

# 2025 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 1. Amendment Data

### A. Amendment Data

Round	26-A	Intake Date	May 14, 2025
Application Name	Nova Life RV Park	Revised Date	June 14, 2025
Acres	14.99	Control Number	
		FLUA Page	Page # 127
		Text Amend?	No
PCNs	00-37-43-07-00-000-7030 and 00-36-43-12-00-000-5010		
Location	West side of State Road 715, approximately 1.29 miles north of Hooker Highway		
BCC District	Commission District 6		
	<b>Current</b>	<b>Proposed</b>	
Tier	Urban/Suburban	No change	
Use	Vacant Agricultural Land (9900 – Non Agriculture PAPA Use Code.)	Recreational Vehicle (RV) Park	
Zoning	AR – Agricultural Residential	CRE – Commercial Recreation	
Future Land Use Designation	High Residential , 8 Units per acre (HR – 8)	Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8)	
Conditions	None	Restrict the use to a Recreational Vehicle Park/Camping Facility	

### B. Development Potential

	Current FLU	Proposed FLU
Maximum Square Feet (for non-residential)	<u>N/A</u> FAR x <u>N/A</u> ac. = <u>N/A</u> sq. ft.	<u>0.50</u> FAR x <u>14.98</u> ac. = <u>326,264</u> sq. ft.
Maximum Units (for residential)	<u>8</u> du/acre x <u>14.98</u> ac. = <u>120</u> du	<u>N/A</u> du/acre x <u>N/A</u> ac. = <u>N/A</u> du
Maximum Beds (for CLF proposals)	<u>N/A</u> max du x <u>2.39</u> = <u>N/A</u> du	<u>N/A</u> max du x <u>2.39</u> = <u>N/A</u>

## Part 2. Applicant Data

### A. Agent Information

<b>Name</b>	Kevin McGinley
<b>Company Name</b>	Land Research Management, Inc.
<b>Address</b>	2240 Palm Beach Lakes Blvd., Suite 103
<b>City, State, Zip</b>	West Palm Beach, FL 33409
<b>Phone / Fax Number</b>	(561) 686-2481 (office); (561) 758-7148 (cell)
<b>Email Address</b>	lrmi@bellsouth.net

## B. Applicant Information

<b>Name</b>	Grant Manukyan
<b>Company Name</b>	Nova Park Life LLC
<b>Address</b>	137 Golden Isles Drive #403
<b>City, State, Zip</b>	Hallandale Beach, FL 33009-5809
<b>Phone / Fax Number</b>	954-438-4321
<b>Email Address</b>	Grant.Manukyan@gmail.com
<b>Interest</b>	Contract Purchaser.

## C. Owner Information

<b>Name</b>	Timothy M. McKee
<b>Company Name</b>	Timothy B. McKee, Inc.
<b>Address</b>	600 Curlee Road
<b>City, State, Zip</b>	Belle Glade, FL 33430-1214
<b>Phone / Fax Number</b>	561-686-2481
<b>Email Address</b>	lrmi@bellsouth.net
<b>Interest</b>	Property Owner

### Part 3. Site Data

#### A. Site Data

<b>Built Features</b>	None
<b>Street Address</b>	State Road 715
<b>Frontage</b>	Frontage is 940.43 feet on the west side of State Road 715., per the survey. The depth of the property varies at a maximum of approximately 900 feet from State Road 715.
<b>Legal Access</b>	Current and proposed legal access to the site is from State Road 715
<b>Contiguous under same ownership</b>	None
<b>Acquisition details</b>	Both parcels were acquired by Timothy B. McKee, Inc. (Personal Representative's Deed) on April 14, 2022 from Elaine Seager for \$260,000 (ORB 33504 Page 00248)
<b>Size purchased</b>	The site (PCNs 00-37-43-07-00-000-7030 and 00-36-43-12-00-000-5010) was not part of a larger contiguous property acquired from the previous owner (Elaine Seager).

#### B. Development History

<b>Previous FLUA Amendments</b>	None found
<b>Concurrency</b>	The site is not currently subject to a concurrency exemption, nor has it obtained a concurrency reservation.
<b>Plat, Subdivision</b>	The site not been platted, subject to a master plan, or subdivided.

**C. Zoning Approvals & Requests: NONE (N/A)**

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

**Part 4. Consistency**

**A. Surrounding Land Uses.**

Surrounding land uses are summarized in the following table. The proposed Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Future Land Use designation is compatible with the existing multiple land use mix, as well as Future Land Use and Zoning designations. Existing uses in the immediate vicinity are the Lake Breeze 128 space mobile home park, a vacant 48-acre parcel owned by the State Trustees of The Internal Improvement Trust Fund (TIITF) , Arc of the Glades private school, Paul Reardon Park an active use state park which has a boat ramp that can be used by RV Park tenants to access Lake Okeechobee, and the Lake Okeechobee dike and rim canal. Further, the site is bordered by State Road 715, an Urban Minor Arterial Road, which provides access to Glades area municipalities and the Glades Region as a whole. Public lands abut the property to its north (Water Control District and Park), south (TIITF), east (State Road 715) and west (Lake Okeechobee dike and rim canal).

Consistent with the existing HR 8 designation of the Subject Site and its proposed Commercial Recreation (CR) with an underlying 8 units per acre (CR/HR 8) Land Use designation, neighboring property Future Land Use designations include High Residential with an underlying 8 units per acre (HR 8) and PARK which accommodate the uses described above. The proposed use will supplement and compliment the mixed-use surrounding neighborhood.

Adjacent Lands	Use	Future Land Use	Zoning
<b>North</b>	N1. FDEP Division of State Lands. 0.98 acres; 2,768 sq. ft, residential unit (Maintenance Manager for N2)	High Residential with an underlying 8 units per acre (HR 8)	Agricultural Residential (AR)
	N2. East Shore Water Control District pump station and canal	High Residential with an underlying 8 units per acre (HR 8)	Agricultural Residential (AR)
	N3. DEP Division of State Lands. 6.72-acre Paul Reardin Park.; 520 sq. ft. bathroom facility.	PARK	Agricultural Residential (AR)
<b>South</b>	S1. IITF State of Florida. 46.38 acres. No structures. PAPA Use Code 9900 Vacant Non-Agriculture Land	High Residential with an underlying 8 units per acre (HR 8).	Agricultural Residential (AR)
	S2. Arc of the Glades private school 2.0 acres; 16,600 sq. ft. non-profit school.  S3. Lake Breeze Mobile Home Park. 35.31 acres; 128 trailer park rental spaces, one single-family manager's residence and 2 utility buildings	High Residential with an underlying 8 units per acre (HR 8).  High Residential with an underlying 8 units per acre (HR 8).	General Commercial (CG)  Single-Family (RS)
<b>East</b>	E1 – State Road 715 right-of-way	N/A	N/A
	E2. (Following SR 715) SBJ Enterprise LMTD Partnership. 7.71 acres. No structures. PAPA Use Code 9900 Vacant Non-Agriculture Land	Agricultural Production (AP)	Agricultural Production (AP)
<b>West</b>	W1 – DEP Division of State Lands (Lake Okeechobee Dike, Rim Canal and Lake). 156,467 acres.	PARK	Preservation/Conservation (PC)

**Part 5.**

**Public Facilities Information**

<b>A. Traffic Information</b>		
	<b>Current</b>	<b>Proposed</b>
<b>Max Trip Generator</b>	Vacant HR 8 – 120 du. Trip generation rate – 6.74/du	Nova Life RV Park (Recreational Community Center – 326,264 sq. ft.). 28.82 trips/1,000 sq. ft.
<b>Maximum Trip Generation</b>	809 trips/day	9,403 trips/day
<b>Net Daily Trips:</b>	8,594 trips/day (maximum minus current) -1213trips/day (proposed minus current)	
<b>Net PH Trips:</b>	575 AM, 755_PM (maximum) -10 AM, -12_PM (proposed)	
<b>Significantly impacted roadway segments that fail Long Range</b>	None	None
<b>Significantly impacted roadway segments for Test 2</b>	None	None
<b>Traffic Consultant</b>	Pinder Troutman consulting, Inc.	
<b>B. Mass Transit Information</b>		
<b>Nearest Palm Tran Route (s)</b>	Route 40 Glades Health Center and Courthouse approximately 3 miles from the Subject Site	
<b>Nearest Palm Tran Stop</b>	Bus Stop # 3253 at the Glades Health Center and Courthouse approximately 3 miles from the Subject Site	
<b>Nearest Tri Rail Connection</b>	Route 40 delivers passengers to the Intermodal Transit Center (Bus Stop #602)	
<b>C. Potable Water &amp; Wastewater Information</b>		
<b>Potable Water &amp; Wastewater Providers</b>	Palm Beach County Water Utilities Department	
<b>Nearest Water &amp; Wastewater Facility, type/size</b>	The nearest potable water connection (16" watermain) is located within NW 17 <sup>th</sup> Street approximately 50-feet east of the subject property. The nearest sanitary sewer connection (6" force main) is located within NW 17 <sup>th</sup> Street, approximately 1,800-feet south of the subject property.	

<b>D. Drainage Information</b>				
The Drainage Statement was prepared by Last Development, Inc. The site is located within an AE Flood Zone with a base flood elevation of 13.0 feet NAVD. There is an existing wet retention area onsite which will provide the required water quality and quantity storage volumes. The existing soil is not conducive for the use of exfiltration trench to provide water storage. Legal positive outfall will be achieved by overland flow to the swale located within the FDOT SR 715 right-of-way.				
<b>E. Fire Rescue</b>				
Nearest Station	Palm Beach County Fire Rescue Station #73.			
Distance to Site	5.25 miles - Located at 525 S.W. 2nd Street, Belle Glade.			
Response Time	13 minutes.			
Effect on Resp. Time	Response time is greater than the standard response time of 7 minutes and 30 seconds.			
<b>F. Environmental</b>				
Significant habitats or species	No listed species (flora or fauna), including gopher tortoises or signs of their presence were identified including burrows, scat, tracks, or other signs. However, the surface waters (borrow pits) and wooded wetland area may be nesting and/or foraging habitat for wading birds and birds of prey. There is no quality upland habitat; however, there are a few native trees scattered throughout the site that will require some level of preservation, relocation, and/or mitigation as part of the site development process.			
Flood Zone*	Flood Zone AE with a Base Flood Elevation of 13 feet NAVD.			
Wellfield Zone*	Per Comprehensive Plan Map 4.1 <i>Generalized Wellfield Map</i> , the subject site is not located within a designated Wellfield Zone 1 – 4.			
<b>G. Historic Resources</b>				
No historic or archaeological resources located on, or within 500-feet of the subject site per the County Historic Preservation response letter.				
<b>H. Parks and Recreation - Residential Only (Including CLF)</b>				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Not Applicable (N/A)	N/A	N/A	N/A
Beach	Not Applicable (N/A)	N/A	N/A	N/A
District	Not Applicable (N/A)	N/A	N/A	N/A

<b>I. Libraries - Residential Only (Including CLF)</b>			
<b>Library Name</b>	Not Applicable		
<b>Address</b>	Not Applicable		
<b>City, State, Zip</b>	Not Applicable		
<b>Distance</b>	Not Applicable		
<b>Component</b>	<b>Level of Service</b>	<b>Population Change</b>	<b>Change in Demand</b>
<b>Collection</b>	Not Applicable	N/A	N/A
<b>All staff</b>	Not Applicable	N/A	N/A
<b>Library facilities</b>	Not Applicable	N/A	N/A
<b>J. Public Schools - Residential Only (Not Including CLF)</b>			
	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Name</b>	Not Applicable	Not Applicable	Not Applicable
<b>Address</b>	Not Applicable	Not Applicable	Not Applicable
<b>City, State, Zip</b>	Not Applicable	Not Applicable	Not Applicable
<b>Distance</b>	Not Applicable	Not Applicable	Not Applicable

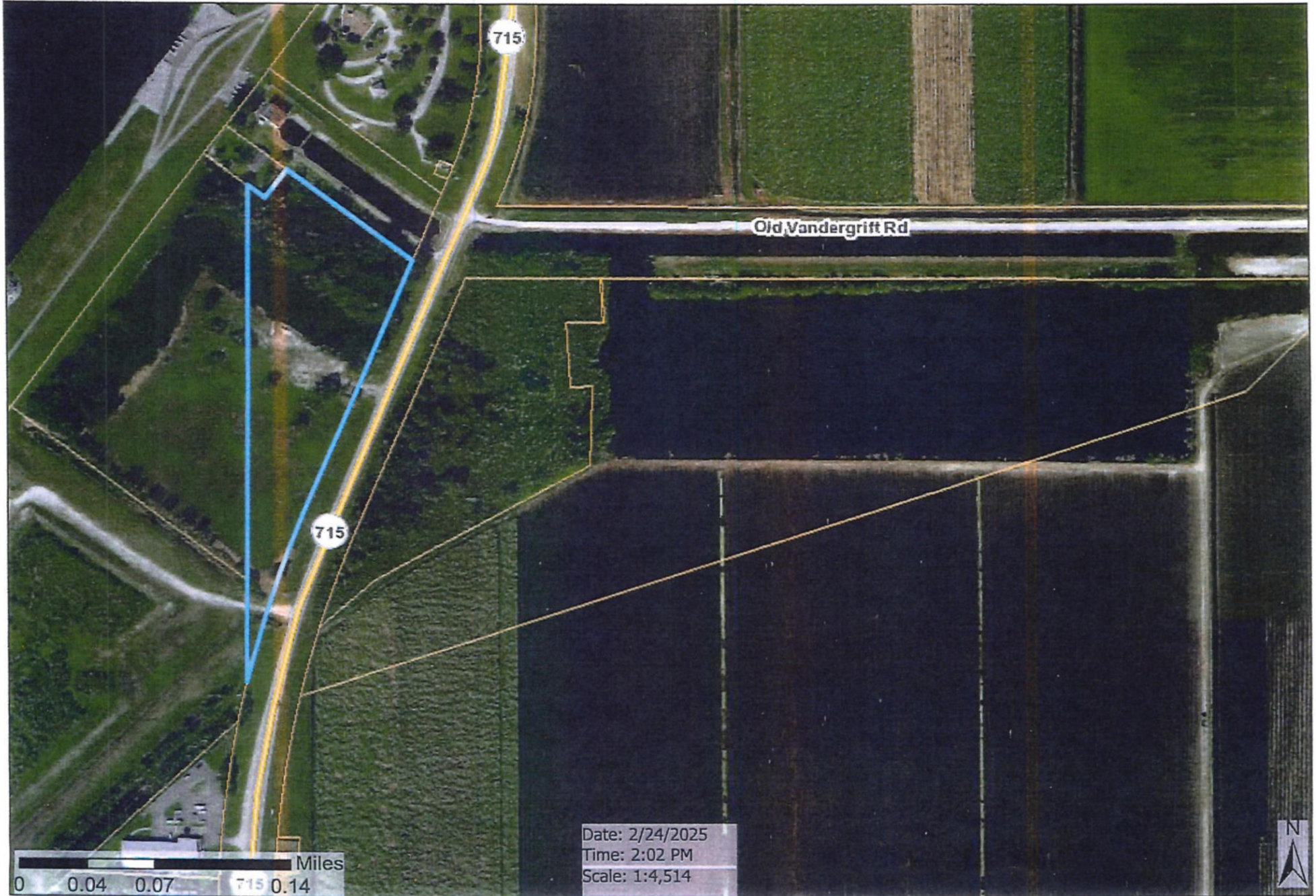
## **ATTACHMENT F**

Based upon a site visit conducted on April 14, 2025, it was determined that the Subject Site, consisting of two parcels (PCNs 00-37-43-07-00-000-7030 and 00-36-43-12-00-000-5010) totaling 14.99 acres, is vacant and contains no existing built features.

This determination is supported by the attached Palm Beach County Property Appraiser aerial photographs and Property Detail.



# Lot 7030



**Property Detail**

Location Address : STATE ROAD 715

Municipality : UNINCORPORATED

Parcel Control Number : 00-37-43-07-00-000-7030

Subdivision :

Official Records Book/Page : 33504 / 248

Sale Date : 04/14/2022

Legal Description : 7-43-37, TR IN TRS DEED NO 21035 BOUNDED ON THE N BY S LINE OF EAST SHORE DRNG DIST CNL, ON E BY WLY R/W LINE OF SR S-717, ON W BY W LINE OF SEC

**Owner Information**

**Owner(s)**

TIMOTHY B MCKEE INC

**Mailing Address**

600 CURLEE RD  
BELLIE GLADE FL 33430 1214

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/14/2022	\$260,000	33504 / 00248	REP DEED	TIMOTHY B MCKEE INC
05/28/2004	\$65,000	17504 / 00470	WARRANTY DEED	SEAGER ELAINE

**Exemption Information**

No Exemption Information Available.

**Property Information**

Number of Units : 0

\*Total Square Feet : 0

Acres : 5.00

Property Use Code : 9900—NON AG

Zoning : AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)

**Building Details**

**Structural Details**

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found



# Lot 5010



0 0.04 0.07 0.14 Miles

Date: 2/24/2025  
Time: 2:06 PM  
Scale: 1:4,514



## Property Detail

Location Address :

Municipality : UNINCORPORATED

Parcel Control Number : 00-36-43-12-00-000-5010

Subdivision :

Official Records Book/Page : 33504 / 248

Sale Date : 04/14/2022

Legal Description : 12-43-36, TR BOUNDED ON N BY SLINE OF EAST SHORE DR DIST CNI. ON W BY E  
R/W LINE OF US LEVEE ON E BY E SEC LINE IN TRS DEED NO 21035 (LESS C&S FCD  
R/W)

## Owner Information

Owner(s)

TIMOTHY B MCKEE INC

Mailing Address

600 CURLLEE RD  
BELLE GLADE FL 33430 1214

## Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/14/2022	\$260,000	33504 / 00248	REP DEED	TIMOTHY B MCKEE INC
05/28/2004	\$65,000	17504 / 00470	WARRANTY DEED	SEAGER ELAINE

## Exemption Information

No Exemption Information Available.

## Property Information

Number of Units : 0

\*Total Square Feet : 0

Acres : 9.16

Property Use Code : 9900—NON AG

Zoning : AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)

## Building Details

### Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description                      square Footage

No data found

**ATTACHMENT G**  
**Consistency with the Comprehensive Plan & Florida Statutes**

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**G.1 JUSTIFICATION**

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

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

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

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

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

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

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

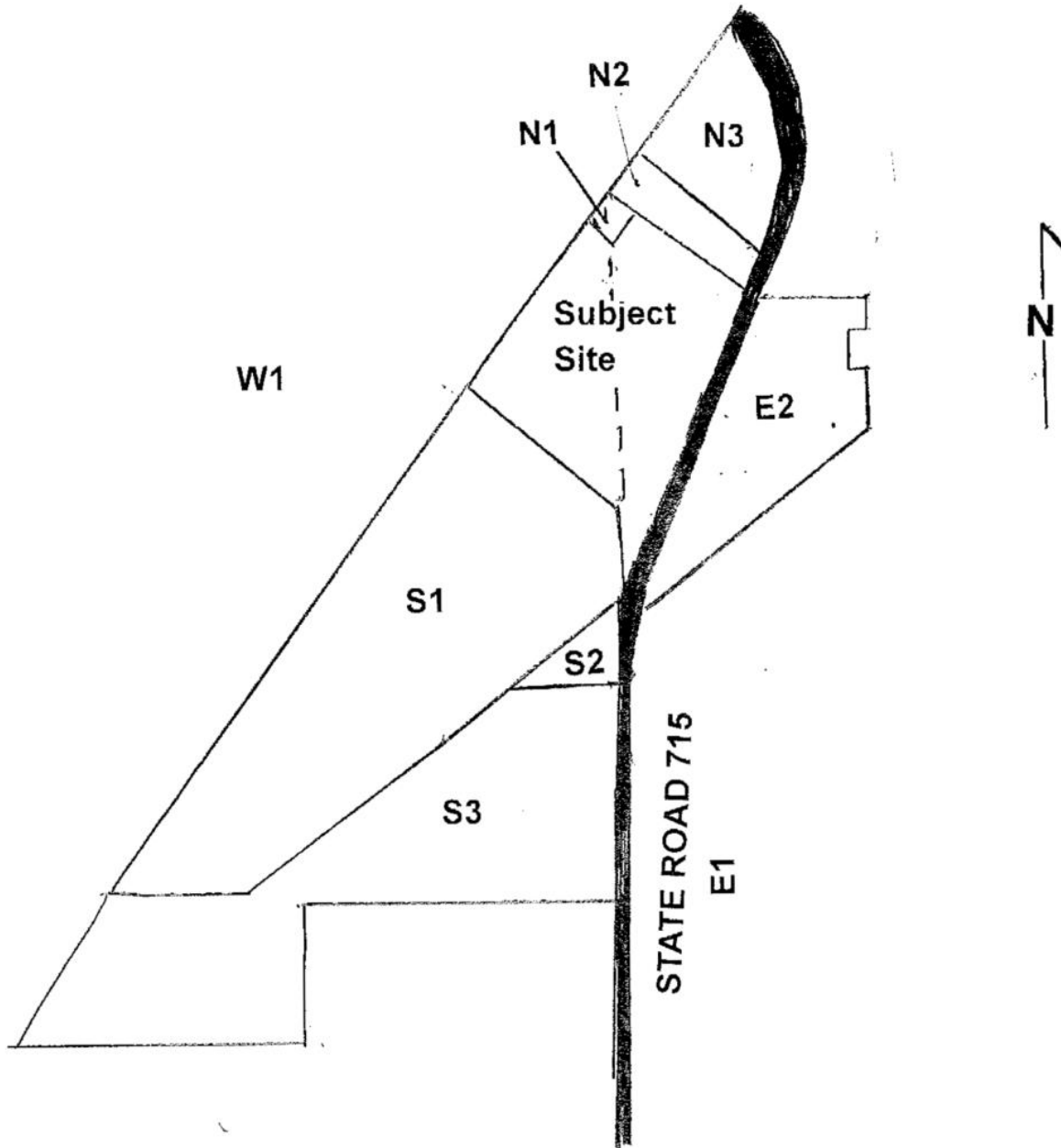
<b>Map G-1 Ref</b>	<b>Name/Use</b>	<b>Acres</b>	<b>Bldg. Sq. Ft.</b>
<b>North</b>	<b>N1.</b> FDEP Division of State Lands.	0.98	1,764 Residential Unit
	<b>N2.</b> East Shore Water Control District pump station and canal	2.78	2,768 Warehouse/Storage
	<b>N3.</b> Paul Reardin Park.;	6.72	520 sq. ft. bathroom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

**G.2 RESIDENTIAL DENSITY INCREASES:** Not Applicable

**G.3 COMPATIBILITY**

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

Map G-1  
Location of Neighboring Land Uses



#### **G.4 CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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

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

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

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

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

#### **G.5 CONSISTENCY WITH FLORIDA STATUTES**

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

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

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

Data and analysis which conclude that the proposed development can be supplied by necessary services are presented in Attachment H (Traffic Letter and Study), Attachment J (Drainage Statement), Attachment K (Fire Rescue Letter), and Attachment I (Water and Wastewater Provider Letter). Data and analysis discussing environmental and historical resources impacts are presented in Attachments J (Drainage Statement),

M (Wellfield Zone), L (Natural Features Inventory and Map) and N (Historic Resource Evaluation Letter). No negative environmental or historical resource impacts are identified. Justification for the proposed amendment is based upon assigning an FLUM designation that is consistent with the character of the vicinity.

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

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

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

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

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

Map G-2 Aerial Photograph





**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd

West Palm Beach, FL 33413

(561) 493-6000

Fax: (561) 493-6085

www.pbewater.com

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**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employee"*

April 24, 2025

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

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

To Whom It May Concern,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity for the proposed future land use change to Commercial Recreation (CRE) for a recreational vehicle (RV) park of consisting of 90 spaces.

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

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. Furthermore, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at (561) 493-6030.

Sincerely,

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

Katherine Caricchio, P.E.  
Senior Professional Engineer

May 7, 2025

Palm Beach County  
Planning, Zoning and Building Department  
2300 Jog Road  
West Palm Beach, FL 33417

Re: **Drainage Statement for Nova Life RV Park, 4800 State Road 715, Belle Glade**  
**PCN(s): 00-37-43-07-00-000-3040**  
**LDi Project Number: 25-015**

The subject parcel is located at 4800 State Road 715, Belle Glade, within the boundaries of the South Florida Water Management District (SFWMD) and a Flood Zone AE as determined by the FEMA Flood Insurance Rate Map. The AE Flood Zone has a base flood elevation (BFE) of elevation 13.0 North American Vertical Datum (NAVD). The site is approximately 20.0 acres and has an existing wet retention area on the site. The retention area is proposed to be approximately 3.71 acres or 18.5 % of the site area. The wet retention area will provide the required water quality and quantity storage volumes, specifically; for the 5 year storm event (5.5 inches rainfall), for minimum road elevations. The perimeter of the site will be at an elevation capable of containing the runoff from a 25 year-3 day storm event (11 inches rainfall) and the minimum finish floor elevation of any structure will be above the projected stage from a 100 year-3 day rainfall event (13 inches rainfall) and above the elevation of 13.0 for the BFE of the AE Zone.

The site is proposed to provide 80 RV sites, 15 camp sites and a recreation area of 0.65 acres.

Based on the preliminary geotechnical report prepared by UES dated October 30, 2023, the existing soil is not conducive for the use of exfiltration trench to provide water storage for the site. The UES report indicates the existing soil (muck) will need to be removed and replaced for proper development of the site.

Legal Positive Outfall for the site will be achieved by overland flow to the swale located within the Florida Department of Transportation SR 715 right-of-way.

**Permits:**

The proposed site development will require, at a minimum, drainage permits from the following agencies :

- Florida Department of Transportation – Access, Drainage Permits
- South Florida Water Management District – Water Management Permit
- Palm Beach County Building Department – Site Development Permit
- Palm Beach County Environmental Resources Department - Vegetation Permit and Notice of Intent to Excavate
- Department of Environmental Protection – National Pollution Discharge Elimination System Permit.
- South Florida Conservancy District – Drainage

The property owner recognizes that any additional development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, the Florida Department of Transportation, the South Florida Water Management District, DEP and the South Florida Conservancy District.

Last Devenport, Inc. (C.A. No. 9889)



Ronald W. Last, PE  
Florida Registration No. 38707

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**Fire Rescue**

Chief Patrick J. Kennedy  
405 Pike Road  
West Palm Beach, FL 33411  
(561) 616-7000  
www.pbc.gov



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

April 10, 2025

Land Research Management, Inc.  
Attention: Jim Fleischmann  
2240 Palm Beach Lakes Blvd  
Suite 103  
West Palm Beach, FL 33409

Re: Nova Life RV Park

Dear Jim Fleischmann:

Per your request for response time information to the subject property located on the west side of State Road 715, 1.29 miles north of Hooker Highway; PCNs: 00-37-43-07-00-000-7030 and 00-36-43-12-00-000-5010). This property is served currently by Palm Beach County Fire-Rescue Station #73, which is located at 525 SW 2<sup>nd</sup> Street, Belle Glade. The maximum distance traveled to subject property is approximately 5.25 miles from the station. The estimated response time to the subject property is 13 minutes. For fiscal year 2024, the average response time (call received to on scene) for this stations zone is 6:18.

Property owners need to be aware of the extended response times of 13 minutes to the subject property, which is much greater than our standard of 7 minutes 30 seconds.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

Cheryl Allan, Planner II  
Palm Beach County Fire-Rescue

"An Equal Opportunity  
Affirmative Action Employer"

Official Electronic Letterhead



**Glades RV Center  
Pahokee, Palm Beach County  
Environmental Summary Report**

*Prepared By:*

**Ecotone Services, Inc.**

**P.O. Box 556**

**Fellsmere, FL 32948**

**772-453-3339**

**[www.ecotoneservices.com](http://www.ecotoneservices.com)**

*Prepared For:*

**Land Research Management, Inc.**

**2240 Palm Beach Lakes Blvd., Suite 103**

**West Palm Beach, FL 33409**

**April 15, 2025**

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Ecotone Services, Inc. P.O. Box 556, FL 32948

[www.ecotoneservices.com](http://www.ecotoneservices.com) • (772) 453-3339 • [ecotoneservices@gmail.com](mailto:ecotoneservices@gmail.com)

**Environmental Summary Report**  
**Palm Beach County – Section 7, Township 43S, Ranges 37E**  
**April 15, 2025**

**INTRODUCTION**

The intent of this Environmental Summary Report is to provide a preliminary assessment of natural features located within the boundaries of the project site (assessment area) including potential wetlands, upland habitat, protected trees, and listed species (flora and fauna).

The project site is 14.16 acres in size and is comprised of 2 parcels of land that is located on State Road 715, just south of Old Vandergrift Road, Pahokee, Palm Beach County (Parcel ID #: 00-37-43-07-00-000-7030, 00-36-43-12-00-000-5010)

**METHODOLOGY**

This Environmental Summary Report is based on aerial (2024) photographic interpretation (Google Earth ®), review of Soil Survey of Palm Beach County Area (USDA, Natural Resource Conservation Service, Web Soil Survey) and field investigations. Ecotone Services, Inc. (ESI) biologist and Land Research Management planning consultant Jim Fleischmann performed a site visit on April 14, 2025. An aerial photograph (Scale: 1" = 400') was used to attain a general assessment of the natural features of the parcel and to indicate specific points of interest. An on-site review of the subject property conditions was performed by walking transects through the site while noting plant species, upland and wetland ecosystems and habitats, and potential use by listed animal and plant species.

**SITE CONDITIONS**

The project site is 14.16 acres in size and is vacant land that has been partially mined for fill sand years ago, resulting in an approximate 3.6 acres of borrow pit surface waters. In addition, there is a low lying area just to the north of this borrow pit that is dominated by native and non-native wetland tolerant trees including Melaleuca, strangler fig, royal palm, and a few other species. The majority of the rest of the project site is comprised of open field that appears to have been partially filled with offsite materials including non-native soils and is maintained in a mowed condition.

The following is a list of the prevalent native and non-native plant species identified throughout the project site:

<u>Common Name</u>	<u>Botanical Name</u>	<u>Location</u>	<u>Designation</u>
Strangler fig	<i>Ficus aurea</i>	Canopy	Native
Royal palm	<i>Roystonea regia</i>	Canopy	Native
Melaleuca	<i>Melaleuca quinquenervia</i>	Canopy	Non-native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Canopy	Non-native
Common reed	<i>Phragmites australis</i>	Groundcover	Non-native
Spanish needles	<i>Bidens alba</i>	Groundcover	Native
Leather fern	<i>Acrostichum danaeifolium</i>	Groundcover	Native
Spatterdock	<i>Nuphar luteum</i>	Groundcover	Native
Whitehead broom	<i>Spermacoce verticillata</i>	Groundcover	Non-native
Smut grass	<i>Sporobolus indica</i>	Groundcover	Non-native



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## SOILS

The following are the soil types and their descriptions found throughout the project site according to the Palm Beach County Soil Survey. Please see Exhibit B, Soils Map.

31 – Pits: This consists of excavations from which soil and geologic material have been removed for use in road construction or for foundation purposes. Pits, locally called borrow pits, are in small to large areas in the eastern part of the county. Most pits have been excavated below the normal water table and are ponded for 9 months or more each year. Most are abandoned, though excavation continues in a few places.

99 – Water: This consists of excavations from which soil and geologic material have been removed for use in road construction or for foundation purposes. These areas are filled with surface water most of the year in the form of ponds or lakes.

## THREATENED AND ENGANGERED SPECIES

The State of Florida Fish and Wildlife Conservation Commission (FWC) regulates protected species according to Rule 68A-27.001(3), Florida Administrative Code (FAC). The plant and animal species regulated by FWC are managed according to the federal Endangered Species Act of 1973. On the federal level, the U. S. Fish and Wildlife Service (FWS) is the regulatory agency that oversees this program.

Based on review of the FWS Information for Planning and Consultation (IPaC) web database (<https://ecos.fws.gov/ipac/>), and the site visit by ESI biologist, the potential for use by wading birds and birds of prey including wood stork (*Mycteria americana*) and Everglades snail kite (*Rosthamus sociabilis plumbeus*) is possible due to the site conditions with surface waters and the proximity to Lake Okeechobee just west of the project site. Further examination will be required in order to determine if site conditions actually meet nesting and/or foraging habitat requirements for these or other species.

No listed species (flora or fauna) or signs of their presence were identified on the project site including burrows, scat, tracks, or other signs. No species specific surveys were performed as part of this report, and no listed species were identified during this site visit.

## CONCLUSION

The project site is 14.16 acres in size and is vacant land that has been partially mined for fill sand. There is a 3.6 acre borrow pit with surface waters along the north and west edges of the project site. The north property boundary appears to be dominated by an approximate 3.3 acre mixed forested wetland area that includes royal palm, Melaleuca, and several strangler fig trees. For the most part, the remainder of the project site is comprised of open field that is regularly mowed to manage vegetative growth.

It appears that the borrow pits would be considered surface waters and the low-lying wooded area along the north property boundary will be considered wetlands. However, to confirm this a wetland jurisdictional determination will be required according to federal and state regulatory guidelines.

No listed species including gopher tortoises or signs of their presence was identified on the project site during the site visit. However, the surface waters (borrow pits) and wooded wetland area may be nesting and/or foraging habitat for wading birds and birds of prey.

There is no quality upland habitat on the project site, but there are a few native trees scattered throughout the project site that will require some level of tree preservation, relocation, and/or mitigation as a part of site development process according to Palm Beach County code of ordinances.



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Ecotone Services  
P.O. Box 556  
Fellsemere, FL 32948  
(772) 453-3339

## Exhibit A

## Location Map

Glades RV Center  
Pahokee, Palm Beach County, Florida

Project No: 2352

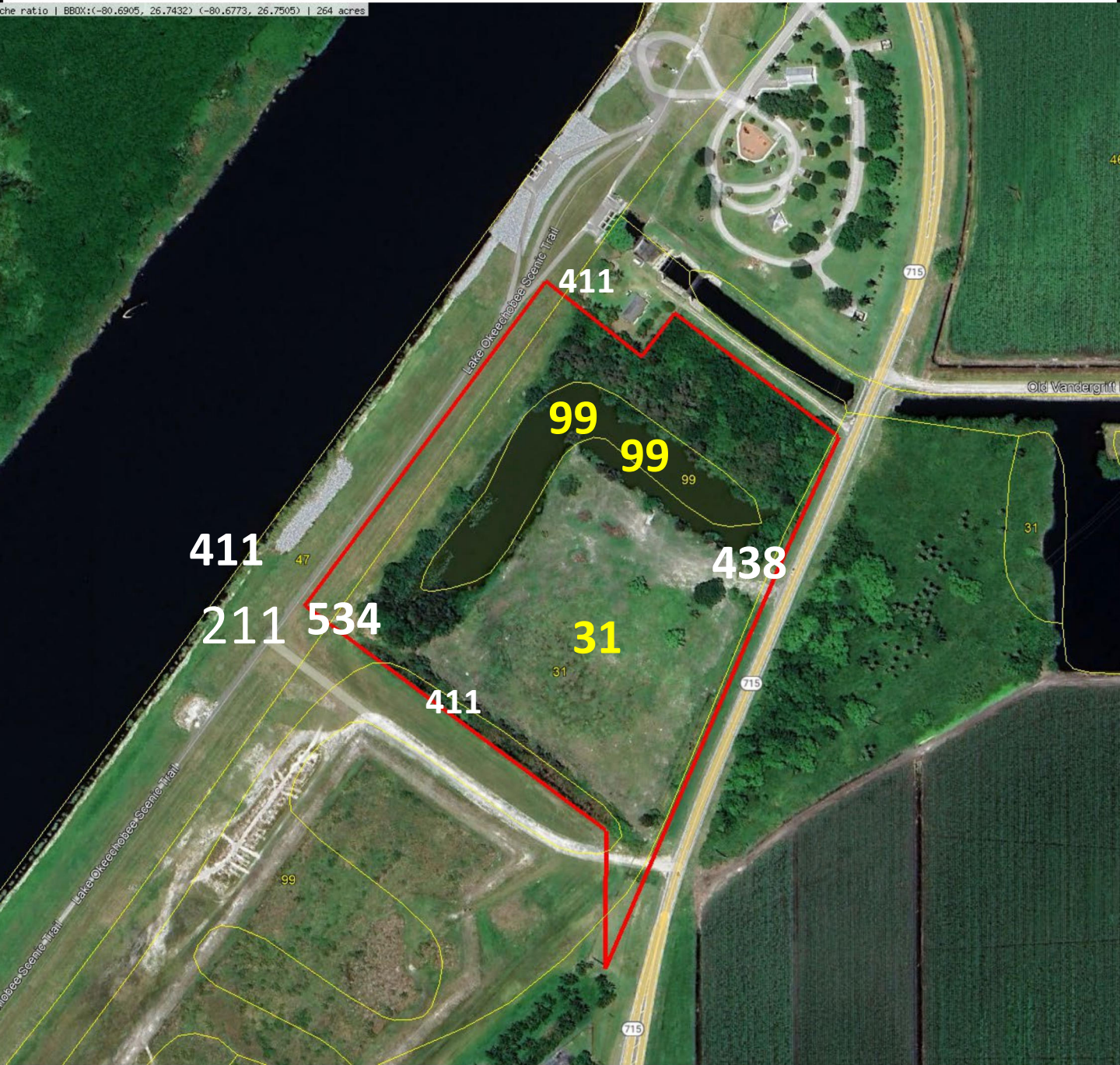
Date: 4/15/2025

Drawn by: JWR  
Checked by:  
Date: 4/15/2025

Scale: Not To Scale



Scale ratio | BBOX:(-80.6905, 26.7432) (-80.6773, 26.7505) | 264 acres



31 – Pitts  
 99 - Water



Ecotone Services  
 P.O. Box 556  
 Fellsemere, FL 32948  
 (772) 453-3339

Exhibit B

Soils Map

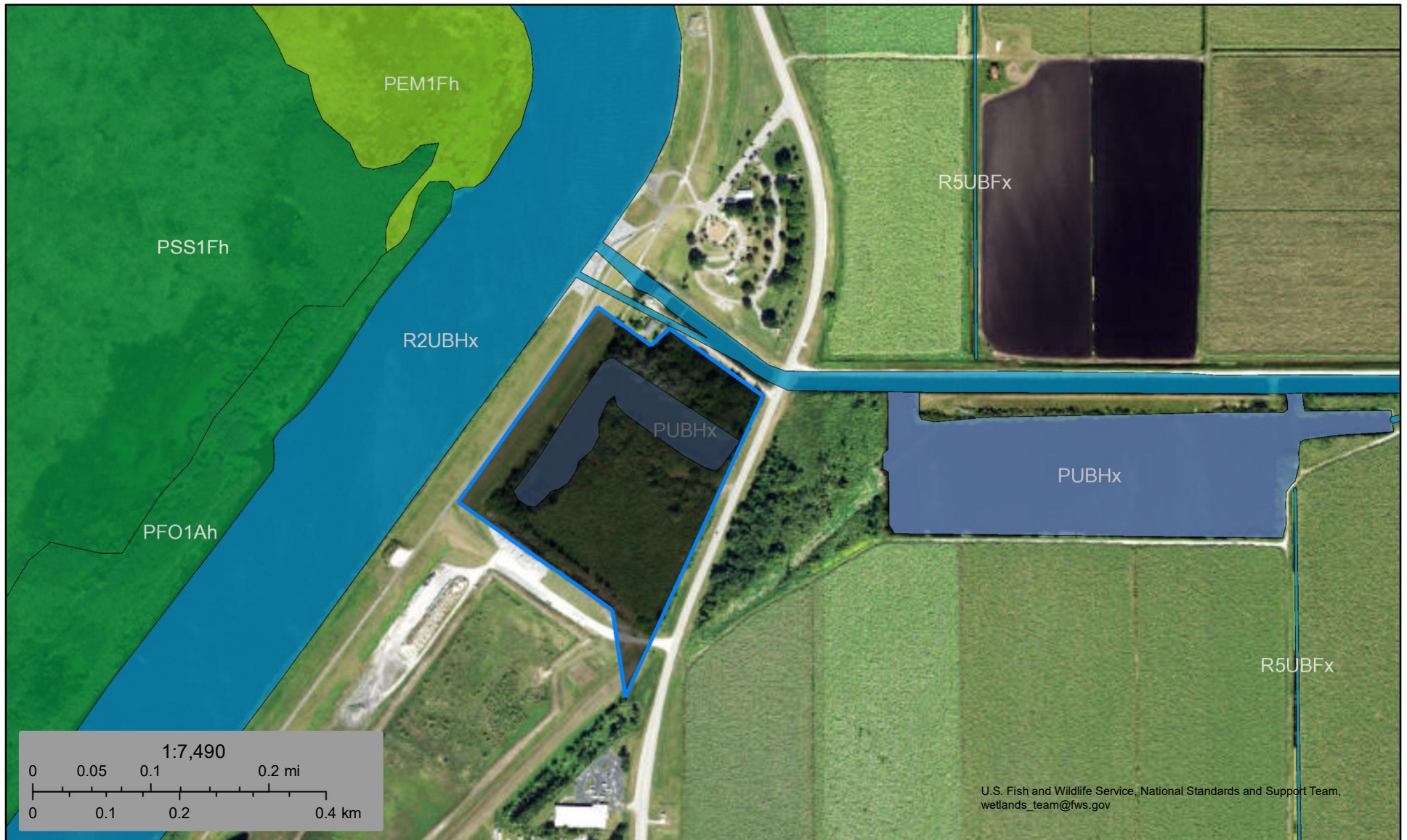
Glades RV Center  
 Pahokee, Palm Beach County, Florida

Drawn by: JWR  
 Checked by:  
 Date: 4/15/2025

Project No: 2352

Date: 4/15/2025

Scale: Not To Scale



April 15, 2025

**Wetlands**

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**Site Photographs – Exhibit D**



Access road onto the project site off SR 715



South view of the project site adjacent to the east property boundary and SR 715





Strangler fig tree near entrance access road



South view across open mowed field





West view across borrow pit (surface water) with Lake Okeechobee dike in background



North view across borrow pit with mixed hardwood wetland area in the background





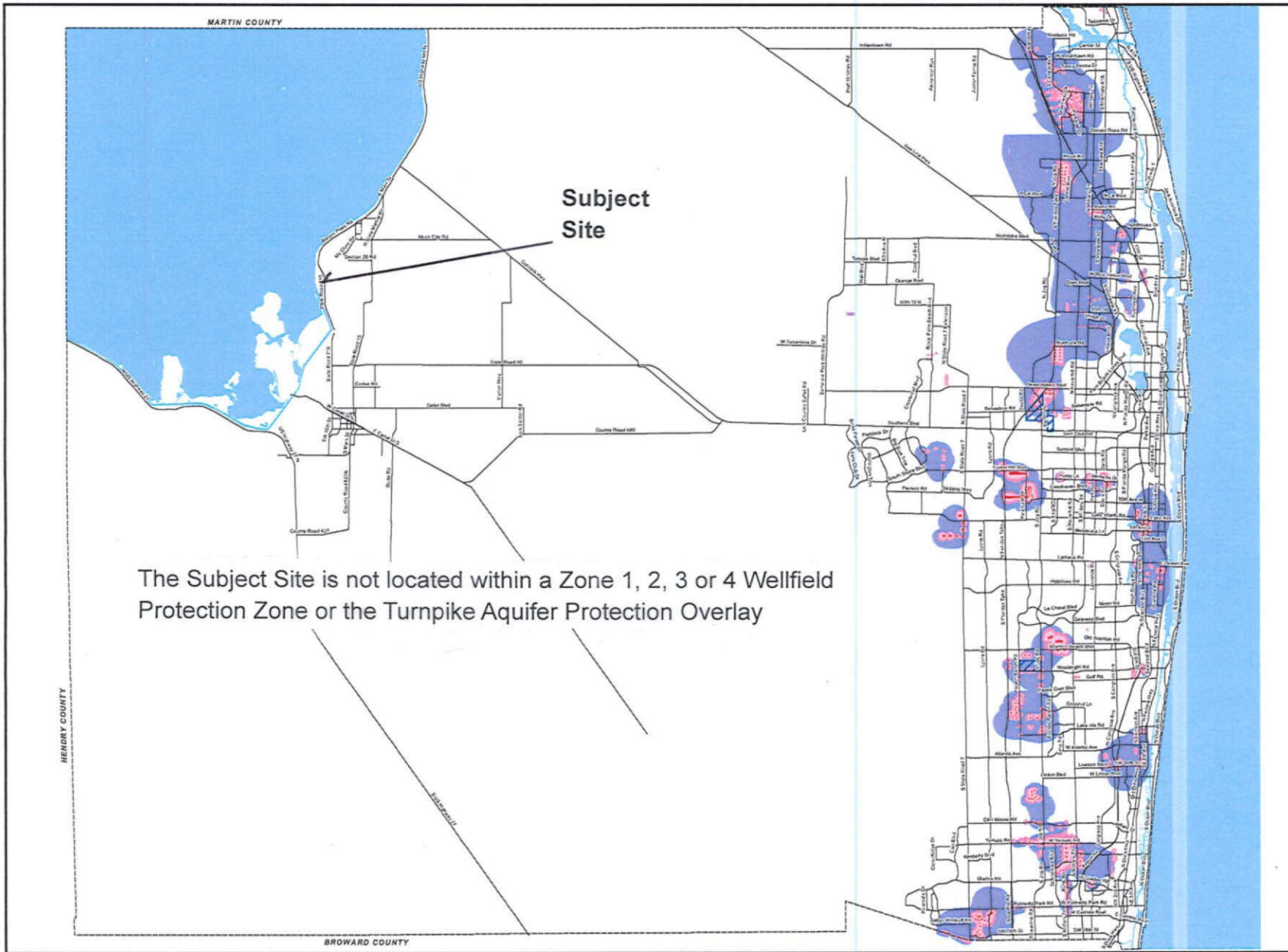
South-east view of mixed hardwood wetland area from north side of project site



### **WELLFIELD ZONE STATEMENT**

The Subject Site is not located within a Zone 1, 2, 3, or 4 Wellfield Protection Zone, or the Turnpike Aquifer Protection Overlay.

---



**MAP LU 4.1  
GENERALIZED  
WELLFIELD MAP**

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Turnpike Aquifer Protection Overlay

**SOURCES:**  
PBC Dept. of Environmental Resources Management  
Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.  
The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.  
Last Amended in Round 15-1 by Ord. 2015-015



**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**



Effective Date: 6/12/2015  
Filename: N:\Map Series\MXD\Adopted  
Contact: PBC Planning Dept.



**Planning, Zoning  
& Building Department**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Compliance 233-5500  
Contractor Regulations 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbc.gov/pzb](http://www.pbc.gov/pzb)



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"



April 10, 2025

Jim Fleischmann  
Vice President  
Land Research Management, Inc.  
2240 Palm Beach Lakes Blvd. Suite 103  
West Palm Beach, FL 33409

**RE: Historical and Archaeological Resource Review for the following:  
Glades RV Park: PCN's, 00-37-43-07-00-000-7030 and 00-36-43-12-00-  
000-5010.**

Dear Mr. Fleischmann:

This correspondence is in response to your request for a review of the above referenced properties in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the above referenced properties.

Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced properties.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced properties.

Should any artifacts or skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner be contacted, to knowingly disturb human remains in the State of Florida is a felony.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA  
County Historic Preservation Officer/ Archaeologist

cc: Thuy Shutt, AIA, NCARB, FRA-RA, Planning Director, PBC Planning Division  
Jeff Gagnon, AICP, Deputy Planning Director, PBC Planning Division  
Bryan Davis, CNU-A, Principal Planner, PBC Planning Division  
Nydia Ponton-Nigagliani, PhD, RPA, Archaeologist/Planner II, PBC Planning Division