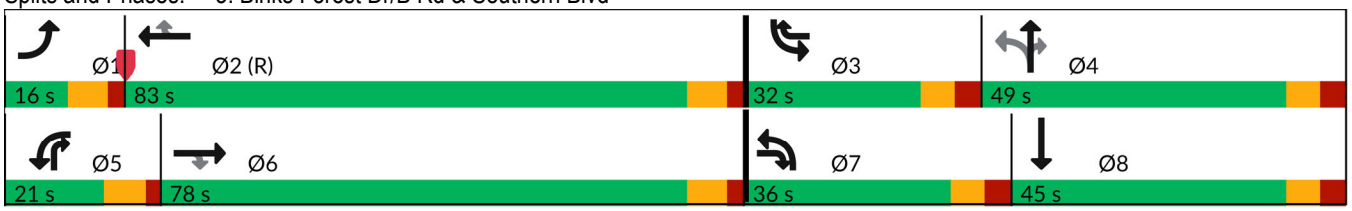
Timings
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	201	1983	398	330	2790	274	462	247	185	311	366
Future Volume (vph)	201	1983	398	330	2790	274	462	247	185	311	366
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	pm+pt	NA	pm+ov	Prot	NA
Protected Phases	1	6	7	5	2	3	7	4	5	3	8
Permitted Phases			6			2	4		4		
Detector Phase	1	6	7	5	2	3	7	4	5	3	8
Switch Phase											
Minimum Initial (s)	4.0	20.0	4.0	4.0	20.0	4.0	4.0	6.0	4.0	4.0	6.0
Minimum Split (s)	11.5	27.5	12.0	11.5	27.5	12.0	12.0	14.0	11.5	12.0	14.0
Total Split (s)	16.0	78.0	36.0	21.0	83.0	32.0	36.0	49.0	21.0	32.0	45.0
Total Split (%)	8.9%	43.3%	20.0%	11.7%	46.1%	17.8%	20.0%	27.2%	11.7%	17.8%	25.0%
Yellow Time (s)	5.5	5.5	4.5	5.5	5.5	4.5	4.5	4.5	5.5	4.5	4.5
All-Red Time (s)	2.0	2.0	3.5	2.0	2.0	3.5	3.5	3.5	2.0	3.5	3.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.5	7.5	8.0	7.5	7.5	8.0	8.0	8.0	7.5	8.0	8.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	C-Max	None	None	None	None	None	None
Act Effct Green (s)	8.5	70.5	106.0	13.5	75.5	104.5	70.9	43.5	65.0	21.5	37.0
Actuated g/C Ratio	0.05	0.39	0.59	0.08	0.42	0.58	0.39	0.24	0.36	0.12	0.21
v/c Ratio	1.31	1.05	0.44	1.35	1.38	0.29	1.54	0.58	0.31	0.80	1.48
Control Delay (s/veh)	236.2	86.2	17.9	238.0	212.4	9.4	296.2	66.8	26.7	91.9	274.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	236.2	86.2	17.9	238.0	212.4	9.4	296.2	66.8	26.7	91.9	274.2
LOS	F	F	B	F	F	A	F	E	C	F	F
Approach Delay (s/veh)		87.4			198.5			177.0			206.5
Approach LOS		F			F			F			F

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:WBT, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.54	
Intersection Signal Delay (s/veh): 159.6	Intersection LOS: F
Intersection Capacity Utilization 140.1%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 3: Binks Forest Dr/B Rd & Southern Blvd



Queues
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	212	2087	419	347	2937	288	486	260	195	327	553
v/c Ratio	1.31	1.05	0.44	1.35	1.38	0.29	1.54	0.58	0.31	0.80	1.48
Control Delay (s/veh)	236.2	86.2	17.9	238.0	212.4	9.4	296.2	66.8	26.7	91.9	274.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	236.2	86.2	17.9	238.0	212.4	9.4	296.2	66.8	26.7	91.9	274.2
Queue Length 50th (ft)	~164	~977	216	~275	~1675	76	~756	275	100	196	~889
Queue Length 95th (ft)	#259	#1061	301	#387	#1733	130	#1000	386	175	252	#1136
Internal Link Dist (ft)		1123			1189			528			604
Turn Bay Length (ft)											
Base Capacity (vph)	162	1991	963	257	2132	999	316	450	620	457	374
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.31	1.05	0.44	1.35	1.38	0.29	1.54	0.58	0.31	0.72	1.48

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 7th Signalized Intersection Summary
3: Binks Forest Dr/B Rd & Southern Blvd

03/24/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	201	1983	398	330	2790	274	462	247	185	311	366	160
Future Volume (veh/h)	201	1983	398	330	2790	274	462	247	185	311	366	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	212	2087	356	347	2937	225	486	260	132	327	385	157
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	163	2000	867	259	2142	835	317	474	521	371	260	106
Arrive On Green	0.05	0.39	0.39	0.08	0.42	0.42	0.16	0.25	0.25	0.11	0.21	0.21
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	1781	1870	1585	3456	1263	515
Grp Volume(v), veh/h	212	2087	356	347	2937	225	486	260	132	327	0	542
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1781	1870	1585	1728	0	1778
Q Serve(g_s), s	8.5	70.5	23.6	13.5	75.5	14.1	28.0	21.7	11.0	16.8	0.0	37.0
Cycle Q Clear(g_c), s	8.5	70.5	23.6	13.5	75.5	14.1	28.0	21.7	11.0	16.8	0.0	37.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.29
Lane Grp Cap(c), veh/h	163	2000	867	259	2142	835	317	474	521	371	0	365
V/C Ratio(X)	1.30	1.04	0.41	1.34	1.37	0.27	1.53	0.55	0.25	0.88	0.00	1.48
Avail Cap(c_a), veh/h	163	2000	867	259	2142	835	317	474	521	461	0	365
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	85.8	54.8	23.8	83.3	52.2	23.5	60.0	58.2	44.2	79.2	0.0	71.5
Incr Delay (d2), s/veh	172.1	32.6	0.3	176.2	170.1	0.8	255.1	1.3	0.3	15.2	0.0	231.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.1	47.6	14.1	20.0	96.7	9.5	50.9	15.9	7.9	13.1	0.0	60.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	257.8	87.3	24.1	259.5	222.4	24.3	315.0	59.6	44.5	94.4	0.0	303.2
LnGrp LOS	F	F	C	F	F	C	F	E	D	F		F
Approach Vol, veh/h		2655			3509			878			869	
Approach Delay, s/veh		92.5			213.4			198.7			224.6	
Approach LOS		F			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	83.0	27.3	53.7	21.0	78.0	36.0	45.0
Change Period (Y+Rc), s	7.5	7.5	8.0	8.0	7.5	7.5	8.0	8.0
Max Green Setting (Gmax), s	8.5	75.5	24.0	41.0	13.5	70.5	28.0	37.0
Max Q Clear Time (g_c+I1), s	10.5	77.5	18.8	23.7	15.5	72.5	30.0	39.0
Green Ext Time (p_c), s	0.0	0.0	0.5	1.8	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	172.4
HCM 7th LOS	F

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	SOUTHERN BLVD/SR 80 & BINKS FOREST DR	CONTROLLER TYPE:	NAZTEC
SIGNAL #	30718	SYSTEM #	2195

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1	EBLT	4.0	2.0	20.0	8.0	5.5	2.0	0.0	0.0				1		L1=NORMAL
2	WB	20.0	4.0	75.0	45.0	5.5	2.0	7.0	14.0	1			1	1	L2=NORMAL
3	SBLT	4.0	2.0	20.0	8.0	4.5	3.5	0.0	0.0				1		L3=NORMAL
4	NB	6.0	3.0	25.0	12.0	4.5	3.5	7.0	37.0				1		OD4=NORMAL OD4R=D/N (10)
5	WBLT	4.0	2.0	25.0	8.0	5.5	2.0	0.0	0.0				1		L5=NORMAL
6	EB	20.0	4.0	75.0	45.0	5.5	2.0	7.0	19.0	1			1	1	L6=NORMAL
7	NBLT	4.0	3.0	20.0	8.0	4.5	3.5	0.0	0.0				1		OD7=NORMAL
8	SB	6.0	3.0	25.0	12.0	4.5	3.5	7.0	38.0				1		L8=NORMAL L8R=D/N (5)

PRE-EMPTION TIMING								
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT 1 LOCK MEMORY	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ
R/R								
BRIDGE								
FIRE STN								
BUS								

SPECIAL FUNCTIONS						
	START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH	
	2,6	2,4,6,8	3,7	2,6	4,8	
Notes:	1. REFER TO SYSTEM TIMING AND ALT TIMING PLANS					
2. UPDATED SYSTEM TIMING & ALT TABLES						
3. REFER TO WO2023-000184						
4.						

TIMING DESIGNED BY:	RONALD TIBBETTS	DATE:	12/12/2022	APPROVED BY:	SUNIL GYAWALI, P.E., PTOE	DATE:	12/13/22

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	SOUTHERN BLVD/SR 80 & BINKS FOREST DR			CONTROLLER TYPE:	NAZTEC
SYSTEM:	SOUTHERN BLVD/SR 80	SIGNAL #	30718	SYSTEM #	2195

TOD SCHEDULER											
WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	21	5:00	5	0:00	21	6:00	7	0:00	21	6:00	7
6:30	2	10:00	1	7:30	5	9:30	4	7:30	5	9:30	4
15:00	3	19:30	1	12:00	6	17:00	4	12:00	6	17:00	4
20:30	5	22:00	7	20:00	5	22:00	7	20:00	5	22:00	7

TIMING PLANS													
PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		140		180		180		140		120		160	
OFFSET (SEC)		87		95		75		106		114		81	
COORDINATED PHASE		2		2		2		2		6		2	
SEQUENCE		3		3		3		1		2		3	
ALT TIMING PLAN		1		2		3		4		5		1	
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	EBLT	26	NON	26	NON	27	NON	24	NON	23	NON	32	NON
FORCE-OFF 2 (SEC)	WB	35	MAX	59	MAX	59	MAX	35	MAX	44	MAX	44	MAX
FORCE-OFF 3 (SEC)	SBLT	23	NON	25	NON	30	NON	25	NON	23	NON	28	NON
FORCE-OFF 4 (SEC)	NB	56	NON	70	NON	64	NON	56	NON	30	NON	56	NON
FORCE-OFF 5 (SEC)	WBLT	20	NON	20	NON	25	NON	24	NON	23	NON	25	NON
FORCE-OFF 6 (SEC)	EB	41	MAX	65	MAX	61	MAX	35	MAX	44	MAX	51	MAX
FORCE-OFF 7 (SEC)	NBLT	24	NON	40	NON	39	NON	25	NON	30	NON	29	NON
FORCE-OFF 8 (SEC)	SB	55	NON	55	NON	55	NON	56	NON	23	NON	55	NON

Special Features:

1) PATTERN 6, 7, & 21 MAX 2 ACTIVE
2)
3)

TIMING DESIGNED BY:	RONALD TIBBETTS	DATE:	12/12/2022
APPROVED BY:	SUNIL GYAWALI, P.E., PTOE	DATE:	12/13/2022

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	SOUTHERN BLVD/SR 80 & BINKS FOREST DR			CONTROLLER TYPE:	NAZTEC
SYSTEM:	SOUTHERN BLVD/SR 80	SIGNAL #	30718	SYSTEM #	2195

TOD SCHEDULER											
WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN

TIMING PLANS													
PATTERN		7											
CYCLE LENGTH (SEC)		90											
OFFSET (SEC)		29											
COORDINATED PHASE		2											
SEQUENCE		1											
ALT TIMING PLAN		2											
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	EBLT	15	NON										
FORCE-OFF 2 (SEC)	WB	40	MAX										
FORCE-OFF 3 (SEC)	SBLT	15	NON										
FORCE-OFF 4 (SEC)	NB	20	NON										
FORCE-OFF 5 (SEC)	WBLT	15	NON										
FORCE-OFF 6 (SEC)	EB	40	MAX										
FORCE-OFF 7 (SEC)	NBLT	15	NON										
FORCE-OFF 8 (SEC)	SB	20	NON										

Special Features:

1) PATTERN 6, 7, & 21 MAX 2 ACTIVE
2)
3)

TIMING DESIGNED BY:	RONALD TIBBETTS	DATE:	12/12/2022
APPROVED BY:	SUNIL GYAWALI, P.E., PTOE	DATE:	12/13/2022

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION:	SOUTHERN BLVD/SR 80 & BINKS FOREST DR										SIGNAL #	30718								SYSTEM #	2195
	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 1											ALT TIMING PLAN 2									
1	4.0	2.0	23.0	29.0	5.5	2.0	0.0	0.0	1		1	4.0	2.0	23.0	12.0	5.5	2.0	0.0	0.0	1	
2	20.0	4.0	32.0	41.0	5.5	2.0	7.0	14.0	2		2	20.0	4.0	56.0	35.0	5.5	2.0	7.0	14.0	2	
3	4.0	2.0	20.0	25.0	4.5	3.5	0.0	0.0	3		3	4.0	2.0	22.0	12.0	4.5	3.5	0.0	0.0	3	
4	6.0	3.0	25.0	24.0	4.5	3.5	7.0	37.0	4		4	6.0	3.0	30.0	17.0	4.5	3.5	7.0	37.0	4	
5	4.0	2.0	17.0	22.0	5.5	2.0	0.0	0.0	5		5	4.0	2.0	17.0	12.0	5.5	2.0	0.0	0.0	5	
6	20.0	4.0	38.0	48.0	5.5	2.0	7.0	19.0	6		6	20.0	4.0	62.0	37.0	5.5	2.0	7.0	19.0	6	
7	4.0	3.0	21.0	26.0	4.5	3.5	0.0	0.0	7		7	4.0	3.0	37.0	12.0	4.5	3.5	0.0	0.0	7	
8	6.0	3.0	25.0	24.0	4.5	3.5	7.0	38.0	8		8	6.0	3.0	30.0	17.0	4.5	3.5	7.0	38.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 3											ALT TIMING PLAN 4									
1	4.0	2.0	24.0		5.5	2.0	0.0	0.0	1		1	4.0	2.0	21.0		5.5	2.0	0.0	0.0	1	
2	20.0	4.0	56.0		5.5	2.0	7.0	14.0	2		2	20.0	4.0	32.0		5.5	2.0	7.0	14.0	2	
3	4.0	2.0	27.0		4.5	3.5	0.0	0.0	3		3	4.0	2.0	22.0		4.5	3.5	0.0	0.0	3	
4	6.0	3.0	30.0		4.5	3.5	7.0	37.0	4		4	6.0	3.0	22.0		4.5	3.5	7.0	37.0	4	
5	4.0	2.0	22.0		5.5	2.0	0.0	0.0	5		5	4.0	2.0	21.0		5.5	2.0	0.0	0.0	5	
6	20.0	4.0	58.0		5.5	2.0	7.0	19.0	6		6	20.0	4.0	62.0		5.5	2.0	7.0	19.0	6	
7	4.0	3.0	36.0		4.5	3.5	0.0	0.0	7		7	4.0	3.0	24.0		4.5	3.5	0.0	0.0	7	
8	6.0	3.0	30.0		4.5	3.5	7.0	38.0	8		8	6.0	3.0	22.0		4.5	3.5	7.0	38.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 5									
1	4.0	2.0	20.0		5.5	2.0	0.0	0.0	1	
2	20.0	4.0	41.0		5.5	2.0	7.0	14.0	2	
3	4.0	2.0	20.0		4.5	3.5	0.0	0.0	3	
4	6.0	3.0	27.0		4.5	3.5	7.0	37.0	4	
5	4.0	2.0	20.0		5.5	2.0	0.0	0.0	5	
6	20.0	4.0	41.0		5.5	2.0	7.0	19.0	6	
7	4.0	3.0	27.0		4.5	3.5	0.0	0.0	7	
8	6.0	3.0	20.0		4.5	3.5	7.0	38.0	8	

ALT TIMING PLAN ASSIGNMENTS	
ALT TIMING PLAN 1	PATTERNS 1,6
ALT TIMING PLAN 2	PATTERNS 2,7
ALT TIMING PLAN 3	PATTERN 3
ALT TIMING PLAN 4	PATTERN 4
ALT TIMING PLAN 5	PATTERN 5

NOTES;	

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APPROVED BY:	SUNIL GYAWALI, P.E., PTOE	DATE	12/13/2022

APPENDIX F

TEST 2 ANALYSIS: LINK ANALYSIS

TABLE 10
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 22
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 38

STATION	ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
3443	SOUTHERN BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	BINKS FOREST DRIVE		30%	11	6D	I	2940	0.37%	NO
3431	SOUTHERN BOULEVARD	BINKS FOREST DRIVE	SITE	EB	45% ENTER 55% EXIT	31	6D	I	2940	1.05%	NO
				WB	100% EXIT	38	6D	I	2940	1.29%	NO
3431	SOUTHERN BOULEVARD	SITE	BIG BLUE TRACE		55%	21	6D	I	2940	0.71%	NO
N/A	B ROAD	COLLECTING CANAL ROAD	SOUTHERN BOULEVARD		3%	1	2	I	880	0.11%	NO
3436	BINKS FOREST DRIVE	SOUTHERN BOULEVARD	GREENVIEW SHORES BOULEVARD		10%	4	4D	I	1960	0.20%	NO
3422	BIG BLUE TRACE	SOUTHERN BOULEVARD	WELLINGTON TRACE		10%	4	2	I	880	0.45%	NO

LOXAHATCHEE RV RESORT

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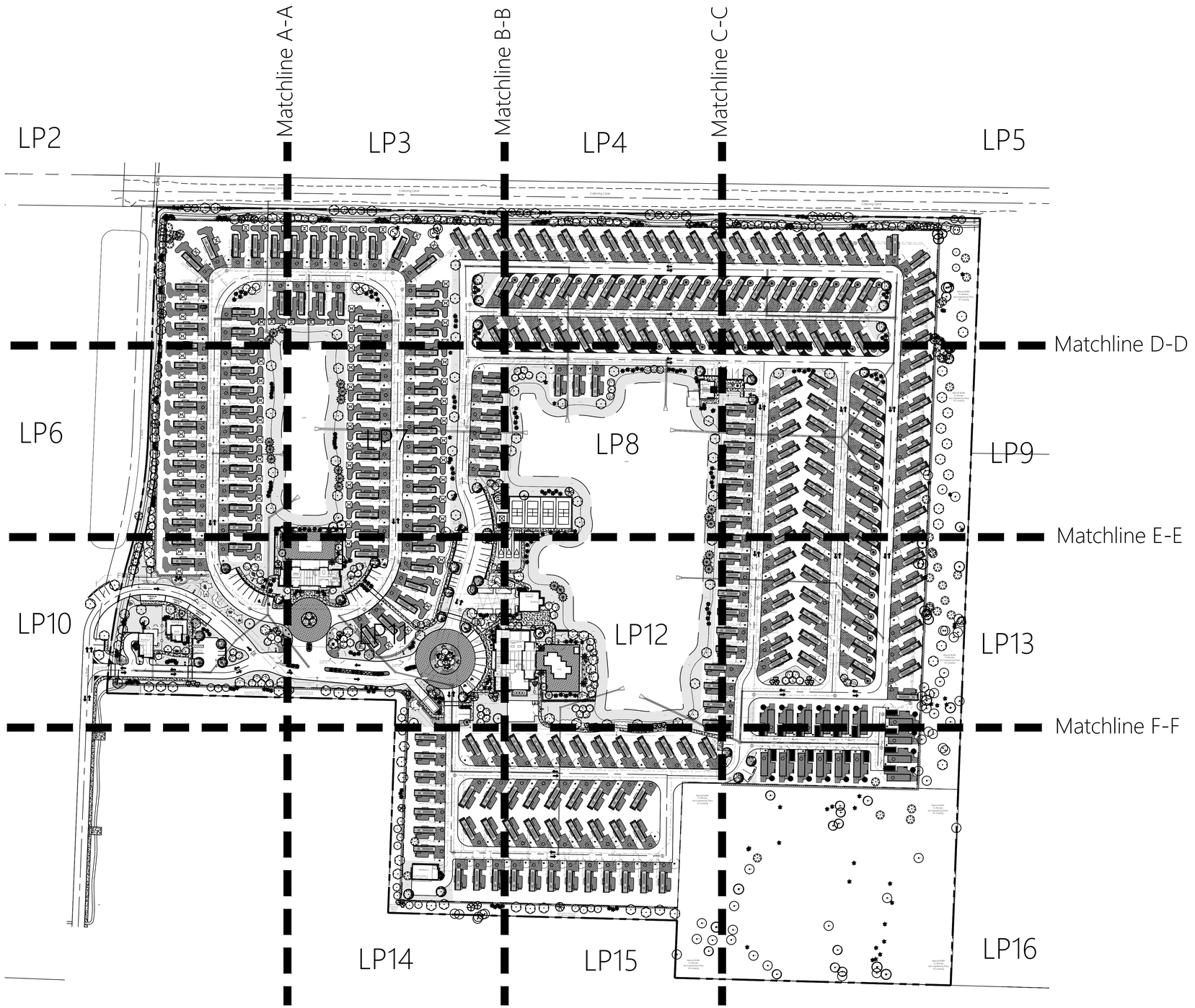
Revised 1
Revised 03/20/25
Revised 05/02/25

TABLE 11
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

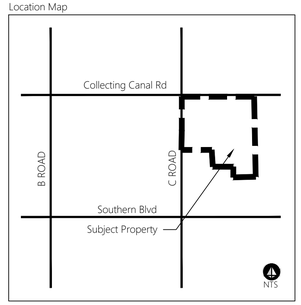
TEST 2 - FIVE YEAR ANALYSIS
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 51
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 27

STATION	ROADWAY	FROM	TO	DIRECTION	PM PEAK HOUR DIRECTIONAL PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
3443	SOUTHERN BOULEVARD	SEMINOLE PRATT WHITNEY ROAD	BINKS FOREST DRIVE		30%	15	6D	I	2940	0.51%	NO
3431	SOUTHERN BOULEVARD	BINKS FOREST DRIVE	SITE	EB	45% ENTER 55% EXIT	38	6D	I	2940	1.29%	NO
				WB	100% EXIT	27	6D	I	2940	0.92%	NO
3431	SOUTHERN BOULEVARD	SITE	BIG BLUE TRACE		55%	28	6D	I	2940	0.95%	NO
N/A	B ROAD	COLLECTING CANAL ROAD	SOUTHERN BOULEVARD		3%	2	2	I	880	0.23%	NO
3436	BINKS FOREST DRIVE	SOUTHERN BOULEVARD	GREENVIEW SHORES BOULEVARD		10%	5	4D	I	1960	0.26%	NO
3422	BIG BLUE TRACE	SOUTHERN BOULEVARD	WELLINGTON TRACE		10%	5	2	I	880	0.57%	NO

The Paddock Luxury RV Resort



Location Map



DRAWING INDEX

LP1	Landscape Index
LP2	N. Buffer Landscape Plan
LP3	N. Buffer Landscape Plan
LP4	N. Buffer Landscape Plan
LP5	N. Buffer Landscape Plan
LP6	E. Buffer Landscape Plan
LP7	Interior Landscape Plan
LP8	Interior Landscape Plan
LP9	W. Buffer Landscape Plan
LP10	E. Buffer Landscape Plan
LP11	Interior Landscape Plan
LP12	Interior Landscape Plan
LP13	W. Buffer Landscape Plan
LP14	S. Buffer Landscape Plan
LP15	S. Buffer Landscape Plan
LP16	S. Buffer Landscape Plan
LP17	Open Space Landscape Plan
LP18	Site Typical Plan
LP19	Site Typical Plan
LP20	Landscape Calculations/Plant List
LP21	Sections and Elevations
LP22	Sections and Elevations
LP23	Landscape Details
LP24	Landscape Specifications
TD1	Tree Disposition
TD2	Tree Disposition
TD3	Tree Disposition
TD4	Tree Disposition
TD5	Tree Disposition
TD6	Tree Disposition
TD7	Tree Disposition Chart
TD8	Tree Disposition Chart
TD9	Tree Disposition Chart
TD10	Tree Disposition Chart
TD11	Tree Disposition Chart
TD12	Tree Disposition Chart
TD13	Tree Disposition Chart
TD14	Tree Disposition Chart
TD15	Tree Disposition Chart
TD16	Tree Disposition Chart

North

Scale: 1" = 100'

0 50 100 200

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

This item has been electronically signed and sealed by Michelle Lynn Duchene on the date and time shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Michelle Duchene
Date: 2025.04.11 16:25:41 -04'00'

Michelle L. DucheneLA 6667416

Revisions

Submittal	08/26/2024
Resubmittal	11/04/2024
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Landscape Index

Scale	As Shown
Drawn By	SM
Checked By	MLD
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File	LP-213.04 Resubmittal

LP

Sheet 1 of 24

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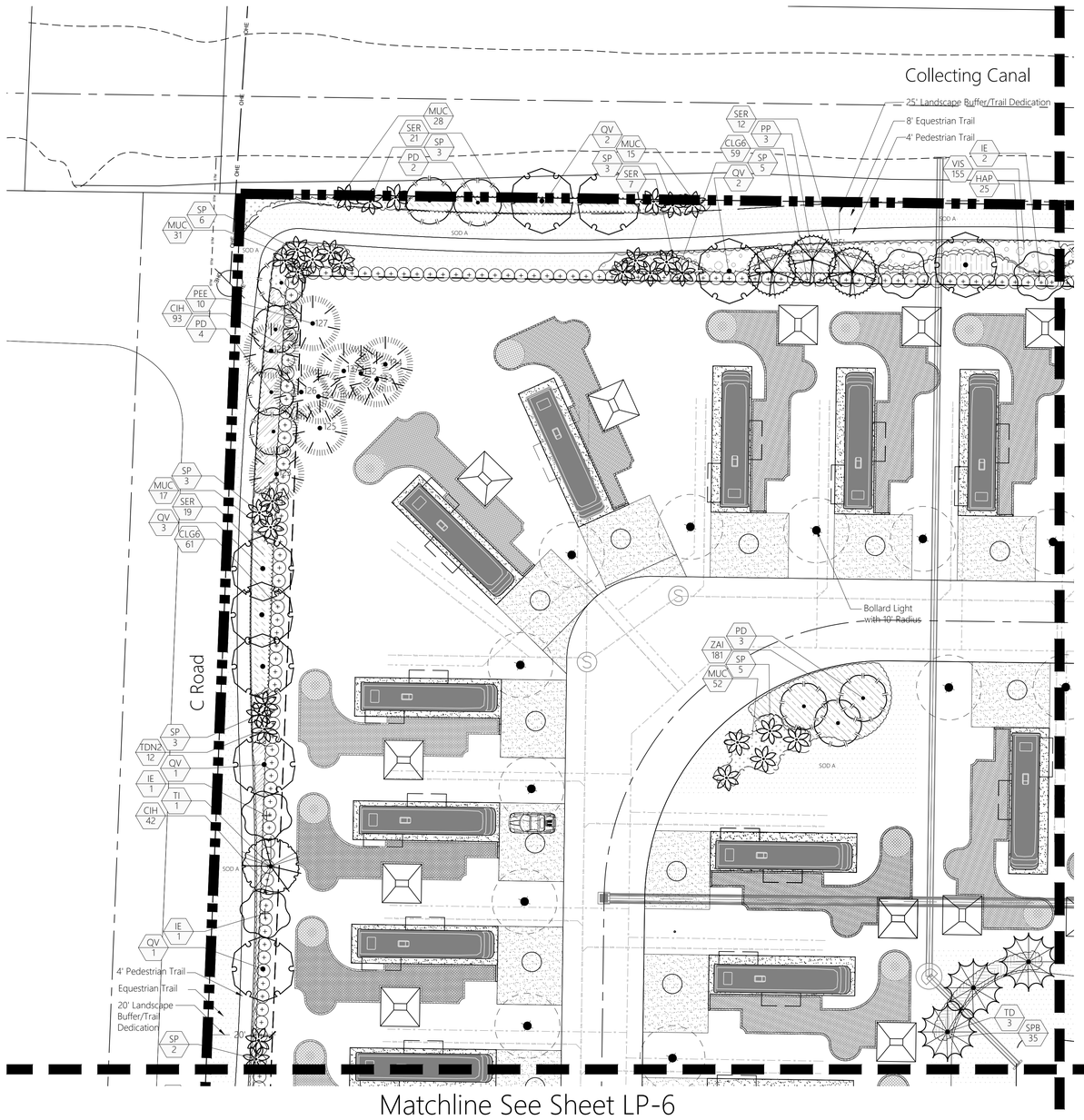

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	ED	Elaeocarpus decipiens Japanese Blueberry Tree
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SHRUBS		
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	EUR	Eugenia rhombea Red Stopper
	FFV	Furcraea foetida 'Variegata' Variegated False Agave
	PMM2	Podocarpus macrophyllus 'Maki' Maki Podocarpus
	SR2	Serenoa repens Saw Palmetto
SHRUB AREAS		
	CIH	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
	HAP	Hamelia patens Firebush
	MUC	Muhlenbergia capillaris Pink Muhly Grass
	PSA	Pennisetum setaceum 'Alba' White Fountain Grass
	PSN	Psychotria nervosa Wild Coffee
	SER	Serenoa repens Saw Palmetto
	SPB	Spartina bakeri Sand Cordgrass
	TDN2	Tripsacum dactyloides nana Dwarf Fakahatchee Grass
	VIS	Viburnum suspensum Sandankwa Viburnum
	ZAI	Zamia integrifolia Coontie
GROUND COVERS		
	ARG	Arachis glabrata Perennial Peanut
	FGI	Ficus microcarpa 'Green Island' Green Island Ficus
	ISD	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly
	JCP	Juniperus chinensis 'Parsonii' Parsoni Juniper
	LEG	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope
	SOD A	Stenotaphrum secundatum St. Augustine Grass
	TAM	Trachelospermum asiaticum 'Minima' Minima Asiatic Jasmine

See Landscape Calculations Sheet for Full Plant Specifications

North

Scale: 1" = 20'

0 10 20 40

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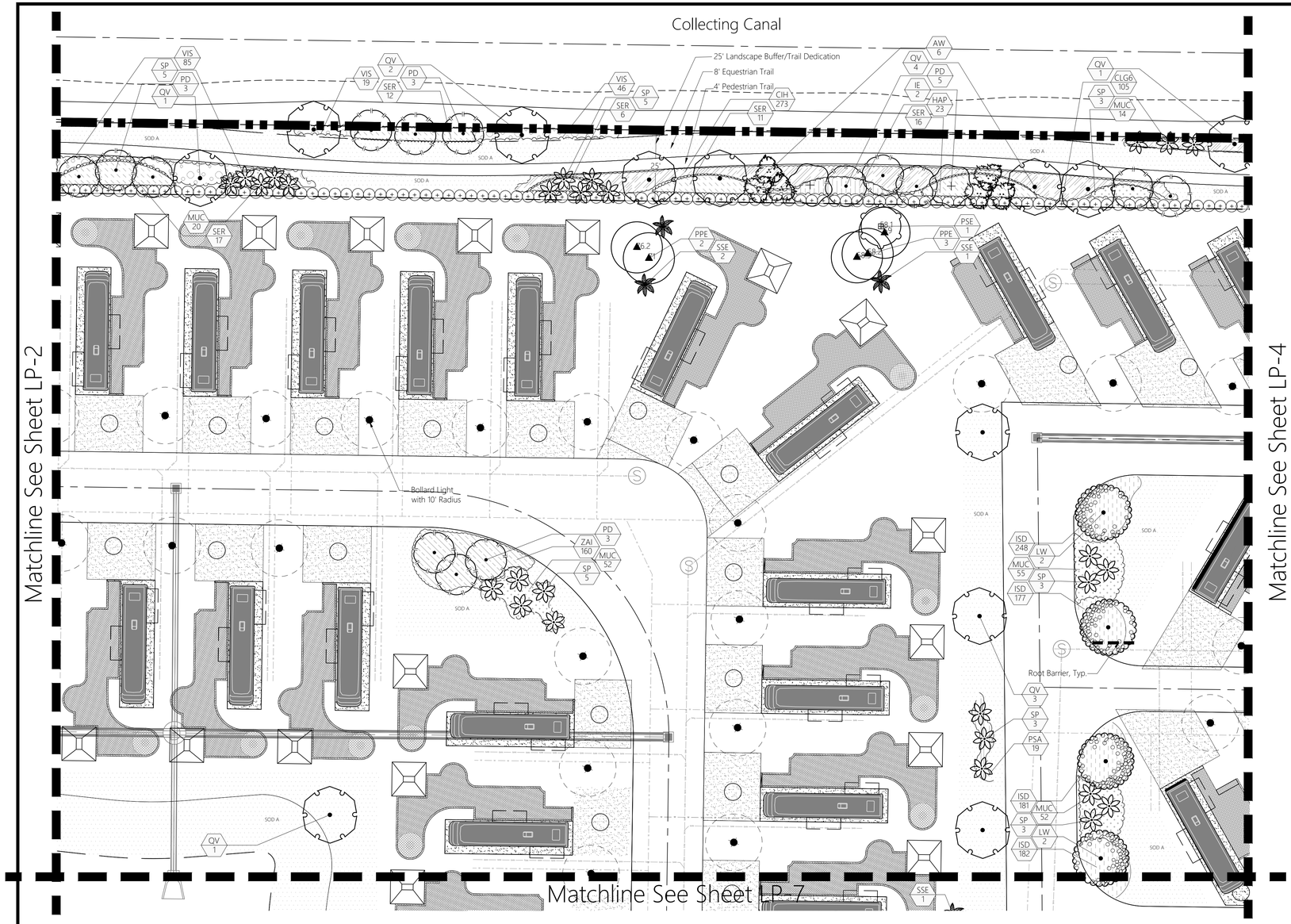

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SHRUBS

	AI	Alcantarea imperialis Imperial Bromeliad
	AMY	Asparagus densiflorus 'Myers' Myers Asparagus Fern
	CAM	Callicarpa americana American Beautyberry
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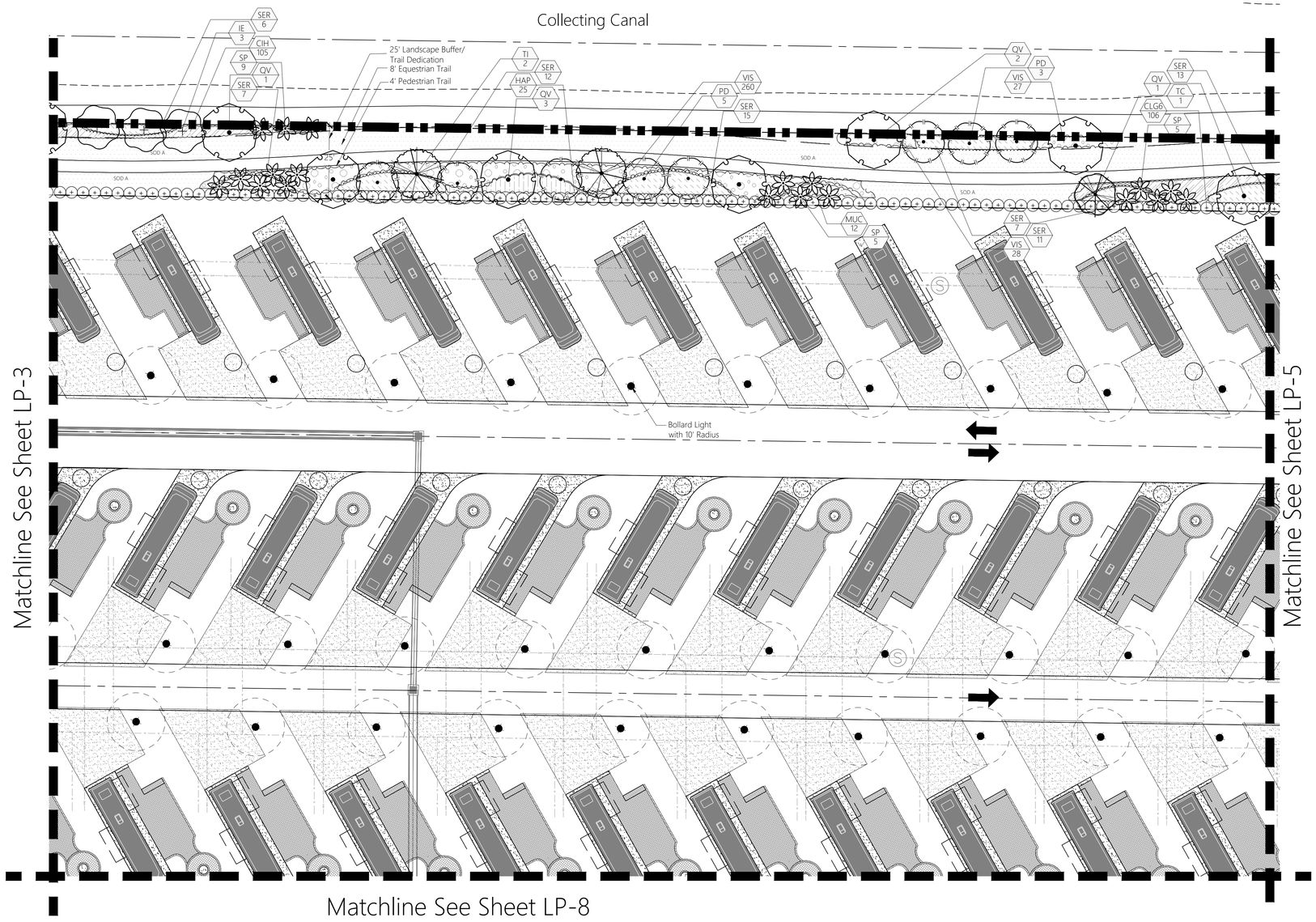

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	LEG	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope
	SOD A	Stenotaphrum secundatum St. Augustine Grass
	TAM	Trachelospermum asiaticum 'Minima' Minima Asiatic Jasmine

See Landscape Calculations Sheet
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North

0 10 20 40
Scale: 1" = 20'

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Michelle L. DucheneLA 6667416

Revisions

Submittal	08/26/2024
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Resubmittal	02/20/2025
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North Buffer Landscape Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP
Sheet 4 of 24

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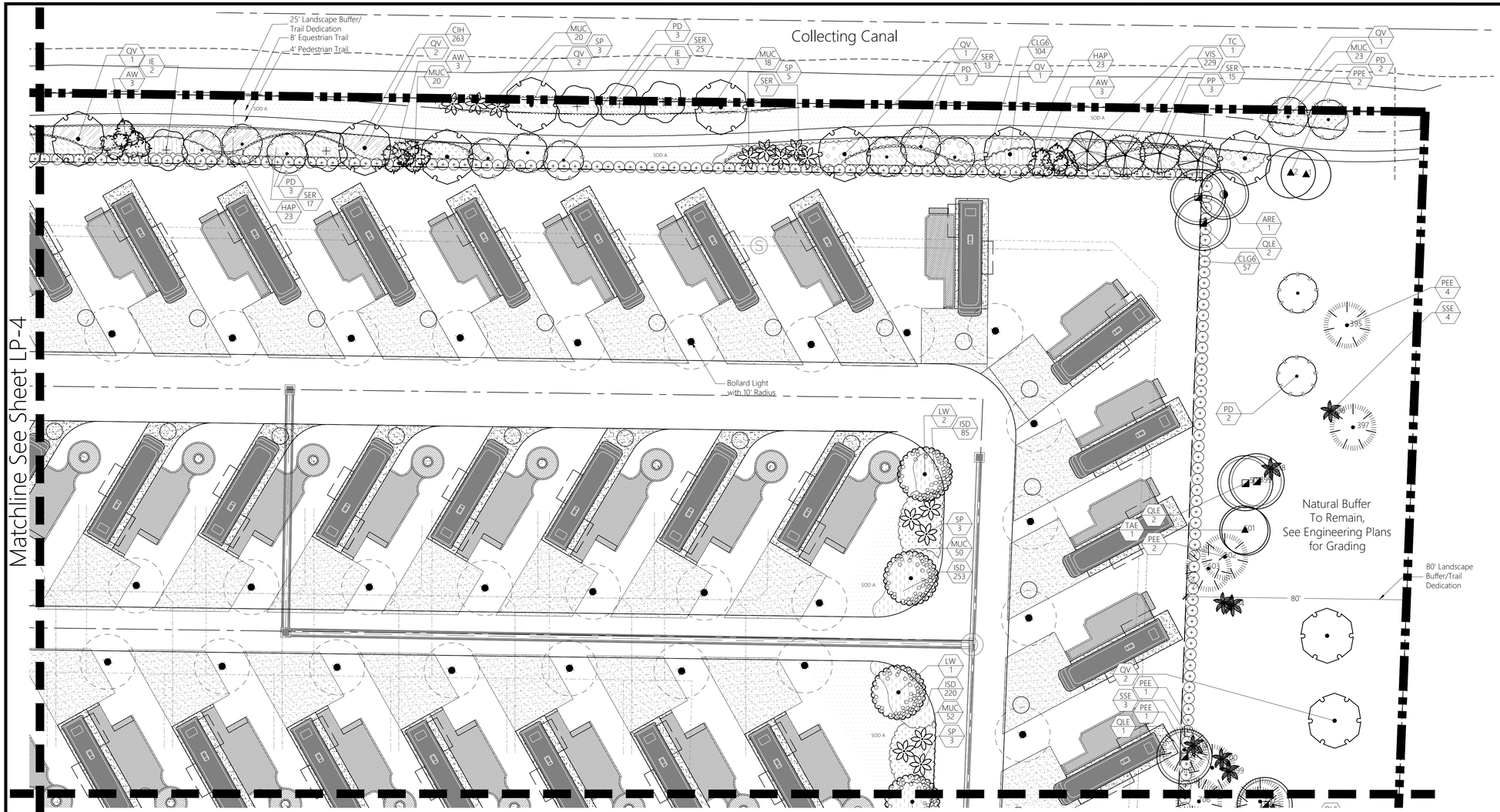

PLANT SYMBOL KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
EXISTING TREES/PALMS		
	ARE	Acer rubrum Red Maple
	PEE	Pinus elliottii Slash Pine
	PPE	Pinus palustris Longleaf Pine
	PSE	Prunus salicina Japanese Plum
	QLE	Quercus hemisphaerica Laurel-leaved Oak
	SSE	Sabal palmetto Cabbage Palmetto
	TAE	Taxodium ascendens Pond Cypress
SHADE TREES		
	LW	Lysiloma latisiliquum False Tamarind
	PD	Pinus elliottii densa Slash Pine
	PP	Pinus palustris Longleaf Pine
	QV	Quercus virginiana Southern Live Oak
	TD	Taxodium distichum Bald Cypress
FLOWERING/ACCENT TREES		
	CR	Clusia rosea Autograph Tree
	DR	Delonix regia Royal Poinciana
	ED	Elaeocarpus decipiens Japanese Blueberry Tree
	IE	Ilex x attenuata `Eagleston` Eagleston Holly
	TC	Tabebuia caraiba Silver Trumpet
	TI	Tabebuia impetiginosa Pink Trumpet Tree
PALM TREES		
	AW	Acoelorrhaphe wrightii Paurotis Palm
	PS	Phoenix sylvestris Wild Date Palm
	SP	Sabal palmetto Cabbage Palmetto

SHRUBS		
	AI	Alcantarea imperialis Imperial Bromeliad
	AMY	Asparagus densiflorus 'Myers' Myers Asparagus Fern
	CAM	Callicarpa americana American Beautyberry
	CH2	Chamaerops humilis Mediterranean Fan Palm
	CHI3	Chrysobalanus icaco Coco Plum
	CHI4	Chrysobalanus icaco Coco Plum
	CLG1	Clusia guttifera Small Leaf Clusia
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	PMM2	Podocarpus macrophyllus 'Maki' Maki Podocarpus
		Serenoa repens

SHRUB AREAS		
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	HAP	Hamelia patens Firebush
	MUC	Muhlenbergia capillaris Pink Muhly Grass
	PSA	Pennisetum setaceum 'Alba' White Fountain Grass
	PSN	Psychotria nervosa Wild Coffee
	SER	Serenoa repens Saw Palmetto
	SPB	Spartina bakeri Sand Cordgrass
	TDN2	Tripsacum dactyloides nana Dwarf Fakahatchee Grass
	VIS	Viburnum suspensum Sandankwa Viburnum
	ZAI	Zamia integrifolia Coontie

GROUND COVERS		
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	LEG	Liriope muscari 'Evergreen Giant' Evergreen Giant Liriope
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North

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North Buffer Landscape Plan

Scale	As Shown
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LP
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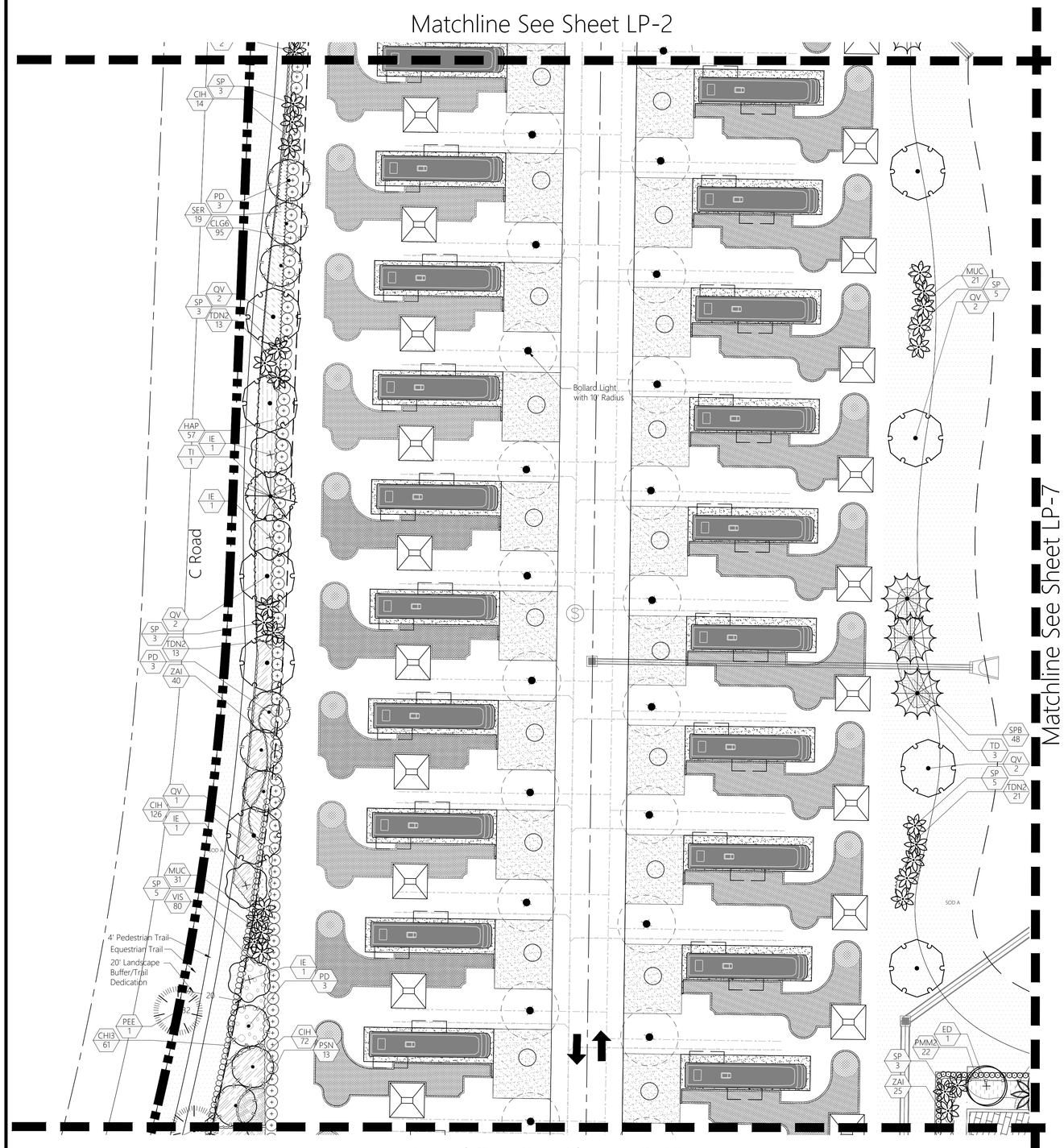

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	PSN	Psychotria nervosa Wild Coffee
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	TDN2	Tripsacum dactyloides nana Dwarf Fakahatchee Grass
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North

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Resubmittal	04/11/2025

East Buffer Landscape Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP

Sheet 6 of 24

Matchline See Sheet LP-3

Matchline See Sheet LP-6

Matchline See Sheet LP-8

Matchline See Sheet LP-11

Lake

SOD A

TD 3
SPB 47
QV 2
MUC 21
SP 5
SSE 1
SP 3
PSA 19
QV 4
SPB 48
QV 2
TD 3
SPB 48
TDN2 21
Bollard Light with 10' Radius
ISD 351
PS 4
PMM2 86
MUC 43
SP 5
TAM 72
TAM 79
SSE 3
SP 3
PSA 19
15' Lightpole Setback, Typ.
Curb at Parking, Typ.
TAE 1
SSE 3
ISD 79
LW 2
TDN2 89
PD 3
MUC 67
TAE 2
SSE 1
CHI3 8
CHI3 10
SP 3
FGI 231
ISD 121
SP 3
PSA 46
PPE 1
Root Barrier, Typ.
20' U.E.

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North

Scale: 1" = 20'

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Interior Landscape Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP

Sheet 7 of 24

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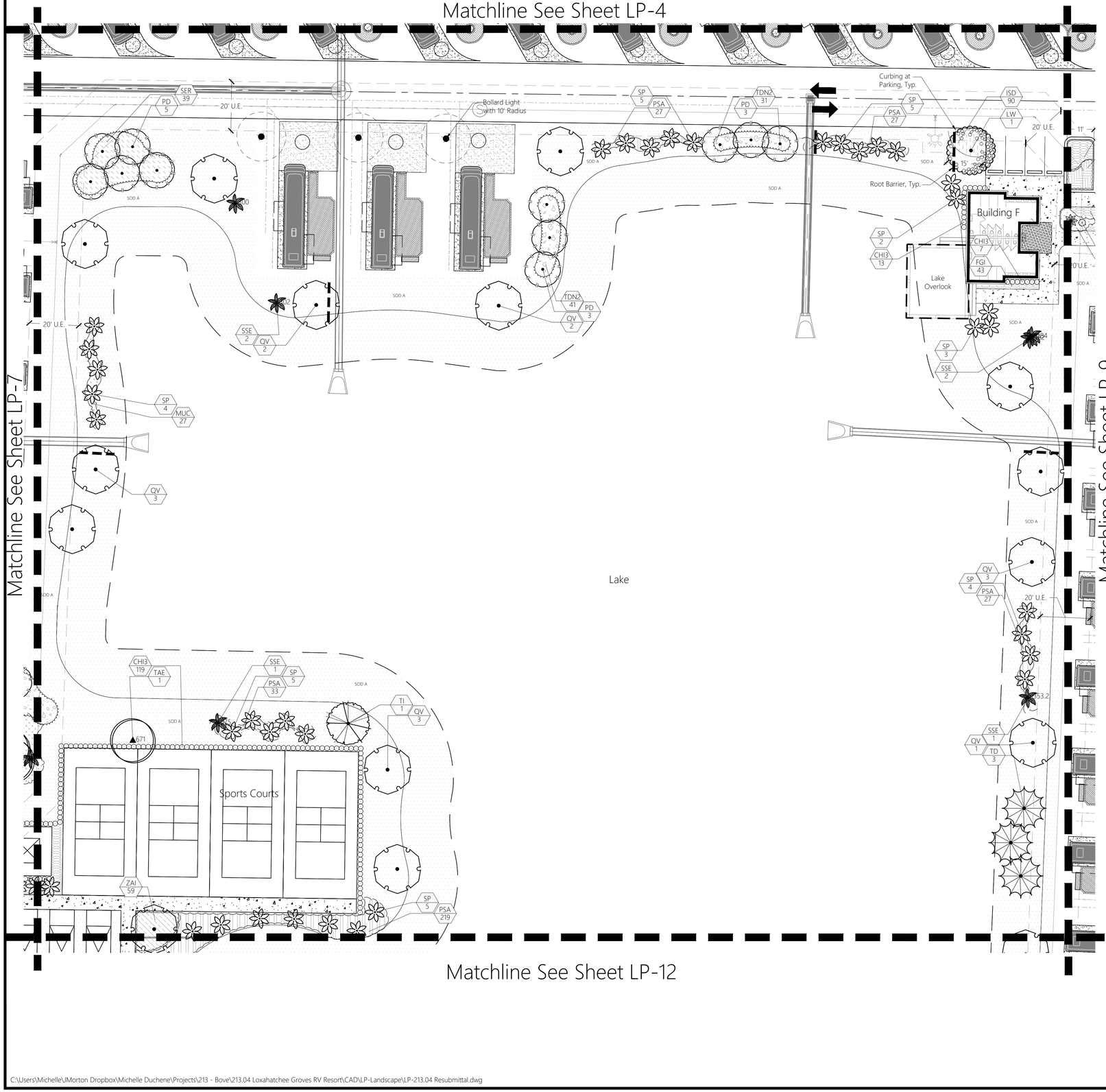

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	PSA	Pennisetum setaceum 'Alba' White Fountain Grass
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North

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Scale: 1" = 20'

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Interior Landscape Plan

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LP

Sheet 8 of 24

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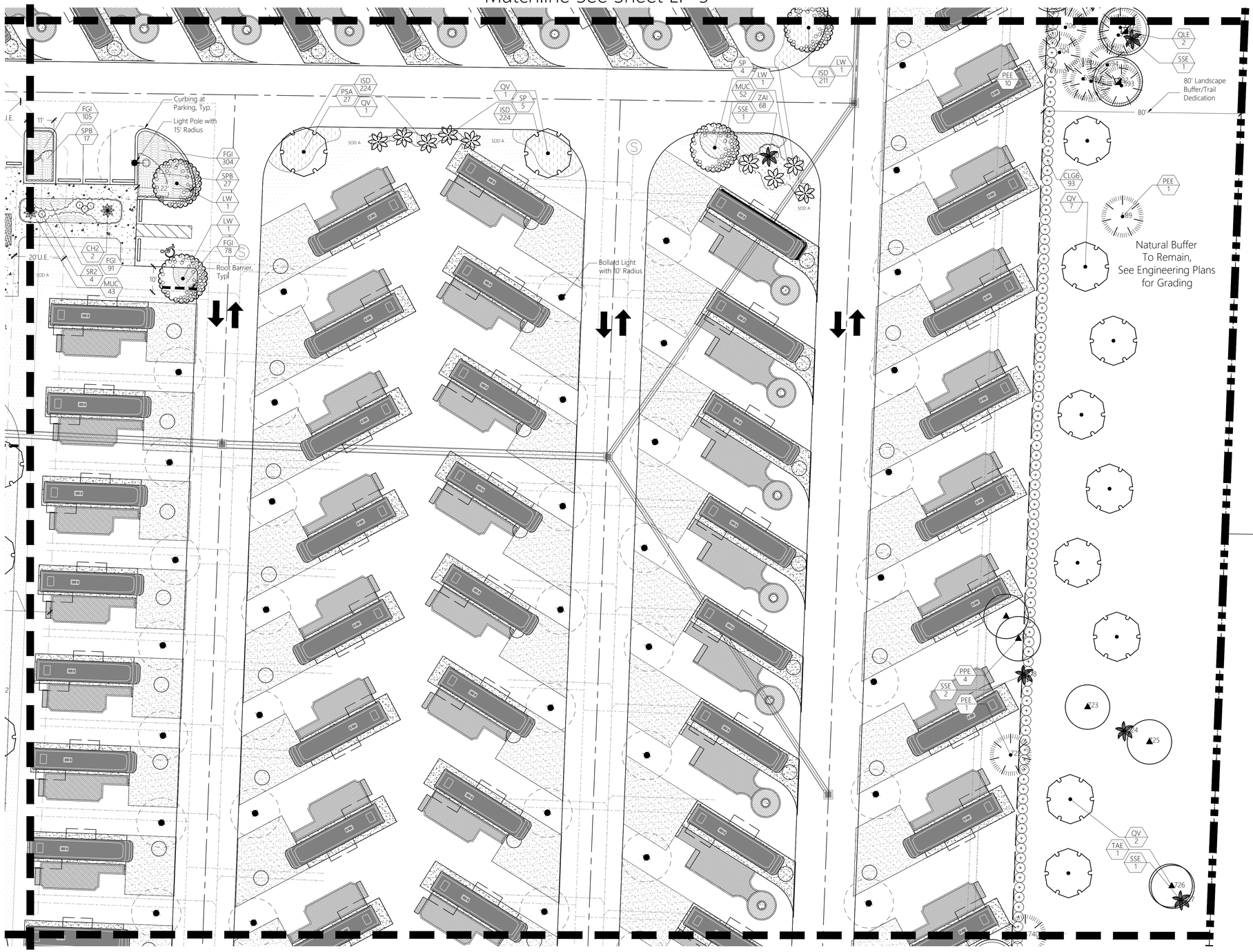
Matchline See Sheet LP-5

Matchline See Sheet LP-8



Matchline See Sheet LP-13

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West Buffer Landscape Plan

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Checked By	MLD
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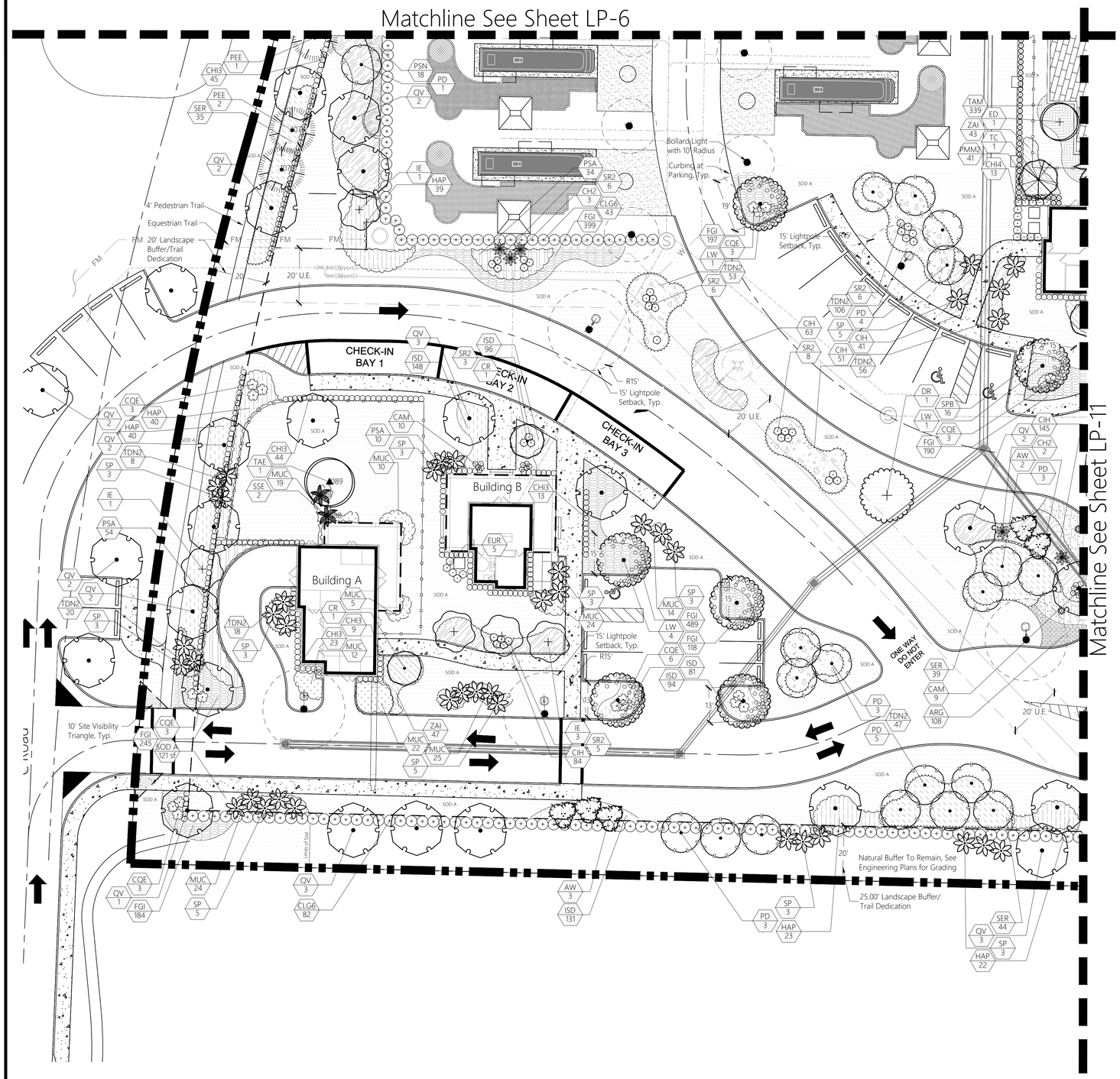

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Loxahatchee Groves, Florida

Michelle L. Duchene\LA 6667416

Revisions

Submittal	08/26/2024
Resubmittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

East Buffer Landscape Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP
Sheet 10 of 24

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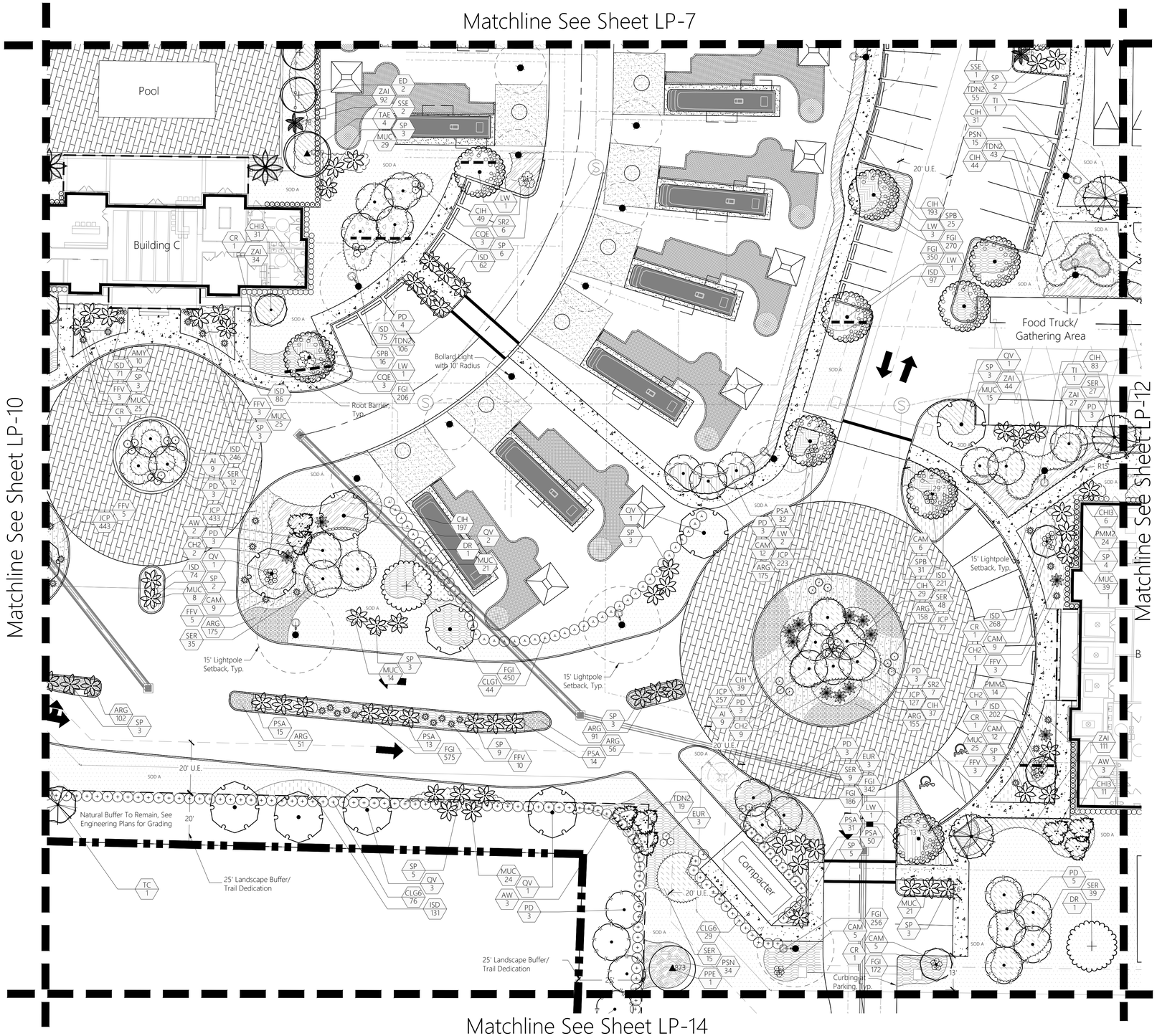

PLANT SYMBOL KEY

SYMBOL	CODE	BOTANICAL / COMMON NAME
EXISTING TREES/PALMS		
	ARE	Acer rubrum Red Maple
	PEE	Pinus elliottii Slash Pine
	PPE	Pinus palustris Longleaf Pine
	PSE	Prunus salicina Japanese Plum
	QLE	Quercus hemisphaerica Laurel-leaved Oak
	SSE	Sabal palmetto Cabbage Palmetto
	TAE	Taxodium ascendens Pond Cypress
SHADE TREES		
	LW	Lysiloma latisiliquum False Tamarind
	PD	Pinus elliottii densa Slash Pine
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	QV	Quercus virginiana Southern Live Oak
	TD	Taxodium distichum Bald Cypress
FLOWERING/ACCENT TREES		
	CR	Clusia rosea Autograph Tree
	DR	Delonix regia Royal Poinciana
	ED	Elaeocarpus decipiens Japanese Blueberry Tree
	IE	Ilex x attenuata `Eagleston` Eagleston Holly
	TC	Tabebuia caraiba Silver Trumpet
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PALM TREES		
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SHRUBS		
	AI	Alcantarea imperialis Imperial Bromeliad
	AMY	Asparagus densiflorus 'Myers' Myers Asparagus Fern
	CAM	Callicarpa americana American Beautyberry
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See Landscape Calculations Sheet
for Full Plant Specifications

North

Scale: 1" = 20'

0 10 20 40

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Interior Landscape Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
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Sheet 11 of 24

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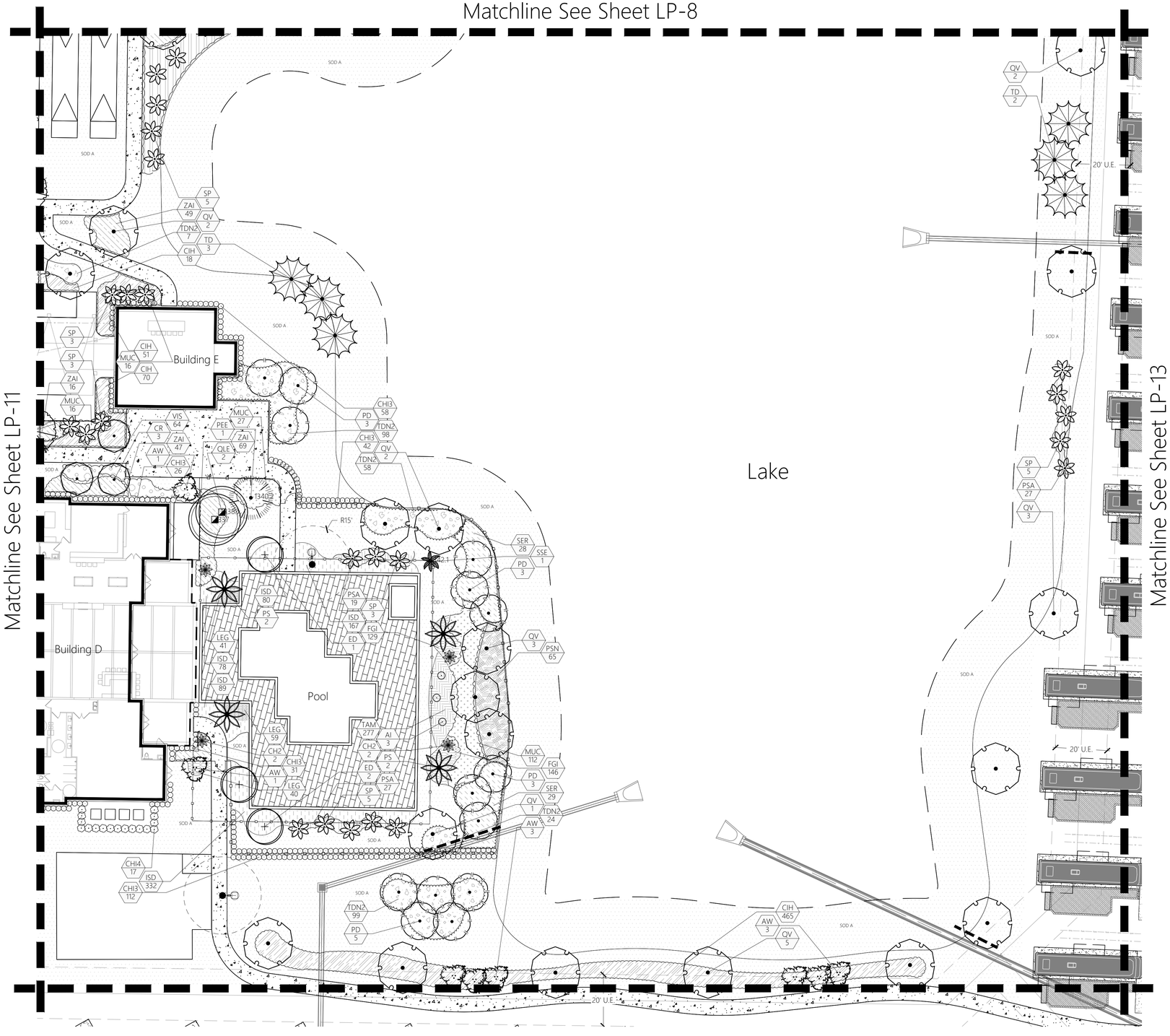

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North

Scale: 1" = 20'

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Interior Landscape Plan

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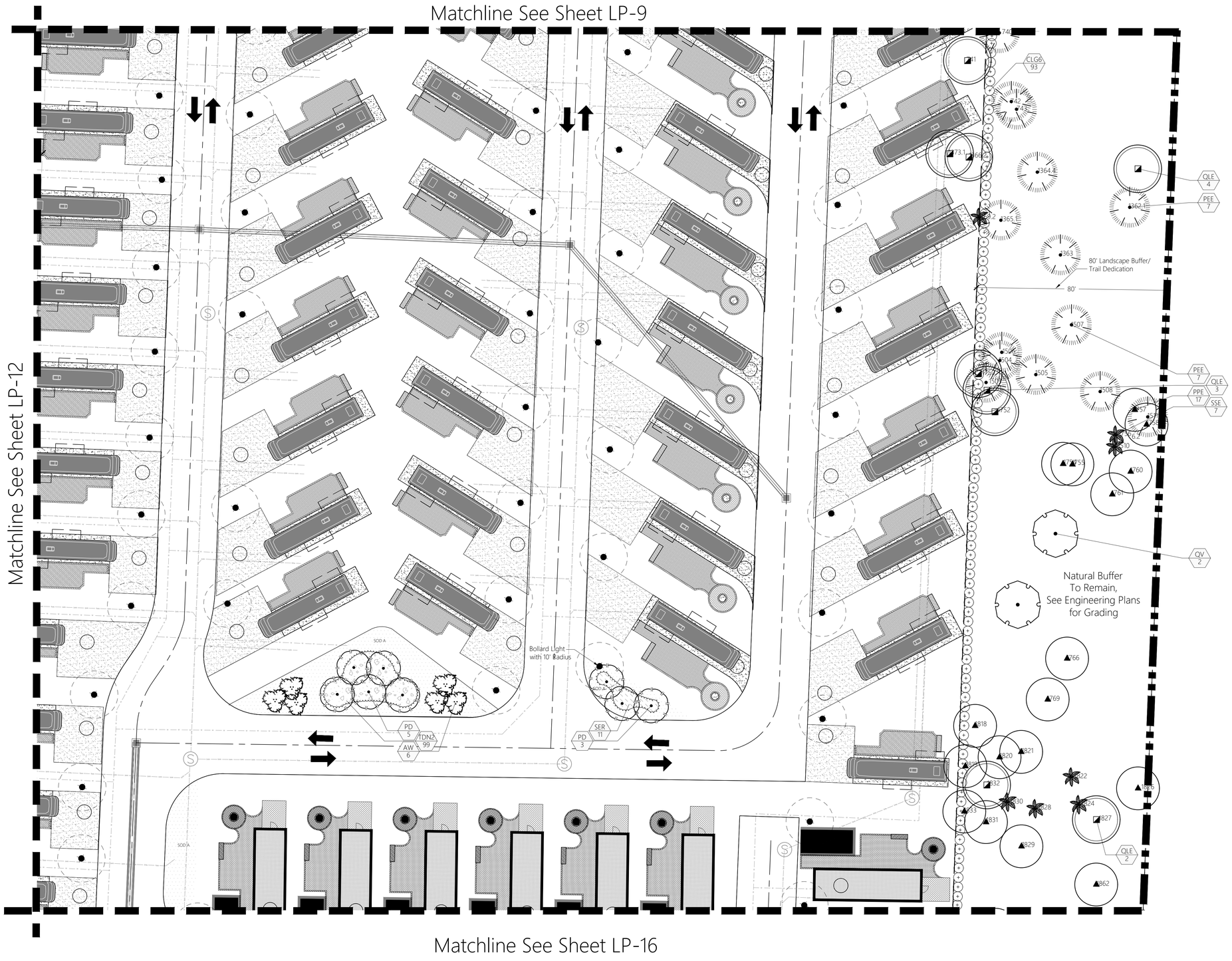

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West Buffer Landscape Plan

Scale	As Shown
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North

0 10 20 40
Scale: 1" = 20'

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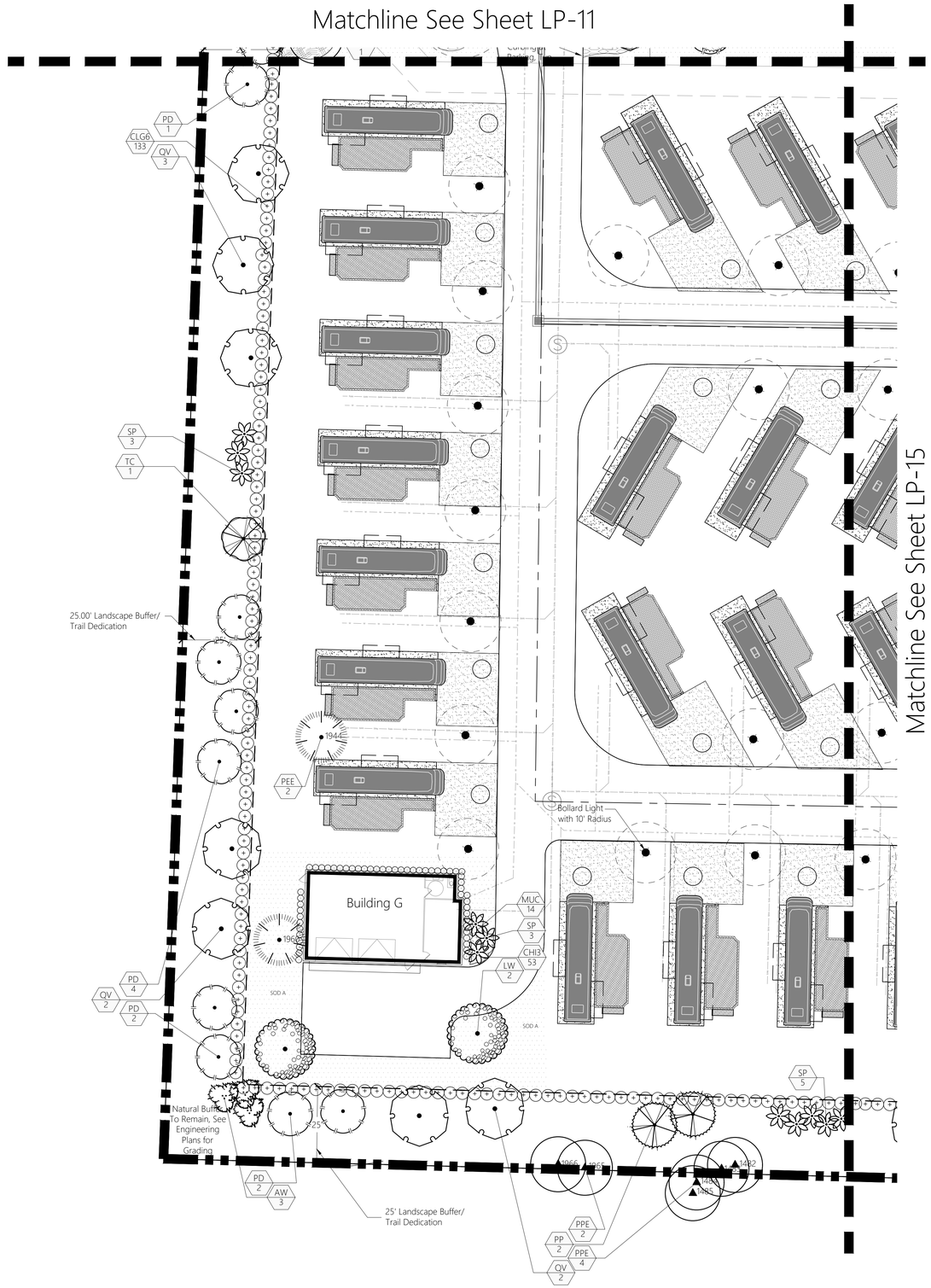

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North

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South Buffer Landscape Plan

Scale	As Shown
Drawn By	SM
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File	LP-213.04 Resubmittal

LP

Sheet 14 of 24

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Matchline See Sheet LP-12

Matchline See Sheet LP-14

Matchline See Sheet LP-16

20' U.E.

Natural Buffer
To Remain,
See Engineering Plans
for Grading

Bollard Light
with 10' Radius

TI 1
CLG6 85
QV 3

QV 4
PD 4
SP 3

Natural Buffer To Remain, See Engineering Plans for Grading

25'

25' Landscape Buffer/Trail Dedication

PPE 4
QLE 1
TAE 1

154
156
2155
2149
2150
2151

Natural Buffer

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See Landscape Calculations Sheet
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North

Scale: 1" = 20'

0 10 20 40

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South Buffer Landscape Plan

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LP

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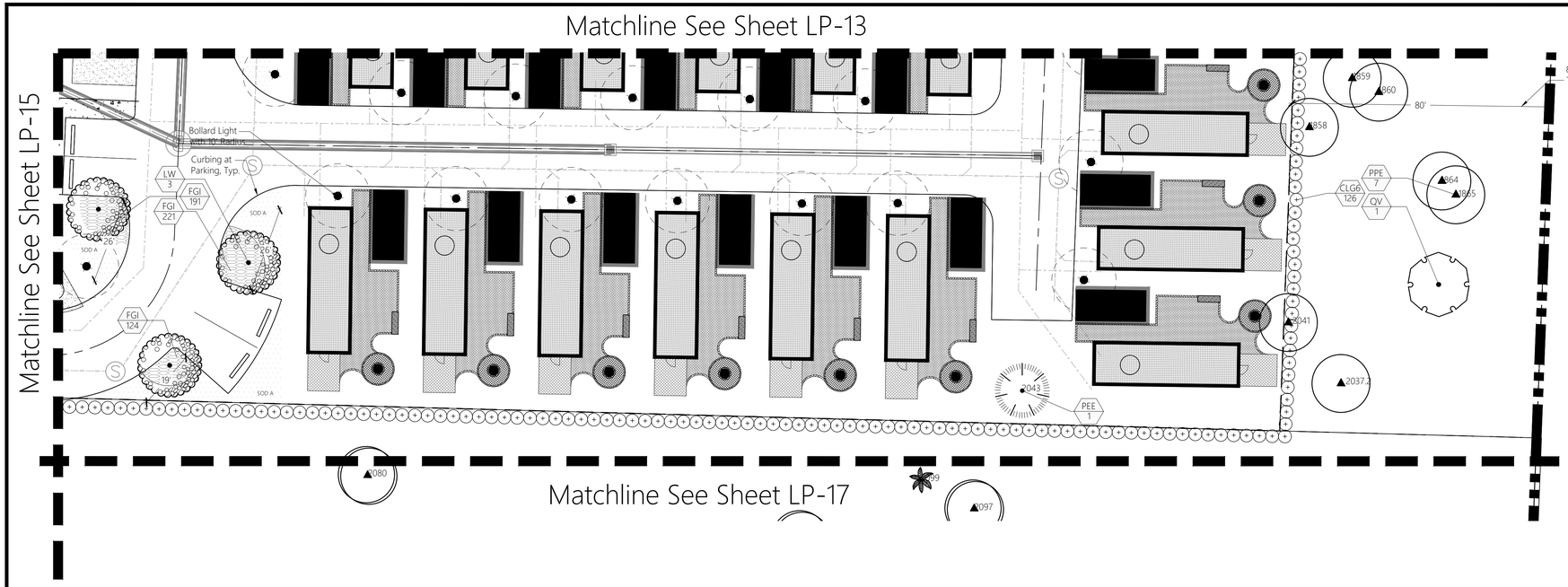

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North

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Matchline See Sheet LP-16

Matchline See Sheet LP-15

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To Remain,
See Engineering Plans
for Grading

Natural Buffer
To Remain,
See Engineering Plans
for Grading

Natural Buffer
To Remain,
See Engineering Plans
for Grading

Natural Buffer
To Remain,
See Engineering Plans
for Grading

SOD A

PEE 1

SSE 12
TAE 6

PEE 4
PPE 5
QLE 1

PPE 4
QLE 1
TAE 1

SSE 7
PPE 7
QLE 2
TAE 4

North

Scale: 1" = 20'

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Michelle L. DucheneLA 6667416

Revisions

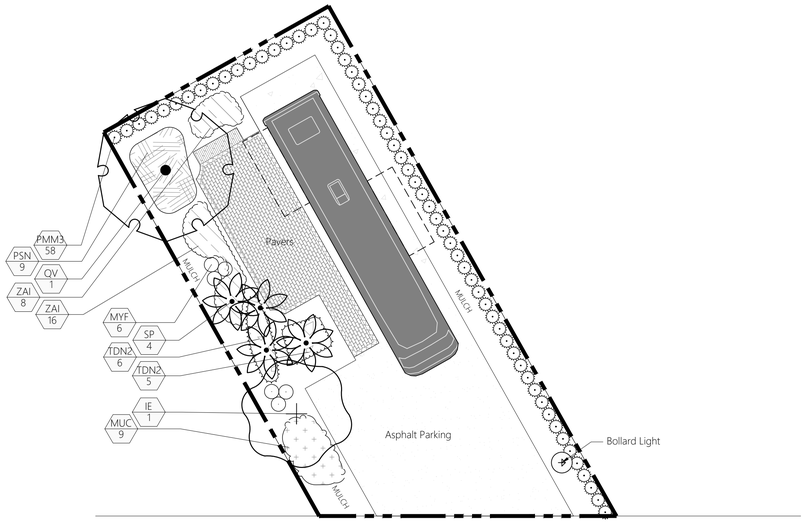
Submittal	08/26/2024
Resubmittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

South Buffer Landscape Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP
Sheet 17 of 24

Premium Back-In Typical



Notes:
1. Please see Site Plan for Site Typical Layout Details.
2. Field Adjust Tree to Accommodate Utilities. Apply Root Barriers where Required based on Final Utility Layout.

PLANT SCHEDULE- PREMIUM BACK IN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	QV	1	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
FLOWERING/ACCENT TREES									
	IE	1	Ilex x attenuata `Eagleston` / Eagleston Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL		
PALM TREES									
	SP	4	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	MYF	6	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening	36"	24"	24" o.c.	Native	Low
	PMM3	58	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	36"	24"	24" o.c.	Non-Native	Low
SHRUB AREAS								
	MUC	9	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	30" o.c.	Native	Low
	PSN	9	Psychotria nervosa / Wild Coffee Full, Min. 3 Gallon	24"	24"	36" o.c.	Native	Low
	TDN2	11	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	30" o.c.	Native	Low
	ZAI	32	Zamia integrifolia / Coontie Full	24"	24"	24" o.c.	Native	Low

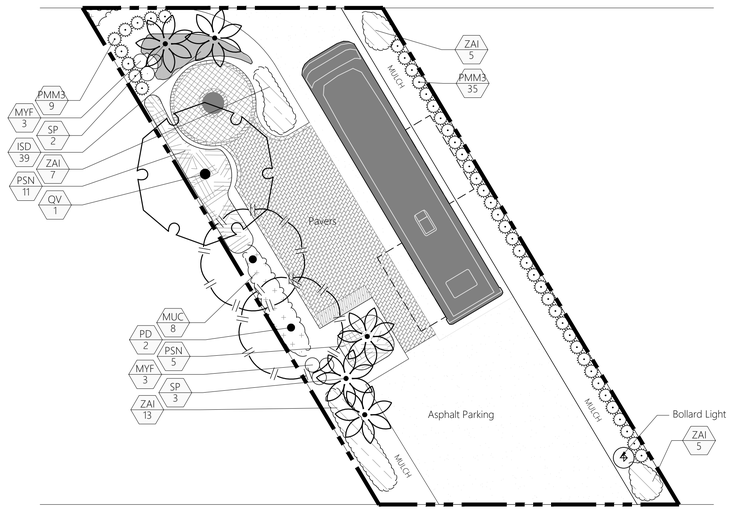
Note:
Plant specification indicate size at time of planting.

LANDSCAPE REQUIREMENTS CHART

PREMIUM BACK-IN

CATEGORY	PERVIOUS	REQUIREMENT	REQUIRED	PROVIDED
Trees	1,138 S.F.	1/1,000 S.F. Pervious	1	2
Shrubs	1,138 S.F.	10/500 S.F. Pervious	23	64

Premium Pull Through Typical



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PLANT SCHEDULE - PREMIUM PULL-THROUGH

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	PD	2	Pinus elliottii densa / Slash Pine Single Straight Trunk	16` OA	5`	4` CT Min.	3" CAL	Native	Low
	QV	1	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
PALM TREES									
	SP	5	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	MYF	6	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening	36"	24"	24" o.c.	Native	Low
	PMM3	44	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	36"	24"	24" o.c.	Non-Native	Low
SHRUB AREAS								
	MUC	10	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	30" o.c.	Native	Low
	PSN	16	Psychotria nervosa / Wild Coffee Full, Min. 3 Gallon	24"	24"	36" o.c.	Native	Low
	ZAI	30	Zamia integrifolia / Coontie Full	24"	24"	24" o.c.	Native	Low
GROUND COVERS								
	ISD	39	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	14" o.c.	Native	Low

Note:
Plant specification indicate size at time of planting.

LANDSCAPE REQUIREMENTS CHART

PREMIUM PULL THROUGH

CATEGORY	PERVIOUS	REQUIREMENT	REQUIRED	PROVIDED
Trees	1,113 S.F.	1/1,000 S.F. Pervious	1	3
Shrubs	1,113 S.F.	10/500 S.F. Pervious	23	50

North

0 5 10 20
Scale: 1" = 10'

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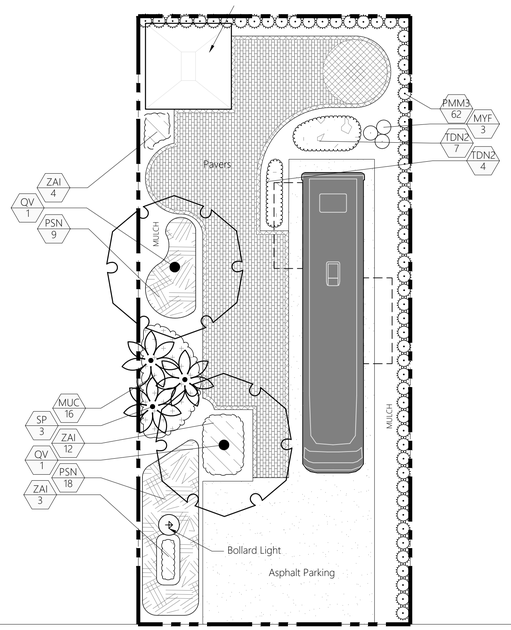
Premium Back-In with Cabana Typical



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PLANT SCHEDULE - PREMIUM BACK IN W/ CABANA

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	QV	2	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
PALM TREES									
	SP	3	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	MYF	3	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening	36"	24"	24" o.c.	Native	Low
	PMM3	62	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	36"	24"	24" o.c.	Non-Native	Low
SHRUB AREAS								
	MUC	16	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	30" o.c.	Native	Low
	PSN	27	Psychotria nervosa / Wild Coffee Full, Min. 3 Gallon	24"	24"	36" o.c.	Native	Low
	TDN2	11	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	30" o.c.	Native	Low
	ZAI	19	Zamia integrifolia / Coontie Full	24"	24"	24" o.c.	Native	Low

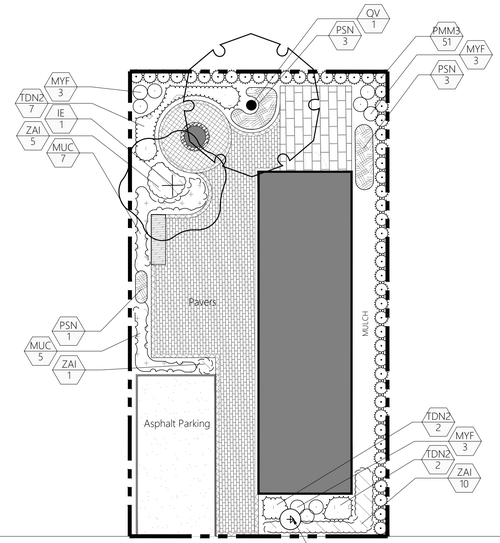
Note:
Plant specification indicate size at time of planting.

LANDSCAPE REQUIREMENTS CHART

PREMIUM BACK IN WITH CABANA

CATEGORY	PERVIOUS	REQUIREMENT	REQUIRED	PROVIDED
Trees	1,257 S.F.	1/1,000 S.F. Pervious	1	2
Shrubs	1,257 S.F.	10/500 S.F. Pervious	25	65

Park Owned Rental Typical



Notes:
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PLANT SCHEDULE - PARK OWNED RENTAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	QV	1	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
FLOWERING/ACCENT TREES									
	IE	1	Ilex x attenuata 'Eagleston' / Eagleston Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	MYF	9	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening	36"	24"	24" o.c.	Native	Low
	PMM3	51	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	36"	24"	24" o.c.	Non-Native	Low
SHRUB AREAS								
	MUC	12	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	30" o.c.	Native	Low
	PSN	7	Psychotria nervosa / Wild Coffee Full, Min. 3 Gallon	24"	24"	36" o.c.	Native	Low
	TDN2	11	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	30" o.c.	Native	Low
	ZAI	16	Zamia integrifolia / Coontie Full	24"	24"	24" o.c.	Native	Low

Note:
Plant specification indicate size at time of planting.

LANDSCAPE REQUIREMENTS CHART

PARK OWNED RENTAL

CATEGORY	PERVIOUS	REQUIREMENT	REQUIRED	PROVIDED
Trees	764 S.F.	1/1,000 S.F. Pervious	1	2
Shrubs	764 L.F.	10/500 S.F. Pervious	15	60

North

Scale: 1" = 10'

0 5 10 20

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PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
EXISTING TREES/PALMS									
	ARE	1	Acer rubrum / Red Maple	Existing				Native	Low
	PEE	40	Pinus elliottii / Slash Pine	Existing				Native	Low
	PPE	37	Pinus palustris / Longleaf Pine	Existing				Native	Low
	PSE	1	Prunus salicina / Japanese Plum	Existing				Non-Native	Low
	QLE	19	Quercus hemisphaerica / Laurel-leaved Oak	Existing					Low
	SSE	43	Sabal palmetto / Cabbage Palmetto	Existing				Native	Low
	TAE	11	Taxodium ascendens / Pond Cypress	Existing				Native	Medium
SHADE TREES									
	LW	33	Lysiloma latisiliquum / False Tamarind	12` OA	5`	4` CT Min.	2.5" CAL	Native	Low
	PD	116	Pinus elliottii densa / Slash Pine Single Straight Trunk	16` OA	5`	4` CT Min.	3" CAL	Native	Low
	PP	6	Pinus palustris / Longleaf Pine	16`	5`	5` CT	2.5" CAL	Native	Low
	QV	99	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	TD	21	Taxodium distichum / Bald Cypress Single Straight Trunk	12` OA	4`	4` CT Min.	2.5" CAL	Native	Medium
FLOWERING/ACCENT TREES									
	CR	10	Clusia rosea / Autograph Tree Single, Straight Trunk	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	DR	3	Delonix regia / Royal Poinciana	12` OA	4`	4` CT Min.	2.5" CAL	Non-Native	Low
	ED	7	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base	12` OA	3`-5`	Full to Base	2.5" CAL	Non-Native	Low
	IE	15	Ilex x attenuata `Eagleston` / Eagleston Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	TC	3	Tabebuia caraiba / Silver Trumpet	12` OA	4`	4` CT Min.	2.5" CAL	Non-Native	Low
	TI	6	Tabebuia impetiginosa / Pink Trumpet Tree Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Non-Native	Low
PALM TREES									
	AW	36	Acoelorrhaphe wrightii / Paurotis Palm	18` - 20`		10` CT		Native	Medium
	PS	8	Phoenix sylvestris / Wild Date Palm	20` OA	15`	12` CT		Non-Native	Low
	SP	264	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	12`-20` O.A.	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	AI	21	Alcantarea imperialis / Imperial Bromeliad	30"	30"	36" o.c.	Non-Native	Medium
	AMY	10	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full	14"	12"	18" o.c.	Non-Native	Low
	CAM	71	Callicarpa americana / American Beautyberry Full	18"	18"	24" o.c.	Native	Low
	CH2	24	Chamaerops humilis / Mediterranean Fan Palm Matched	3`-4`	3`	66" o.c.	Non-Native	Medium
	CHI3	690	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.	Native	Low
	CHI4	30	Chrysobalanus icaco / Coco Plum Full to Base	48"	24"	36" o.c.	Native	Low
	CLG1	44	Clusia guttifera / Small Leaf Clusia Full to Base	24"	24"	48" o.c.	Native	Low
	CLG6	683	Clusia guttifera / Small Leaf Clusia Full to Base	6`	4`	48" o.c.	Native	Low
	CQE	21	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
	EUR	11	Eugenia rhombea / Red Stopper Full to Base	48"	24"	36" o.c.	Native	Low
	FFV	32	Furcraea foetida 'Variegata' / Variegated False Agave Full , Matched	30"	30"	36" o.c.	Non-Native	Low
	PMM2	186	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.	Non-Native	Low
	SR2	51	Serenoa repens / Saw Palmetto	24"	24"	36" o.c.	Native	Low
SHRUB AREAS								
	CIH	2,331	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18"	18"	24" o.c.	Native	Low
	HAP	119	Hamelia patens / Firebush Full	24"	24"	36" o.c.	Native	Low
	MUC	1,267	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	30" o.c.	Native	Low
	PSA	735	Pennisetum setaceum 'Alba' / White Fountain Grass Full	24"	24"	30" o.c.	Non-Native	Low
	PSN	80	Psychotria nervosa / Wild Coffee Full, Min. 3 Gallon	24"	24"	36" o.c.	Native	Low
	SER	560	Serenoa repens / Saw Palmetto Full, Min. 3 Gallon	24"	24"	48" o.c.	Native	Low
	SPB	323	Spartina bakeri / Sand Cordgrass Full	24"	24"	30" o.c.	Native	Low
	TDN2	1,060	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	30" o.c.	Native	Low
	VIS	913	Viburnum suspensum / Sandankwa Viburnum Full to Base	18"	18"	24" o.c.		
	ZAI	1,128	Zamia integrifolia / Coontie Full	24"	24"	24" o.c.	Native	Low
GROUND COVERS								
	ARG	1,071	Arachis glabrata / Perennial Peanut Full	4"	12"	14" o.c.	Non-Native	Low
	FGI	5,800	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	12" o.c.	Non-Native	Low
	ISD	5,304	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	14" o.c.	Native	Low
	JCP	1,560	Juniperus chinensis 'Parsonii' / Parsoni Juniper Full	8"-10"	6"	14" o.c.	Non-Native	Low
	LEG	140	Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope Full	12"	12"	12" o.c.	Non-Native	Low
	SOD A	180,387 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High
	TAM	875	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine Full	4"	12"	12" o.c.	Non-Native	Medium

Note:
Plant specification indicate size at time of planting.

LANDSCAPE REQUIREMENTS CHART

BUFFERS

NORTH		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	1,595 L.F.	30' O.C.	53	102
Shrubs	1,595 L.F.	6' Opaque Screening	Hedge	Hedge
SOUTH		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	1,532 L.F.	30' O.C.	51	55
Shrubs	1,532 L.F.	6' Opaque Screening	Hedge	Hedge
EAST		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	1,489 L.F.	30' O.C.	50	87 (71 Ex.)
Shrubs	1,489 L.F.	6' Opaque Screening	Hedge	Hedge
WEST		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	977 L.F.	30' O.C.	33	51 (6 Ex.)
Shrubs	977 L.F.	6' Opaque Screening	Hedge	Hedge

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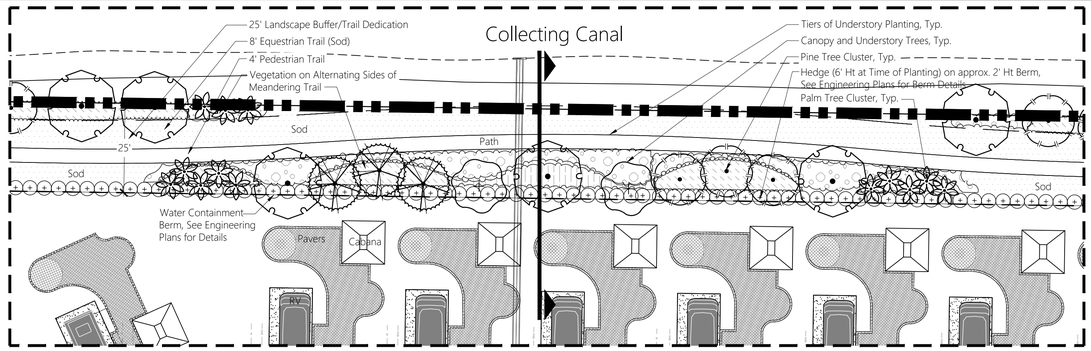
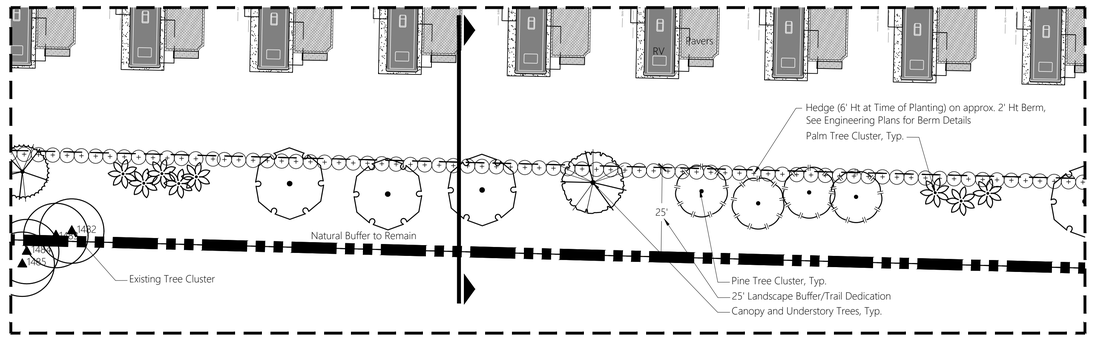


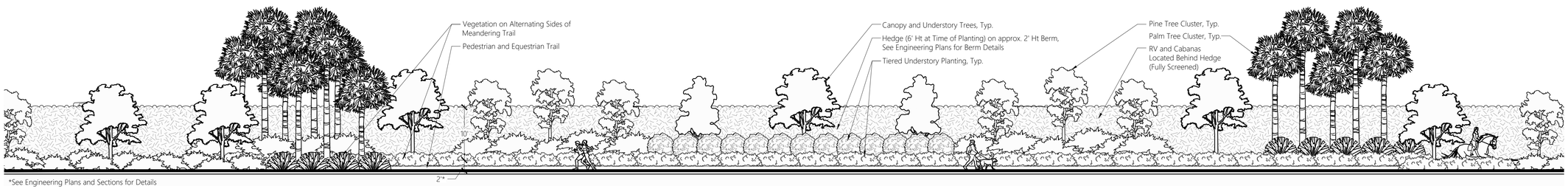
North Buffer Typical Plan

Scale: 1" = 20'



South Buffer Typical Plan

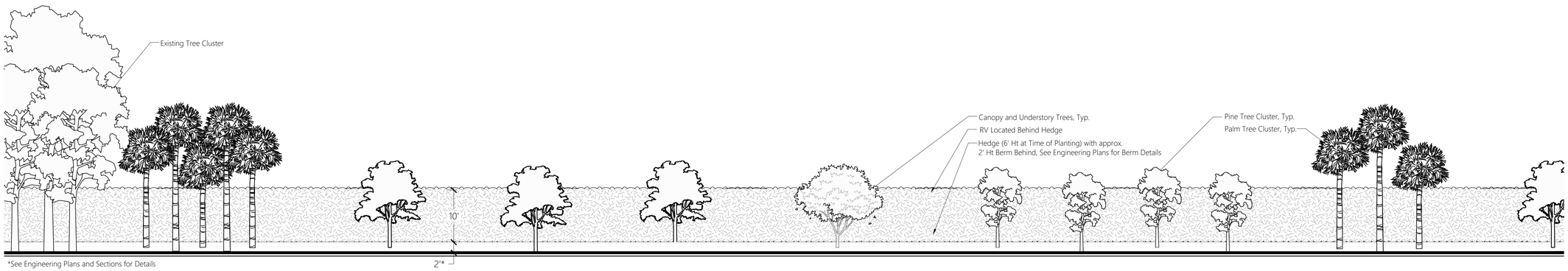
Scale: 1" = 20'



*See Engineering Plans and Sections for Details

North Buffer Typical Elevation

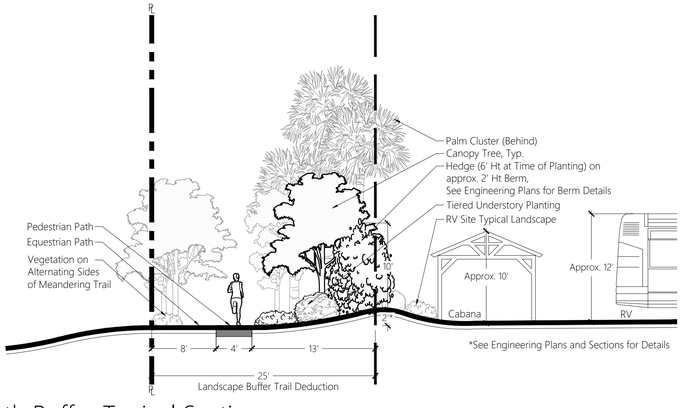
Scale: 1" = 10'



*See Engineering Plans and Sections for Details

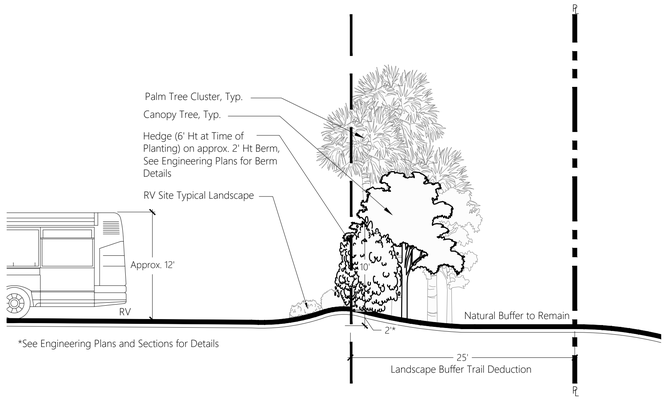
South Buffer Typical Elevation

Scale: 1" = 10'



North Buffer Typical Section

Scale: 1" = 8'



South Buffer Typical Section

Scale: 1" = 8'

NOTE: Plant material represented with 5 years of growth.

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	08/26/2024
Resubmittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Sections and Elevations

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP

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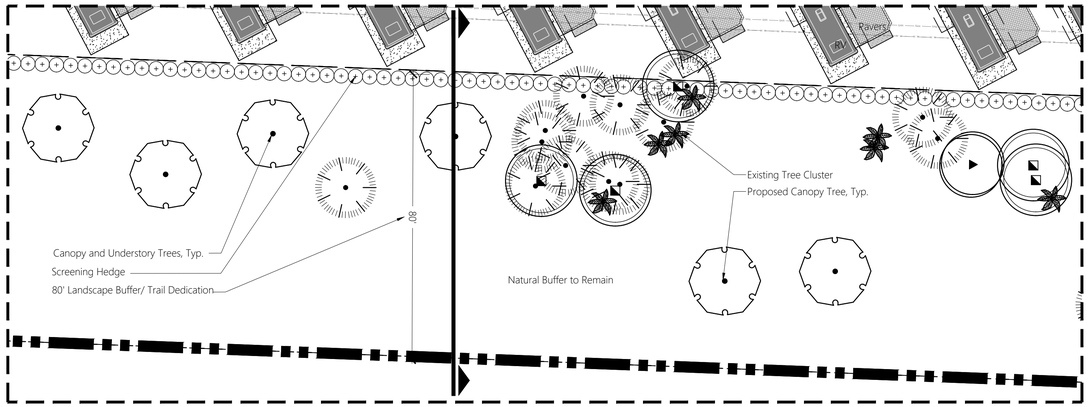
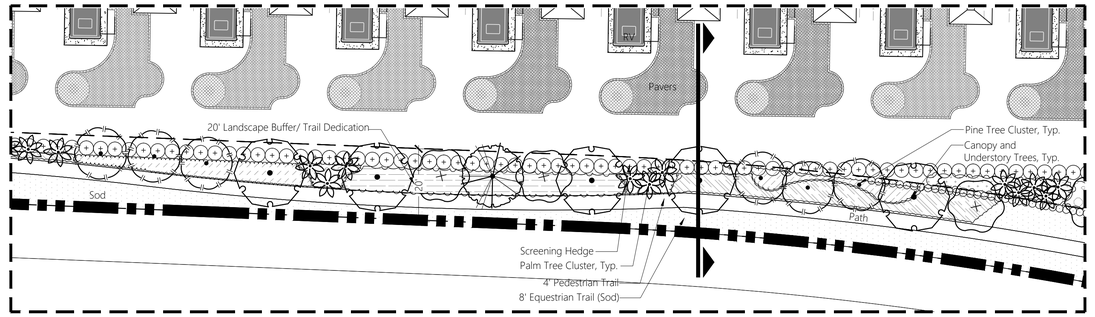
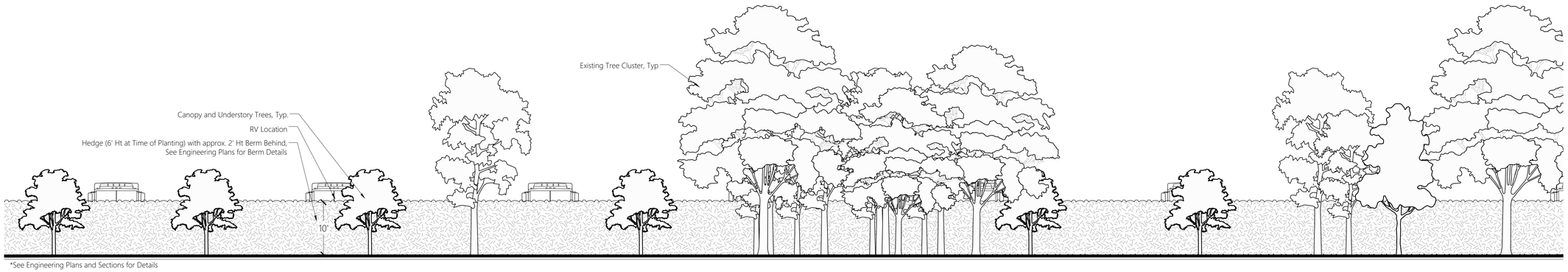


East Buffer Typical Plan — Scale: 1" = 20'

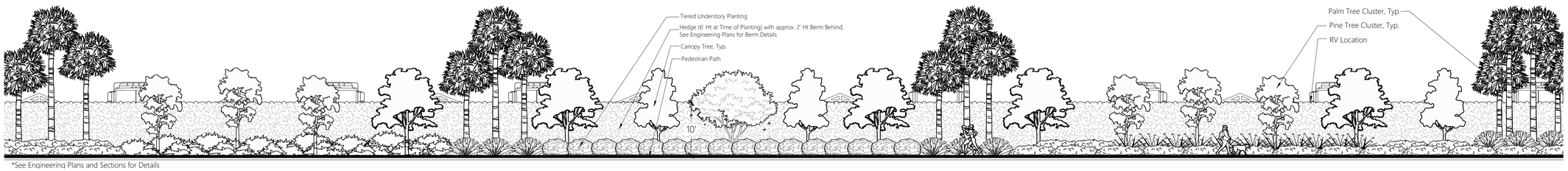


West Buffer Typical Plan — Scale: 1" = 20'



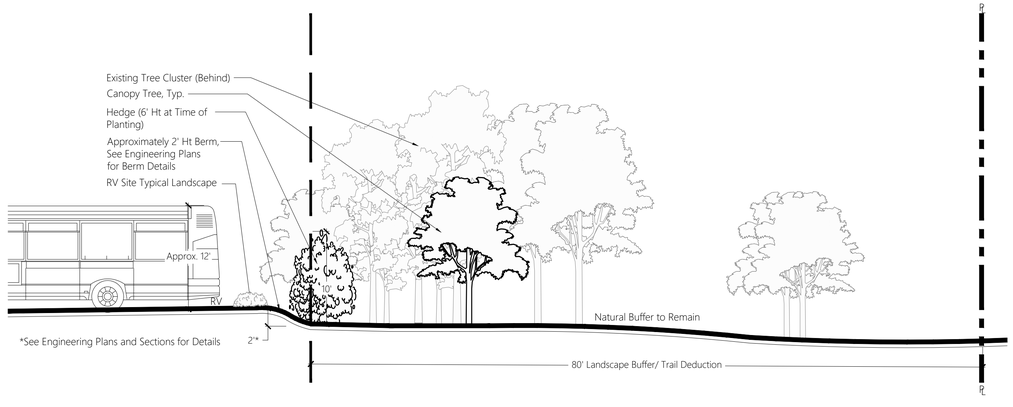
*See Engineering Plans and Sections for Details

East Buffer Typical Elevation — Scale: 1" = 10'

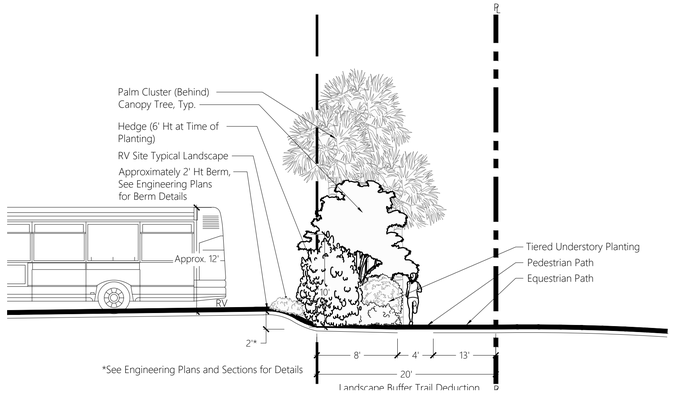


*See Engineering Plans and Sections for Details

West Buffer Typical Elevation — Scale: 1" = 10'



East Buffer Typical Section — Scale: 1" = 8'



West Buffer Typical Section — Scale: 1" = 8'

NOTE: Plant material represented with 5 years of growth.

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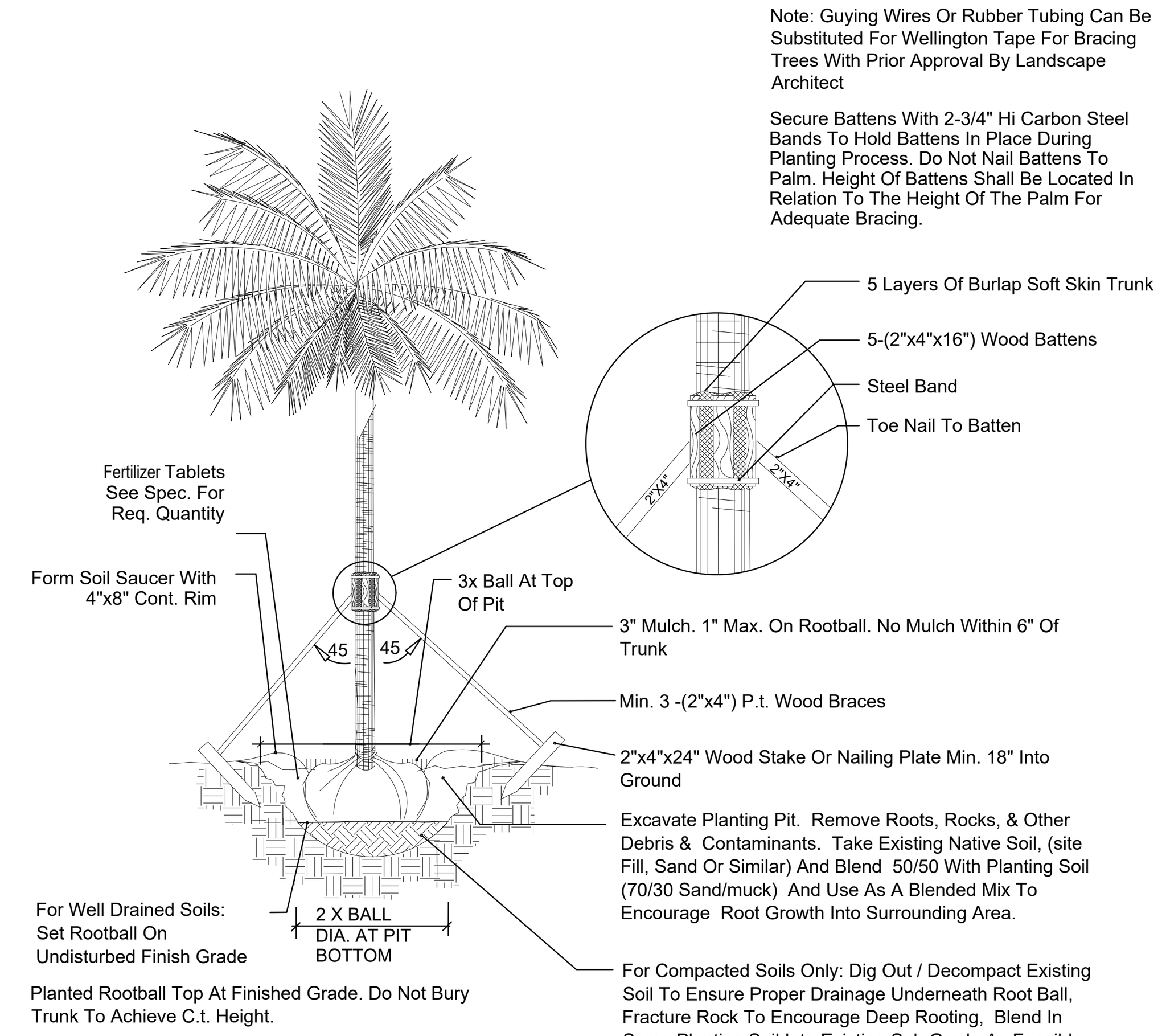
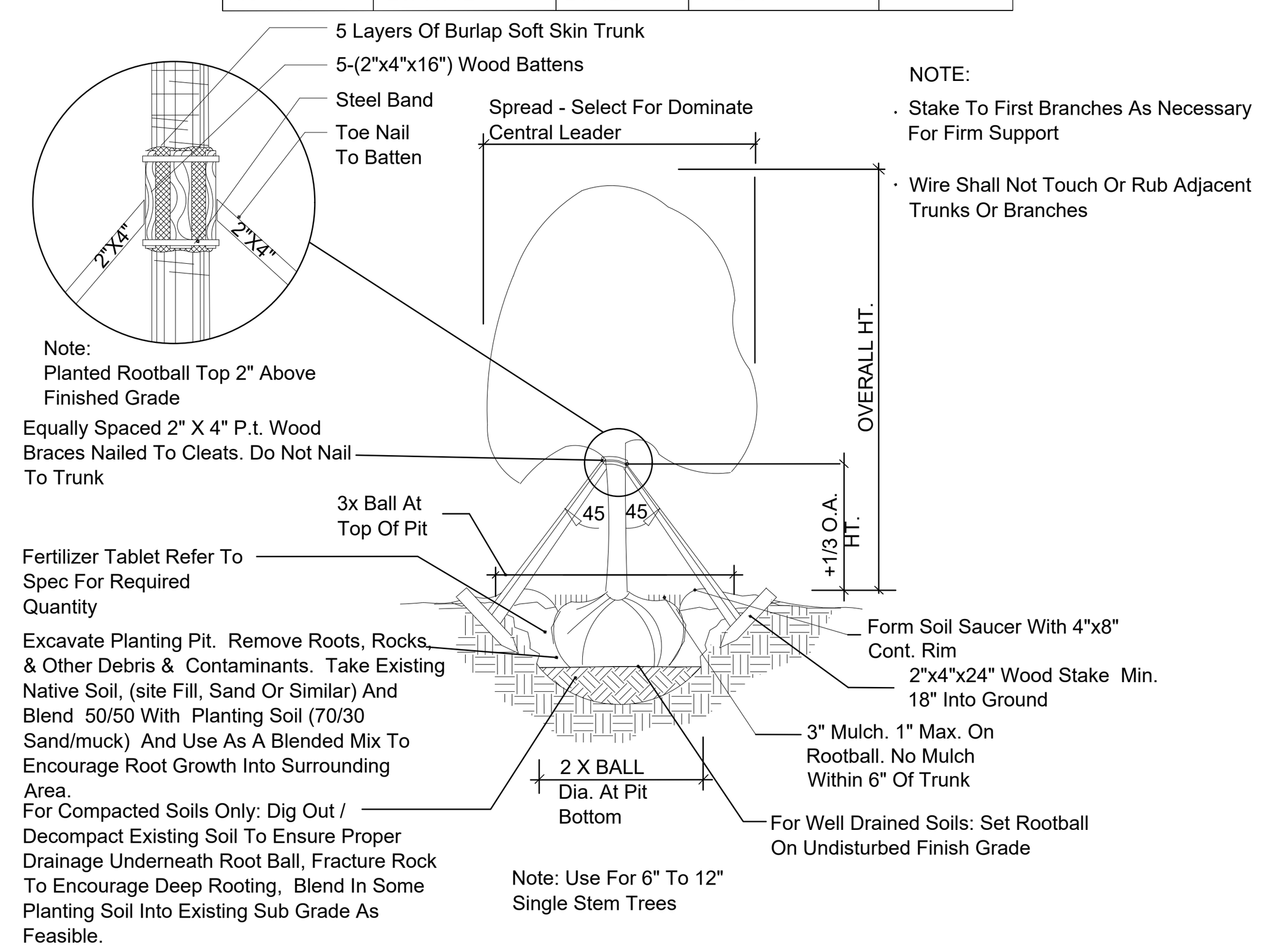
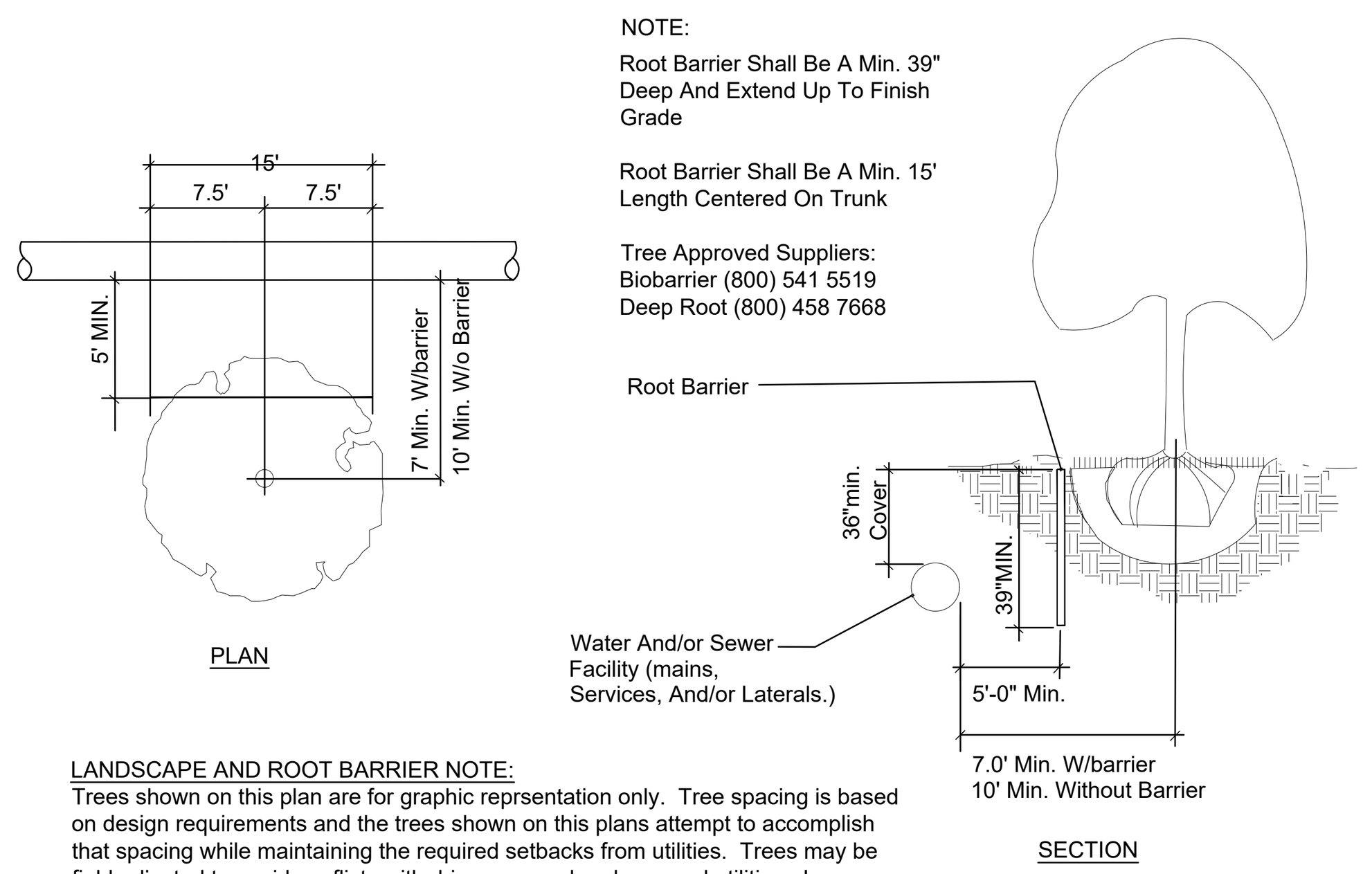


PALM STAKING DETAIL
NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



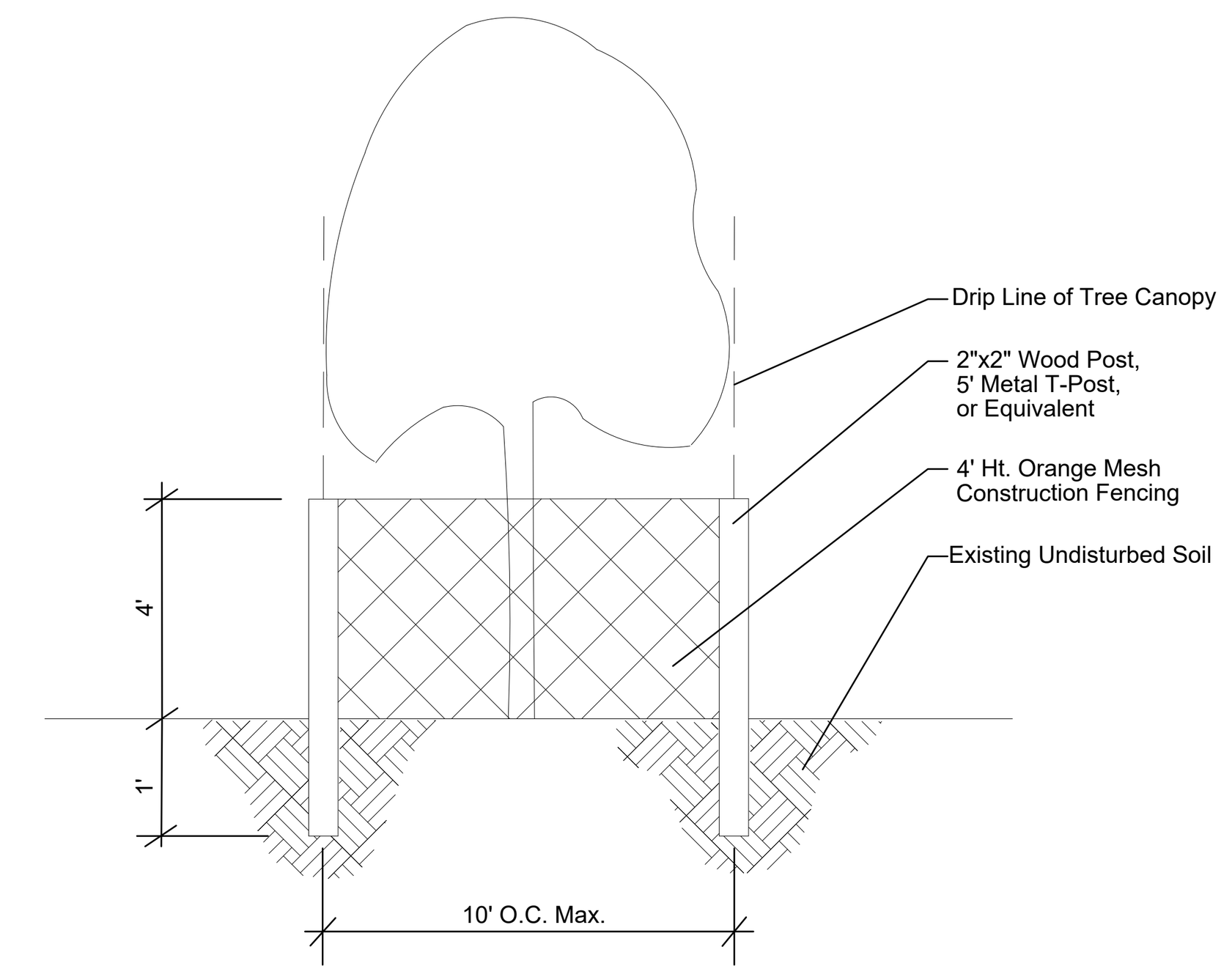
TREE BRACING DETAIL
NOT TO SCALE



LANDSCAPE AND ROOT BARRIER NOTE:
Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

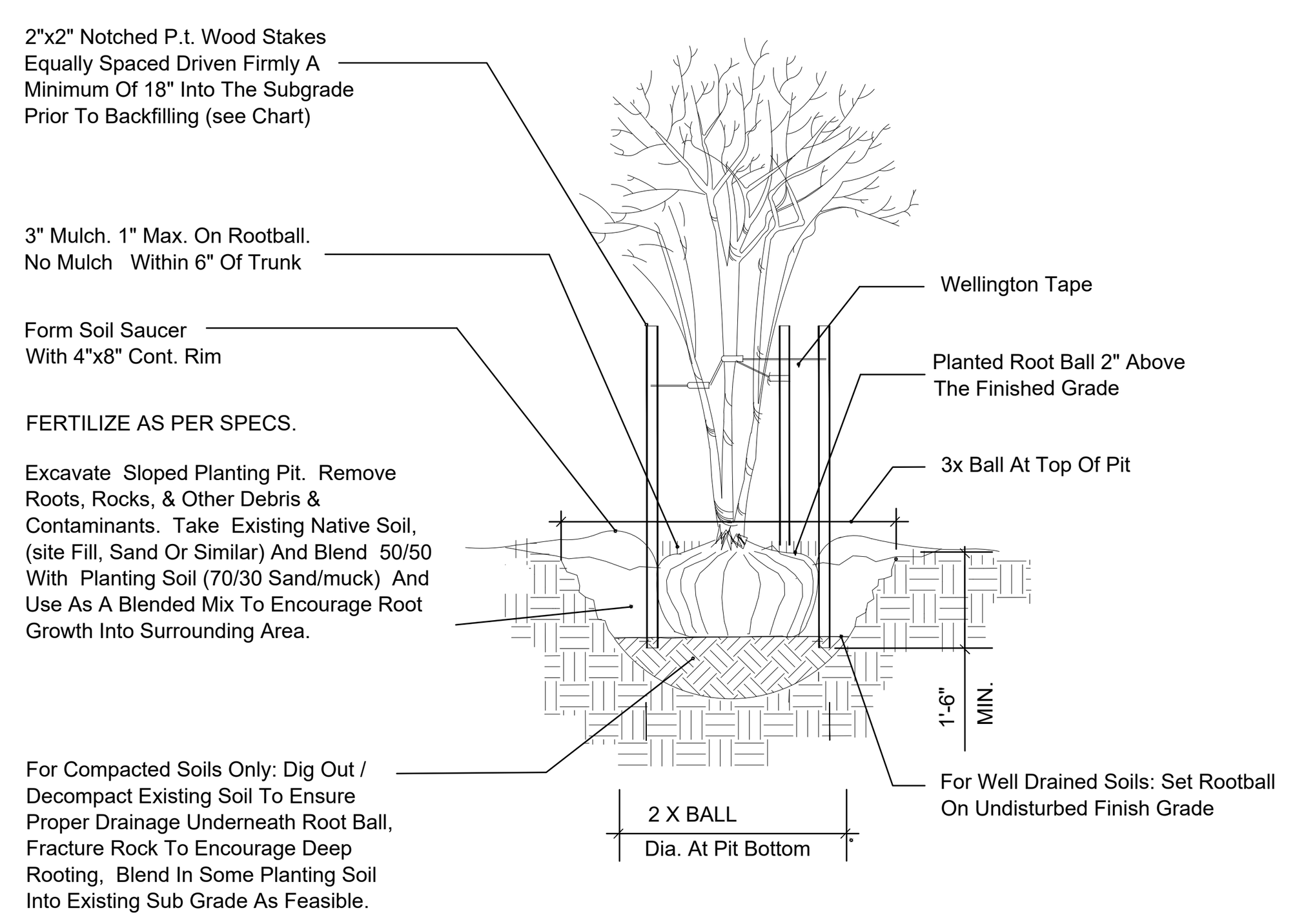
Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. Howerever in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed with 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal and PBCWUD

ROOT BARRIER DETAIL
NOT TO SCALE

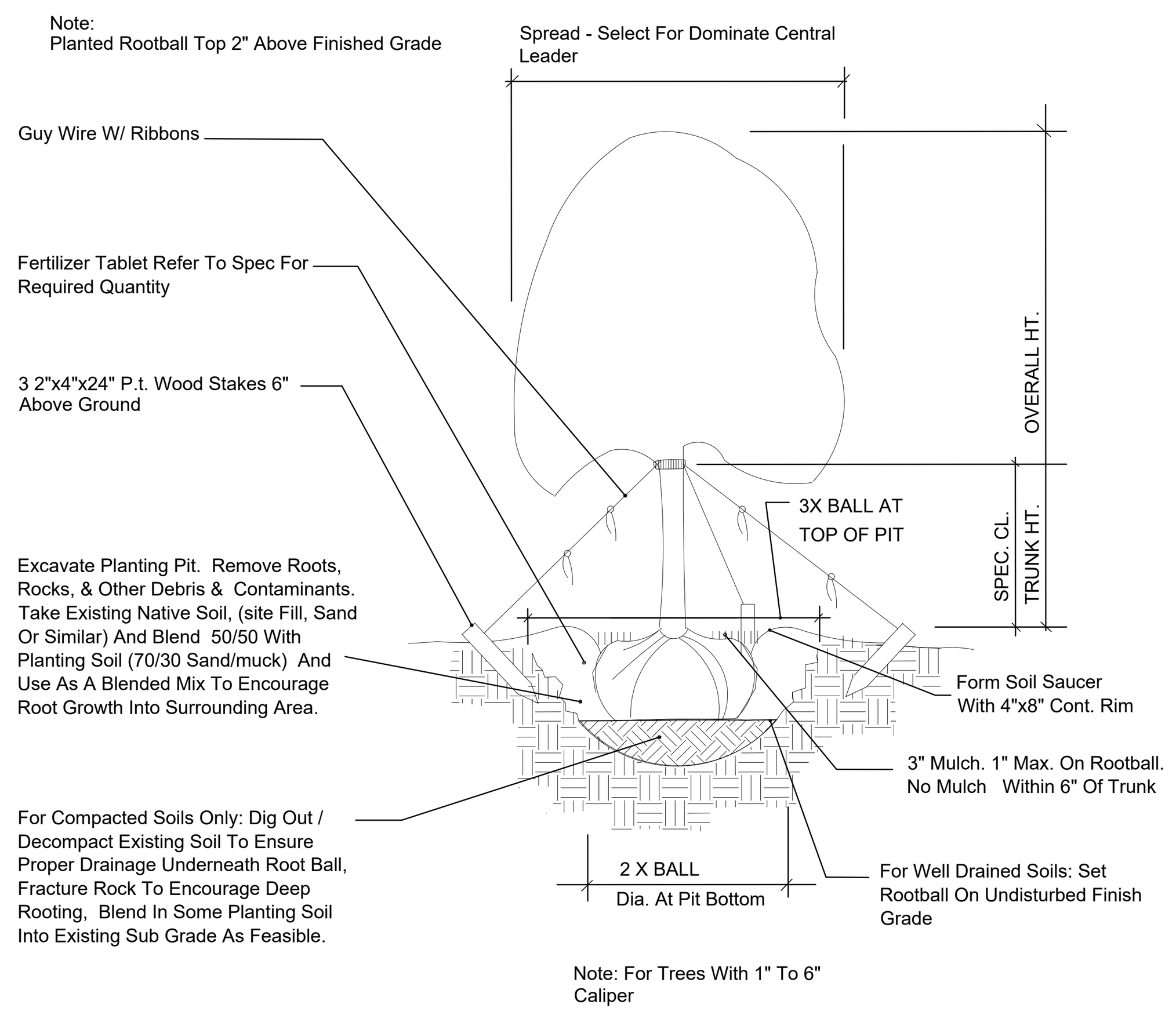


Notes:
1. Trees to be preserved shall be barricaded with orange plastic mesh construction fencing supported by 5 foot long rebar, 2" x 2" wood posts, 5' T-Post, or equivalent if approved in conjunction with the Final Site Plan or Final Subdivision Plan.
2. Trees to be preserved at a lower final grade may be protected with a 24 inch high silt fence around the preserve area or Trees with the addition of the orange plastic fencing, if needed.
3. If hand clearing is necessary within the preserve area or under the Tree canopy, Trees to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
4. Trees to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Trees shall be protected with either plastic mesh and/or silt fence.
5. Barricade required at drip line of all existing trees to be preserved or relocated where construction activity is to take place.
6. Adjustment of barricades is allowed to barricade off larger areas, all barricades must be placed at a minimum at the dripline of the tree
7. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
8. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

VEGETATION BARRICADE DETAIL
NOT TO SCALE



MULTI-TRUNK TREE STAKING DETAIL
NOT TO SCALE

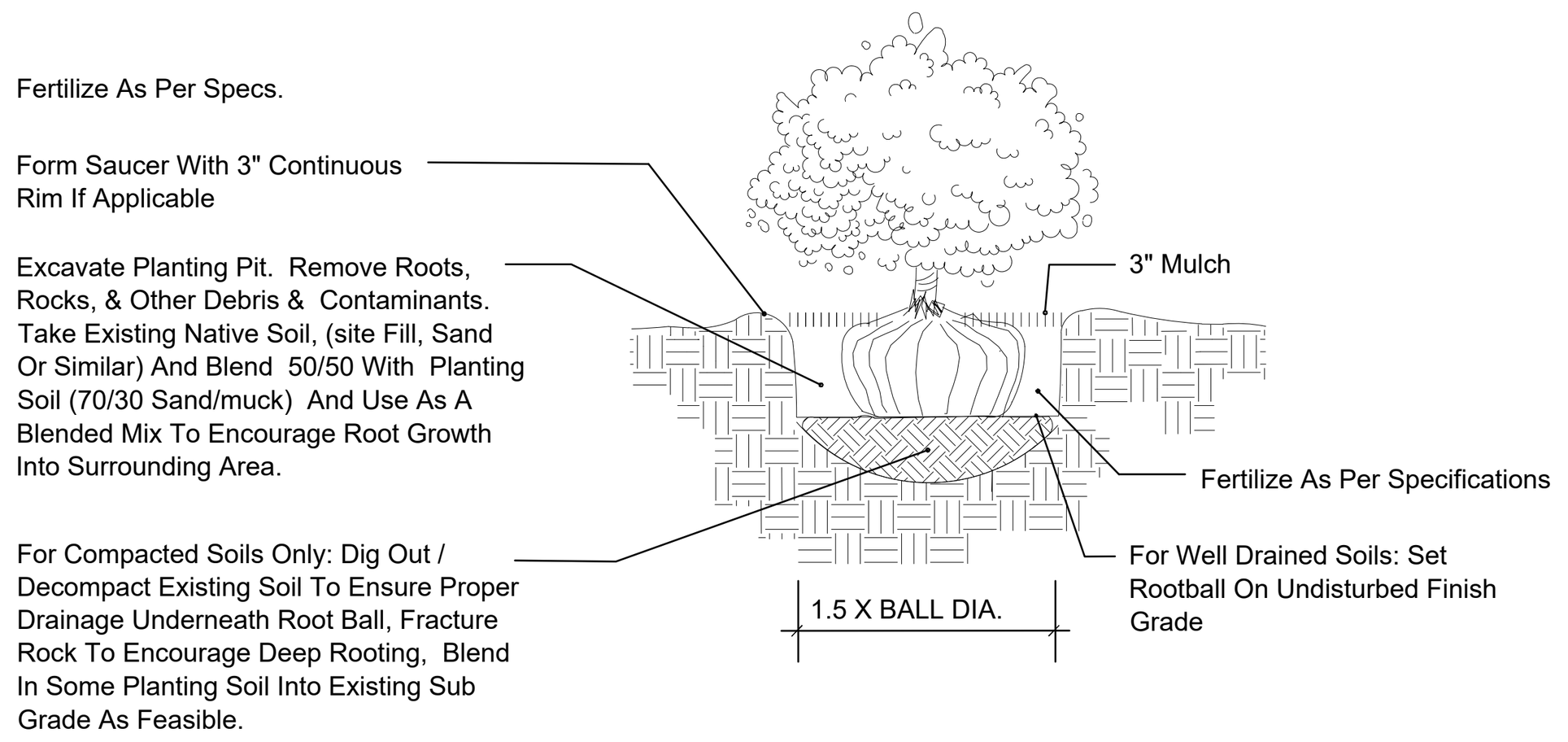


*Alternate to be approved by owner and L.A. in non-traveled locations (Beds/Perimeter Berms).

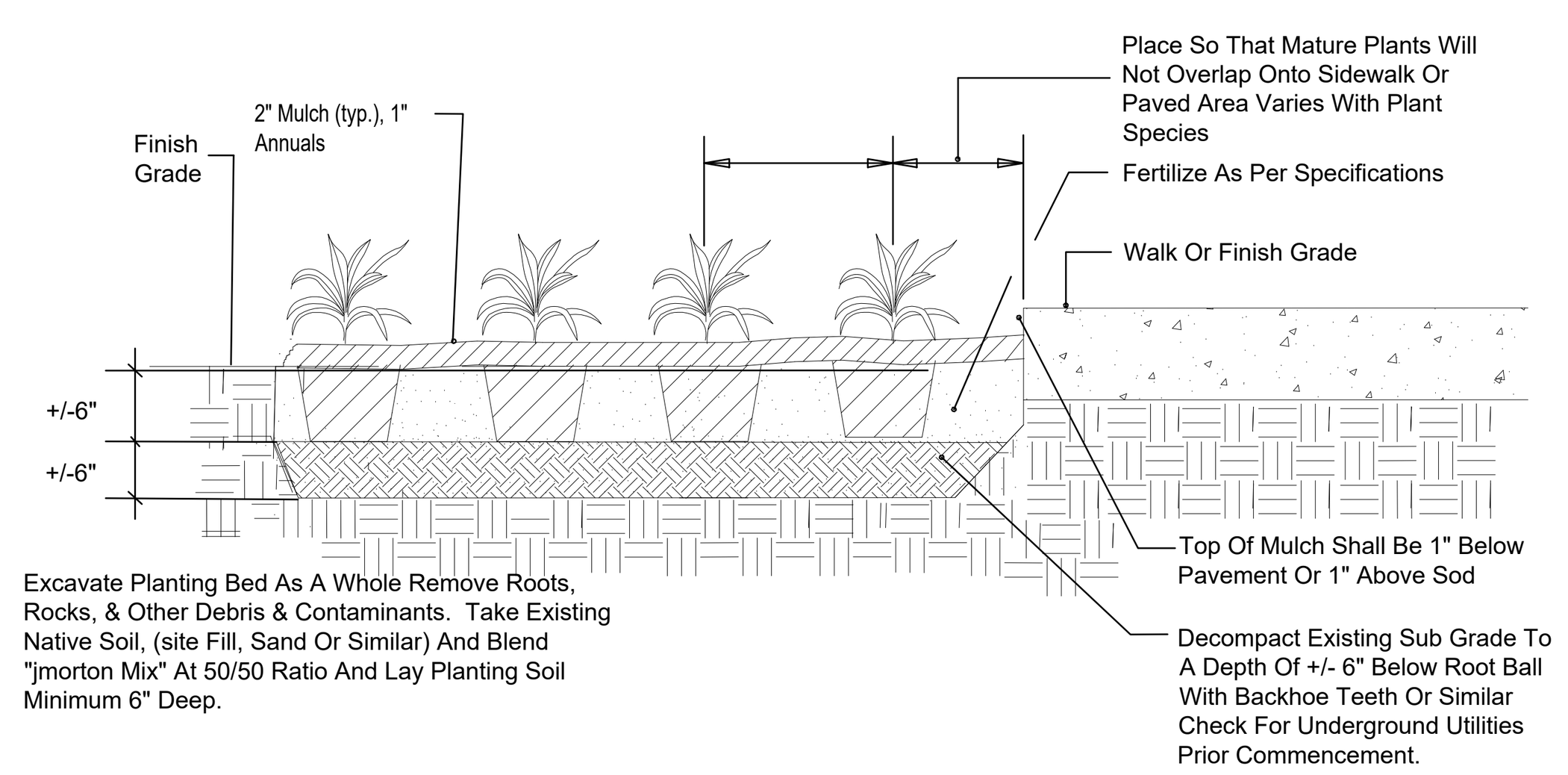
GUY WIRE TREE BRACING DETAIL*
NOT TO SCALE

NOTES:
1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.
15. All exotic vegetation on site needs to be removed from site.

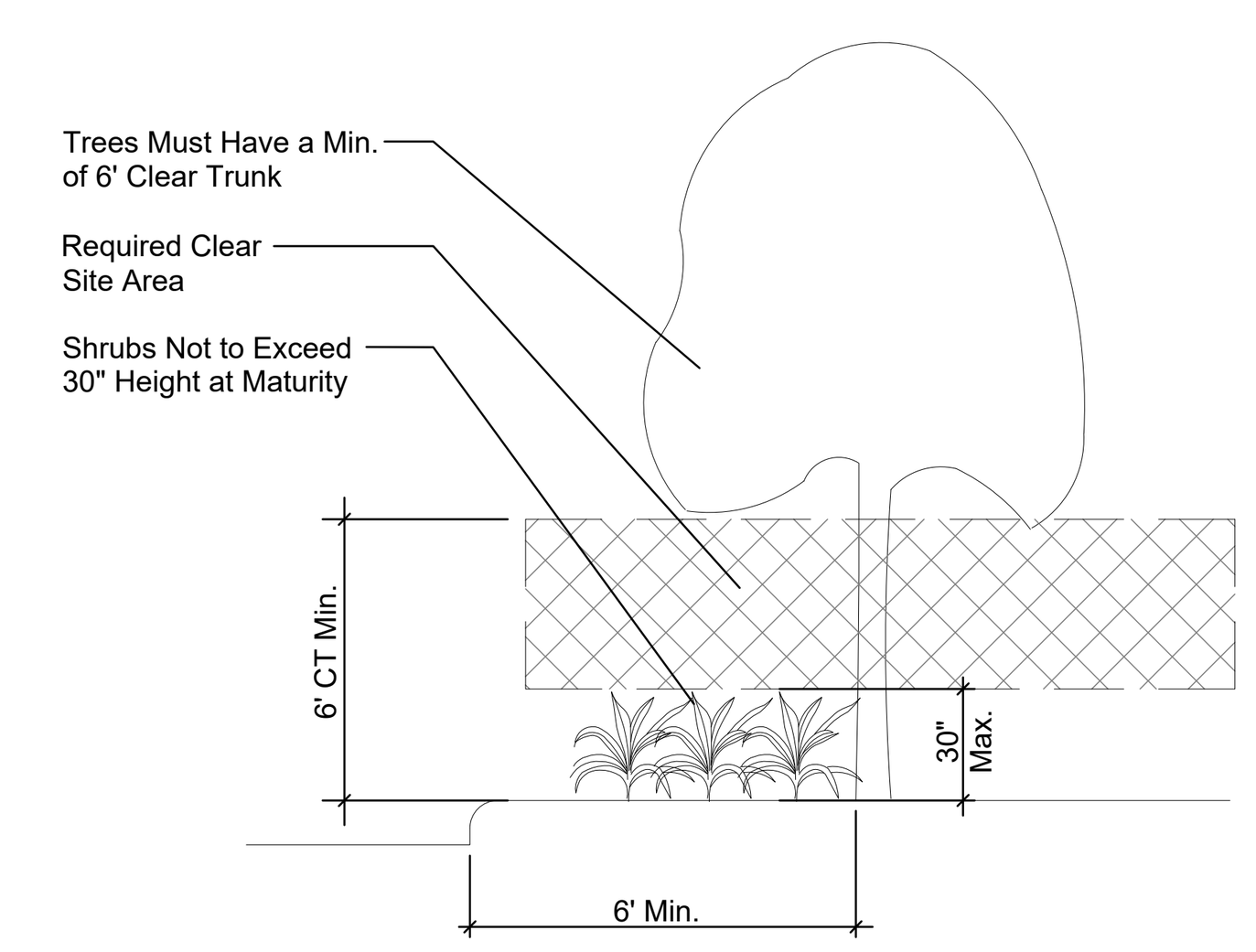
LANDSCAPE NOTES



SHRUB PLANTING DETAIL
NOT TO SCALE

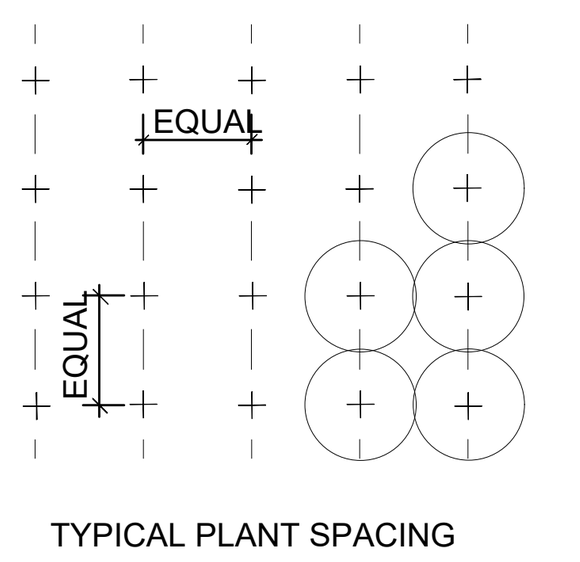


GROUND COVER PLANTING DETAIL
NOT TO SCALE

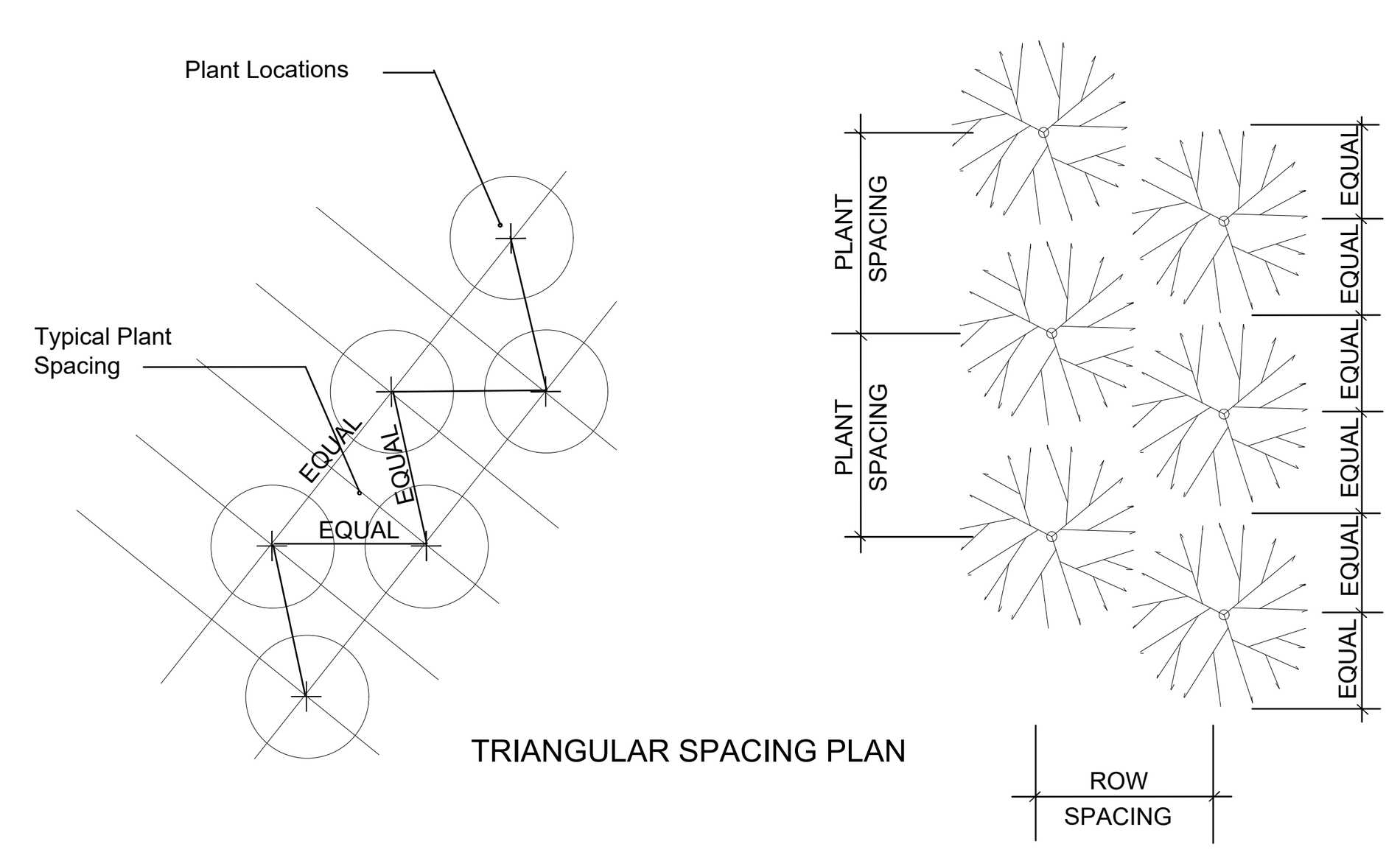


SAFE SIGHT PLANTING DETAIL
NOT TO SCALE

Note: In Most Cases Triangular Spacing Is Preferred. Use Square Spacing Only In Small Rectilinear Areas.



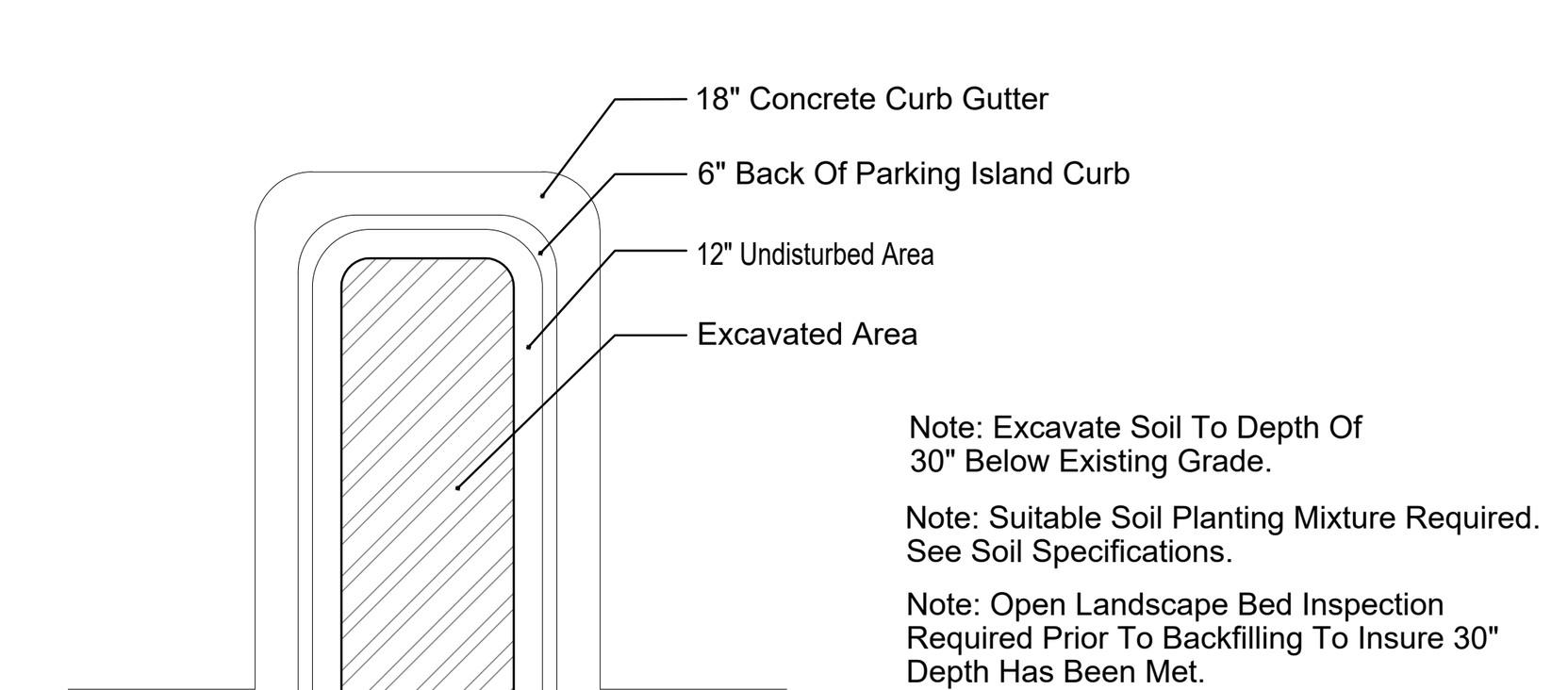
SQUARE SPACING PLAN



TRIANGULAR SPACING PLAN

PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

PLANT SPACING DETAIL
NOT TO SCALE



Note: Excavate Soil To Depth Of 30" Below Existing Grade.

Note: Suitable Soil Planting Mixture Required. See Soil Specifications.

Note: Open Landscape Bed Inspection Required Prior To Backfilling To Insure 30" Depth Has Been Met.

PARKING ISLAND EXCAVATION DETAIL
NOT TO SCALE

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GENERAL

1) WORK INCLUDED
a) The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
b) Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
c) Finish Grade Elevations: 1 inch below top of pathway edging.

2) QUALITY ASSURANCE
a) Subcontract landscape work to a single firm specializing in landscape work.
b) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
c) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
d) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
e) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
f) Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
g) Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
h) The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
i) Source Quality Control:
i) Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
ii) Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
iii) Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
iv) Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
iw) Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
(1) Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
j) Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

3) SUBMITTALS
a) Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
b) Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
c) Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
d) Maintenance Instructions: Submit procedures for maintenance of landscape work.

4) DELIVERY, STORAGE AND HANDLING
a) Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
b) Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
c) Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
d) Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
e) Do not remove container grown stock from containers until planting time.

5) JOB CONDITIONS
a) Proceed with and complete landscape work as rapidly as portions of site become available.
b) Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
c) Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
d) Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
e) Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

6) SPECIAL PROJECT WARRANTY
a) Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
b) Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
c) Warrant shrubs for 1 full year after date of substantial completion.
d) It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
e) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
f) Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
g) Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PRODUCTS

7) TOPSOIL
8) If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
9) Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

(a) COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
(b) Organic Matter	3 - 5%	
(c) Silt	10 - 30%	0.05 to 0.002 MM
(d) Sand	25 - 75%	0.2 to 0.05 MM
(e) Clay	5 - 25%	0.002 MM and below

10) SOIL AMENDMENTS
a) If necessary to bring soil into above specified limits:
b) Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
c) Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
d) Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
e) Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
i) For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
ii) For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

11) PLANT MATERIAL
a) Plant list/schedule is part of this specification section.
b) Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
c) Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
d) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
e) Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
f) The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
g) Root suckers on Live Oaks are not acceptable.
h) No double or multi-trunk trees unless otherwise specified.

12) GRASS MATERIALS
a) Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
b) Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
c) No muck-grown sod shall be utilized in detention areas.

13) MISCELLANEOUS LANDSCAPE MATERIALS
a) Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
b) Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
c) Mulch: Pine needle mulch to be utilized in all planting beds with Pine Trees. Melaleuca or equal are acceptable elseware on site. The use of cypress mulch is prohibited.
d) Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

EXECUTION

14) LAYOUT
a) Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

15) PREPARATION OF PLANTING SOIL
a) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
b) Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
c) Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
d) For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
i) Mix lime with dry soil prior to mixing of fertilizer.
ii) Prevent lime from contacting roots of acid-loving plants.
e) Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

16) PREPARATION FOR ALL PLANTING AREAS
a) Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
b) Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
c) Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
d) All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
e) All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
f) Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
g) All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

17) PREPARATION FOR PLANTING LAWNS
a) Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
i) Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
b) Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
c) Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
d) Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
e) Allow for sod thickness in areas to be sodded.
f) Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
g) Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
h) Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

18) PREPARATION OF PLANTING BEDS
a) Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\, Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
b) Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
c) For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
d) For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
e) Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

19) PLANTING TREES, PALMS AND SHRUBS
a) Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
b) Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
c) Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
d) Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
e) If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
f) Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
g) Top-most root shall be visible within the top 2" of the root ball.
h) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
i) Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
j) Groundcover and shrubs to be laid out in a uniform and consistent pattern.
k) Dish top of backfill to allow for mulching.
l) Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
m) Guy and stake trees immediately after planting, as indicated.
n) The landscape contractor shall install plant materials using the best horticultural practices:
o) Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
p) Do not install plant materials in winds in excess of 30 miles per hour.
q) Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
r) Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
s) The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
t) The 'choke' strapping method for lifting trees is prohibited.
u) Do not drop plant material.
v) Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
w) Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
x) Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
y) Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
z) Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
aa) Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
bb) Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
cc) Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

20) PRESERVED PLANT MATERIALS
a) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
b) No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
c) The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

21) TRANSPLANTED PLANT MATERIALS
a) Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
b) Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
c) Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
d) Planting hole for transplanted material should measure two times the diameter of the root ball.
e) Trees shall be planted at the same depth as it was in the field.
f) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
g) All relocated trees shall be staked accordingly.
h) The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

22) PRUNING
a) All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
b) Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

23) SODDING NEW LAWNS
a) Lay sod within 24 hours from time of stripping.
b) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
c) There shall be no gaps greater than ½" between pieces of sod.
d) Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
e) No muck-grown sod shall be utilized in detention areas.
f) Landscape Contractor is responsible for replacing any damaged sod.

24) MAINTENANCE
a) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
b) Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
c) Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
d) Remove and replace excessively pruned or malformed stock resulting from improper pruning.
e) Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
f) Sodded lawns, not less than 30 days after substantial completion.
g) Seeded lawns, not less than 60 days after substantial completion.
h) Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
i) Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
j) Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

25) CLEANUP AND PROTECTION
a) During landscape work, keep pavement clean and work area in an orderly condition.
b) Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

26) INSPECTION AND ACCEPTANCE
a) When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
b) Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
c) Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

27) IRRIGATION
a) An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
b) Bubblers shall be provided on all trees.
c) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
d) The landscape contractor is responsible for obtaining all necessary permits prior to installation.
e) Provide an as built drawing of the irrigation system to the Landscape Architect.
f) A rain sensor is required on all irrigation systems.

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The Paddock
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Michelle L. DuchenneLA 6667416

Revisions

Submittal	08/26/2024
Resubmittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Landscape Specifications

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-09-27
File	LP-213.04 Resubmittal

LP
Sheet 24 of 24

Collecting Canal

25.00' Landscape Buffer/
Trail Dedication
8' Equestrian Trail
4' Pedestrian Trail

4' Pedestrian Trail
Equestrian Trail
20.00' Landscape
Buffer/Trail
Dedication

N02°16'10"E
344.76'

N02°16'10"E
1012.37'

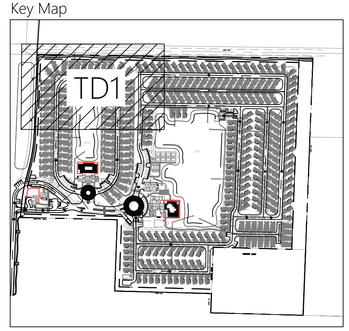
STORMWATER
DRAINAGE POND

TD1

TD2

TD3

Key Map



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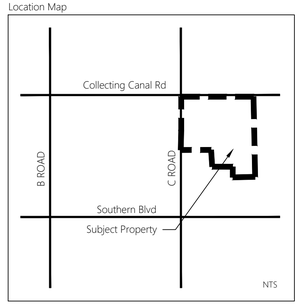

North

Scale: 1" = 30'

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Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

Sheet 1 of 16

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Collecting Canal

S89°12'52"E 1594.88'

25.00' Landscape Buffer/
Trail Dedication
8' Equestrian Trail
4' Pedestrian Trail

TD1

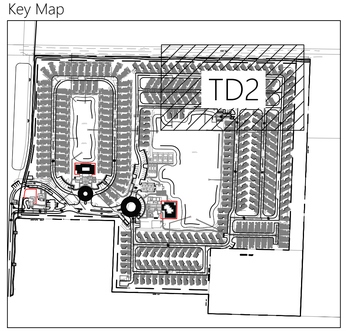
TD4

80' Landscape
Buffer/Trail
Dedication

80'

Building F

Key Map



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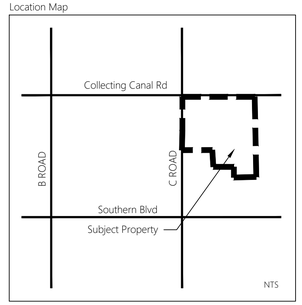

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Resubmittal	04/11/2025

Tree Disposition Plan

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Date	2024-11-04
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TD

Sheet 2 of 16

TD1

TD4

TD5

STORMWATER DRAINAGE POND

4' Pedestrian Trail
Equestrian Trail
20.00' Landscape Buffer/Trail Dedication

C Road

CHECK-IN BAY 1

CHECK-IN BAY 2

CHECK-IN BAY 3

Building A

Building B

Building C

Building D

Building E

Food Truck/ Gathering Area

ONE WAY DO NOT ENTER

N88°37'44"W 560.11'

Key Map

Location Map

North

Scale: 1" = 30'

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Tree Disposition Plan

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TD

Sheet 3 of 16

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TD2

TD3

TD6

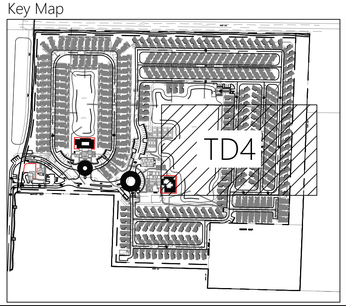
STORMWATER
DRAINAGE POND

80' Landscape Buffer/Trail Dedication

80'

S02°12'09"W 1488.23'

Key Map



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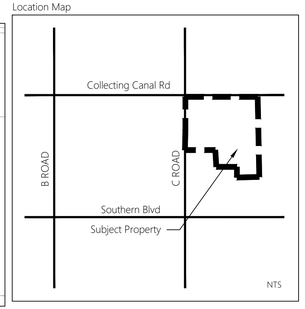

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Tree Disposition Plan

Scale	As Shown
Drawn By	SM
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File	TD-213.14 Resubmittal

TD

Sheet 4 of 16

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TD3

N88°37'44"W 560.11'

25.00' Landscape Buffer/
Trail Dedication

Compactor

Building G

TD6

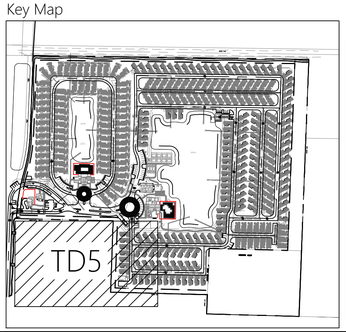
25.00' Landscape Buffer/
Trail Dedication

25'

25.00' Landscape Buffer/
Trail Dedication

N88°29'28"W 560.00'

Key Map



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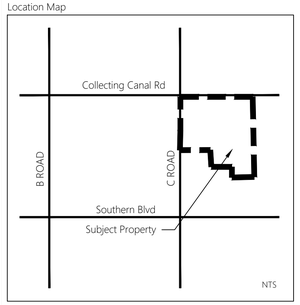

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Tree Disposition Plan

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TD

Sheet 5 of 16

TD4

TD5

N88°26'46"W 534.29'

S02°17'42"W 268.62'

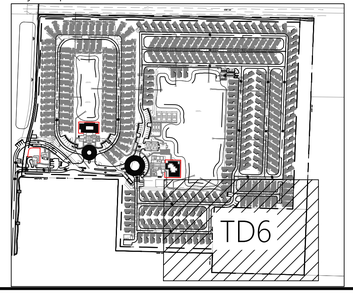
N02°05'45"E 412.67'

80' Landscape Buffer/Trail Dedication

25'

25.00' Landscape Buffer/ Trail Dedication

Key Map



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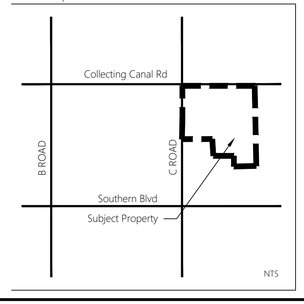

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Plan

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1	Longleaf pine	Pinus palustris	14	Preserve		Good		No
2	Longleaf pine	Pinus palustris	12	Preserve		Good		No
3	Sweetbay	Magnolia virginiana	20	Remove	20	Good	2,1	Yes
4	Red maple	Acer rubrum	7	Preserve		Good		No
5	Laurel oak	Quercus hemisphaerica	14	Preserve		Good		No
6.1	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair		Yes
6.2	Laurel oak	Quercus hemisphaerica	7	Preserve		Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss	No
7	Longleaf pine	Pinus palustris	10	Remove	10	Fair		No
8	Laurel oak	Quercus hemisphaerica	10	Preserve		Fair		No
9	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
10	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss	Yes
11	Slash pine	Pinus elliottii	20	Remove	20	Fair		No
12	Laurel oak	Quercus hemisphaerica	25	Remove	25	Very Poor	Bole rot knots bad form	Yes
13	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
14	Slash pine	Pinus elliottii	16	Remove	16	Good		No
15	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
16	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Rot bole rot	No
17	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Decay	No
18	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
19	Sabal palm	Sabal Palmetto	12	Remove	12	Poor	decay	No
20	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Poor form numerous epicormic shoots in bole due to rot	Yes
21	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Poor form numerous epicormic shoots in bole due to rot	Yes
22	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Poor form numerous epicormic shoots in bole due to rot	No
23	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
24	Slash pine	Pinus elliottii	18	Remove	18	Good		No
25	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
26.1	Slash pine	Pinus elliottii	19	Remove	19	Good		No
26.2	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
27	Longleaf pine	Pinus palustris	3	Remove	3	Good		No
28	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
29	Longleaf pine	Pinus palustris	0	Remove	0	Dead		No
30	Sabal palm	Sabal Palmetto	18	Remove	18	Fair		No
31	Longleaf pine	Pinus palustris	10	Remove	10	Poor	Bent top	No
32	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
33	Longleaf pine	Pinus palustris	0	Remove	0	Dead		No
34	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Form	No
35.1	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
35.2	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
36	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
37	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Bent with rot in bole	No
38	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Poor form	No
39	Pond cypress	Taxodium ascendens	3	Remove	3	Fair	Malnourished, dying	No
40	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bent	No
41	Slash pine	Pinus elliottii	6	Remove	6	Good		No
42	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Rot	No
43	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bent	No
44	Laurel oak	Quercus hemisphaerica	4	Remove	4	Poor	Rot form	No
45	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
46	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Form	No
47	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
48	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Major rot, limbloss and decay	Yes
49	Sabal palm	Sabal Palmetto	17	Remove	17	Fair		No
50	Laurel oak	Quercus hemisphaerica	11	Remove	11	Very Poor	Decay rot	No
51	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
52.1	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
52.2	Laurel oak	Quercus hemisphaerica	3	Remove	3	Poor	Leaning poor structure	No
53	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Structure form/rot	No
55	Laurel oak	Quercus hemisphaerica	4	Remove	4	Poor	Structure form/rot	No
56	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
57	Sabal palm	Sabal Palmetto	15	Preserve		Good		No
58.1	Japanese plum	Prunus salicina	5	Preserve		Poor	poor structure, mechanical damage	No
58.2	Longleaf pine	Pinus palustris	15	Preserve		Good		No
58.3	Longleaf pine	Pinus palustris	14	Preserve		Good		No
59	Longleaf pine	Pinus palustris	16	Preserve		Good		No
60	Laurel oak	Quercus hemisphaerica	2	Remove	2	Poor	Shaded and poor form	No
61	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
62	Laurel oak	Quercus hemisphaerica	6	Remove	6	Very Poor	Insects rot	No
63	Sabal palm	Sabal Palmetto	9	Remove	9	Fair		No
64	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
65	Sweetbay	Magnolia virginiana	14	Remove	14	Good		Yes
68	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
69	Sweetbay	Magnolia virginiana	19	Remove	19	Fair		Yes
70	Sabal palm	Sabal Palmetto	18	Preserve		Fair		No
71	Longleaf pine	Pinus palustris	16	Preserve		Good		No
72	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Lean rot	No
73	Sabal palm	Sabal Palmetto	20	Preserve		Fair		No
74	Sabal palm	Sabal Palmetto	23	Remove	23	Fair		No
75	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
76.1	Longleaf pine	Pinus palustris	14	Remove	14	Fair		No
76.2	Longleaf pine	Pinus palustris	6	Remove	6	Good		No
77	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
78	Sabal palm	Sabal Palmetto	15	Remove	15	Poor	Leaning	No
79	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
80	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
81	Sabal palm	Sabal Palmetto	13	Remove	13	Poor	Poor leaning	No
82	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Lean form	No

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
83	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
84	Sabal palm	Sabal Palmetto	11	Remove	11	Very Poor	Severe bend top	No
85	Laurel oak	Quercus hemisphaerica	5	Remove	5	Very Poor	Bad form/rot	No
86	Sabal palm	Sabal Palmetto	17	Remove	17	Fair		No
87	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Form and structure	Yes
88	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
89	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bad form/rot	No
90	Sabal palm	Sabal Palmetto	16	Remove	16	Poor	Heavy Lean/mechanical damage	No
91	Sabal palm	Sabal Palmetto	18	Remove	18	Poor		No
92	Laurel oak	Quercus hemisphaerica	4	Remove	4	Very Poor	Severe lean	No
93	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bad structure	No
94	Carolina laurel cherry	Prunus caroliniana	6	Remove	6	Very Poor	Lean and form	No
95	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Major Rot in lower trunk	No
96	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
97	Sabal palm	Sabal Palmetto	22	Remove	22	Poor	Poor top structure	No
98	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
99	Longleaf pine	Pinus palustris	7	Remove	7	Poor	Broken top	No
100	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Severe lean and form	No
101	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Rot form	No
102	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Rot	No
103	Laurel oak	Quercus hemisphaerica	3	Remove	3	Fair	Shaded	No
104	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Split trunk	No
105	Sabal palm	Sabal Palmetto	18	Remove	18	Fair		No
106	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
107	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
108	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
109	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Rot	No
110	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Poor limb structure	No
111	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Rot	No
112	Laurel oak	Quercus hemisphaerica	4	Remove	4	Very Poor	Significant lean	No
113	Red maple	Acer rubrum	36	Remove	36	Poor	Split into 6 trunks	Yes
114	Sabal palm	Sabal Palmetto	20	Remove	20	Good		No
115	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Limbs split at top	No
116	Java Plum		16	Remove	16	Poor	Split limbs trunk	No
117	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bad structure	No
118	Earleaf acacia		0	Remove	0	Exotic		No
119	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
120	Laurel oak	Quercus hemisphaerica	6	Remove	6	Very Poor	Rot fungus	No
121	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor		Yes
122	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
123	Slash pine	Pinus elliottii	11	Remove	11	Good		No
124	Slash pine	Pinus elliottii	9	Preserve		Good		No
125	Slash pine	Pinus elliottii	6	Preserve		Fair		No
126	Slash pine	Pinus elliottii	5	Preserve		Fair		No
127	Sabal palm	Sabal Palmetto	22	Preserve		Fair		No
128	Slash pine	Pinus elliottii	5	Preserve		Good		No
129	Slash pine	Pinus elliottii	4	Remove	4	Good		No
130	Slash pine	Pinus elliottii	8	Remove	8	Poor	Split in two	No
132	Slash pine	Pinus elliottii	4	Preserve		Good		No
133	Slash pine	Pinus elliottii	5	Preserve		Good		No
134	Slash pine	Pinus elliottii	5	Preserve		Good		No
135.1	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Stump sprout 8 stems	Yes
135.2	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	6 stems sprout	Yes
137.1	Slash pine	Pinus elliottii	7	Preserve		Good		No
137.2	Slash pine	Pinus elliottii	6	Remove	6	Good		No
138	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	5 stems	No
139.1	Laurel oak	Quercus hemisphaerica	24	Remove	24	Fair	3stems	Yes
139.2	Sabal palm	Sabal Palmetto	14	Remove	14	Fair		No
140	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
141	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
142	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor		No
143	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Form and stuxruee	Yes
144	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
145	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
146	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor		Yes
147	Laurel oak	Quercus hemisphaerica	12	Remove	12	Fair		No
148	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
149	Laurel oak	Quercus hemisphaerica	41	Remove	41	Very Poor	Bad structure, compartmentalizing, rot	Yes
150	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Epicormic branching, damage, rot	Yes
151	Laurel oak	Quercus hemisphaerica	29	Remove	29	Poor	Epicormic branching, terrible structure	Yes
152	Sabal palm	Sabal Palmetto	12	Remove	12	Poor	Some rot	No
153	Sabal palm	Sabal Palmetto	12	Remove	12	Poor	Lean, exterior rotting	No
154	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
155	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
156	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bad structure	Yes
157	Laurel oak	Quercus hemisphaerica	29	Remove	29	Poor	Split two trunks	Yes
158	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
159	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
160	Pond cypress	Taxodium ascendens	11	Remove	11	Fair	Forked just above ground	No
161	Pond cypress	Taxodium ascendens	7	Remove	7	Fair		No
162	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Rot, poor branching	Yes
163	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Rot, split branching	Yes
164	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Bent and rot	No
165	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
166	Laurel oak	Quercus hemisphaerica	31	Remove	31	Poor	Knots, boles, rot, branch damage	Yes
167	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Split trunk, upper limb rot	Yes
168	Sabal palm	Sabal Palmetto	12	Remove	12	Poor	Insect damage, slight lean	No
169	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
170	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Oozing rot bad structure	Yes
171	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
172	Pond cypress	Taxodium ascendens	10	Remove	10	Poor	Bad structure, split branching (2)	

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
173	Sabal palm	Sabal Palmetto	13	Preserve		Fair	Leaning,	No
174	Sabal palm	Sabal Palmetto	10	Remove	10	Poor	Lean rot	No
175	Pond cypress	Taxodium ascendens	9	Remove	9	Fair	Slight bend	No
176	Sabal palm	Sabal Palmetto	12	Remove	12	Fair	Slight lean	No
178	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Poor structure rot and boles	No
179	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
180	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Poor structure rot and limbs root damage	No
182	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
183	Sabal palm	Sabal Palmetto	11	Remove	11	Very Poor	Significant lean	No
184	Slash pine	Pinus elliottii	18	Remove	18	Fair		No
185	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
186	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
187	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
188	Pond cypress	Taxodium ascendens	5	Remove	5	Fair		No
189	Longleaf pine	Pinus palustris	26	Remove	26	Good		No
190	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
191	Sabal palm	Sabal Palmetto	18	Remove	18	Good		No
192	Slash pine	Pinus elliottii	8	Remove	8	Good		No
193	Slash pine	Pinus elliottii	10	Remove	10	Good		No
195.1	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
195.2	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
195.3	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole rot, poor form	No
197	Pond cypress	Taxodium ascendens	3	Remove	3	Good		No
198	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Poor structure	No
199	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
200	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
201	Sabal palm	Sabal Palmetto	0	Remove	0	Dead		No
202	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
203	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Rot poor form	No
204	Sabal palm	Sabal Palmetto	10	Remove	10	Poor	Lean rot	No
205	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
206	Longleaf pine	Pinus palustris	26	Remove	26	Good		No
207	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
208	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
209	Longleaf pine	Pinus palustris	21	Remove	21	Good		No
210	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
211	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
212	Sabal palm	Sabal Palmetto	12	Preserve	12	Fair	Slight lean	No
213	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
214	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Lean and rot	No
215	Sabal palm	Sabal Palmetto	15	Remove	15	Fair	Some insect damage	No
216	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Rot poor structure	No
217	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Rot decaying limbs	No
218	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
219	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
220	Pond cypress	Taxodium ascendens	5	Remove	5	Fair		No
221	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
222	Sabal palm	Sabal Palmetto	13	Remove	13	Poor	Leaning	No
223	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
224	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
225	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
226	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
227	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
228	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Rot, poor form, etc	No
229	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
230	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
231	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
232	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
233	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Rot poor form	No
234	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
235	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Rot, split trunk, boles	Yes
236	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
237	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
238	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
239	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
240	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
241	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
242	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair		Yes
243	Sabal palm	Sabal Palmetto	12	Remove	12	Fair	Slight lean	No
244	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Broken limbs, wind damage, rot	Yes
246	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Heavy lean /bent top	No
247	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
248	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
249	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
250	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
251	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
252	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
253	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
254	Acacia		0	Remove	0	Invasive		No

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Loxahatchee Groves, Florida

Revisions

Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

Sheet 7 of 16

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811 www.811sunshine.com

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
255	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
256	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
257	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
258	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
259	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
260	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
261	Pond cypress	Taxodium ascendens	11	Remove	11	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
262	Slash pine	Pinus elliottii	3	Remove	3	Good		No
263	Sabal palm	Sabal Palmetto	20	Remove	20	Good		No
264	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
266.1	Pond cypress	Taxodium ascendens	3	Remove	3	Good		No
266.2	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
267	Pond cypress	Taxodium ascendens	16	Remove	16	Fair		Yes
268	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
269	Slash pine	Pinus elliottii	11	Remove	11	Good		No
270	Pond cypress	Taxodium ascendens	11	Remove	11	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
271	Laurel oak	Quercus hemisphaerica	23	Remove	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
272	Pond cypress	Taxodium ascendens	8	Remove	8	Fair		No
274.1	Pond cypress	Taxodium ascendens	11	Remove	11	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
274.2	Pond cypress	Taxodium ascendens	9	Remove	9	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
275	Pond cypress	Taxodium ascendens	7	Remove	7	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
276	Slash pine	Pinus elliottii	5	Remove	5	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
277	Laurel oak	Quercus hemisphaerica	26	Remove	26	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
278	Pond cypress	Taxodium ascendens	3	Remove	3	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
279	Acacia		0	Remove	0	Invasive		No
280	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
281	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
282	Sabal palm	Sabal Palmetto	19	Remove	19	Good		No
283	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
284	Slash pine	Pinus elliottii	7	Remove	7	Fair		No
285	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
286	Acacia		0	Remove	0	Invasive		No
287	Laurel oak	Quercus hemisphaerica	8	Remove	8	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
288	Pond cypress	Taxodium ascendens	11	Remove	11	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
289	Pond cypress	Taxodium ascendens	4	Remove	4	Poor		No
290	Pond cypress	Taxodium ascendens	5	Remove	5	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
291	Acacia		0	Remove	0	Invasive		No
292	Acacia		0	Remove	0	Invasive		No
293	Sabal palm	Sabal Palmetto	17	Remove	17	Good		No
294	Sabal palm	Sabal Palmetto	23	Remove	23	Good		No
295	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
296	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor		No
297	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
298	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
299	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
300	Sabal palm	Sabal Palmetto	12	Preserve		Good		No
301	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
302	Sabal palm	Sabal Palmetto	12	Preserve		Good		No
303	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor		Yes
304	Laurel oak	Quercus hemisphaerica	24	Remove	24	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
305	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
306	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
307	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
308	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
309	Pond cypress	Taxodium ascendens	5	Remove	5	Poor		No
310	Pond cypress	Taxodium ascendens	9	Remove	9	Fair		No
311	Sabal palm	Sabal Palmetto	14	Remove	14	Fair		No
312	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
314	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
315	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
316	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
317	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
318	Pond cypress	Taxodium ascendens	21	Remove	21	Fair		Yes
319	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
320	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
321	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
322	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
323	Laurel oak	Quercus hemisphaerica	1311	Remove	24	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
324	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
325	Sabal palm	Sabal Palmetto	19	Remove	19	Good		No
326	Pond cypress	Taxodium ascendens	9	Remove	9	Fair		No
327	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
328	Sabal palm	Sabal Palmetto	18	Remove	18	Good		No
329	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
330	Longleaf pine	Pinus palustris	7	Remove	7	Good		No
331	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
332	Umbrella tree	Schefflera actinophylla	10	Remove	10	Fair		No
333	Pond cypress	Taxodium ascendens	10	Remove	10	Fair		No
334	Slash pine	Pinus elliottii	22	Remove	22	Good		No
335	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
336	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
337	Pond cypress	Taxodium ascendens	10	Remove	10	Fair		No
338	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
339	Pond cypress	Taxodium ascendens	8	Remove	8	Fair		No
340	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
341	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
342	Slash pine	Pinus elliottii	8	Remove	8	Good		No
343	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
344	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
345	Slash pine	Pinus elliottii	22	Remove	22	Good		No
346	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
347	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
348	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
349	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
350	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor		No
351	Slash pine	Pinus elliottii	16	Remove	16	Good		No
352	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
353	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
354	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
355	Longleaf pine	Pinus palustris	20	Remove	20	Fair		No
356	Slash pine	Pinus elliottii	18	Remove	18	Fair		No
357	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
358	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
359	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
360	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
361	Pond cypress	Taxodium ascendens	12	Remove	12	Fair		No
362	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
363.1	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
363.2	Slash pine	Pinus elliottii	20	Remove	20	Good		No
364	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
366	Sabal palm	Sabal Palmetto	10	Remove	10	Fair		No
367	Slash pine	Pinus elliottii	18	Remove	18	Fair		No
368	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
369	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
370	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
371	Pond cypress	Taxodium ascendens	6	Remove	6	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
372	Slash pine	Pinus elliottii	9	Remove	9	Fair		No
373	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
374	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
375	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
376	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
377	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
378	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
379	Sabal palm	Sabal Palmetto	14	Remove	14	Fair		No
380	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
381	Sabal palm	Sabal Palmetto	17	Remove	17	Fair		No
382	Pond cypress	Taxodium ascendens	9	Remove	9	Fair		No
383	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
384	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
385	Pond cypress	Taxodium ascendens	7	Remove	7	Fair		No
386	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
387	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
388	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
389	Sabal palm	Sabal Palmetto	22	Remove	22	Fair		No
390	Slash pine	Pinus elliottii	11	Remove	11	Good		No
391	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
392	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
393	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
394	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
395	Slash pine	Pinus elliottii	12	Preserve		Good		No
396	Sabal palm	Sabal Palmetto	14	Preserve		Good		No
397	Slash pine	Pinus elliottii	12	Preserve		Good		No
398	Sabal palm	Sabal Palmetto	12	Preserve		Good		No
399	Laurel oak	Quercus hemisphaerica	9	Preserve		Fair		No
400	Acacia		0	Remove	0	Invasive		No
401	Laurel oak	Quercus hemisphaerica	17	Remove	17	Good		Yes
402	Acacia		0	Remove	0	Invasive		No
403	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
404	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
405	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
406	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
407	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
408	Acacia		0	Remove	0	Invasive		No
409	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor		No
410	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor		No
411	Acacia		0	Remove	0	Invasive		No
412	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair		Yes
413	Slash pine	Pinus elliottii	14	Remove	14	Good		No
414	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
415	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
416	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
417	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
418	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
419	Longleaf pine	Pinus palustris	22	Remove	22	Good		No
420	Longleaf pine	Pinus palustris	20	Remove	20	Fair		No
421	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Poor Structure	Yes
422	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Poor Structure	Yes
423	Pond cypress	Taxodium ascendens	4	Remove	4	Fair		No
424	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
425	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
426	Pond cypress	Taxodium ascendens	14	Remove	14	Poor		Yes
427	Pond cypress	Taxodium ascendens	4	Remove	4	Good		No
428	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
429	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Poor Structure	Yes
430.1	Pond cypress	Taxodium ascendens	3	Remove	3	Fair		No
430.2	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Poor Structure	No
431	Laurel oak	Quercus hemisphaerica	4	Remove	4	Poor	Bole Rot|Poor Structure	No
432	Laurel oak	Quercus hemisphaerica	7	Remove	7	Good		No
433	Sabal palm	Sabal Palmetto	13	Remove	12	Good		No
435.1	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
435.2	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Bole Rot|Poor Structure	No
436	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Poor Structure	Yes
437	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
438	Slash pine	Pinus elliottii	5	Remove	5	Good		No
439	Slash pine	Pinus elliottii	4	Remove	4	Good		No
441	Slash pine	Pinus elliottii	7	Remove	7	Good		No
442	Slash pine	Pinus elliottii	7	Remove	7	Good		No
444	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Bole Rot|Poor Structure	No
445	Pond cypress	Taxodium ascendens	3	Remove	3	Fair		No
446	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
447	Slash pine	Pinus elliottii	7	Remove	7	Good		No
448	Pond cypress	Taxodium ascendens	3	Remove	3	Fair		No
449	Pond cypress	Taxodium ascendens	4	Remove	4	Fair		No
450	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Wind Damage/Limb Loss|Poor Structure	No
451	Slash pine	Pinus elliottii	10	Remove	10	Fair	Poor Structure	No
452	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Poor Structure	No
453	Laurel oak	Quercus hemisphaerica	31	Remove	31	Poor	Bole Rot|Poor Structure	Yes
454	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Poor Structure	Yes
455	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Poor Structure|Decay	No
456	Slash pine	Pinus elliottii	5	Remove	5	Poor	Bole Rot|Decay	No
457	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Poor Structure	Yes
458	Slash pine	Pinus elliottii	18	Remove	18	Poor	Wind Damage/Limb Loss|Poor Structure	No
459	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Bole Rot|Poor Structure	No
460	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
461	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Poor Structure|Decay	No
462	Pond cypress	Taxodium ascendens	4	Remove	4	Poor	Wind Damage/Limb Loss|Poor Structure	No
463	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Poor Structure	No
464	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Bole Rot|Poor Structure|Decay	No
465	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
466	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Wind Damage/Limb Loss|Poor Structure	No
467	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
468	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Bole Rot|Poor Structure	No
469	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
470	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
471	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Poor Structure	No
472	Slash pine	Pinus elliottii	9	Remove	9	Fair		No
473	Slash pine	Pinus elliottii	5	Remove	5	Good		No
474	Laurel oak	Quercus hemisphaerica	19	Remove	19	Very Poor	Bole Rot|Poor Structure|Decay	Yes

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
475	Sabal palm	Sabal Palmetto	21	**Remove**	21	Good		No
476	Slash pine	Pinus elliottii	6	**Remove**	6	Good		No
477	Slash pine	Pinus elliottii	8	**Remove**	8	Good		No
478	Pond cypress	Taxodium ascendens	6	**Remove**	6	Fair		No
479	Slash pine	Pinus elliottii	9	**Remove**	9	Good		No
480	Acacia		0	**Remove**	0	Invasive		No
481	Pond cypress	Taxodium ascendens	6	**Remove**	6	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
482	Laurel oak	Quercus hemisphaerica	9	**Remove**	9	Very Poor	Poor Structure	No
483	Sabal palm	Sabal Palmetto	14	**Remove**	14	Good		No
484.1	Slash pine	Pinus elliottii	5	**Remove**	5	Good		No
484.2	Laurel oak	Quercus hemisphaerica	4	**Remove**	4	Poor	Poor Structure	No
485	Laurel oak	Quercus hemisphaerica	7	**Remove**	7	Poor	Poor Structure	No
487	Slash pine	Pinus elliottii	6	**Remove**	6	Fair		No
488	Pond cypress	Taxodium ascendens	10	**Remove**	10	Fair		No
489	Sabal palm	Sabal Palmetto	17	**Remove**	17	Poor	Poor Structure	No
490	Laurel oak	Quercus hemisphaerica	15	**Remove**	15	Poor	Bole Rot|Poor Structure|Decay	No
491	Pond cypress	Taxodium ascendens	15	**Remove**	15	Fair	Mechanical Damage	Yes
492	Sabal palm	Sabal Palmetto	14	**Remove**	14	Good		No
493	Laurel oak	Quercus hemisphaerica	13	**Remove**	13	Poor	Wind Damage/Limb Loss|Insect Damage	No
494	Pond cypress	Taxodium ascendens	12	**Remove**	12	Poor	Poor Structure	No
495	Pond cypress	Taxodium ascendens	8	**Remove**	8	Fair		No
496	Pond cypress	Taxodium ascendens	11	**Remove**	11	Good		No
497	Pond cypress	Taxodium ascendens	9	**Remove**	9	Fair		No
498	Pond cypress	Taxodium ascendens	7	**Remove**	7	Good		No
499	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
500	Laurel oak	Quercus hemisphaerica	26	**Preseve**		Fair		Yes
501	Pond cypress	Taxodium ascendens	10	**Preserve**		Good		No
502	Slash pine	Pinus elliottii	13	**Preserve**		Good		No
503	Pond cypress	Taxodium ascendens	14	**Preserve**		Good		Yes
504	Sabal palm	Sabal Palmetto	15	**Preserve**		Good		No
505	Sabal palm	Sabal Palmetto	21	**Preserve**		Good		No
506	Laurel oak	Quercus hemisphaerica	8	**Remove**	8	Poor		No
507.1	Slash pine	Pinus elliottii	10	**Remove**	10	Good		No
507.2	Slash pine	Pinus elliottii	507	**Remove**	507	Good		No
509	Slash pine	Pinus elliottii	11	**Remove**	11	Good		No
510	Laurel oak	Quercus hemisphaerica	8	**Remove**	8	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
511	Laurel oak	Quercus hemisphaerica	11	**Preserve**		Fair		No
512	Slash pine	Pinus elliottii	12	**Preserve**		Good		No
513	Sabal palm	Sabal Palmetto	12	**Preserve**		Good		No
514	Pond cypress	Taxodium ascendens	5	**Remove**	5	Good		Yes
515	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
516	Pond cypress	Taxodium ascendens	7	**Remove**	7	Good		No
517	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
518	Laurel oak	Quercus hemisphaerica	19	**Remove**	19	Fair		Yes
519	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
520	Slash pine	Pinus elliottii	9	**Remove**	9	Fair		No
521	Slash pine	Pinus elliottii	8	**Remove**	8	Good		No
522	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
523	Slash pine	Pinus elliottii	6	**Remove**	6	Good		No
524	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
526	Pond cypress	Taxodium ascendens	9	**Remove**	9	Fair		No
527	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
528	Slash pine	Pinus elliottii	7	**Remove**	7	Good		No
529	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Poor		No
530	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
531	Slash pine	Pinus elliottii	7	**Remove**	7	Good		No
532	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
533	Laurel oak	Quercus hemisphaerica	9	**Remove**	9	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
534	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
535	Pond cypress	Taxodium ascendens	6	**Remove**	6	Good		No
536	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Fair		No
537	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
538	Slash pine	Pinus elliottii	6	**Remove**	6	Good		No
539	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
540	Pond cypress	Taxodium ascendens	8	**Remove**	8	Fair		No
541	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
542	Sabal palm	Sabal Palmetto	15	**Remove**	15	Good		No
543	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
544	Laurel oak	Quercus hemisphaerica	30	**Remove**	30	Poor	Poor Structure|Decay|Roots Exposed/Damaged	Yes
545	Sabal palm	Sabal Palmetto	12	**Remove**	12	Fair		No
546	Sabal palm	Sabal Palmetto	20	**Remove**	20	Good		No
547	Slash pine	Pinus elliottii	8	**Remove**	8	Good		No
548	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
549	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Fair		No
550	Laurel oak	Quercus hemisphaerica	18	**Remove**	18	Fair		Yes
551	Laurel oak	Quercus hemisphaerica	13	**Remove**	13	Poor		No
552	Laurel oak	Quercus hemisphaerica	14	**Remove**	14	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
553	Laurel oak	Quercus hemisphaerica	21	**Remove**	21	Fair		Yes
554	Laurel oak	Quercus hemisphaerica	25	**Remove**	25	Fair		Yes
555	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
556	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
557.1	Sabal palm	Sabal Palmetto	12	**Remove**	12	Fair		No
557.2	Laurel oak	Quercus hemisphaerica	10	**Remove**	10	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
558	Pond cypress	Taxodium ascendens	14	**Remove**	14	Good		Yes
559	Laurel oak	Quercus hemisphaerica	16	**Remove**	16	Fair		No
560	Laurel oak	Quercus hemisphaerica	13	**Remove**	13	Fair		No
561	Pond cypress	Taxodium ascendens	11	**Remove**	11	Fair		No
562	Laurel oak	Quercus hemisphaerica	19	**Remove**	19	Fair		Yes
563	Pond cypress	Taxodium ascendens	15	**Remove**	15	Good		Yes
564	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
565	Pond cypress	Taxodium ascendens	12	**Remove**	12	Good		No
566	Pond cypress	Taxodium ascendens	12	**Remove**	12	Good		No
568	Pond cypress	Taxodium ascendens	11	**Remove**	11	Fair		No
569	Laurel oak	Quercus hemisphaerica	14	**Remove**	14	Poor		No
570	Laurel oak	Quercus hemisphaerica	18	**Remove**	18	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	Yes
571	Sabal palm	Sabal Palmetto	11	**Remove**	11	Fair		No
572	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
573	Sabal palm	Sabal Palmetto	14	**Remove**	14	Poor	Heavy lean	No
574	Laurel oak	Quercus hemisphaerica	13	**Remove**	13	Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
575	Laurel oak	Quercus hemisphaerica	17	**Remove**	17	Fair		Yes
576	Pond cypress	Taxodium ascendens	12	**Remove**	12	Good		No
577	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
578	Pond cypress	Taxodium ascendens	12	**Remove**	12	Good		No
579	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Poor		No
580	Sabal palm	Sabal Palmetto	10	**Preserve**		Good		No
581	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
582	Laurel oak	Quercus hemisphaerica	13	**Remove**	13	Fair		No
583	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Poor		No
584	Acacia		0	**Remove**	0	Exotic		No
585	Slash pine	Pinus elliottii	9	**Remove**	9	Good		No
586	Sabal palm	Sabal Palmetto	20	**Remove**	20	Good		No
587	Longleaf pine	Pinus palustris	12	**Remove**	12	Fair		No
588	Laurel oak	Quercus hemisphaerica	9	**Remove**	9	Fair		No
589	Slash pine	Pinus elliottii	10	**Preserve**		Good		No
590	Slash pine	Pinus elliottii	9	**Preserve**		Good		No
591	Slash pine	Pinus elliottii	11	**Preserve**		Good		No
592	Laurel oak	Quercus hemisphaerica	11	**Preserve**		Fair		No
593	Slash pine	Pinus elliottii	11	**Preserve**		Good		No
594	Slash pine	Pinus elliottii	12	**Preserve**		Good		No
595	Sabal palm	Sabal Palmetto	16	**Preserve**		Fair		No
596	Laurel oak	Quercus hemisphaerica	11	**Preserve**		Fair		No
597	Slash pine	Pinus elliottii	12	**Preserve**		Good		No
598	Slash pine	Pinus elliottii	11	**Preserve**		Fair		No
599	Sabal palm	Sabal Palmetto	13	**Preserve**		Good		No
600	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
601	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
602	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
603	Pond cypress	Taxodium ascendens	7	**Remove**	7	Good		No
604	Pond cypress	Taxodium ascendens	9	**Remove**	9	Very Poor	Poor Structure|Decay|Roots Exposed/Damaged	No
605	Laurel oak	Quercus hemisphaerica	14	**Remove**	14	Poor	Bole Rot|Wind Damage/Limb Loss	No
606	Laurel oak	Quercus hemisphaerica	10	**Remove**	10	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
607	Laurel oak	Quercus hemisphaerica	16	**Remove**	16	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
608	Pond cypress	Taxodium ascendens	6	**Remove**	6	Good		No
609	Sabal palm	Sabal Palmetto	10	**Remove**	10	Good		No
610	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
611	Laurel oak	Quercus hemisphaerica	26	**Remove**	26	Very Poor	Wind Damage/Limb Loss|Poor Structure|Mechanical Damage	Yes
612	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
613	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
614	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
615	Pond cypress	Taxodium ascendens	7	**Remove**	7	Good		No
616	Pond cypress	Taxodium ascendens	11	**Remove**	11	Poor	Poor Structure	No
617	Laurel oak	Quercus hemisphaerica	21	**Remove**	21	Poor	Bole Rot|Poor Structure	Yes
618	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
619	Slash pine	Pinus elliottii	10	**Remove**	10	Good		No
620	Slash pine	Pinus elliottii	6	**Remove**	6	Fair		No
621	Laurel oak	Quercus hemisphaerica	26	**Remove**	26	Very Poor	Bole Rot|Poor Structure|Decay	Yes
622	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
623	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
624	Laurel oak	Quercus hemisphaerica	13	**Remove**	13	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
625	Slash pine	Pinus elliottii	10	**Remove**	10	Good		No
626	Slash pine	Pinus elliottii	7	**Remove**	7	Fair		No
627	Sabal palm	Sabal Palmetto	11	**Remove**	11	Good		No
628	Laurel oak	Quercus hemisphaerica	16	**Remove**	16	Very Poor	Bole Rot|Poor Structure|Decay	No
629	Pond cypress	Taxodium ascendens	9	**Remove**	9	Fair		No
630	Laurel oak	Quercus hemisphaerica	6	**Remove**	6	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
631	Pond cypress	Taxodium ascendens	6	**Remove**	6	Good		No
632	Laurel oak	Quercus hemisphaerica	16	**Remove**	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
633	Laurel oak	Quercus hemisphaerica	14	**Remove**	14	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
634	Pond cypress	Taxodium ascendens	5	**Remove**	5	Fair		No
635	Laurel oak	Quercus hemisphaerica	32	**Remove**	32	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Mechanical Damage|Roots Exposed/Damaged	Yes
636	Slash pine	Pinus elliottii	5	**Remove**	5	Good		No
637	Pond cypress	Taxodium ascendens	10	**Remove**	10	Poor	Wind Damage/Limb Loss|Poor Structure	No
638	Slash pine	Pinus elliottii	11	**Remove**	11	Good		No
639	Slash pine	Pinus elliottii	7	**Remove**	7	Good		No
640	Sabal palm	Sabal Palmetto	16	**Remove**	16	Good		No
641	Pond cypress	Taxodium ascendens	6	**Remove**	6	Poor	Bole Rot|Poor Structure|Decay	No

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
642	Slash pine	Pinus elliottii	6	**Remove**	6	Poor	Decay	No
643	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
644	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
645	Laurel oak	Quercus hemisphaerica	23	**Remove**	23	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay	Yes
646	Laurel oak	Quercus hemisphaerica	8	**Remove**	8	Very Poor	Bole Rot|Poor Structure	No
647	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Very Poor	Wind Damage/Limb Loss|Poor Structure	No
648	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
649	Sabal palm	Sabal Palmetto	13	**Remove**	13	Fair		No
650	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
651	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Poor	Wind Damage/Limb Loss|Poor Structure	No
652	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
653	Sabal palm	Sabal Palmetto	11	**Remove**	11	Poor	Poor Structure	No
654	Sabal palm	Sabal Palmetto	11	**Remove**	11	Fair		No
655	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
656	Sabal palm	Sabal Palmetto	11	**Remove**	11	Good		No
657	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
658	Sabal palm	Sabal Palmetto	13	**Remove**	13	Poor	Roots Exposed/Damaged	No
659	Sabal palm	Sabal Palmetto	12	**Remove**	12	Fair		No
660	Sabal palm	Sabal Palmetto	14	**Remove**	14	Good		No
661	Laurel oak	Quercus hemisphaerica	31	**Remove**	31	Very Poor	Wind Damage/Limb Loss|Poor Structure	Yes
662	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
663	Sabal palm	Sabal Palmetto	11	**Remove**	11	Good		No
664	Sabal palm	Sabal Palmetto	10	**Remove**	10	Fair		No
665	Sabal palm	Sabal Palmetto	11	**Remove**	11	Good		No
666	Sabal palm	Sabal Palmetto	12	**Remove**	12	Good		No
667	Sabal palm	Sabal Palmetto	10	**Remove**	10	Fair		No
668	Sabal palm	Sabal Palmetto	10	**Remove**	10	Good		No
669	Sabal palm	Sabal Palmetto	10	**Remove**	10	Good		No
670	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
671	Pond cypress	Taxodium ascendens	6	**Preserve**		Good		No
672	Pond cypress	Taxodium ascendens	3	**Remove**	3	Good		No
673	Laurel oak	Quercus hemisphaerica	29	**Remove**	29	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
674	Pond cypress	Taxodium ascendens	8	**Remove**	8	Fair		No
675	Sabal palm	Sabal Palmetto	13	**Preserve**		Good		No
676	Pond cypress	Taxodium ascendens	11	**Remove**	11	Good		No
677	Pond cypress	Taxodium ascendens	14	**Remove**	14	Good		Yes
678	Sabal palm	Sabal Palmetto	17	**Remove**	17	Good		No
679	Pond cypress	Taxodium ascendens	10	**Remove**	10	Poor	Decay	No
680	Laurel oak	Quercus hemisphaerica	8	**Remove**	8	Very Poor	Wind Damage/Limb Loss|Poor Structure	No
681	Laurel oak	Quercus hemisphaerica	7	**Remove**	7	Very Poor	Poor Structure	No
682	Longleaf pine	Pinus palustris	7	**Remove**	7	Fair		No
683	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Poor	Decay	No
684	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
685	Pond cypress	Taxodium ascendens	15	**Remove**	15	Good		Yes
686	Laurel oak	Quercus hemisphaerica	36	**Remove**	36	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
687	Slash pine	Pinus elliottii	21	**Remove**	21	Good		No
688	Pond cypress	Taxodium ascendens	9	**Remove**	9	Good		No
689	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
690	Pond cypress	Taxodium ascendens	5	**Remove**	5	Good		No
691	Sabal palm	Sabal Palmetto	13	**Remove**	13	Good		No
692	Pond cypress	Taxodium ascendens	10	**Remove**	10	Good		No
693	Laurel oak	Quercus hemisphaerica	23	**Remove**	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
694	Pond cypress	Taxodium ascendens	5	**Remove**	5	Poor	Poor Structure	No
695	Pond cypress	Taxodium ascendens	9	**Remove**	9	Poor	Bole Rot|Poor Structure	No
696	Sabal palm	Sabal Palmetto	11	**Remove**	11	Good		No
697	Sabal palm	Sabal Palmetto	11	**Remove**	11	Good		No
698	Pond cypress	Taxodium ascendens	8	**Remove**	8	Good		No
699	Laurel oak	Quercus hemisphaerica	20	**Remove**	20	Poor	Wind Damage/Limb Loss|Decay	Yes
700	Sabal palm	Sabal Palmetto	14	**Preserve**		Good		No
701	Slash pine	Pinus elliottii	9	**Preserve**		Good		No
702	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Fair		No
703	Slash pine	Pinus elliottii	9	**Remove**	9	Good		No
704	Slash pine	Pinus elliottii	12	**Preserve**		Good		No
705	Laurel oak	Quercus hemisphaerica	10	**Remove**	10	Poor		No
706	Slash pine	Pinus elliottii	10	**Preserve**		Good		No
707	Laurel oak	Quercus hemisphaerica	14	**Remove**	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
708	Sabal palm	Sabal Palmetto	12	**Remove**	12	Fair		No
709	Sabal palm	Sabal Palmetto	10	**Remove**	10	Fair		No
710	Pond cypress	Taxodium ascendens	15	**Remove**	15	Good		Yes
711	Sweetbay	Magnolia virginiana	14	**Remove**	14	Fair	Multi Stem	Yes
712	Laurel oak	Quercus hemisphaerica	11	**Remove**	11	Fair		No
713	Laurel oak	Quercus hemisphaerica	10	**Remove**	10	Poor		No
714	Longleaf pine	Pinus palustris	14	**Remove**	14	Fair		No
715	Laurel oak	Quercus hemisphaerica	15	**Remove**	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
716	Longleaf pine	Pinus palustris	13	**Remove**	13	Good		No
717	Longleaf pine	Pinus palustris	16	**Preserve**		Good		No
718	Sabal palm	Sabal Palmetto	16	**Preserve**		Good		No
719	Laurel oak	Quercus hemisphaerica	12	**Remove**	12	Fair		No
720	Longleaf pine	Pinus palustris	9	**Remove**	9	Good		No

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

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CONTACT 811 BEFORE YOU DIG
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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
721	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
722	Slash pine	Pinus elliottii	13	Preserve		Good		No
723	Longleaf pine	Pinus palustris	16	Preserve		Good		No
724	Sabal palm	Sabal Palmetto	13	Preserve		Good		No
725	Longleaf pine	Pinus palustris	14	Preserve		Good		No
726	Pond cypress	Taxodium ascendens	16	Preserve		Good		Yes
727	Sabal palm	Sabal Palmetto	13	Preserve		Fair		No
728	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
729	Slash pine	Pinus elliottii	17	Remove		Good		No
730	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
731	Slash pine	Pinus elliottii	19	Remove	19	Good		No
732	Sabal palm	Sabal Palmetto	10	Remove	10	Fair		No
733	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
734	Laurel oak	Quercus hemisphaerica	18	Remove	18	Good		Yes
735	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
737	Slash pine	Pinus elliottii	14	Remove	14	Good		No
738	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
739	Laurel oak	Quercus hemisphaerica	24	Remove	24	Fair		Yes
740	Slash pine	Pinus elliottii	15	Preserve		Good		No
741	Laurel oak	Quercus hemisphaerica	10	Preserve		Good		No
742	Slash pine	Pinus elliottii	12	Preserve		Good		No
743	Slash pine	Pinus elliottii	16	Preserve		Good		No
744	Slash pine	Pinus elliottii	24	Remove	24	Good		No
745	Laurel oak	Quercus hemisphaerica	33	Remove	33	Fair		Yes
746	Slash pine	Pinus elliottii	18	Remove	18	Good		No
747	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor		No
748	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
749	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
750	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
751	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
752	Slash pine	Pinus elliottii	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
753	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
754	Laurel oak	Quercus hemisphaerica	10	Remove	10	Fair		No
756	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
757	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
758	Slash pine	Pinus elliottii	10	Remove	10	Good		No
759	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
760	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
761	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
762	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
763	Laurel oak	Quercus hemisphaerica	9	Remove	9	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
764	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
765	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
766	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
767	Strangler Fig	Ficus aurea	0	Remove	0	Invasive		No
768.1	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
768.2	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
769	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor		No
770	Slash pine	Pinus elliottii	12	Remove	12	Good		No
771	Laurel oak	Quercus hemisphaerica	24	Remove	24	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
772	Laurel oak	Quercus hemisphaerica	20	Remove	20	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
773	Longleaf pine	Pinus palustris	21	Remove	21	Good		No
774	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
775	Sabal palm	Sabal Palmetto	17	Remove	17	Fair		No
776	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
777	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
778	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
779	Laurel oak	Quercus hemisphaerica	11	Remove	11	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
780	Laurel oak	Quercus hemisphaerica	23	Remove	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
781	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
782	Laurel oak	Quercus hemisphaerica	19	Remove	19	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
783	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
784	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
785	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
786	Sabal palm	Sabal Palmetto	14	Remove	14	Fair		No
787	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
788	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
789	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor		No
790	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
791	Pond cypress	Taxodium ascendens	16	Remove	16	Good		Yes
792	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
793	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
794	Pond cypress	Taxodium ascendens	15	Remove	15	Fair		Yes
795	Pond cypress	Taxodium ascendens	19	Remove	19	Good		Yes
796	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
797	Laurel oak	Quercus hemisphaerica	12	Remove	12	Fair		No
798	Slash pine	Pinus elliottii	11	Remove	11	Good		No
799	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
800	Laurel oak	Quercus hemisphaerica	20	Remove	20	Fair		Yes
801	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Poor Structure	Yes
802	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
803	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
804	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Decay	No
805	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
806	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
807	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
808	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor		Yes
809	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
810	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
811	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
812	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
813	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
814	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
816	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Poor Structure|Decay	No
817	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Poor Structure	No
818	Pond cypress	Taxodium ascendens	8	Preserve		Good		No
819	Pond cypress	Taxodium ascendens	9	Preserve		Good		No
820	Sabal palm	Sabal Palmetto	13	Preserve		Fair	Insect Damage	No
821	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
822	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
823	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
824	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
825	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
826	Sabal palm	Sabal Palmetto	14	Preserve		Good		No
827	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Wind Damage/Limb Loss|Poor Structure	No
828	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
829	Slash pine	Pinus elliottii	9	Remove	9	Poor	Wind Damage/Limb Loss|Insect Damage|Decay	No
830	Laurel oak	Quercus hemisphaerica	6	Remove	6	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
831	Sabal palm	Sabal Palmetto	13	Preserve		Good		No
832	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Poor Structure	No
833	Laurel oak	Quercus hemisphaerica	43	Remove	43	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay|Roots Exposed/Damaged	Yes
834	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
835	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
836	Slash pine	Pinus elliottii	15	Remove	15	Good		No
837	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
838	Longleaf pine	Pinus palustris	23	Preserve		Good		No
839	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
840	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Wind Damage/Limb Loss|Poor Structure|Mechanical Damage	Yes
841	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
842	Laurel oak	Quercus hemisphaerica	46	Remove	46	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback|Roots Exposed/Damaged	Yes
843	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Poor Structure|Decay	No
844	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
845	Pond cypress	Taxodium ascendens	5	Remove	5	Poor		No
846	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
847	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
848	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
849	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
850.1	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
850.2	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Wind Damage/Limb Loss|Mechanical Damage|Poor Structure|Insect Damage|Decay|Included Bark	Yes
851.1	Pond cypress	Taxodium ascendens	5	Preserve		Good		No
851.2	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
852.1	Java plum		0	Remove	0	Exotic		No
852.2	Pond cypress	Taxodium ascendens	5	Remove	5	Fair		No
853.1	Sabal palm	Sabal Palmetto	18	Remove	18	Good		No
853.2	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Poor Structure|Decay	Yes
854	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
855.1	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
855.2	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
856.1	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
856.2	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
857.1	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
857.2	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
858.1	Pond cypress	Taxodium ascendens	6	Remove	6	Poor	Bole Rot|Roots Exposed/Damaged	No
858.2	Pond cypress	Taxodium ascendens	7	Remove	7	Poor	Poor Structure|Included Bark	
859.1	Pond cypress	Taxodium ascendens	4	Remove	4	Fair	Included Bark	No
859.2	Pond cypress	Taxodium ascendens	8	Remove	8	Fair		No
860.1	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
860.2	Pond cypress	Taxodium ascendens	9	Remove	9	Poor	Poor Structure|Canopy Dieback/Leaf Loss	
861.1	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
861.2	Slash pine	Pinus elliottii	9	Remove	9	Good		No
862.1	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
862.2	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
863.1	Slash pine	Pinus elliottii	7	Remove	7	Poor	Poor Structure	No
863.2	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Poor Structure	Yes
864.1	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
864.2	Slash pine	Pinus elliottii	7	Remove	7	Good		No
865.1	Pond cypress	Taxodium ascendens	11	Remove	11	Poor	Poor Structure|Canopy Dieback/Leaf Loss	
865.2	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
866.1	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
866.2	Pond cypress	Taxodium ascendens	6	Remove	6	Poor	Decay|Mechanical Damage	No
866.3	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Poor Structure|Roots Exposed/Damaged	Yes
867	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
868.1	Pond cypress	Taxodium ascendens	18	Remove	18	Poor	Poor Structure	Yes
868.2	Pond cypress	Taxodium ascendens	23	Remove	23	Poor	Poor Structure|Roots Exposed/Damaged	Yes
869.1	Pond cypress	Taxodium ascendens	15	Remove	15	Good		Yes
869.2	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Poor Structure|Decay	No
870.1	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
870.2	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Poor Structure|Decay	No
871.1	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
871.2	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
872.1	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
872.2	Pond cypress	Taxodium ascendens	4	Remove	4	Very Poor		
873.1	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
873.2	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
874.1	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
874.2	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
875.1	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
875.2	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Wind Damage/Limb Loss|Decay	No
876.1	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
876.2	Pond cypress	Taxodium ascendens	20	Remove	20	Good		Yes
877.1	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
877.2	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
877.3	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
878	Pond cypress	Taxodium ascendens	6	Remove	6	Poor	Bole Rot|Poor Structure	
879.1	Sabal palm	Sabal palmetto	14	Preserve		Good		No
879.2	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
880	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
881.1	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
881.2	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Insect Damage|Decay	Yes
882	Sabal palm	Sabal Palmetto	10	Remove	10	Very Poor	Poor Structure	No
883.1	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
883.2	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
885	Pond cypress	Taxodium ascendens	15	Remove	15	Very Poor	poor structure, mechanical damage	Yes
886	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
887	Pond cypress	Taxodium ascendens	19	Remove	19	Fair		Yes
888	Pond cypress	Taxodium ascendens	6	Remove	6	Fair	Includded Bark	No
889	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
890	Laurel oak	Quercus hemisphaerica	19	Remove	19	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
891	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
892	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
893	Pond cypress	Taxodium ascendens	6	Remove	6	Poor	Includded Bark	
894	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
895	Live oak	Quercus virginiana	42	Remove	42	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
896	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
897	Laurel oak	Quercus hemisphaerica	34	Remove	34	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
898	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Poor Structure|Included Bark	No
899	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
900	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
901	Sabal palm	Sabal Palmetto	13	Remove	13	Poor	Poor Structure	No
902	Laurel oak	Quercus hemisphaerica	28	Remove	28	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
903	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Bole Rot|Included Bark	No
904	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Insect Damage	No
905	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Poor Structure|Decay	Yes
906	Laurel oak	Quercus hemisphaerica	20	Remove	20	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
907	Pond cypress	Taxodium ascendens	10	Remove	10	Poor	Wind Damage/Limb Loss	
908	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Poor Structure	No
909	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
910	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
911	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Wind Damage/Limb Loss|Poor Structure	Yes
912	Pond cypress	Taxodium ascendens	19	Remove	19	Good		Yes
913	Laurel oak	Quercus hemisphaerica	7	Remove	7	Poor	Bole Rot|Insect Damage	No
914	Laurel oak	Quercus hemisphaerica	4	Remove	4	Poor	Bole Rot|Insect Damage	No
915	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
916	Pond cypress	Taxodium ascendens	29	Remove	29	Poor	Wind Damage/Limb Loss|Included Bark	Yes
917	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bole Rot|Wind Damage/Limb Loss	No
918	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Insect Damage|Included Bark	No
919	Pond cypress	Taxodium ascendens	17	Remove	17	Poor	Wind Damage/Limb Loss|Poor Structure	Yes
920	Pond cypress	Taxodium ascendens	8	Preserve		Good		No
921	Sabal palm	Sabal Palmetto	10	Preserve		Fair	Insect Damage	No
922	Pond cypress	Taxodium ascendens	15	Preserve		Good		Yes
923	Sabal palm	Sabal Palmetto	10	Preserve		Good		No
924	Pond cypress	Taxodium ascendens	7	Remove	7	Poor	Poor Structure|Included Bark	

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions

Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
925	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Included Bark	No
926	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
927	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
928	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
929	Pond cypress	Taxodium ascendens	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
930	Sabal palm	Sabal Palmetto	12	Preserve		Fair	Poor Structure	No
931	Sabal palm	Sabal Palmetto	11	Preserve		Good		No
932	Sabal palm	Sabal Palmetto	11	Preserve		Good		No
933	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
934	Sabal palm	Sabal Palmetto	15	Remove	15	Poor	Poor Structure	No
935	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
937	Laurel oak	Quercus hemisphaerica	31	Remove	31	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
938	Pond cypress	Taxodium ascendens	21	Remove	21	Good		Yes
939	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Poor Structure	No
940	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
941	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
942	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
944	Pond cypress	Taxodium ascendens	23	Remove	23	Good		Yes
945	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
946	Pond cypress	Taxodium ascendens	16	Remove	16	Good		Yes
947	Pond cypress	Taxodium ascendens	15	Remove	15	Good		Yes
948	Pond cypress	Taxodium ascendens	15	Remove	15	Good		Yes
949	Pond cypress	Taxodium ascendens	25	Remove	25	Good		Yes
950	Pond cypress	Taxodium ascendens	18	Remove	18	Good		Yes
951	Pond cypress	Taxodium ascendens	31	Remove	31	Good		Yes
952	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
953	Pond cypress	Taxodium ascendens	26	Remove	26	Good		Yes
954	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
955	Pond cypress	Taxodium ascendens	27	Remove	27	Good		Yes
956	Pond cypress	Taxodium ascendens	25	Preserve		Good		Yes
957	Pond cypress	Taxodium ascendens	12	Preserve		Good		No
958	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
959	Pond cypress	Taxodium ascendens	18	Remove	18	Good		Yes
960	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
961	Pond cypress	Taxodium ascendens	15	Remove	15	Good		Yes
962	Pond cypress	Taxodium ascendens	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
963	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
964	Pond cypress	Taxodium ascendens	19	Preserve		Good		Yes
965	Sabal palm	Sabal Palmetto	13	Preserve		Good		No
966	Laurel oak	Quercus hemisphaerica	27	Remove	27	Poor	Bole Rot|Poor Structure	Yes
967	Pond cypress	Taxodium ascendens	23	Remove	23	Poor	Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
968	Pond cypress	Taxodium ascendens	16	Remove	16	Good		Yes
969	Laurel oak	Quercus hemisphaerica	34	Remove	34	Very Poor	Bole Rot|Poor Structure|Decay	Yes
970	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Poor Structure	Yes
971	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
972	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
973	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
974	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
975	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
976	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
977	Pond cypress	Taxodium ascendens	9	Remove	9	Good	Bee Nest	No
978	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
979	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
980	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
981	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
982	Pond cypress	Taxodium ascendens	8	Remove	8	Very Poor	Bole Rot|Wind Damage/Limb Loss	
983	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
984	Laurel oak	Quercus hemisphaerica	39	Remove	39	Very Poor	Bole Rot|Poor Structure/multistem	Yes
985	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
986	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
987	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Poor Structure	No
988	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
989	Pond cypress	Taxodium ascendens	7	Remove	7	Poor	Poor Structure|Low Crotch	
990	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
991	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
992	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
993	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
994	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Poor Structure	Yes
995	Laurel oak	Quercus hemisphaerica	33	Remove	33	Very Poor	Bole Rot|Poor Structure|Decay. Multistem	Yes
996	Sabal palm	Sabal Palmetto	13	Remove	13	Poor	Poor Structure	No
997	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Poor Structure|Decay	Yes
998	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
999	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
1000	Laurel oak	Quercus hemisphaerica	8	Remove	8	Fair	Bole Rot|Roots Exposed/Damaged	No
1001	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1002	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1003	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Poor Structure|Decay	No
1005	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1006	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1007	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1008	Pond cypress	Taxodium ascendens	8	Remove	8	Poor	Wind Damage/Limb Loss|Poor Structure	
1009	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1010	Laurel oak	Quercus hemisphaerica	24	Remove	24	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1011	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
1012	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
1013	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1014	Laurel oak	Quercus hemisphaerica	29	Remove	29	Very Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1015	Laurel oak	Quercus hemisphaerica	39	Remove	39	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1016	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
1017	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Poor Structure|Decay	No
1018	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
1019	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1020	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
1021	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
1022	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
1023	Slash pine	Pinus elliottii	6	Remove	6	Fair	Wind Damage/Limb Loss	No
1024	Slash pine	Pinus elliottii	7	Remove	7	Very Poor	Wind Damage/Limb Loss|Poor Structure	No
1025	Slash pine	Pinus elliottii	7	Remove	7	Good		No
1026	Slash pine	Pinus elliottii	4	Preserve		Good		No
1027	Slash pine	Pinus elliottii	5	Remove	5	Good		No
1028	Slash pine	Pinus elliottii	7	Remove	7	Good		No
1029	Slash pine	Pinus elliottii	4	Remove	4	Very Poor	Wind Damage/Limb Loss|Poor Structure	No
1030	Slash pine	Pinus elliottii	3	Remove	3	Poor	Wind Damage/Limb Loss|Poor Structure	No
1031	Slash pine	Pinus elliottii	3	Remove	3	Very Poor	Wind Damage/Limb Loss|Poor Structure	No
1032	Slash pine	Pinus elliottii	4	Preserve		Good		No
1033	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
1034	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1035	Pond cypress	Taxodium ascendens	4	Remove	4	Poor	Poor Structure	
1036	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Poor Structure	No
1037	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
1038	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
1039	Pond cypress	Taxodium ascendens	9	Remove	9	Poor	Wind Damage/Limb Loss|Poor Structure	
1040	Pond cypress	Taxodium ascendens	8	Remove	8	Fair	Poor Structure|Insect Damage	No
1041	Pond cypress	Taxodium ascendens	7	Remove	7	Fair		No
1042	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1043	Pond cypress	Taxodium ascendens	15	Remove	15	Fair		Yes
1044	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
1045	Sabal palm	Sabal Palmetto	17	Remove	17	Good		No
1046	Laurel oak	Quercus hemisphaerica	28	Remove	28	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1047	Sabal palm	Sabal Palmetto	13	Remove	13	Fair	Poor Structure	No
1048	Slash pine	Pinus elliottii	5	Remove	5	Fair	Poor Structure	No
1049	Pond cypress	Taxodium ascendens	31	Remove	31	Fair	Wind Damage/Limb Loss	Yes
1050	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	No
1051	Pond cypress	Taxodium ascendens	20	Remove	20	Good		Yes
1052	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1053	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1054	Sabal palm	Sabal Palmetto	12	Remove	12	Poor	Poor Structure	No
1055	Sabal palm	Sabal Palmetto	8	Remove	8	Good		No
1056	Sabal palm	Sabal Palmetto	8	Remove	8	Good		No
1057	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1058	Pond cypress	Taxodium ascendens	18	Remove	18	Good		Yes
1058	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1059	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1060	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
1061	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1062	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1063	Pond cypress	Taxodium ascendens	4	Remove	4	Fair		No
1065	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
1066	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1067	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1068	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
1069	Sabal palm	Sabal Palmetto	10	Remove	10	Good		No
1070	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	No
1071	Pond cypress	Taxodium ascendens	5	Remove	5	Poor	Wind Damage/Limb Loss|Poor Structure	
1072	Pond cypress	Taxodium ascendens	21	Remove	21	Poor	Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1073	Laurel oak	Quercus hemisphaerica	38	Remove	38	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure/multistem	Yes
1074	Pond cypress	Taxodium ascendens	10	Remove	10	Good		No
1075	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1076	Slash pine	Pinus elliottii	9	Preserve		Good		No
1077	Slash pine	Pinus elliottii	3	Remove	3	Poor	Poor Structure	No
1078	Slash pine	Pinus elliottii	7	Preserve		Good		No
1079	Slash pine	Pinus elliottii	3	Remove	3	Good		No
1080	Slash pine	Pinus elliottii	8	Remove	8	Good		No
1081	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1082	Slash pine	Pinus elliottii	10	Remove	10	Good		No
1083	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1084	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
1085	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
1086	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1087	Sabal palm	Sabal Palmetto	14	Preserve		Good		No
1088	Sabal palm	Sabal Palmetto	15	Preserve		Good		No
1089	Pond cypress	Taxodium ascendens	5	Preserve		Good		No
1090	Laurel oak	Quercus hemisphaerica	41	Remove	41	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Canopy Dieback/Leaf Loss|Decay	Yes
1091	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1092	Laurel oak	Quercus hemisphaerica	22	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1093	Slash pine	Pinus elliottii	13	Remove	13	Very Poor	Bole Rot|Poor Structure|Decay	No
1094	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1095	Laurel oak	Quercus hemisphaerica	4	Remove	4	Very Poor	Bole Rot|Wind Damage/Limb Loss|Insect Damage	No
1096	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1097	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1098	Laurel oak	Quercus hemisphaerica	20	Remove	20	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1099	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Bole Rot|Wind Damage/Limb Loss	No
1100	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
1101	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1102	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1103	Pond cypress	Taxodium ascendens	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1104	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
1105	Pond cypress	Taxodium ascendens	13	Remove	13	Fair		Yes
1106	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
1107	Laurel oak	Quercus hemisphaerica	9	Remove	9	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1108	Pond cypress	Taxodium ascendens	9	Remove	9	Fair		No
1109	Slash pine	Pinus elliottii	21	Remove	21	Fair		No
1110	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1111	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Poor Structure|Decay	No
1112	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1113	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1114	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1115	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
1116	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1117	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1118	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
1119	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1120	Pond cypress	Taxodium ascendens	6	Remove	6	Fair		No
1121	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1122	Slash pine	Pinus elliottii	18	Remove	18	Fair		No
1123	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
1124	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
1125	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1126	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
1127	Slash pine	Pinus elliottii	16	Remove	16	Good		No
1128	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
1129	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Canopy Dieback/Leaf Loss	No
1130	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1131	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1132	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
1132	Slash pine	Pinus elliottii	18	Remove	18	Good		No
1133	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
1134	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
1135	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1136	Laurel oak	Quercus hemisphaerica	6	Remove	6	Very Poor	Bole Rot|Decay	No
1137	Slash pine	Pinus elliottii	17	Remove	17	Fair		No
1137	Slash pine	Pinus elliottii	11	Remove	11	Good		No
1138	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1139	Laurel oak	Quercus hemisphaerica	12	Remove	12	Fair		No
1140	Laurel oak	Quercus hemisphaerica	9	Remove	9	Fair		No
1141	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
1142	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1143	Laurel oak	Quercus hemisphaerica	9	Remove	9	Very Poor	Bole Rot|Wind Damage/Limb Loss|Canopy Dieback/Leaf Loss|Decay	No
1144	Sabal palm	Sabal Palmetto	23	Remove	23	Fair		No
1145	Sabal palm	Sabal Palmetto	14	Remove	14	Fair		No
1146	Sabal palm	Sabal Palmetto	14	Remove	14	Fair		No
1147	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot	Yes
1148	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Canopy Dieback/Leaf Loss|Decay	Yes
1149	Laurel oak	Quercus hemisphaerica	25	Remove	25	Very Poor	Bole Rot|Poor Structure|Decay	Yes
1150	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1151	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
1152	Laurel oak	Quercus hemisphaerica	12	Remove	12	Fair		No
1153	Pond cypress	Taxodium ascendens	15	Remove	15	Good		Yes
1154	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
1155	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1156	Laurel oak	Quercus hemisphaerica	8	Remove	8	Fair		No
1157	Pond cypress	Taxodium ascendens	12	Remove	12	Fair		No
1158	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

Sheet 11 of 16

CONTACT 811 BEFORE YOU DIG
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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1159	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1160	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1161	Pond cypress	Taxodium ascendens	8	Remove	8	Fair		No
1162	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Wind Damage/Limb Loss|Poor Structure	No
1163	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1164	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1165	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1166	Laurel oak	Quercus hemisphaerica	24	Remove	24	Very Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss|Decay	Yes
1167	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1168	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1169	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1170	Pond cypress	Taxodium ascendens	11	Remove	11	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	
1171	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1172	Pond cypress	Taxodium ascendens	7	Remove	7	Good		No
1173	Pond cypress	Taxodium ascendens	7	Remove	7	Fair		No
1174	Laurel oak	Quercus hemisphaerica	5	Remove	5	Fair		No
1175	Pond cypress	Taxodium ascendens	5	Remove	5	Poor	Mechanical Damage|Poor Structure	
1176	Pond cypress	Taxodium ascendens	5	Remove	5	Fair		No
1177	Laurel oak	Quercus hemisphaerica	14	Remove	14	Fair		No
1178	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Wind Damage/Limb Loss|Poor Structure|Included Bark	No
1179	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1180	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1181	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1182	Sabal palm	Sabal Palmetto	12	Preserve		Fair		No
1183	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Decay	No
1184	Sabal palm	Sabal Palmetto	11	Preserve		Good		No
1185	Acacia		0	Remove	0	Invasive		No
1186	Laurel oak	Quercus hemisphaerica	21	Remove	21	Fair	Poor Structure	Yes
1187	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss	No
1188	Slash pine	Pinus elliottii	8	Remove	8	Good		No
1189	Slash pine	Pinus elliottii	11	Remove	11	Good		No
1190	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
1191	Pond cypress	Taxodium ascendens	10	Remove	10	Fair		No
1191	Laurel oak	Quercus hemisphaerica	4	Remove	4	Very Poor	Wind Damage/Limb Loss|Poor Structure	No
1192	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
1192	Pond cypress	Taxodium ascendens	8	Remove	8	Good		No
1193	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
1193	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
1194	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair	Poor Structure	No
1194	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1195	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss	No
1196	Sabal palm	Sabal Palmetto	13	Remove	13	Fair		No
1197	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
1198	Sabal palm	Sabal Palmetto	17	Remove	17	Good		No
1199	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
1200	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1201	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1202	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1203	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1204	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Insect Damage|Decay|Included Bark	Yes
1205	Laurel oak	Quercus hemisphaerica	69	Remove	69	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback/Leaf Loss|Insect Damage|Decay|Included Bark|heri	Yes
1206	Slash pine	Pinus elliottii	11	Remove	11	Good		No
1207	Laurel oak	Quercus hemisphaerica	12	Remove	12	Good		No
1208	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1209	Pond cypress	Taxodium ascendens	5	Remove	5	Fair		No
1210	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1211	Slash pine	Pinus elliottii	17	Remove	17	Good		No
1212	Slash pine	Pinus elliottii	11	Remove	11	Poor	Wind Damage/Limb Loss|Decay	No
1213	Laurel oak	Quercus hemisphaerica	4	Remove	4	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1214	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1215	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1216	Slash pine	Pinus elliottii	5	Remove	5	Good		No
1217	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1218	Acacia		0	Remove	0	Invasive		No
1219	Slash pine	Pinus elliottii	18	Remove	18	Good		No
1220	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1221	Laurel oak	Quercus hemisphaerica	35	Remove	35	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark	Yes
1222	Laurel oak	Quercus hemisphaerica	59	Remove	59	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|heritage?	Yes
1223	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1224	Sabal palm	Sabal Palmetto	12	Remove	12	Fair		No
1225	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No
1226	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1227	Laurel oak	Quercus hemisphaerica	38	Remove	38	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1228	Laurel oak	Quercus hemisphaerica	35	Remove	35	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1229	Slash pine	Pinus elliottii	14	Remove	14	Good		No
1230	Slash pine	Pinus elliottii	11	Remove	11	Good		No
1231	Pond cypress	Taxodium ascendens	3	Remove	3	Fair		No
1232	Slash pine	Pinus elliottii	8	Remove	8	Good		No
1233	Slash pine	Pinus elliottii	14	Remove	14	Good		No
1234	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1235	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1236	Slash pine	Pinus elliottii	5	Remove	5	Poor	Poor Structure	No
1237	Slash pine	Pinus elliottii	15	Remove	15	Good		No
1238	Acacia		0	Remove	0	Invasive		No
1239	Slash pine	Pinus elliottii	5	Remove	5	Good		No
1240	Longleaf pine	Pinus palustris	20	Remove	20	Poor	Poor Structure|Included Bark	No
1241	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1242	Slash pine	Pinus elliottii	4	Remove	4	Good		No
1244	Slash pine	Pinus elliottii	9	Remove	9	Good		No
1245	Slash pine	Pinus elliottii	13	Remove	12	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
1246	Slash pine	Pinus elliottii	6	Remove	6	Good		No
1247	Laurel oak	Quercus hemisphaerica	7	Remove	7	Very Poor	Bole Rot|Poor Structure|Low Crotch|Decay	No
1248	Laurel oak	Quercus hemisphaerica	9	Remove	9	Very Poor	Bole Rot|Poor Structure|Decay|Included Bark	No
1249	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1250	Pond cypress	Taxodium ascendens	7	Remove	7	Poor	Wind Damage/Limb Loss|Poor Structure|Insect Damage	
1251	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1252	Laurel oak	Quercus hemisphaerica	35	Remove	35	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Included Bark	Yes
1253	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1254	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1255	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1256	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1257	Pond cypress	Taxodium ascendens	13	Remove	13	Poor	Low Crotch/rot in roots	Yes
1258	Pond cypress	Taxodium ascendens	7	Remove	7	Fair		No
1259	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1260	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1261	Pond cypress	Taxodium ascendens	5	Remove	5	Poor	Poor Structure	
1262	Pond cypress	Taxodium ascendens	20	Remove	20	Fair		Yes
1263	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Poor Structure	No
1264	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1265	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1266	Acacia		0	Remove	0	Invasive		No
1267	Sabal palm	Sabal Palmetto	15	Remove	15	Good		No
1268	Pond cypress	Taxodium ascendens	14	Remove	14	Poor	Poor Structure|Decay	Yes
1269	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss	No
1270	Pond cypress	Taxodium ascendens	14	Remove	14	Poor	Poor Structure	Yes
1271	Acacia		0	Remove	0	Invasive		No
1272	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1273	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1274	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1275	Pond cypress	Taxodium ascendens	12	Remove	12	Fair		No
1276	Pond cypress	Taxodium ascendens	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss	
1277	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1278	Sabal palm	Sabal Palmetto	13	Preserve		Good		No
1279	Pond cypress	Taxodium ascendens	12	Preserve		Good		No
1280	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1281	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1282	Pond cypress	Taxodium ascendens	12	Remove	12	Poor	Wind Damage/Limb Loss|Poor Structure|Included Bark	
1283	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1284	Laurel oak	Quercus hemisphaerica	62	Remove	62	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1285	Pond cypress	Taxodium ascendens	13	Remove	13	Poor	Poor Structure|Included Bark	Yes
1286	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Wind Damage/Limb Loss|Poor Structure	Yes
1287	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
1288	Acacia		0	Remove	0	Invasive		No
1289	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Poor Structure	No
1290	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Included Bark	Yes
1291	Sabal palm	Sabal Palmetto	11	Remove	11	Fair		No
1292	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1293	Longleaf pine	Pinus palustris	20	Remove	20	Good		No
1294	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Poor Structure	Yes
1295	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1296	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1297	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1298	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1299	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1300	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Mechanical Damage|Poor Structure|Canopy Dieback/Leaf Loss|Decay	Yes
1301	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair	Poor Structure|Low Crotch	No
1302	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1303	Laurel oak	Quercus hemisphaerica	14	Remove	14	Fair		No
1304	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
1305	Pond cypress	Taxodium ascendens	13	Remove	13	Good		Yes
1306	Sabal palm	Sabal Palmetto	16	Remove	16	Fair		No
1307	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair		Yes
1308	Slash pine	Pinus elliottii	7	Remove	7	Fair		No
1309	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair	Wind Damage/Limb Loss	No
1310	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1311	Laurel oak	Quercus hemisphaerica	5	Remove	5	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1312	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Mechanical Damage|Poor Structure|Low Crotch	Yes
1313	Laurel oak	Quercus hemisphaerica	29	Remove	29	Fair		Yes
1314	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Low Crotch|Decay	Yes
1315	Slash pine	Pinus elliottii	12	Remove	12	Good		No
1315	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor		Yes
1316	Sabal palm	Sabal palmetto	12	Remove	12	Fair		No
1316	Laurel oak	Quercus hemisphaerica	31	Remove	31	Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss|Included Bark	Yes
1317	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
1317	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
1317	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1318	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
1318	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1319	Slash pine	Pinus elliottii	17	Remove	17	Good		No
1319	Laurel oak	Quercus hemisphaerica	15	Remove	15	Good		No
1320	Pond cypress	Taxodium ascendens	6	Remove	6	Good		No
1320	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1321	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1321	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1322	Sabal palm	Sabal palmetto	20	Remove	20	Good		No
1322	Laurel oak	Quercus hemisphaerica	32	Remove	32	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1323	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1323	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1324	Laurel oak	Quercus hemisphaerica	9	Remove	9	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1324	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback/Leaf Loss|Decay	No
1325	Laurel oak	Quercus hemisphaerica	9	Remove	9	Fair		No
1325	Laurel oak	Quercus hemisphaerica	28	Remove	28	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1326	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Poor Structure|Decay|Roots Exposed/Damaged|3 stems	Yes
1326	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Poor Structure|Decay	No
1327	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair		Yes
1327	Sabal palm	Sabal Palmetto	18	Remove	18	Good		No
1328	Laurel oak	Quercus hemisphaerica	10	Remove	10	Fair		No
1328	Laurel oak	Quercus hemisphaerica	27	Remove	27	Very Poor		Yes
1329	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Canopy Dieback/Leaf Loss|Decay	Yes
1329	Sabal palm	Sabal palmetto	12	Remove	12	Poor	Bole Rot|Mechanical Damage|Poor Structure	No
1330	Slash pine	Pinus elliotii	5	Remove	5	Fair		No
1330	Laurel oak	Quercus hemisphaerica	44	Remove	44	Very Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss|Decay	Yes
1331	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1331	Laurel oak	Quercus hemisphaerica	38	Remove	38	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1332	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
1332	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1333	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
1333	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
1334	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1334	Acacia		0	Remove	0	Invasive		No
1335	Laurel oak	Quercus hemisphaerica	12	Remove	12	Fair	Poor Structure	No
1335	Laurel oak	Quercus hemisphaerica	27	Remove	27	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1336	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1336	Slash pine	Pinus elliotii	15	Remove	15	Good		No

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions

Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1337	Laurel oak	Quercus hemisphaerica	13	Preserve		Fair		No
1338	Laurel oak	Quercus hemisphaerica	13	Preserve		Fair		No
1338	Laurel oak	Quercus hemisphaerica	14	Remove	14	Fair		No
1339	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1339	Laurel oak	Quercus hemisphaerica	28	Remove	28	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1340	Laurel oak	Quercus hemisphaerica	43	Remove	43	Fair	Poor Structure|2 large equal stems	Yes
1340	Sabal palm	Sabal Palmetto	19	Preserve		Fair		No
1340	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1341	Sabal palm	Sabal palmetto	14	Remove	14	Fair		No
1341	Slash pine	Pinus elliotii	5	Remove	5	Good		No
1341	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Canopy Dieback/Leaf Loss|Decay	Yes
1342	Sabal palm	Sabal Palmetto	12	Preserve		Fair		No
1342	Slash pine	Pinus elliotii	7	Remove	7	Good		No
1342	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1343	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
1343	Slash pine	Pinus elliotii	6	Remove	6	Good		No
1343	Slash pine	Pinus elliotii	7	Remove	7	Good		No
1344	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1344	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1344	Sabal palm	Sabal Palmetto	19	Remove	19	Good		No
1345	Pond cypress	Taxodium ascendens	23	Remove	23	Fair		Yes
1345	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair		Yes
1345	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1345	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1346	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair	3stems	Yes
1346	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
1346	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1346	Sabal palm	Sabal Palmetto	18	Remove	18	Good		No
1347	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1347	Slash pine	Pinus elliotii	6	Remove	6	Good		No
1347	Laurel oak	Quercus hemisphaerica	28	Remove	28	Poor	Bole Rot|Poor Structure|Low Crotch|Included Bark	Yes
1348	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
1348	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1348	Slash pine	Pinus elliotii	12	Remove	12	Good		No
1349	Pond cypress	Taxodium ascendens	12	Remove	12	Good		No
1349	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1349	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1350	Slash pine	Pinus elliotii	12	Remove	12	Good		No
1350	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1350	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor		Yes
1351	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1351	Slash pine	Pinus elliotii	15	Remove	15	Good		No
1351	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay	Yes
1352	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
1352	Pond cypress	Taxodium ascendens	9	Remove	9	Good		No
1352	Pond cypress	Taxodium ascendens	15	Remove	15	Good		Yes
1353	Laurel oak	Quercus hemisphaerica	23	Remove	23	Fair		Yes
1353	Sabal palm	Sabal palmetto	18	preserve		Good		No
1353	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback/Leaf Loss	Yes
1354	Laurel oak	Quercus hemisphaerica	34	Remove	34	Fair		Yes
1354	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1354	Sabal palm	Sabal palmetto	17	Remove	17	Good		No
1355	Laurel oak	Quercus hemisphaerica	10	Remove	10	Fair		No
1355	Laurel oak	Quercus hemisphaerica	28	Remove	28	Fair	Poor Structure	Yes
1355	Slash pine	Pinus elliotii	19	Remove	19	Good		No
1356	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
1356	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
1356	Laurel oak	Quercus hemisphaerica	31	Remove	31	Very Poor	Bole Rot|Low Crotch|Decay	Yes
1357	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
1357	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1358	Laurel oak	Quercus hemisphaerica	26	Remove	26	Fair		Yes
1358	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor		Yes
1359	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay	No
1359	Laurel oak	Quercus hemisphaerica	41	Remove	41	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark|7 stems	Yes
1360	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1360	Laurel oak	Quercus hemisphaerica	18	Preserve		Good		Yes
1361	Laurel oak	Quercus hemisphaerica	32	Remove	32	Fair	Poor Structure|3 stem	Yes
1361	Laurel oak	Quercus hemisphaerica	32	Remove	32	Fair	4	Yes
1362	Slash pine	Pinus elliotii	11	Preserve		Fair		No
1362	Laurel oak	Quercus hemisphaerica	33	Remove	33	Fair	Poor Structure|3stems	Yes
1362	Slash pine	Pinus elliotii	21	Remove	21	Good		No
1363	Slash pine	Pinus elliotii	15	Preserve		Fair		No
1364	Laurel oak	Quercus hemisphaerica	14	Remove	14	Fair	Wind Damage/Limb Loss	No
1364	Laurel oak	Quercus hemisphaerica	17	Remove	17	Fair	Poor Structure	Yes
1364	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1364	Slash pine	Pinus elliotii	18	Preserve		Good		No
1365	Slash pine	Pinus elliotii	15	Preserve		Good		No
1365	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1365	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1365	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1366	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair	Wind Damage/Limb Loss	No
1366	Laurel oak	Quercus hemisphaerica	12	Preserve		Fair		No
1367	Laurel oak	Quercus hemisphaerica	35	Remove	35	Fair	Poor Structure|2stems	Yes
1367	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Poor Structure|Low Crotch|2	No
1368	Slash pine	Pinus elliotii	17	Remove	17	Good		No
1368	Sabal palm	Sabal palmetto	16	Remove	16	Good		No

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1369	Laurel oak	Quercus hemisphaerica	26	Remove	26	Fair		Yes
1369	Slash pine	Pinus elliotii	20	Preserve		Good		No
1370	Laurel oak	Quercus hemisphaerica	26	Remove	26	Fair	Poor Structure|3stems	Yes
1370	Slash pine	Pinus elliotii	6	Remove	6	Good		No
1371	Slash pine	Pinus elliotii	20	Remove	20	Good		No
1371	Laurel oak	Quercus hemisphaerica	27	Remove	27	Very Poor	Bole Rot|Poor Structure|Decay|Included Bark	Yes
1372	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1372	Slash pine	Pinus elliotii	17	Remove	17	Good		No
1373	Laurel oak	Quercus hemisphaerica	9	Preserve		Fair		No
1373	Slash pine	Pinus elliotii	24	Remove	24	Good		No
1374	Laurel oak	Quercus hemisphaerica	15	Remove	15	Fair		No
1374	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1375	Slash pine	Pinus elliotii	7	Remove	7	Good		No
1375	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1376	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1376	Laurel oak	Quercus hemisphaerica	28	Remove	28	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1377	Pond cypress	Taxodium ascendens	12	Remove	12	Fair		No
1377	Slash pine	Pinus elliotii	5	Remove	5	Good		No
1378	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair	Poor Structure|2stems	Yes
1378	Slash pine	Pinus elliotii	4	Remove	4	Good		No
1379	Laurel oak	Quercus hemisphaerica	18	Remove	18	Fair	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1379	Sabal palm	Sabal palmetto	16	Remove	16	Good		No
1380	Slash pine	Pinus elliotii	16	Remove	16	Good		No
1380	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Poor Structure|Decay	Yes
1381	Laurel oak	Quercus hemisphaerica	32	Remove	32	Fair	Poor Structure|3stems	Yes
1381	Sabal palm	Sabal palmetto	16	Remove	16	Fair		No
1382	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|4 srems	Yes
1382	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Canopy Dieback/Leaf Loss|Decay	Yes
1383	Pond cypress	Taxodium ascendens	13	Remove	13	Good		No
1383	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Low Crotch|Canopy Dieback/Leaf Loss	Yes
1383	Laurel oak	Quercus hemisphaerica	27	Remove	27	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback/Leaf Loss|Decay	Yes
1384	Sabal palm	Sabal palmetto	17	Remove	17	Good		No
1384	Laurel oak	Quercus hemisphaerica	26	Remove	26	Very Poor	Bole Rot|Poor Structure|Canopy Dieback/Leaf Loss|Decay|Included Bark|3 stems	Yes
1385	Slash pine	Pinus elliotii	17	Remove	17	Fair		No
1385	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1386	Sabal palm	Sabal palmetto	13	Remove	13	Fair		No
1386	Sabal palm	Sabal palmetto	17	Remove	17	Fair		No
1387	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair		No
1387	Laurel oak	Quercus hemisphaerica	19	Remove	19	Fair		Yes
1388	Laurel oak	Quercus hemisphaerica	14	Remove	14	Fair		No
1389	Slash pine	Pinus elliotii	17	Remove	17	Good		No
1389	Laurel oak	Quercus hemisphaerica	35	Remove	35	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1390	Sabal palm	Sabal palmetto	15	Remove	15	Poor	leaning, fig attached	No
1391	Laurel oak	Quercus hemisphaerica	20	Remove	20	Fair		Yes
1392	Laurel oak	Quercus hemisphaerica	16	Remove	16	Fair		No
1393	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1394	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1396	Laurel oak	Quercus hemisphaerica	21	Remove	21	Fair		Yes
1398	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1399	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1400	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1401	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1402	Sabal palm	Sabal Palmetto	9	Remove	9	Good		No
1403	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1404	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
1405	Sabal palm	Sabal Palmetto	11	Remove	11	Good		No
1406	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
1407	Sabal palm	Sabal Palmetto	19	Remove	19	Good		No
1408	Sabal palm	Sabal Palmetto	14	Remove	14	Poor		No
1409	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1410	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1411	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1412	Laurel oak	Quercus hemisphaerica	11	Remove	11	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No
1413	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1414	Sabal palm	Sabal Palmetto	8	Remove	8	Very Poor	Poor Structure	No
1415	Sabal palm	Sabal Palmetto	9	Remove	9	Very Poor	Poor Structure	No
1416	Slash pine	Pinus elliottii	4	Remove	4	Fair		No
1417	Pond cypress	Taxodium ascendens	11	Remove	11	Fair		No
1418	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1419	Laurel oak	Quercus hemisphaerica	47	Remove	47	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1420	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1421	Laurel oak	Quercus hemisphaerica	33	Remove	33	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark/multistem	Yes

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1422	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark/multistem	Yes
1423	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1424	Sabal palm	Sabal Palmetto	13	Remove	13	Poor	Poor Structure	No
1425	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1426	Sabal palm	Sabal Palmetto	11	Remove	11	Poor	Poor Structure|Decay	No
1427	Sabal palm	Sabal Palmetto	13	Remove	13	Good		No
1428	Sabal palm	Sabal Palmetto	12	Remove	12	Good		No
1429	Laurel oak	Quercus hemisphaerica	42	Remove	42	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark/multistem	Yes
1430	Sabal palm	Sabal Palmetto	15	Remove	15	Fair		No
1431	Sabal palm	Sabal Palmetto	16	Remove	16	Poor	Insect Damage	No
1432	Pond cypress	Taxodium ascendens	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1433	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1434	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback/Leaf Loss|Decay	No
1435	Laurel oak	Quercus hemisphaerica	11	Remove	11	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1436	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark/multistem	Yes
1437	Pond cypress	Taxodium ascendens	13	Remove	13	Very Poor	Poor Structure|Roots Exposed/Damaged	Yes
1438	Sabal palm	Sabal Palmetto	16	Remove	16	Good		No
1439	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1440	Sabal palm	Sabal Palmetto	16	Remove	16	Poor	Wind Damage/Limb Loss|Included Bark	No
1441	Laurel oak	Quercus hemisphaerica	5	Remove	5	Fair		No
1442	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Insect Damage|Decay	No
1443	Sabal palm	Sabal Palmetto	14	Remove	14	Good		No
1444	Laurel oak	Quercus hemisphaerica	11	Remove	11	Very Poor	Bole Rot|Poor Structure|Decay|Included Bark	No
1445	Sabal palm	Sabal Palmetto	12	Remove	12	Fair	Insect Damage	No
1446	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1447	Pond cypress	Taxodium ascendens	9	Remove	9	Poor	Bole Rot|Poor Structure|Included Bark	
1448	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1449	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1450	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1451	Pond cypress	Taxodium ascendens	10	Remove	10	Fair		No
1452	Laurel oak	Quercus hemisphaerica	25	Remove	25	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Insect Damage|Decay|Included Bark|Roots Exposed/Damaged	Yes
1453	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1454	Laurel oak	Quercus hemisphaerica	24	Remove	24	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1456	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1457	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1459	Laurel oak	Quercus hemisphaerica	31	Remove	31	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark	Yes
1460	Sabal palm	Sabal palmetto	17	Remove	17	Fair	Poor Structure	No
1462	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1463	Sabal palm	Sabal palmetto	11	Remove	11	Poor	Poor Structure	No
1464	Sabal palm	Sabal palmetto	11	Remove	11	Fair		No
1465	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1466	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1467	Laurel oak	Quercus hemisphaerica	22	Remove	22	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay|Included Bark	Yes
1468	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
1469	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
1470	Laurel oak	Quercus hemisphaerica	35	Remove	35	Very Poor	Wind Damage/Limb Loss|Poor Structure|Insect Damage|Decay|Included Bark	Yes
1471	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1472	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1473	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Insect Damage|Decay	Yes
1474	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1475	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No
1476	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1477	Pond cypress	Taxodium ascendens	11	Remove	11	Good		No
1478	Sabal palm	Sabal palmetto	11	Remove	11	Good		No

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

Sheet 13 of 16

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1479	Laurel oak	Quercus hemisphaerica	27	Remove	27	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1480	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1481	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1482	Longleaf pine	Pinus palustris	15	Preserve		Good		No
1483	Longleaf pine	Pinus palustris	16	Preserve		Good		No
1484	Longleaf pine	Pinus palustris	13	Preserve		Good		No
1485	Longleaf pine	Pinus palustris	11	Preserve		Good		No
1486	Laurel oak	Quercus hemisphaerica	26	Remove	26	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay|Included Bark	Yes
1487	Laurel oak	Quercus hemisphaerica	36	Remove	36	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Insect Damage|Decay|Included Bark	Yes
1488	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Poor Structure|Decay	Yes
1489	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1490	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1491	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Canopy Dieback/Leaf Loss|Insect Damage|Decay|Included Bark	No
1492	Laurel oak	Quercus hemisphaerica	32	Remove	32	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1493	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1494	Laurel oak	Quercus hemisphaerica	26	Remove	26	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1495	Laurel oak	Quercus hemisphaerica	35	Remove	35	Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay|Included Bark	Yes
1496	Laurel oak	Quercus hemisphaerica	60	Remove	60	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1497	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Decay/multistem	Yes
1498	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	Yes
1499	Longleaf pine	Pinus palustris	21	Remove	21	Good		No
1500	Slash pine	Pinus elliotii	15	Remove	15	Good		No
1501	Laurel oak	Quercus hemisphaerica	5	Remove	5	Fair		No
1502	Laurel oak	Quercus hemisphaerica	11	Remove	11	Fair		No
1503	Slash pine	Pinus elliotii	11	Preserve		Good		No
1504	Slash pine	Pinus elliotii	9	Preserve		Good		No
1505	Slash pine	Pinus elliotii	11	Preserve		Good		No
1506	Slash pine	Pinus elliotii	7	Preserve		Good		No
1507	Slash pine	Pinus elliotii	14	Preserve		Fair		No
1508	Slash pine	Pinus elliotii	12	Preserve		Good		No
1509	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1510	Sabal palm	Sabal palmetto	15	Preserve		Good		No
1511	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1513	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1514	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1561	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1600	Laurel oak	Quercus hemisphaerica	10	Remove	10	Very Poor	Wind Damage/Limb Loss|Poor Structure|Decay	No
1601	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1602	Laurel oak	Quercus hemisphaerica	20	Remove	20	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1603	Laurel oak	Quercus hemisphaerica	24	Remove	24	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1604	Laurel oak	Quercus hemisphaerica	25	Remove	25	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1605	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Insect Damage|Decay|Included Bark|Roots Exposed/Da	No
1606	Laurel oak	Quercus hemisphaerica	35	Remove	35	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay	Yes
1607	Laurel oak	Quercus hemisphaerica	25	Remove	25	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1608	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Poor Structure|Low Crotch|Decay	Yes
1609	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1610	Laurel oak	Quercus hemisphaerica	35	Remove	35	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1611	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Poor Structure|Low Crotch|Decay	Yes
1612	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Poor Structure|Decay|Included Bark	No
1613	Laurel oak	Quercus hemisphaerica	14	Remove	14	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	No
1614	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1615	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Poor Structure|Low Crotch|Decay	Yes
1616	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1617	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1618	Laurel oak	Quercus hemisphaerica	28	Remove	28	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1619	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1620	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1621	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	No
1622	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1623	Laurel oak	Quercus hemisphaerica	26	Remove	26	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1624	Laurel oak	Quercus hemisphaerica	52	Remove	52	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1625	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark/multistem	Yes
1626	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1627	Pond cypress	Taxodium ascendens	5	Remove	5	Good		No
1628	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1629	Laurel oak	Quercus hemisphaerica	19	Remove	19	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1630	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1631	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1632	Laurel oak	Quercus hemisphaerica	39	Remove	39	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1633	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1700	Pond cypress	Taxodium ascendens	8	Remove	8	Fair	Wind Damage/Limb Loss|Poor Structure	No
1701	Pond cypress	Taxodium ascendens	10	Remove	10	Fair	Wind Damage/Limb Loss|Poor Structure	No
1702	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1703	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1704	Longleaf pine	Pinus palustris	22	Remove	22	Good		No
1705	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
1706	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1707	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1708	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
1709	Longleaf pine	Pinus palustris	7	Remove	7	Good		No
1710	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1711	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
1712	Laurel oak	Quercus hemisphaerica	44	Remove	44	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1713	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1714	Laurel oak	Quercus hemisphaerica	38	Remove	38	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1715	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1716	Sabal palm	Sabal palmetto	10	Remove	10	Good		No
1717	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1718	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1719	Sabal palm	Sabal palmetto	10	Remove	10	Good		No
1720	Laurel oak	Quercus hemisphaerica	33	Remove	33	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1721	Sabal palm	Sabal palmetto	16	Remove	16	Good		No
1722	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1723	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1724	Laurel oak	Quercus hemisphaerica	8	Remove	8	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
1725	Laurel oak	Quercus hemisphaerica	36	Remove	36	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1726	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1727	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1728	Longleaf pine	Pinus palustris	8	Remove	8	Good		No
1729	Longleaf pine	Pinus palustris	20	Remove	20	Good		No
1730	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Mechanical Damage	No
1731	Longleaf pine	Pinus palustris	10	Remove	10	Poor	Bole Rot|Poor Structure|Decay	No
1732	Longleaf pine	Pinus palustris	22	Remove	22	Good		No
1733	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1734	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1735	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1736	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1737	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1738	Laurel oak	Quercus hemisphaerica	23	Remove	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1739	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1740	Laurel oak	Quercus hemisphaerica	37	Remove	37	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Canopy Dieback/Leaf Loss|Included Bark	Yes
1741	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1742	Longleaf pine	Pinus palustris	20	Remove	20	Good		No
1743	Laurel oak	Quercus hemisphaerica	21	Remove	21	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1744	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
1745	Laurel oak	Quercus hemisphaerica	27	Remove	27	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1746	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1747	Longleaf pine	Pinus palustris	10	Remove	10	Good		No
1748	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1749	Longleaf pine	Pinus palustris	29	Remove	29	Poor	Wind Damage/Limb Loss|Poor Structure	No
1750	Longleaf pine	Pinus palustris	11	Preserve		Good		No
1751	Longleaf pine	Pinus palustris	13	Preserve		Good		No
1752	Longleaf pine	Pinus palustris	15	Preserve		Good		No
1753	Longleaf pine	Pinus palustris	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1754	Longleaf pine	Pinus palustris	10	Preserve		Good		No
1755	Longleaf pine	Pinus palustris	9	Preserve		Good		No
1756	Sabal palm	Sabal palmetto	15	Preserve		Good		No
1757	Longleaf pine	Pinus palustris	8	Preserve		Good		No
1758	Longleaf pine	Pinus palustris	8	Preserve	8	Good		No
1759	Longleaf pine	Pinus palustris	5	Remove	5	Poor	Poor Structure	No
1760	Longleaf pine	Pinus palustris	4	Preserve		Good		No
1761	Longleaf pine	Pinus palustris	14	Preserve		Good		No
1762	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1763	Longleaf pine	Pinus palustris	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss	No
1764	Longleaf pine	Pinus palustris	10	Remove	10	Good		No
1765	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1766	Longleaf pine	Pinus palustris	12	Preserve		Good		No
1767	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
1768	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure/multistem	Yes
1769	Longleaf pine	Pinus palustris	20	Preserve		Good		No
1770	Laurel oak	Quercus hemisphaerica	11	Remove	11	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1771	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
1772	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1773	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1774	Laurel oak	Quercus hemisphaerica	49	Remove	49	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1775	Laurel oak	Quercus hemisphaerica	17	Remove	17	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1776	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1777	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1778	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1779	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1779	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1780	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1781	Longleaf pine	Pinus palustris	10	Remove	10	Good		No
1782	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1783	Longleaf pine	Pinus palustris	17	Remove	17	Fair		No
1784	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1785	Longleaf pine	Pinus palustris	31	Remove	31	Good	Low Crotch	No
1786	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1787	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1788	Laurel oak	Quercus hemisphaerica	29	Remove	29	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	Yes
1789	Pond cypress	Taxodium ascendens	14	Remove	14	Good		Yes
1790	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
1791	Longleaf pine	Pinus palustris	6	Remove	6	Good		No
1792	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1793	Longleaf pine	Pinus palustris	15	Remove	74	Good		No
1794	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1795	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1796	Laurel oak	Quercus hemisphaerica	20	Remove	20	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1797	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1798	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure/multistem	Yes
1799	Pond cypress	Taxodium ascendens	11	Remove	11	Poor	Wind Damage/Limb Loss|Poor Structure	
1800	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1801	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1802	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1803	Live oak	Live oak (Quercus virginiana)	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1804	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1805	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1806	Laurel oak	Quercus hemisphaerica	23	Remove	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1807	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

Sheet 14 of 16

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
1808	Laurel oak	Quercus hemisphaerica	22	Remove	22	Fair	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1809	Laurel oak	Quercus hemisphaerica	44	Remove	44	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1810	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1811	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1812	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1813	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1814	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
1815	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1816	Sabal palm	Sabal palmetto	16	Remove	16	Good		No
1817	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1818	Longleaf pine	Pinus palustris	20	Preserve		Good		No
1819	Longleaf pine	Pinus palustris	9	Preserve		Good		No
1820	Longleaf pine	Pinus palustris	5	Preserve		Good		No
1821	Longleaf pine	Pinus palustris	11	Preserve		Good		No
1822	Sabal palm	Sabal palmetto	14	Preserve		Good		No
1823	Longleaf pine	Pinus palustris	8	Remove	8	Good		No
1823	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1824	Sabal palm	Sabal palmetto	18	Preserve		Good		No
1825	Longleaf pine	Pinus palustris	10	Remove	10	Good		No
1825	Sabal palm	Sabal palmetto	17	Remove	17	Poor	Decay	No
1826	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
1827	Laurel oak	Quercus hemisphaerica	9	Preserve		Fair		No
1828	Sabal palm	Sabal palmetto	15	Preserve		Good		No
1829	Longleaf pine	Pinus palustris	11	Preserve		Good		No
1830	Sabal palm	Sabal palmetto	12	Preserve		Good		No
1831	Longleaf pine	Pinus palustris	15	Preserve		Good		No
1832	Laurel oak	Quercus hemisphaerica	13	Remove	13	Fair	Wind Damage/Limb Loss	No
1833	Longleaf pine	Pinus palustris	10	Preserve		Good		No
1834	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1835	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1836	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1838	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1839	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1840	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1841	Sabal palm	Sabal palmetto	17	Remove	17	Good		No
1842	Longleaf pine	Pinus palustris	5	Remove	5	Good		No
1843	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1844	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1845	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1846	Longleaf pine	Pinus palustris	9	Remove	9	Good		No
1847	Longleaf pine	Pinus palustris	8	Remove	8	Good		No
1848	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1849	Sabal palm	Sabal palmetto	16	Remove	16	Good		No
1850	Laurel oak	Quercus hemisphaerica	27	Remove	27	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay/multistem	Yes
1851	Sabal palm	Sabal palmetto	16	Remove	16	Good		No
1853	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1853	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1854	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1855	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1856	Sabal palm	Sabal palmetto	16	Remove	16	Good		No
1857	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1858	Longleaf pine	Pinus palustris	11	Preserve		Good		No
1859	Longleaf pine	Pinus palustris	10	Preserve		Good		No
1860	Longleaf pine	Pinus palustris	14	Preserve		Good		No
1861	Longleaf pine	Pinus palustris	13	Preserve		Good		No
1862	Longleaf pine	Pinus palustris	5	Remove		Good		No
1863	Laurel oak	Quercus hemisphaerica	38	Remove	38	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1864	Longleaf pine	Pinus palustris	14	Preserve		Good		No
1865	Longleaf pine	Pinus palustris	12	Preserve		Good		No
1866	Laurel oak	Quercus hemisphaerica	23	Remove	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark/multistem	Yes
1867	Laurel oak	Quercus hemisphaerica	34	Remove	34	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay	Yes
1868	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1869	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1870	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1871	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1872	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1873	Longleaf pine	Pinus palustris	7	Preserve		Good		No
1874	Slash pine	Pinus elliotii	6	Remove	6	Good		No
1875	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1876	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1877	Slash pine	Pinus elliotii	6	Remove	6	Good		No
1878	Slash pine	Pinus elliotii	7	Remove	7	Good		No
1879	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1880	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1881	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1882	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1883	Laurel oak	Quercus hemisphaerica	12	Remove	12	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1884	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1885	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
1886	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
1887	Laurel oak	Quercus hemisphaerica	9	Remove	9	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1888	Laurel oak	Quercus hemisphaerica	34	Remove	34	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1889	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
1890	Laurel oak	Quercus hemisphaerica	44	Remove	44	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
1891	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
1892	Laurel oak	Quercus hemisphaerica	6	Remove	6	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1893	Sabal palm	Sabal palmetto	10	Remove	10	Good		No
1894	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1895	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1896	Pond cypress	Taxodium ascendens	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1897	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1898	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1899	Laurel oak	Quercus hemisphaerica	19	Remove	19	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1900	Laurel oak	Quercus hemisphaerica	31	Remove	31	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1901	Longleaf pine	Pinus palustris	13	Remove	13	Good		No
1902	Longleaf pine	Pinus palustris	9	Remove	9	Good		No
1903	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1904	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1905	Slash pine	Pinus elliotii	3	Remove	3	Poor	Fusiform rust/Poor Structure	No
1906	Slash pine	Pinus elliotii	6	Remove	6	Good		No
1907	Slash pine	Pinus elliotii	3	Remove	3	Poor	Fusiform rust/Poor Structure	No
1908	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1909	Longleaf pine	Pinus palustris	17	Remove	17	Good		No
1910	Laurel oak	Quercus hemisphaerica	11	Remove	11	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No
1911	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1912	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1913	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1914	Laurel oak	Quercus hemisphaerica	28	Remove	28	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
1915	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1916	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1917	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1918	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
1919	Slash pine	Pinus elliotii	13	Remove	13	Good		No
1920	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1921	Laurel oak	Quercus hemisphaerica	32	Remove	32	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
1922	Longleaf pine	Pinus palustris	16	Remove	16	Good	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1924	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
1926	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1927	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1928	Sabal palm	Sabal palmetto	8	Remove	8	Good		No
1929	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1930	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1931	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
1932	Longleaf pine	Pinus palustris	13	Remove	13	Very Poor	Poor Structure	No
1933	Sabal palm	Sabal palmetto	10	Remove	10	Good		No
1934	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1935	Sabal palm	Sabal palmetto	13	Remove	13	Good		No
1936	Longleaf pine	Pinus palustris	19	Remove	19	Good		No
1937	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1938	Laurel oak	Quercus hemisphaerica	36	Remove	36	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure/multistem	Yes
1939	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1940	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1941	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1942	Slash pine	Pinus elliotii	8	Remove	8	Good		No
1943	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1944	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1945	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
1946	Slash pine	Pinus elliotii	9	Remove	9	Good		No
1947	Slash pine	Pinus elliotii	10	Remove	10	Good		No
1948	Laurel oak	Quercus hemisphaerica	13	Remove	13	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1949	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark	Yes
1950	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
1951	Longleaf pine	Pinus palustris	23	Remove	23	Poor	Wind Damage/Limb Loss|Canopy Dieback/Leaf Loss	No
1952	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1953	Laurel oak	Quercus hemisphaerica	12	Remove	12	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No
1954	Laurel oak	Quercus hemisphaerica	39	Remove	39	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark	Yes
1955	Longleaf pine	Pinus palustris	21	Remove	21	Good		No
1956	Sabal palm	Sabal palmetto	10	Remove	10	Poor	Wind Damage/Limb Loss|Poor Structure	No
1957	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Wind Damage/Limb Loss|Low Crotch|Decay|Included Bark/multistem	Yes
1958	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss	Yes
1959	Pond cypress	Taxodium ascendens	7	Remove	7	Fair		No
1960	Slash pine	Pinus elliotii	14	Preserve		Good		No
1961	Laurel oak	Quercus hemisphaerica	23	Remove	23	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Insect Damage|Decay|Included Bark/multistem	Yes
1962	Laurel oak	Quercus hemisphaerica	36	Remove	36	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1963	Longleaf pine	Pinus palustris	19	Remove	19	Good		No
1964	Laurel oak	Quercus hemisphaerica	27	Remove	27	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Included Bark/multistem	Yes
1965	Longleaf pine	Pinus palustris	14	Preserve		Good		No
1966	Longleaf pine	Pinus palustris	15	Preserve		Good		No
1967	Longleaf pine	Pinus palustris	9	Remove	9	Good		No
1968	Sabal palm	Sabal palmetto	11	Remove	11	Good		No
1969	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1970	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
1971	Laurel oak	Quercus hemisphaerica	35	Remove	35	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
1972	Longleaf pine	Pinus palustris	10	Remove	10	Good		No
1973	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
1974	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1975	Longleaf pine	Pinus palustris	6	Remove	6	Good		No
1976	Longleaf pine	Pinus palustris	11	Remove	11	Good		No
1977	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1978	Sabal palm	Sabal palmetto	17	Remove	17	Good		No
1979	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1980	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
1981	Laurel oak	Quercus hemisphaerica	36	Remove	36	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark/multistem	Yes
1982	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1983	Laurel oak	Quercus hemisphaerica	15	Remove	15	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark/multistem	No
1984	Laurel oak	Quercus hemisphaerica	16	Remove	16	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	No
1985	Laurel oak	Quercus hemisphaerica	10	Remove	10	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	No
1986	Longleaf pine	Pinus palustris	8	Remove	8	Good		No
1987	Longleaf pine	Pinus palustris	10	Remove	10	Good		No
1988	Laurel oak	Quercus hemisphaerica	32	Remove	32	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark/multistem	Yes
1989	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
1990	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
1991	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
1992	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1992	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch/multistem	Yes
1993	Laurel oak	Quercus hemisphaerica	17	Remove	17	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
1994	Laurel oak	Quercus hemisphaerica	30	Remove	30	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark/multistem	Yes
1995	Longleaf pine	Pinus palustris	12	Remove	12	Good		No
1996	Longleaf pine	Pinus palustris	6	Remove	6	Good		No
1997	Slash pine	Pinus elliotii	11	Remove	11	Good		No
1998	Longleaf pine	Pinus palustris	9	Remove	9	Good		No
1999	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
2000	Slash pine	Pinus elliotii	14	Remove	14	Good		No
2001	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
2002	Slash pine	Pinus elliotii	10	Remove	10	Good		No
2003	Slash pine	Pinus elliotii	12	Remove	12	Good		No
2004	Slash pine	Pinus elliotii	5	Remove	5	Good		No
2005	Slash pine	Pinus elliotii	13	Remove	13	Good		No

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions

Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

TD

Sheet 15 of 16

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Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
2006	Laurel oak	Quercus hemisphaerica	13	Remove	13	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	No
2007	Laurel oak	Quercus hemisphaerica	14	Remove	14	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark	No
2008	Slash pine	Pinus elliotii	5	Remove	5	Very Poor	Fusiform rustWind Damage/Limb Loss|Poor Structure	No
2009	Slash pine	Pinus elliotii	9	Remove	9	Good		No
2010	Slash pine	Pinus elliotii	10	Remove	10	Good		No
2011	Longleaf pine	Pinus palustris	18	Remove	18	Good		No
2012	Laurel oak	Quercus hemisphaerica	30	Remove	30	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
2013	Slash pine	Pinus elliotii	8	Remove	8	Poor	Fusiform rust/Wind Damage/Limb Loss|Poor Structure	No
2014	Slash pine	Pinus elliotii	9	Remove	9	Good		No
2015	Slash pine	Pinus elliotii	6	Remove	6	Good		No
2016	Laurel oak	Quercus hemisphaerica	6	Remove	6	Good		No
2017	Slash pine	Pinus elliotii	12	Remove	12	Good		No
2018	Slash pine	Pinus elliotii	10	Remove	10	Good		No
2019	Slash pine	Pinus elliotii	6	Remove	6	Good		No
2020	Slash pine	Pinus elliotii	5	Remove	5	Good		No
2021	Slash pine	Pinus elliotii	10	Remove	10	Good		No
2022	Slash pine	Pinus elliotii	5	Remove	5	Good		No
2023	Slash pine	Pinus elliotii	10	Remove	10	Good		No
2024	Slash pine	Pinus elliotii	11	Remove	11	Fair		No
2025	Slash pine	Pinus elliotii	4	Remove	4	Good		No
2026	Slash pine	Pinus elliotii	6	Remove	6	Good		No
2027	Slash pine	Pinus elliotii	9	Remove	9	Good		No
2028	Slash pine	Pinus elliotii	13	Remove	13	Good		No
2029	Slash pine	Pinus elliotii	13	Remove	13	Good		No
2030	Slash pine	Pinus elliotii	10	Remove	10	Good		No
2031	Slash pine	Pinus elliotii	3	Remove	3	Good		No
2032	Slash pine	Pinus elliotii	9	Remove	9	Good		No
2033	Slash pine	Pinus elliotii	9	Remove	9	Good		No
2033	Slash pine	Pinus elliotii	14	Remove	14	Good		No
2034	Slash pine	Pinus elliotii	4	Remove	4	Good		No
2034	Sabal palm	Sabal palmetto	14	Remove	14	Good		No
2036	Slash pine	Pinus elliotii	4	Remove	4	Good		No
2036	Slash pine	Pinus elliotii	14	Remove	14	Good		No
2037	Slash pine	Pinus elliotii	14	Remove	14	Good		No
2037	Longleaf pine	Pinus palustris	13	Preserve		Good		No
2038	Longleaf pine	Pinus palustris	16	Remove	16	Good		No
2039	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
2040	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay/multistem	Yes
2041	Longleaf pine	Pinus palustris	14	Preserve		Good		No
2042	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
2043	Slash pine	Pinus elliotii	22	Remove	22	Good		No
2044	Laurel oak	Quercus hemisphaerica	33	Remove	33	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
2045	Slash pine	Pinus elliotii	15	Remove	15	Good		No
2046	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
2047	Sabal palm	Sabal palmetto	15	Remove	15	Good		No
2048	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark/multistem	Yes
2049	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	No
2050	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Includded Bark/multistem	Yes
2051	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
2052	Longleaf pine	Pinus palustris	15	Remove	15	Good		No
2053	Laurel oak	Quercus hemisphaerica	34	Remove	34	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
2054	Sabal palm	Sabal palmetto	17	Remove	17	Good		No
2055	Longleaf pine	Pinus palustris	19	Remove	19	Good		No
2056	Laurel oak	Quercus hemisphaerica	15	Remove	15	Poor	Bole Rot|Wind Damage/Limb Loss|Decay	No
2057	Slash pine	Pinus elliotii	16	Remove	16	Very Poor	Fusiform rust|Wind Damage/Limb Loss|Poor Structure	No
2058	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark/multistem	Yes
2059	Laurel oak	Quercus hemisphaerica	27	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Included Bark/multistem	Yes
2060	Laurel oak	Quercus hemisphaerica	20	Remove	20	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark/multistem	Yes
2061	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark/multistem	Yes
2062	Laurel oak	Quercus hemisphaerica	32	Remove	32	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes
2063	Laurel oak	Quercus hemisphaerica	22	Preserve		Fair		Yes
2064	Laurel oak	Quercus hemisphaerica	18	Remove	18	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay/multistem	Yes
2065	Longleaf pine	Pinus palustris	15	Preserve		Good		No
2066	Laurel oak	Quercus hemisphaerica	27	Remove	27	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
2067	Slash pine	Pinus elliotii	16	Preserve		Good		No
2067	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch/multistem	Yes

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
2068	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
2069	Sabal palm	Sabal palmetto	12	Remove	12	Good		No
2070	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
2071	Laurel oak	Quercus hemisphaerica	18	Remove	18	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Included Bark	Yes
2072	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Included Bark	Yes
2073	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
2074	Sabal palm	Sabal palmetto	14	Preserve		Good		No
2075	Laurel oak	Quercus hemisphaerica	42	Remove	42	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
2076	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay	Yes
2077	Laurel oak	Quercus hemisphaerica	37	Remove	37	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2078	Laurel oak	Quercus hemisphaerica	16	Remove	16	Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch	No
2079	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2080	Pond cypress	Taxodium ascendens	13	Preserve		Good		Yes
2081	Pond cypress	Taxodium ascendens	8	Remove	8	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Included Bark	
2082	Sabal palm	Sabal palmetto	11	Preserve		Good		No
2083	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2084	Laurel oak	Quercus hemisphaerica	57	Remove	57	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Decay|Included Bark	Yes
2085	Slash pine	Pinus elliotii	15	Remove	15	Good		No
2086	Sabal palm	Sabal palmetto	14	Preserve		Fair		No
2087	Sabal palm	Sabal palmetto	12	Preserve		Good		No
2088	Pond cypress	Taxodium ascendens	12	Preserve		Good		No
2089	Pond cypress	Taxodium ascendens	9	Preserve		Good		No
2090	Pond cypress	Taxodium ascendens	3	Preserve		Good		No
2091	Pond cypress	Taxodium ascendens	4	Remove	4	Good		No
2092	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2094	Sabal palm	Sabal palmetto	12	Preserve		Fair	Poor Structure	No
2095	Laurel oak	Quercus hemisphaerica	27	Remove	27	Very Poor	Bole Rot|Wind Damage/Limb Loss|Low Crotch|Decay	Yes
2096	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
2097	Pond cypress	Taxodium ascendens	19	Preserve		Good		Yes
2098	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch|Canopy Dieback/Leaf Loss	Yes
2099	Sabal palm	Sabal palmetto	16	Preserve		Fair	Poor Structure	No
2100	Slash pine	Pinus elliotii	14	Preserve		Good		`
2101	Slash pine	Pinus elliotii	15	Preserve		Good		No
2102	Sabal palm	Sabal palmetto	14	Preserve		Good		No
2103	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
2104	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
2105	Laurel oak	Quercus hemisphaerica	20	Remove	20	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure	Yes
2106	Longleaf pine	Pinus palustris	15	Preserve		Good		No
2107	Laurel oak	Quercus hemisphaerica	29	Remove	29	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark	Yes
2108	Longleaf pine	Pinus palustris	15	Preserve		Good		No
2109	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2110	Laurel oak	Quercus hemisphaerica	21	Remove	21	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark	Yes
2111	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2112	Laurel oak	Quercus hemisphaerica	33	Remove	33	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2113	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
2114	Sabal palm	Sabal palmetto	12	Preserve		Good		No
2115	Longleaf pine	Pinus palustris	15	Preserve		Good		No
2115	Sabal palm	Sabal palmetto	14	Preserve		Good		No
2116	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay	Yes
2117	Laurel oak	Quercus hemisphaerica	29	Remove	29	Poor	Bole Rot|Wind Damage/Limb Loss|Includded Bark	Yes
2118	Laurel oak	Quercus hemisphaerica	22	Remove	22	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2119	Laurel oak	Quercus hemisphaerica	24	Remove	24	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Low Crotch	Yes
2120	Sabal palm	Sabal palmetto	14	Preserve		Good		No
2121	Laurel oak	Quercus hemisphaerica	19	Remove	19	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark	Yes
2122	Sabal palm	Sabal palmetto	13	Preserve		Fair		No
2123	Laurel oak	Quercus hemisphaerica	23	Remove	23	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark	Yes
2124	Sabal palm	Sabal palmetto	12	Preserve		Good		No
2125	Sabal palm	Sabal palmetto	14	Preserve		Good		No
2126	Sabal palm	Sabal palmetto	13	Preserve		Good		No
2127	Sabal palm	Sabal palmetto	14	Preserve		Good		No

Tag #	Species Name (Common)	Species Name (Botanical)	DBH	Disposition	Mitigation Required (Inches)	Health Condition	Field Observation Notes	Specimen Tree
2128	Sabal palm	Sabal palmetto	12	Preserve		Good		No
2129	Sabal palm	Sabal palmetto	13	Preserve		Good		No
2130	Laurel oak	Quercus hemisphaerica	24	Preserve		Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Included Bark	Yes
2131	Longleaf pine	Pinus palustris	19	Preserve		Good		No
2132	Laurel oak	Quercus hemisphaerica	19	Preserve		Fair	Poor Structure	Yes
2133	Pond cypress	Taxodium ascendens	18	Preserve		Good		Yes
2134	Longleaf pine	Pinus palustris	21	Preserve		Good		No
2135	Pond cypress	Taxodium ascendens	16	Preserve		Good		Yes
2136	Pond cypress	Taxodium ascendens	24	Preserve		Fair	Low Crotch	Yes
2137	Longleaf pine	Pinus palustris	15	Preserve		Good		No
2138	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Includded Bark/multistem	Yes
2139	Laurel oak	Quercus hemisphaerica	26	Remove	26	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark/multistem	Yes
2140	Laurel oak	Quercus hemisphaerica	29	Remove	29	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark/multistem	Yes
2141	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark/multistem	Yes
2142	Pond cypress	Taxodium ascendens	16	Preserve		Good		Yes
2143	Longleaf pine	Pinus palustris	16	Preserve		Good		No
2144	Longleaf pine	Pinus palustris	17	Preserve		Good		No
2145	Sabal palm	Sabal palmetto	14	Preserve		Good		No
2146	Longleaf pine	Pinus palustris	16	Preserve		Good		No
2148	Longleaf pine	Pinus palustris	17	Preserve		Good		No
2148	Laurel oak	Quercus hemisphaerica	37	Remove	37	Very Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Includded Bark/multistem	Yes
2149	Longleaf pine	Pinus palustris	20	Preserve		Good		No
2150	Pond cypress	Taxodium ascendens	13	Remove	13	Good		Yes
2151	Longleaf pine	Pinus palustris	14	Remove	14	Good		No
2152	Laurel oak	Quercus hemisphaerica	25	Remove	25	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark/multistem	Yes
2153	Laurel oak	Quercus hemisphaerica	27	Remove	27	Poor	Bole Rot|Wind Damage/Limb Loss|Poor Structure|Decay|Includded Bark/multistem	Yes
2154	Longleaf pine	Pinus palustris	22	Preserve		Good		No
2155	Longleaf pine	Pinus palustris	28	Preserve		Good		No
2156	Laurel oak	Quercus hemisphaerica	16	Preserve		Fair		No
2157	Longleaf pine	Pinus palustris	15	Preserve		Good		No
2158	Laurel oak	Quercus hemisphaerica	33	Preserve	33	Poor	Bole Rot|Wind Damage/Limb Loss|Decay|Includded Bark/multistem	Yes

EXISTING VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All relocated trees must be relocated using best industry standards.
7. Provide irrigation to relocated trees or trees within holding areas to ensure survivorship.
8. Refer to the Landscape Plan for final locations of relocated trees
9. Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
10. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
11. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
12. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.

TREE SUMMARY CHART

Total Existing trees	Total Preserved Trees	Total Removed Trees
2,133	210	1,923

19 Exotic and Invassive trees are included in the total removed trees column

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The Paddock
Luxury RV Resort
Loxahatchee Groves, Florida

Revisions	
Initial Submittal	11/04/2024
Resubmittal	01/06/2025
Resubmittal	02/20/2025
Resubmittal	04/11/2025

Tree Disposition Charts

Scale	As Shown
Drawn By	SM
Checked By	MLD
Date	2024-11-04
File	TD-213.14 Resubmittal

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ORDINANCE NO. 2025-03

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, TO ESTABLISH A NEW LAND USE CATEGORY "RURAL RECREATION" INCLUDING ADDING THE LAND USE CATEGORY TO THE FUTURE LAND USE TABLE AND ESTABLISHING LAND USE STANDARDS FOR THE RURAL RECREATION LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract purchaser ("Applicant") for approximately 47 acres of property east of C Road and north of Southern Boulevard ("Subject Site"), as shown in Exhibit A, attached hereto and incorporated herein by reference, submitted an application to amend the text of the Town of Loxahatchee Groves ("Town") adopted Comprehensive Plan, Future Land Use Element; and

WHEREAS, the proposed comprehensive plan text amendment establishes a new Future Land Use Category entitled "Rural Recreation"; and

WHEREAS, the amendment includes intensity, density, and permitted use standards along with additional development limitations specific to the land use category as set forth in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, the proposed comprehensive plan text amendment is a companion ordinance relating to other development applications including a comprehensive plan map amendment, text amendment to the Unified Land Development Code, rezoning of the Subject Site, and a site plan for the Subject Site; and

WHEREAS, the comprehensive plan text amendment is proposed in anticipation of a future Recreation Vehicle Resort project on the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town, pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to amend the adopted Comprehensive Plan, Future Land Use Element; and

WHEREAS, the notice and hearing requirements for adoption of this ordinance have been satisfied; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency has conducted a public hearing of the proposed comprehensive plan text amendment on _____, 2025, and recommended_____; and

WHEREAS, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Amendment. The Town of Loxahatchee Groves hereby amends the Future Land Use Element of the Town's adopted Comprehensive Plan to read as shown in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Transmittal. Within ten (10) working days of the transmittal hearing, the Town Manager or her designee shall submit the complete comprehensive plan text amendment, along with the supporting data and analysis, to all reviewing agencies and to any other unit of local government or state agency that has filed a written request for the same.

Section 4. Adoption. Within ten (10) working days of the adoption hearing, the Town Manager or her designee shall submit the complete comprehensive plan text amendment along with the supporting data and analysis, to the state land planning agency and any other agency or local government that provided timely comments after the transmittal hearing.

Section 5. Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 6. Severability. If any clause, section, or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 7. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.

	VOTE
ANITA KANE, MAYOR	_____
MARGARET HERZOG, VICE MAYOR	_____
PHILLIS MANIGLIA, COUNCIL MEMBER	_____

LISA EL-RAMEY, COUNCIL MEMBER _____

PAUL COLEMAN II, COUNCIL MEMBER _____

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____, 2025.

ATTEST:

_____
Valerie Oakes, Town Clerk

APPROVED AS TO LEGAL FORM:

_____
Office of the Town Attorney

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____ *Voted:*
Mayor Anita Kane, Seat 3

_____ *Voted:*
Vice Mayor Margaret Herzog, Seat 5

_____ *Voted:*
Councilmember Phillis Maniglia, Seat 1

_____ *Voted:*
Councilmember Lisa El-Ramey, Seat 2

_____ *Voted:*
Councilmember Paul Coleman II, Seat 4

EXHIBIT A – LOCATION MAP

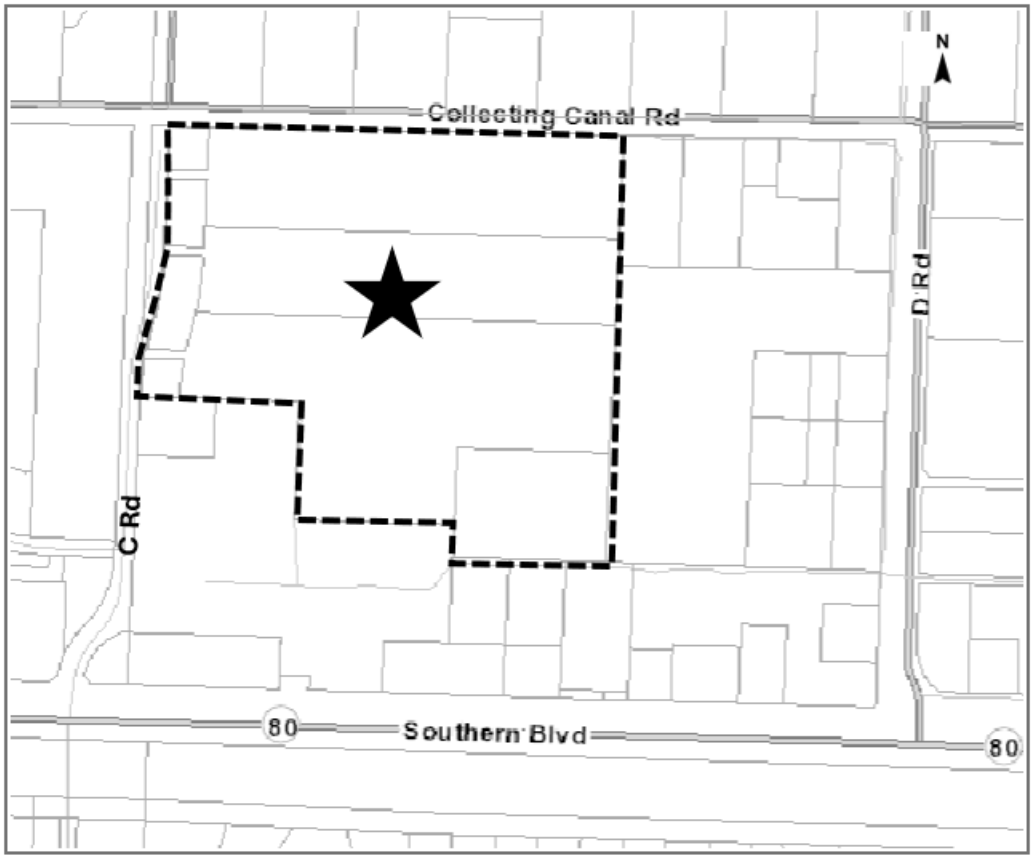


EXHIBIT B – PROPOSED TEXT AMENDMENT

Proposed Comprehensive Plan Text & Map Amendment

The following provides the proposed changes to the text of the Future Land Use Element of the Comprehensive Plan in ~~strikeout~~ and underline format.

Table FLU - 1 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity	Uses
Rural Recreation	Rural RV Resort (RRVR)	8 RVs/ acre	0.08 FAR for permanent structures	Recreational Vehicle Resort and accessory uses, including but not limited to one year round caretaker quarter and park owned units, which are deemed appropriate and consistent with the function of the use.

1.1.16 Policy:
The Rural Recreation (RREC) land use designation may be assigned to a parcel which is intended to be zoned and developed as a recreational vehicle resort, and will promote the Town's Greenways and Multi-Use Trails Objectives and Policies of the Recreation and Open Space Element. In order to be approved by the Town for an RREC designation, a parcel of land shall meet the following criteria:

a) Minimum parcel size: 40 gross acres prior to any dedications for public use to the Town;
b) Road Frontage and Primary Access: A minimum of 620 linear feet on C Road;
c) Proximity: No lands designated as Rural Recreation shall be located within 3 miles of another property designated as Rural Recreation; and
d) Development Intensity: The maximum development potential shall be consistent with Table FLU – 1. Density/Intensity shall be based on gross acres prior to any dedications for public use to the Town. However, based upon the infrastructure impact assessments performed during the approval process, or voluntarily by an applicant, development potential may be limited by the Town Council.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 47 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM "RURAL RESIDENTIAL (5)" TO "RURAL RECREATION"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract purchaser ("Applicant") for approximately 47 acres of property east of C Road and north of Southern Boulevard ("Subject Site"), as shown in Exhibit A, attached hereto and incorporated herein by reference, submitted an application to amend the Town of Loxahatchee Groves ("Town") adopted Comprehensive Plan, Future Land Use Map designation of the Subject Site from "Rural Residential" to "Rural Recreation"; and

WHEREAS, the Subject Site is currently vacant; and

WHEREAS, the Subject Site is located adjacent to the Groves at Town Center master planned development, which is located on the west side of C Road and north of Southern Boulevard; and

WHEREAS, the Subject Site is adjacent to existing residential properties to the east and south; and

WHEREAS, the proposed Future Land Use Map amendment is a companion ordinance relating to other development applications including a comprehensive plan text amendment, text amendment to the Unified Land Development Code, rezoning of the Subject Site, and a site plan for the Subject Site; and

WHEREAS, the Future Land Use Map amendment is proposed in anticipation of a future Recreation Vehicle Resort project on the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town, pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to amend the adopted comprehensive plan Future Land Use Map; and

WHEREAS, the notice and hearing requirements for adoption of this ordinance have been satisfied; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency has conducted a public hearing of the proposed Future Land Use Map amendment on _____, 2025, and recommended_____; and

WHEREAS, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Amendment. The Town of Loxahatchee Groves hereby amends the Town's adopted Comprehensive Plan, Future Land Use Map designation of the Subject Site from "Rural Residential" to "Rural Recreation."

Section 3. Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. Effective Date. The effective date of this ordinance shall be the later of the effective date of Ordinance 2025-03, or if timely challenged, on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.

	VOTE
ANITA KANE, MAYOR	_____
MARGARET HERZOG, VICE MAYOR	_____
PHILLIS MANIGLIA, COUNCIL MEMBER	_____
LISA EL-RAMEY, COUNCIL MEMBER	_____
PAUL COLEMAN II, COUNCIL MEMBER	_____

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____, 2025.

ATTEST:

TOWN OF LOXAHATCHEE GROVES, FLORIDA

Valerie Oakes, Town Clerk

Voted:
Mayor Anita Kane, Seat 3

APPROVED AS TO LEGAL FORM:

Voted:
Vice Mayor Margaret Herzog, Seat 5

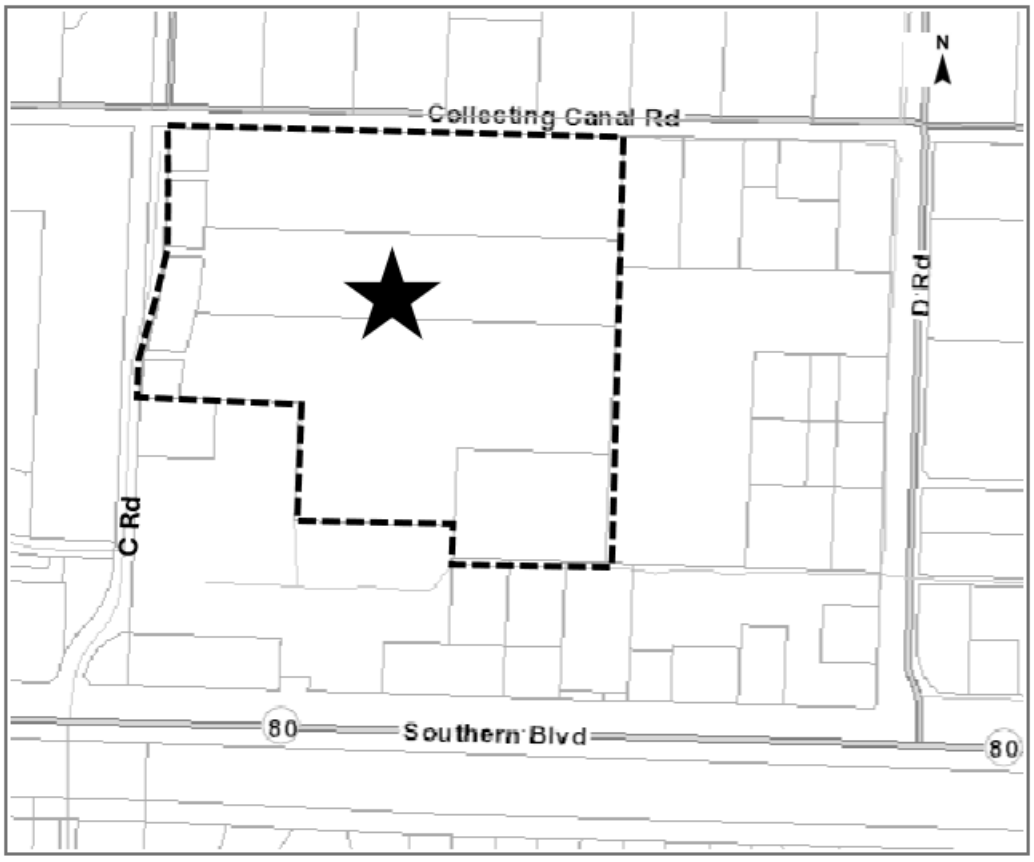
Office of the Town Attorney

Voted:
Councilmember Phillis Maniglia, Seat 1

Voted:
Councilmember Lisa El-Ramey, Seat 2

Voted:
Councilmember Paul Coleman II, Seat 4

EXHIBIT A – LOCATION MAP



ORDINANCE NO. 2025-05

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE UNIFIED LAND DEVELOPMENT CODE TO ESTABLISH A NEW ZONING CATEGORY, "RURAL RV RESORT" AND TO AMEND THE FOLLOWING PORTIONS OF THE ADOPTED UNIFIED LAND DEVELOPMENT CODE TO PROVIDE SITE AND DEVELOPMENT STANDARDS SPECIFIC TO THE RURAL RV RESORT ZONING CATEGORY AND AN RV PARK USE, ARTICLE 10 "DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS", ARTICLE 35 "PARKS AND RECREATION ZONING DISTRICT", ARTICLE 85 "LANDSCAPING", ARTICLE 90 "SIGNS", AND ARTICLE 95 "PARKING AND LOADING"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract purchaser ("Applicant") for approximately 47 acres of property east of C Road and north of Southern Boulevard ("Subject Site"), as shown in Exhibit A, attached hereto and incorporated herein by reference, submitted an application to amend the text of the Town of Loxahatchee Groves ("Town") adopted Unified Land Development Code; and

WHEREAS, the proposed Unified Land Development Code text amendment is intended to establish a new zoning category "Rural RV Resort"; and

WHEREAS, the text amendment includes modifications to Article 10, Article 35, Article 85, Article 90 and Article 95 of the Unified Land Development Code to establish land development standards and regulations specific to the Rural RV Resort zoning district, as set forth in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, the proposed Unified Land Development Code text amendment is a companion ordinance relating to other development applications including a comprehensive plan text and map amendment, rezoning of the Subject Site, and a site plan for the Subject Site; and

WHEREAS, the Unified Land Development Code text amendment is proposed in anticipation of a future Recreation Vehicle Resort project on the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town, pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to amend the adopted unified land development code; and

WHEREAS, the notice and hearing requirements for adoption of this ordinance have been satisfied; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency has conducted a public hearing of the proposed amendments to the text of the Unified Land Development Code on _____, 2025, and recommended_____; and

WHEREAS, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Amendment. The Town of Loxahatchee Groves hereby amends the Unified Land Development Code as shown in Exhibit B, attached hereto and incorporated herein by reference, and directs the Town Clerk to submit the amendment for codification.

Section 3. Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. Effective Date. The effective date of this plan amendment shall be the same as the effective date of Ordinance 2025-04.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.

	VOTE
ANITA KANE, MAYOR	_____
MARGARET HERZOG, VICE MAYOR	_____
PHILLIS MANIGLIA, COUNCIL MEMBER	_____
LISA EL-RAMEY, COUNCIL MEMBER	_____
PAUL COLEMAN II, COUNCIL MEMBER	_____

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____, 2025.

ATTEST:

TOWN OF LOXAHATCHEE GROVES, FLORIDA

Valerie Oakes, Town Clerk

Voted:
Mayor Anita Kane, Seat 3

APPROVED AS TO LEGAL FORM:

Voted:
Vice Mayor Margaret Herzog, Seat 5

Office of the Town Attorney

Voted:
Councilmember Phillis Maniglia, Seat 1

Voted:
Councilmember Lisa El-Ramey, Seat 2

Voted:
Councilmember Paul Coleman II, Seat 4

EXHIBIT A – LOCATION MAP

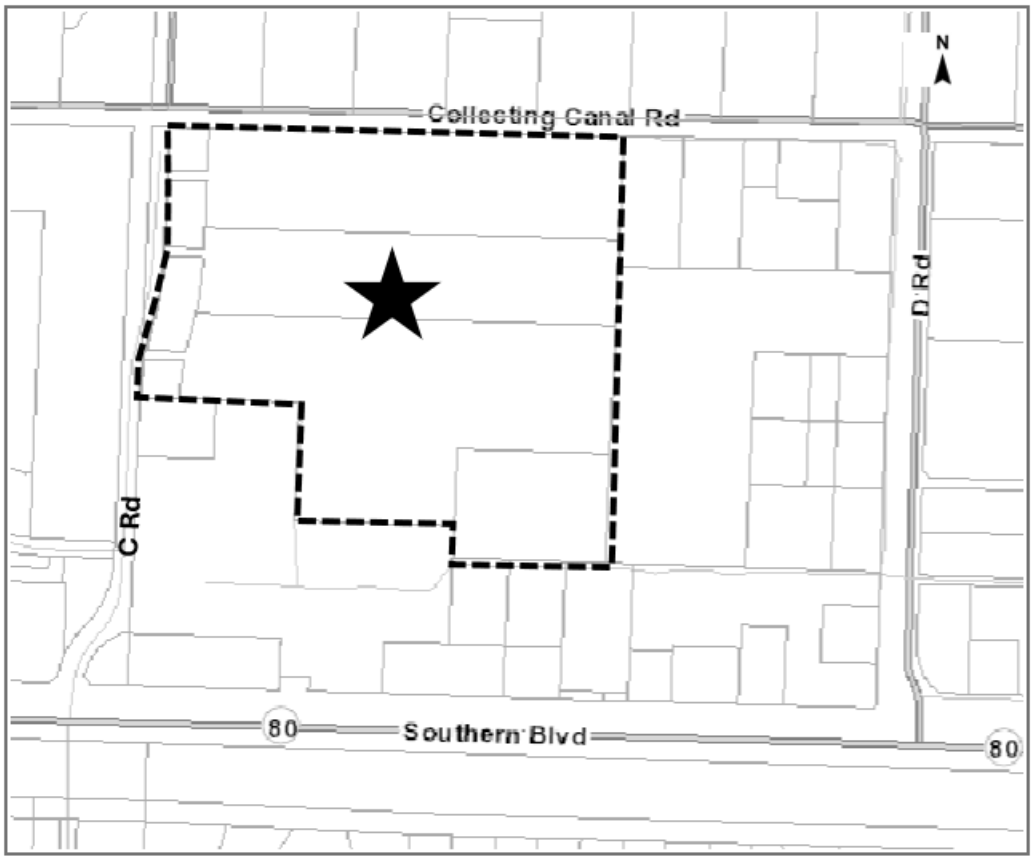


EXHIBIT B – UNIFIED LAND DEVELOPMENT CODE TEXT AMENDMENT

Proposed Zoning Text Amendment

The following provides the proposed changes to the text of the Zoning Code in ~~strikeout~~ and underline format.

Article 10 DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS

Section 10-015. - Definitions.

Park Owned Unit. A recreation vehicle in a RV Resort that is owned by RV Resort owner and leased to tenants.

Recreation Vehicle. A recreation vehicle is a motor vehicle as defined in Florida State Statutes Chapter 320 which is primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreation vehicles shall hook up to electric and plumbing facilities. Wheels shall remain mounted on the vehicle and any decorative skirting shall be temporary and solely for aesthetics.

RV Resort. A place set aside and offered by a person or public body, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles utilized for sleeping or eating; and this term also includes buildings and sites set aside for camping and similar recreational facilities (including, but not limited to clubhouse, courts, swimming pool, trails, etc.) and other accessory uses. For the purposes of this article, the terms "campground," and "recreational vehicle park," or any variations of these terms, shall be considered synonymous with the term " RV Resort." RV Resorts and residents of RV Resorts shall abide by Florida State Statutes Chapter 513.

Article 35 PARKS AND RECREATION ZONING DISTRICTS

Section 35-005. Purpose and intent of district.

(A) *Parks and Recreation (PR).* The Parks and Recreation (PR) zoning district is intended to apply to areas of the Town designated as Park on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow the development of publicly owned sites that provide an opportunity for residents to partake in a variety of recreational activities in a safe and convenient matter that is compatible with the environment.

(B) Rural RV Resort (RRVR). The Rural RV Resort (RRVR) zoning district is intended to apply to the area of the Town designated as Rural Recreation on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow for the development of a rural recreational vehicle resort. All land included for the purpose of development within an RRVR district shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed RRVR.

Section 35-010. General provisions.

The following requirements shall apply to the Parks and Recreation and Rural RV Resort zoning districts.

(A) Fences, walls and hedges. Fences and hedges are permitted on all properties with a zoning designation of Parks and Recreation and RRVR. Walls are not permitted unless the property abuts a paved road.
  (1) Height. Fences and walls shall not exceed eight feet in height. Hedges and natural vegetation shall not be subject to maximum height limitations. Height shall be measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall.
  (2) Appearance. The exterior surface of a wall shall be finished with paint, stucco, or other commonly accepted material, and continuously maintained in its original appearance.
  (3) Materials. Fences and walls shall not be electrified or contain any materials such as broken glass, spikes, nails, razors or barbs designed to inflict discomfort, pain, or injury to a person or animal.

(4) Sight distance. Fences, walls and hedges shall comply with Article 105, "Sight Distance."
(5) Decorative gates, features, and light posts. Decorative gates, features, and light posts attached to fences or walls may exceed the height of fences or walls by three feet provided that they are located in the front yard.

(B) Outdoor refuse receptacles. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable materials, such as dumpsters, trash compactors, and recycling containers, shall be subject to the following standards.
(1) Storage area. All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.
(2) Enclosures. All dumpsters, trash and recycling bins over 40 gallons shall be screened from view by a solid opaque enclosure which meets the following requirements:
a. Enclosures shall be located in a position that is easily accessible and minimizes backup and turn movements by service vehicles.
b. The gates of the enclosure shall provide a minimum of ten feet clearance when open for service and be constructed of a frame with opaque wall affixed thereto.
c. Each gate shall also have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.
d. Both enclosure gate frame and walls shall be of a material of sufficient strength to withstand normal use.
(3) Location. All refuse containers shall be located in side or rear yards and setback at least 50 feet from any adjacent residential zoning district. Containers shall not be located in any required parking space, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or within or adjacent to a drainage easement or water body.
(4) Maintenance. Dumpsters shall be maintained free of jagged or sharp edges or inside parts that could prevent the free discharge of their contents. A licensed collector shall empty dumpsters at intervals that will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.

Section 35-015. Permitted uses.
Plots located in the Parks and Recreation zoning district may be used for one or more of the following specified uses.

Principal Uses	**Parks and Recreation**	**Rural RV Resort**
Archery Range	Permitted subject to Article 80	Not Permitted
Shooting Range	See Note 1 below	Not Permitted
Boat Ramp, Fishing Pier and Dock	Permitted	Not Permitted
Botanical Garden	Permitted	Not Permitted
Walking and Biking Trail	Permitted	Permitted
Essential Services	Permitted	Not Permitted
Nature Trail	Permitted	Permitted
Outdoor Events	Permitted subject to Article 80	Not Permitted
Lake or Pond	Permitted	Permitted
Public Park	Permitted	Not Permitted
Recreation Vehicle Resort	Not Permitted	Permitted
Accessory Uses for RV Resort, including but not limited to clubhouse/recreation buildings, maintenance buildings, sports courts, swimming pools, office buildings, bathhouse buildings, laundry buildings, cabanas, cooking/barbecue grill structure, etc.	Not Permitted	Permitted

Accessory Park Owned Units	Not Permitted	Permitted
Accessory Caretaker Quarters	Not Permitted	Permitted

Note 1: The regulation of guns and shooting ranges is preempted by state law and regulated solely by the State of Florida. See Florida Statutes §§ 790.33 and 790.333.
(Ord. No. 2014-05, § 3, 6-3-2014)

Section 35-020. Prohibited uses.
Any use not expressly, or by inference, permitted in Section 35-015, "Permitted uses," is prohibited.

Section 35-025. Minimum plot size and dimension.
Plots located in the Parks and Recreation and Rural RV Resort zoning districts are subject to the following size and dimensional standards.
(A) Minimum size.
(1) No plot shall be developed for a Parks and Recreation use unless the plot contains one or more acres.
(2) No plot shall be developed for a Rural RV Resort use unless the plot contains 40 acres or more, prior to any dedications for public use to the Town.
(B) Minimum dimension. All plots shall have at least 100 feet of frontage (width) and 100 feet of depth.

Section 35-030. Plot coverage, floor-to-area ratio, and pervious area.
Plots located in the Parks and Recreation and Rural RV Resort zoning districts are subject to the following standards. These standards apply to properties prior to any dedications for public use to the Town.
(A) Plot coverage. The combined area of all buildings and roofed structures shall not exceed ten percent of the plot area. Within the Rural RV Resort zoning district, accessory structures within individual RV sites shall not contribute toward plot coverage.
(B) Floor-to-area ratio. Parks and Recreation uses shall not exceed a floor-to-area ratio of one-tenth. Rural RV Resort uses shall not exceed a floor-to-area ratio of eight hundredths (0.08).
(C) Pervious area. The minimum pervious area shall be 80 percent of the plot area located in the Parks and Recreation zoning district. The minimum pervious area shall be 40 percent of the plot area located in the Rural RV Resort zoning district.
(D) Recreation amenity area. The minimum area within the Rural RV Resort zoning district set aside for recreation amenities shall be 5% of the total site area. Recreation amenity areas shall include, but not be limited to, clubhouse, sports courts, pool, activity building, playground, trails and gathering areas.

Section 35-035. Setbacks.
(A) All buildings and structures in the Parks and Recreation zoning districts shall comply with the following required setbacks.
(~~A~~1) Front setback. Fifty feet.
(~~B~~2) Side setback. Twenty-five feet.
(~~C~~3) Rear setback. Twenty-five feet.
(~~D~~4) Side street setback. For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
(~~E~~5) Parking setback. No parking facility shall be located within 25 feet of an adjacent residential plot. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."
(~~F~~6) Exceptions from setback requirements.
(~~1~~a) Buildings and structures specifically excepted from requirements (A) through (D), above, are identified in Section 15-015, "Setback exceptions."
(~~2~~b) Horse trails and multi-use nature trails.

(B) All buildings and structures in the Rural RV Resort zoning districts shall comply with the following required setbacks as measured to the property line prior to any dedications for public use to the Town.

(1) Front setback. Fifty feet.
(2) Side setback. Thirty feet.
(3) Rear setback. Thirty feet.
(4) Side street setback. For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
(5) Recreation Vehicle setback. No parked recreational vehicle shall be located within 30 feet of an adjacent plot which is zoned and developed with residential uses. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."
(6) Exceptions from setback requirements.
(a) Buildings and structures specifically excepted from requirements (1) through (4), above, are identified in Section 15-015, "Setback exceptions."
(b) Horse trails and multi-use nature trails.
(c) Horizontal RV site improvements including but not limited to paved areas.
(7) Minimum separation between recreation vehicles parking spaces shall be denoted on the site plan and approved by Town Council.

Section 35-040. Height.
Within the Rural RV Resort zoning district, no buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 2 stories and/or 35 feet, whichever is less. Within the Parks and Recreation zoning district, ~~N~~no buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet unless the following apply.
(A) Exception from height limitation. Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Section 35-045. Accessory buildings or structures.
All accessory buildings or structures shall be shown on the site plan and meet all building design standards and setbacks as listed in the Town Code unless otherwise exempt and in accordance with the provisions of the Florida Building Code, as amended. All accessory buildings or structures shall require a building permit. Accessory buildings shall not be permanently attached to recreation vehicles.

Section 35-050. Accessory Park Owned Units.
Park owned units shall be permitted within the RV Resort. Park owned units are considered as RV sites and shall be counted toward and included in calculation of development intensity for RV Resort. Park owned units shall be situated on and within a designated RRVR lot within the RV Resort. The Park owned units shall meet the definition of a recreational vehicle per Florida State Statutes and shall be tied down in order to meet wind load standards.

Section 35-055. Occupancy Standards.
Within the Rural RV Resort zoning district, occupancy of each RV site is limited to one (1) recreation vehicle, two (2) automobiles or trucks, and one (1) golf cart, accommodating one (1) party. Occupancy is limited to no more than 6 people per recreation vehicle. No person shall reside or be permitted to reside in an RV site for more than 180 days per calendar year.

Section 35-060. Accessory Caretaker Quarters.
One (1) Caretaker Quarters shall be for the exclusive use of the caretake engaged in providing security, custodial, and/or managerial services to the RV Resort. The Caretaker Quarters is restricted to one park owned unit.

Section 35-065. Internal Driveway and Drive Aisles.
Within the Rural RV Resort zoning district, roadways and drive aisles adjacent to RV sites may be reduced to 25 feet for two-way traffic and 16 feet for one-way traffic. All RV sites shall have access from internal roadways. Alternate designs for driveways and access aisles per Section 100-030 may be approved subject to site plan approval.

Section 35-070. Minor Modifications.
Within the Rural RV Resort zoning district, minor modifications to the approved site plan for an RV Resort Park shall be allowed as part of the permitting process, subject to administrative staff approval. Minor modifications shall include: reduction in building square footage up to 25% of the total building square footage (inclusive of enclosed and unenclosed area), reduction of impervious area up to 50% for individual RV sites, minor changes to location of sports courts, and adjustments to pool and pool deck which do not reduce the character of the pool amenity.

Article 85 Landscape

Section 85-065. Landscape requirements for Rural RV Resort (RRVR) uses.
Submittal of a landscape plan in accordance with Section 85-050 is required. Additionally, the following criteria shall be met.

(A) Landscape requirements for individual RV sites.
All new RV sites shall conform to the following minimum landscaping requirements:

1) Tree requirements. One tree (size at time of planting - 2.5 inch caliper, 12 feet overall height) shall be planted per every 1,000 square feet of pervious lot area. Fractional measurements shall be rounded to the nearest whole number.
2) Shrub requirements. Ten shrubs (meeting Section 85-020, "Plant material" requirements) shall be planted per every 500 square feet of pervious lot area. Fractional measurements shall be rounded to the nearest whole number. Credit for the preservation of native understory shall be granted toward meeting up to 50 percent of the shrub requirement at a rate of 25 feet of preserved understory per one shrub.
3) Turf and xeriscape requirements. The remainder of the property must be maintained, either in its natural state, or as turf grass. This area, however, may not contain any invasive species as identified in Section 85-20(3), which must be removed from the site.

(B) Perimeter landscape buffer requirements for RRVR perimeters or boundary between development and preserve areas. The perimeters of all RRVR uses shall conform to the minimum landscaping requirements hereinafter provided.

1) Incompatible use perimeters. Any RRVR use that is contiguous to, or separated only by a canal right-of-way from, a residential zoning district or parks and recreation zoning district, shall provide a 20' incompatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:
   a) The incompatibility perimeter landscape buffer shall be no less than six feet in height for the purposes of screening and buffering the RRVR use from the residential use or parks and recreation use.
   b) The incompatibility perimeter landscape buffer shall contain a wall, berm, hedge, or any combination to achieve 6 foot opacity, and shall be placed along the inside perimeter of the common property line. If a wall or fence is proposed, the wall or fence shall be set back from the property line a distance of five feet to allow for the planting and maintenance of trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) along the outside edge of such wall. Incompatibility perimeter landscape buffers containing a berm and wall shall be a minimum of 20 feet in width and comply with Section 85-020(B).
   c) Where a required incompatibility perimeter landscape buffer would abut an existing wall on adjoining property, it shall be desirable to avoid the creation of parallel walls and/or a non-accessible, ineffective strip of land running between parallel walls. In this event, a proposed perimeter buffer shall not contain a nonliving barrier.
   d) It is strongly encouraged that incompatibility perimeter landscape buffers be designed with soft edges (rather than hard or strictly linear) requiring less maintenance and using gradual transitions in plant texture, height, and width to reinforce the rural character of the Town.

e) The incompatibility perimeter landscape buffer shall also include trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) at a rate of 1 tree per 30 linear feet.

2) Compatible use perimeters. Any RRVR use that is contiguous to, or separated only by a canal right-of-way from, another non-residential/non-agricultural/RRVR use, shall provide a compatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:

a) The compatibility perimeter landscape buffer shall be no less than eight feet in width measured inward from the common property line.

b) The compatibility perimeter landscape buffer. Compatibility perimeter landscape buffers shall consist of one continuous hedge meeting the requirements of Section 85-20(C) and trees (size at time of planting - 2.5 inch caliper, 12 feet overall height) at a rate of 1 tree per 30 linear feet.

(C) Landscape requirements for RRVR interior open spaces, vehicular use areas, and vehicular use area landscape strips.

1) RRVR interior open spaces, vehicular use areas, and vehicular use area landscape strips shall comply with Section 85-055, except as follows:

a) Section 85-055(A) Shrub and tree requirements. Trees may be 2.5 caliper, 12 feet overall height at time of planting.

b) Section 85-055(C)(5) Vehicular use area requirements - Curbing. Curbs are not required, unless specified by Town Council.

c) Section 85-055(D) Vehicular use area landscape strip adjacent to a local street may be reduced to 20 feet and may be counted towards open space if a public use pathway is included.

[Old Section 85-065 and subsequent sections shall commence following this new Section 85-065 and be renumbered accordingly.]

Article 90 SIGNS

Section 90-010. Definitions.

Entrance Sign. An identification sign structure located at the main access to a development. The only advertising on the structure shall be the development name and logo. Entrance signs may be elevated above entry drive and supported by two architectural columns. Entrance signs are not pole signs.

Section 90-040. Standards by sign type and zoning district.

(F) The following signs are permitted in the Rural RV Resort zoning district. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—4 sq. ft. (max)
Lettering	3 in. (min)—12 in. (max)
Number of signs (maximum)	1 per structure or business
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Building wall sign (individual buildings):*

Sign face area (maximum)	1 sq. ft. per one linear foot of building frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted, however, in no case should the length of the sign exceed 75 percent of the building length

Number of signs (maximum)	1 per building
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Other restrictions	A minimum of ten percent of the building must be maintained as clear wall area on either end of the sign
Attached/freestanding or both	Attached

(3) *Monument or panel sign:*

a. *Entrance Signs:*

Sign face area (maximum)	36 square feet
Number (maximum)	1 per street frontage
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Changeable copy is limited to 25 percent of sign face
Sign dimensions	Maximum height of sign structure shall be limited 25 feet from grade. Maximum sign face dimensions are limited to 2 feet in height and 24 feet in length
Secondary signs	Way-finding signs are permitted within project with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs shall be consistent in design with the primary sign on site. All secondary signage shall be setback at least 20 feet from all property lines
Attached/freestanding or both	Freestanding

b. *Off-premises sign:*

Sign face area (maximum)	24 square feet
Number (maximum)	1 per street that connects to an adjacent arterial roadway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of ⅜".
Sign dimensions	Maximum height of eight feet and maximum length of 12 feet
Sign Location	Off-premises signs are permitted only for parcels that have access to, but no frontage on arterial streets. Signs may be permitted within public right-of-way subject to approval of the Town.
Attached/freestanding or both	Freestanding

Article 95 PARKING AND LOADING

Section 95-010. Minimum parking space requirements.

(E) Recreational uses:

Uses	Minimum Parking Requirements
Archery Range	One parking space per target position
RV Resort	One parking space per RV Site and Park Owned Unit; plus one parking space per 300 sq. ft. of clubhouse; reduced golf cart spaces can be utilized for a maximum of 30 percent of required parking spaces for clubhouse.
Other Recreational Uses	Determined by agency facilitating and maintaining the use

Justification

1. **Reason and need for the requested text change:**
   Response: *The proposed Zoning Text amendment is needed to allow and provide development regulations for an RV Resort. As demonstrated by this justification statement and attached market demand analysis there is a need for an RV resort. The Florida recreational vehicle market economic impact is approximately $6 billion annually. Further, according to the research and data, vacancy rates remain low. Demand is strong with long wait lists and reservations needed months in advance, with booking required over a year in advance for high season spaces. The Palm Beach and, more specifically, western communities market area is strong, and demand is currently in place for additional recreation vehicle spaces as the population in the western communities if one of the fastest developing areas, with the population expected to surpass 350,000 in 2025. There are very RV resorts or similar uses in Palm Beach County, whereas the west coast of Florida offers numerous facilities for recreation vehicles.*

   The proposed changes ensure that the proposed use is consistent with the rural development pattern within the Town. The new regulations provide for similar setbacks and floor area ratios to other zoning categories within the Town. The zoning regulations also provide appropriate setbacks and height restrictions for the accessory cabanas that may be located on the individual recreational vehicle spaces. The intent of the Applicant is to provide an RV Resort that caters to all needs of the tenants.

2. **Reason for the present text being invalid or inappropriate:**
   Response: *The current zoning text is invalid as it does not provide development regulations, parking requirements, or use regulations for the development of a recreation vehicle resort. The proposed use is a new use to the Town of Loxahatchee Groves. The proposed text will ensure that the proposed RV Resort will be developed consistent with the Town's vision and existing design guidelines. The proposed RV Resort will provide an opportunity currently not available to the visitors of the Town of Loxahatchee Groves and Palm Beach County Western Communities.*

3. **Explain how the proposed text amendment complies with the Comprehensive Plan:**
   Response: *The proposed text amendment complies with the proposed Rural Recreation Comprehensive Plan future land use designation of Rural Recreation (RREC). Additionally, the proposed zoning text helps to implement a development that is consistent with other Comprehensive Policies as discussed previously in this justification statement. As provided within this Application and as presented to the Town Council in two workshops, the Applicant is proposing a project that will encourage limited economic development; provide a public multi-use trail and greenway around the perimeter of the Property and tie into other greenway connections in place or planned in the future; and contribute to drainage improvements of the Town. As discussed, the proposed use will serve as a transitional use between the residential use to the north and the more intense commercial and mixed uses along Southern Boulevard.*

4. **Is there an error or ambiguity to be corrected:**
   Response: *No error or ambiguity exists in the Zoning code. The proposed amendment is to provide development regulations for the Rural RV Resort zoning district and RV Resort use.*

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE ZONING DESIGNATION OF APPROXIMATELY 47+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM "AGRICULTURAL RESIDENTIAL" TO "RURAL RV RESORT"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract purchaser ("Applicant") for approximately 47 acres of property east of C Road and north of Southern Boulevard ("Subject Site"), as shown in Exhibit A, attached hereto and incorporated herein by reference, submitted an application to amend the Subject Site's zoning designation; and

WHEREAS, Applicant seeks to amend the zoning designation of the Subject Site from "Agricultural Residential" to "Rural RV Resort"; and

WHEREAS, the Subject Site is currently vacant; and

WHEREAS, the Subject Site is adjacent to the Groves at Town Center master planned development, which is located on the west side of C Road; and

WHEREAS, the Subject Site is adjacent to existing residential properties to the east and south; and

WHEREAS, the proposed rezoning is a companion ordinance relating to other development applications including a comprehensive plan text and map amendment, text amendment to the Unified Land Development Code, and a site plan for the Subject Site; and

WHEREAS, the rezoning application is proposed in anticipation of a future Recreation Vehicle Resort project on the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider applications related to zoning and land development orders; and

WHEREAS, the notice and hearing requirements for adoption of this ordinance have been satisfied; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency has conducted a public hearing of the rezoning application on _____, __ 2025, and recommended_____; and

WHEREAS, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Rezoning. The Town of Loxahatchee Groves Zoning Map is hereby amended to rezone and change the map designation of the Subject Site shown in Exhibit A, attached hereto and incorporated herein by reference, from "Agricultural Residential" to "Rural RV Resort."

Section 3. Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. Effective Date. The effective date of this plan amendment shall be the same as the effective date of Ordinance 2025-05.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.

	VOTE
ANITA KANE, MAYOR	_____
MARGARET HERZOG, VICE MAYOR	_____
PHILLIS MANIGLIA, COUNCIL MEMBER	_____
LISA EL-RAMEY, COUNCIL MEMBER	_____
PAUL COLEMAN II, COUNCIL MEMBER	_____

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____, 2025.

ATTEST:

Valerie Oakes, Town Clerk

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

TOWN OF LOXAHATCHEE GROVES, FLORIDA

Voted:
Mayor Anita Kane, Seat 3

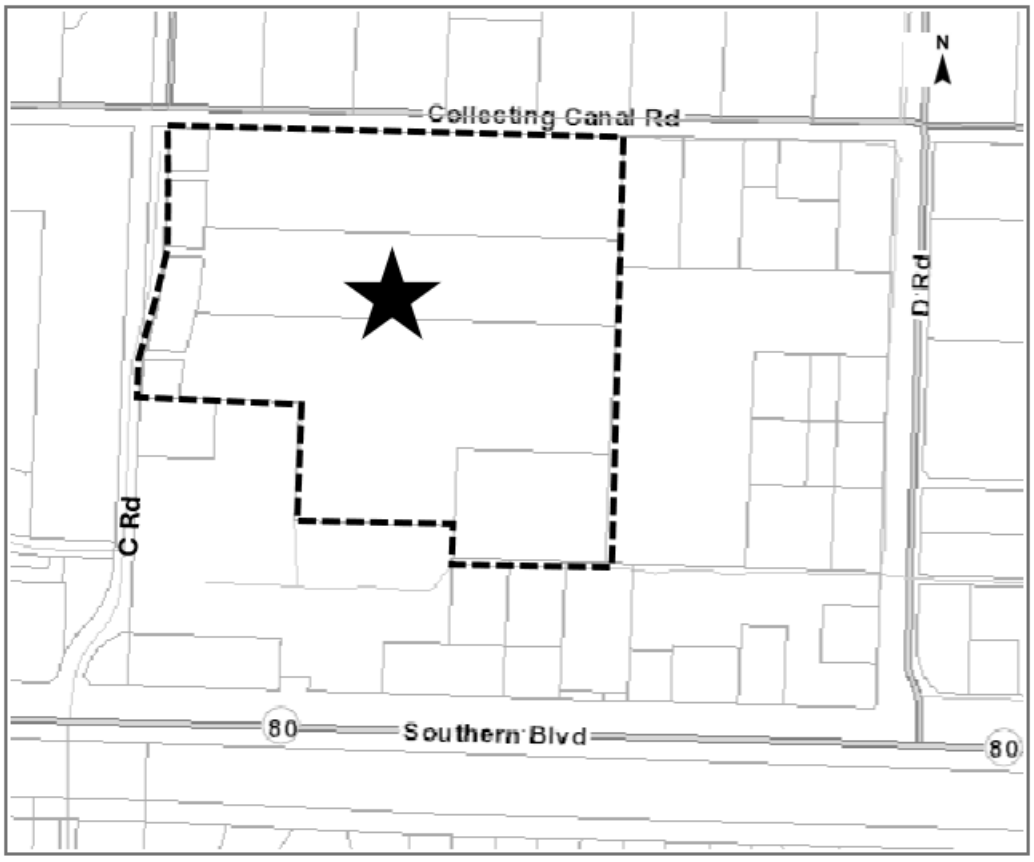
Voted:
Vice Mayor Margaret Herzog, Seat 5

Voted:
Councilmember Phillis Maniglia, Seat 1

Voted:
Councilmember Lisa El-Ramey, Seat 2

Voted:
Councilmember Paul Coleman II, Seat 4

EXHIBIT A – LOCATION MAP



RESOLUTION NO. 2025-33

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, GRANTING SITE PLAN APPROVAL FOR APPROXIMATELY 47+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, TO BE DEVELOPED AS A RECREATIONAL VEHICLE RESORT INCLUDING A MAXIMUM OF 272 RV SITES, 16 PARK OWNED UNIT SITES, AND ASSOCIATED SUPPORT FACILITIES, STRUCTURES, AND USES INCLUDING BUT NOT LIMITED TO TWO (2) CLUBHOUSES, A WELCOME CENTER, PADDOCK BUILDING, ACTIVITY CENTER, CABANA AND BATHHOUSE BUILDING, AND MAINTENANCE BUILDING; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, a Site Plan Application has been submitted to the Town of Loxahatchee Groves (the "Town") by the contract purchaser ("Applicant") for approximately 47 acres of property east of C Road and north of Southern Boulevard ("Subject Site"), as shown in Exhibit A, attached hereto and incorporated herein by reference, seeking site plan approval to develop an RV resort (the "Development") on the Subject Site; and

WHEREAS, the Subject Site is currently vacant; and

WHEREAS, the Subject Site is adjacent to the Groves at Town Center master planned development, which is located on the west side of C Road; and

WHEREAS, the Subject Site is adjacent to existing residential properties to the east and south; and

WHEREAS, the proposed Site Plan application is related to other development applications including a comprehensive plan text and map amendment, text amendment to the Unified Land Development Code, and rezoning of the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider applications relating to site plans for development on property within the Town; and

WHEREAS, the Town Council, pursuant to Article 155 (Site Plans) of the Town's Unified Land Development Code is authorized and empowered to consider, approve, approve with conditions or deny site plan applications; and

WHEREAS, the notice and hearing requirements for adoption of this resolution have been satisfied; and

WHEREAS, the Town Planning and Zoning Board has conducted a public hearing of the Site Plan Application on _____, 2025, and recommended_____; and

WHEREAS, the aforementioned Site Plan Application was presented to the Town Council at a quasi-judicial public hearing conducted on _____, 2025; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of Town staff and Town Planning and Zoning Board; and

WHEREAS, The Town Council finds this resolution serves a valid public purpose.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Site Plan Application is hereby approved, subject to compliance with all of the following conditions to be satisfied by the Applicant, including its successors and assigns:

1. [draft conditions in progress to be finalized prior to Town Council public hearing]

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this resolution.

Section 5. This resolution shall become effective upon the effective date of Ordinance 2025-06.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the Motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____DAY OF _____ 2025.

ATTEST:

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____
Valerie Oakes, Town Clerk

Voted: _____
Mayor Anita Kane, Seat 3

DRAFT

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Voted:
Vice Mayor Margaret Herzog, Seat 5

Voted:
Councilmember Phillis Maniglia, Seat 1

Voted:
Councilmember Lisa El-Ramey, Seat 2

Voted:
Councilmember Paul Coleman II, Seat 4

DRAFT

EXHIBIT A –LOCATION MAP



DRA

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470

AGENDA MEMO

TO: **Planning and Zoning Board**

FROM: **Community Standards Department - Planning and Zoning Division**

THRU: **Francine Ramaglia, Town Manager**

DATE: **May 19, 2025**

SUBJECT: **Building Height Ordinance**

Background:

The Town of Loxahatchee Groves ("Town") defines building height as follows, in Article 10 of the Unified Land Development Code:

> *Height.* For all buildings and structures, except as provided below, the vertical distance from the highest point of finished grade at the location of the building pad to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof, to the mean height level between eaves and ridge for gable, hip, and gambrel roofs, and to the highest point of any non-roofed structure. Sign height is defined within Article 90, "Signs." The height calculation of structures placed on berms shall include the height of the berm".

The Planning and Zoning Board and Town Council reviewed this definition at public meetings, which resulted in a request to limit all development to a maximum of two (2) stories. Presently, the height limitation is 35 feet in the Residential, Commercial, and Institutional and Public Facilities zoning districts, and 25 feet in the Parks and Recreation and Conservation zoning districts.

Analysis:

Height limits are a regulatory control on development found in almost every municipality zoning code in the United States. Zoning codes can regulate the height of new buildings depending specifically on geographic area as well as development types and land uses.

Height limits set the upper boundary of the building envelope for a given zone or parcel. They are typically justified for the following reasons:

1. Protection from fire hazards.
2. Protection against aviation accidents.
3. Protection of view.
4. Protection of the character of the neighborhood.
5. Protection of light and air.

Height limits are a frequent source of contention and controversy during development approval processes and planning and zoning processes, because height limits are a key factor in determining the number of stories a building can contain. Combined with measures of density (like dwelling unit per acre) and development intensity (like floor-area ratio and minimum lot size), height limits are a specific and frequent starting point for debates which is what occurred in the Town.

The proposed zoning text amendment includes additional language for each zoning district to ensure that no more than two (2) stories are permitted in any district regardless of the overall height allowance. As proposed, the lesser of two (2) stories or the overall height dimension would regulate future development plans. For example, the commercial zoning districts allow for up to 35 feet in building height. The height is technically capable of accommodating three (3) stories using standard ceiling heights. However, the revised language would restrict development to two (2) stories within the overall 35-foot allowance.

Recommendation:

Town Staff is requesting the Planning and Zoning Board's consideration and approval of the attached Ordinance.

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING SECTION 20-040 "HEIGHT" OF ARTICLE 20 "RESIDENTIAL ZONING DISTRICTS," SECTION 25-045 "HEIGHT" OF ARTICLE 25 "COMMERCIAL ZONING DISTRICTS," SECTION 30-050 "HEIGHT" OF ARTICLE 30 "INSTITUTIONAL AND PUBLIC FACILITIES ZONING DISTRICTS," SECTION 35-040 "HEIGHT" OF ARTICLE 35 "PARKS AND RECREATION ZONING DISTRICT," AND SECTION 40-045 "HEIGHT" OF ARTICLE 40 "CONSERVATION DISTRICT," WITHIN PART II "ZONING DISTRICTS" OF THE UNIFIED LAND DEVELOPMENT CODE, TO PROVIDE ADDITIONAL STANDARDS FOR THE MEASUREMENT OF HEIGHT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to adopt land development regulations within the Town; and

WHEREAS, the Town of Loxahatchee Groves desires to maintain a low intensity, rural development pattern; and

WHEREAS, the Town desires to regulate the perceived scale and mass of development in a manner that is consistent with the Town's rural character; and

WHEREAS, the permitted height of development is a major factor in the character and quality of the community; and

WHEREAS, the Town desires to regulate the height of development by both number of stories and height as measured by feet; and

WHEREAS, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Section 20-040 "Height" of Article 20 "Residential Zoning Districts" of Part II "Zoning Districts" of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words <u>underlined</u> are additions):

Section 20-040. - Height.

No ~~buildings~~ building or structure, or part thereof, in the Agriculture Residential (AR) zoning district shall be erected or maintained to a height exceeding 35 feet or two stories, whichever is lower, ~~in the Agriculture Residential (AR) zoning district~~ except for those specifically excepted from height limitations ~~are~~ as identified in Section 15-010~~5~~, "Exceptions from height limitations."

Section 3. Section 25-045 "Height" of Article 25 "Commercial Zoning Districts" of Part II "Zoning Districts" of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 25-045. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 35 feet or two stories, whichever is lower, unless the following apply.

(A) *Exception from height limitation*. Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Section 4. Section 30-050 "Height" of Article 30 "Institutional and Public Facilities Zoning Districts" of Part II "Zoning Districts" of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 30-050. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 35 feet or two stories, whichever is lower, unless the following apply.

(A) *Exception from height limitation*. Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Section 5. Section 35-040 "Height" of Article 35 "Parks and Recreation Zoning District" of Part II "Zoning Districts" of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 35-040. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet or two stories, whichever is lower, unless the following apply.

(A) *Exception from height limitation*. Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Section 6. Section 40-045 "Height" of Article 40 "Conservation Zoning District" of Part II "Zoning Districts" of the Unified Land Development Code is hereby amended to read as follows (words stricken are deletions; words underlined are additions):

Section 40-045. - Height.
No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet or two stories, whichever is lower.

Section 7. Conflict. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 8. Severability. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 9. Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Unified Land Development Code of the Town of Loxahatchee Groves, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 10. Effective Date. This Ordinance shall become effective upon adoption.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.

	VOTE
ANITA KANE, MAYOR	_____
MARGARET HERZOG, VICE MAYOR	_____
PHILLIS MANIGLIA, COUNCIL MEMBER	_____
LISA EL-RAMEY, COUNCIL MEMBER	_____
PAUL COLEMAN II, COUNCIL MEMBER	_____

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS

_____ DAY OF _____, 2025.

ATTEST:

_____
Valerie Oakes, Town Clerk

APPROVED AS TO LEGAL FORM:

_____
Office of the Town Attorney

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____ *Voted:*
Mayor Anita Kane, Seat 3

_____ *Voted:*
Vice Mayor Margaret Herzog, Seat 5

_____ *Voted:*
Councilmember Phillis Maniglia, Seat 1

_____ *Voted:*
Councilmember Lisa El-Ramey, Seat 2

_____ *Voted:*
Councilmember Paul Coleman II, Seat 4