



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____
<b>Is Item Included in Current Budget:</b>	Yes		No _____		
<b>Budget Account No:</b>	Fund _____	Dept _____	Unit _____	Object _____	
	Program _____				

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

There is no fiscal impact to this item.

*W 5-2-13*

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Signature]* 5/7/2013  
 OFMB  
 5/7/13  
 5/7/13  
 5/13

*[Signature]* 5/9/13  
 Contract Development and Control  
 5-9-13 @ Wheeler

**B. Legal Sufficiency:**

*[Signature]* 5/10/13  
 Assistant County Attorney

**C. Other Department Review:**

*[Signature]*  
 Department Director

**Background and Policy Issues - Continued**

The Palm Beach County Parks and Recreation Department has received a number of requests from citizens for a safe and legal site to ride ATVs. It is anticipated that ATV owners within a 50 mile radius from Palm Beach and adjacent counties (Broward, Martin, Okeechobee, Glades, Hendry, Highlands, and St. Lucie) would utilize the Park (Attachment 1). The Park would provide a much needed safe, appropriate and legal location for ATV owners in Southeast Florida to ride.

The site selection criteria for an ATV park is as follows:

- Should be in Palm Beach County;
- Should be located away from residential neighborhoods due to noise created by ATVs;
- Should be larger than 20 acres, or must be suitable for development as a long linear path;
- Should be accessible by an existing roadway;
- Should not adversely affect neighboring land uses; and
- Land is in a disturbed condition due to agriculture, mining, etc.

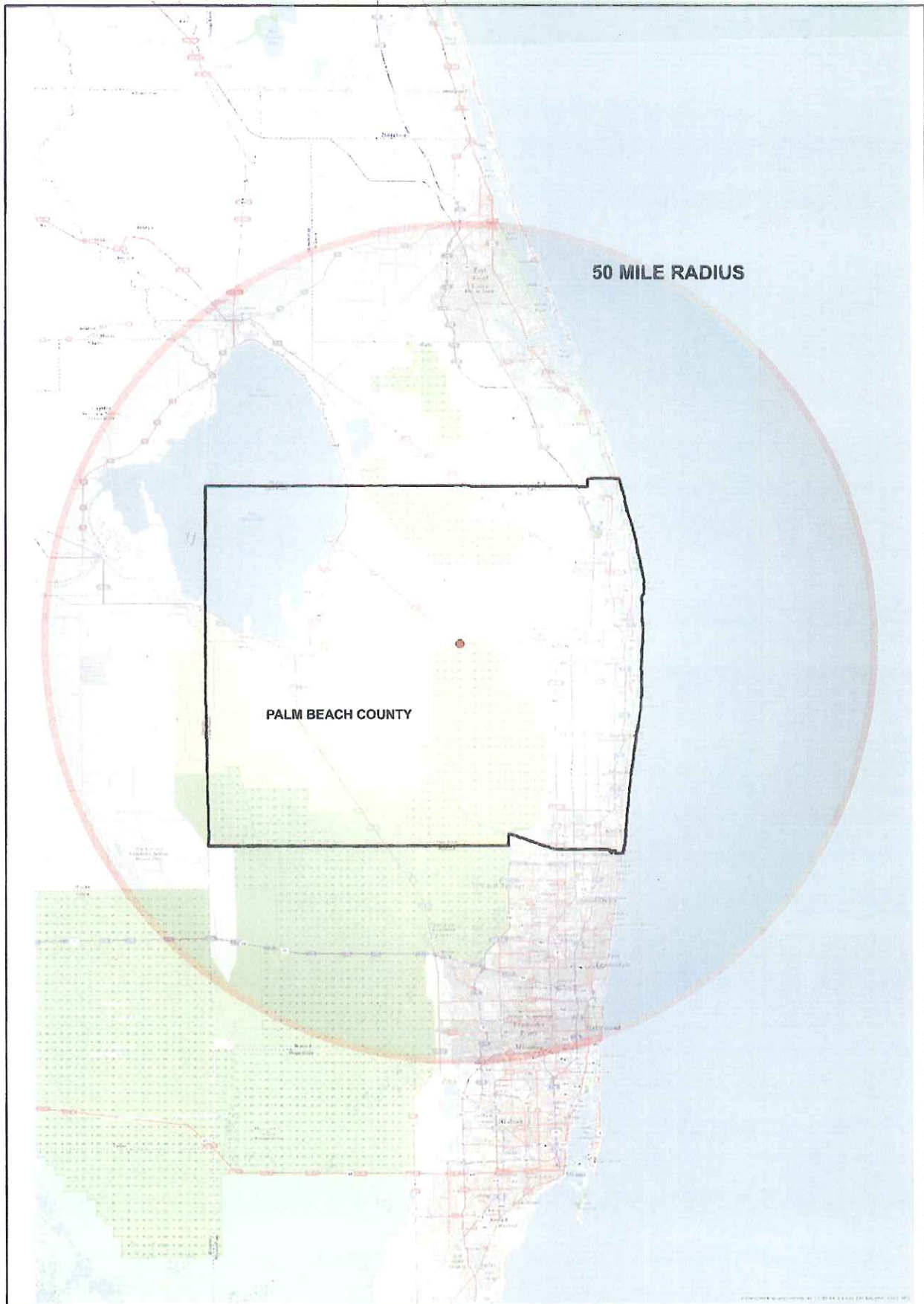
The 20 Mile Bend site is located on the Southeast quadrant at the intersection of State Road 80 and County Road 880. The County owns +/-160 acres and +/-40 acres is owned by the South Florida Water Management District (SFWMD) (Attachment 2). Current usage includes the Sheriff's +/- 64 acre shooting range and a communication tower with the remainder of the County and SFWMD land being farmed pursuant to a District issued farm lease. While the undeveloped property has been leased for sugar cane farming, the District has determined that farming is not the best interim use of the property until the time of development and will therefore consider other uses.




The approved site plan for the 20 Mile Bend Site includes a proposed public shooting range, the existing Sheriff's shooting range, a college or university area, a SFWMD Field Station parcel (Attachment 3) and an interior roadway. With the relocation of the proposed public shooting park to Mecca, and the college providing for its criminal justice training needs at its Lake Worth campus in lieu of the 20 Mile Bend Site, there are approximately 94 acres of County property that can be made available for an ATV Park - still leaving sufficient property available for the expansion and buffering of the Sheriff's shooting range. Staff would not anticipate any adverse impact upon any of the surrounding properties (Attachment 4). The site plan would need to be amended and the conditional use approval for the public shooting park (Open Gun Club) abandoned to allow for this use and development concept, but an ATV Park is permitted by right within the existing PO Zoning District at the 20 Mile Bend Site.

Additionally, an ATV Park is anticipated to provide economic benefits to the County, i.e., jobs, fuel, food and beverage, supplies, taxes, lodging, etc. as well as opportunities for motor sports event tourism. The economic impact study to be completed as part of the feasibility study will determine the estimated level of benefit. This information would also be used to develop the appropriate financial terms for the RFP as well as terms relating to the County's ability (through the Sports Commission) to reserve and schedule motor sports events.

The Florida Fish and Wildlife Conservation Commission supports the proposal and has submitted a letter of support which is attached as Attachment 5.

If an RFP is ultimately approved, County Staff would work with the District during its development to determine if the District is interested in including its +40 acre property in the RFP. No permanent improvements would be placed upon the District's land and the District's land would be able to be removed from the ATV Park with appropriate notice.



	<p>This map is provided "as is" without warranty or any representation of accuracy, completeness or consistency. The County makes no warranty, representation or implied, as to the use of this map. There are no implied warranties of merchantability or fitness for a particular purpose. The user of this map acknowledges and accepts the limitations of the map, including the fact that the data originates and is maintained in a computer state of maintenance, correction and update. CREATED BY: C. HANCOCK, 4/2013</p> <p><b>PALM BEACH COUNTY</b> PARKS AND RECREATION DEPARTMENT PLANNING AND DEVELOPMENT DIVISION</p>	<p><b>20 Mile Bend - 50 mile radius</b> <b>PALM BEACH COUNTY</b></p>  <p>0 4.5 9 18 27 36 Miles</p>	
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Attachment 2

20 Mile Bend Aerial

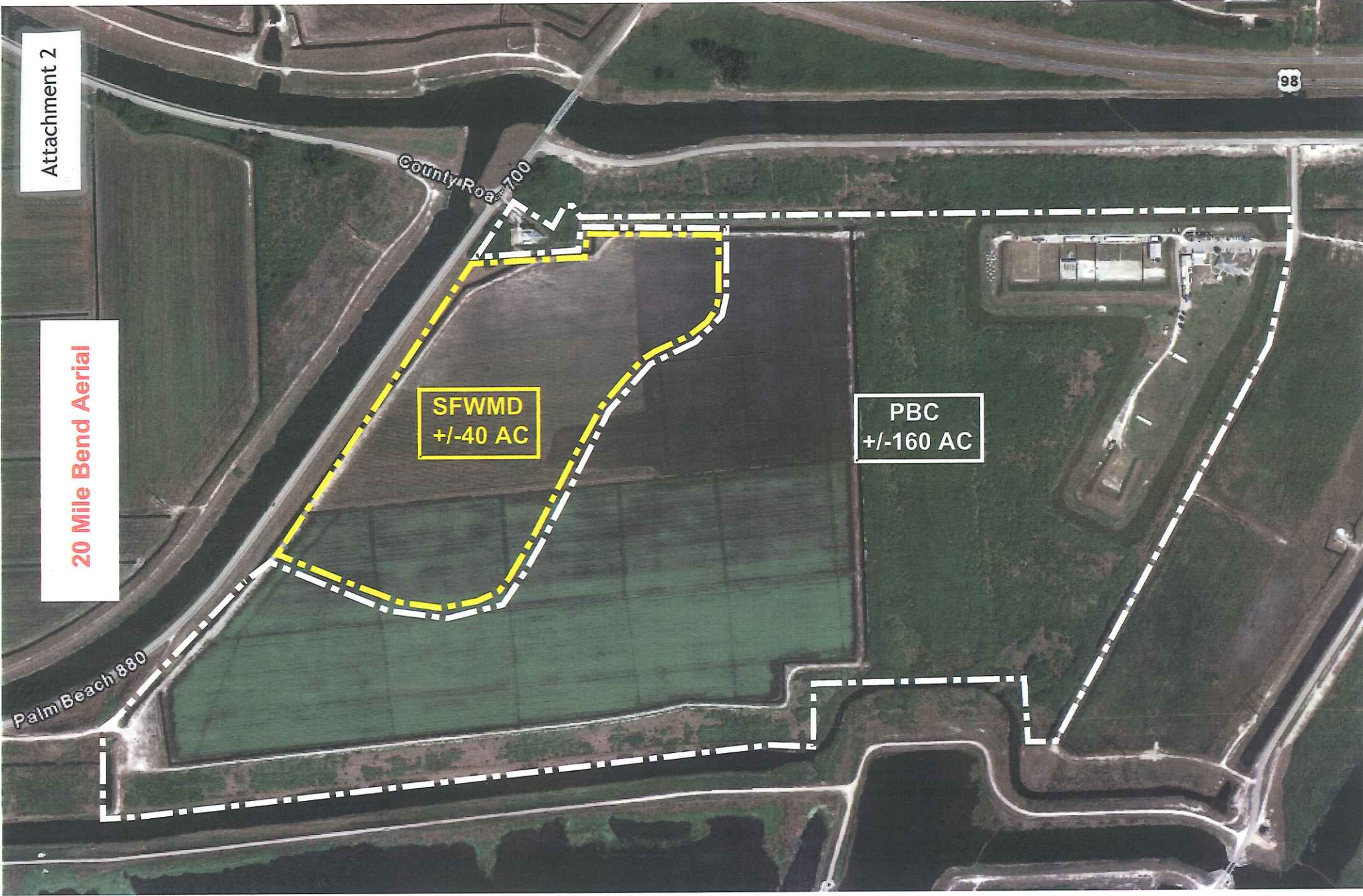
SFWMD  
+/-40 AC

PBC  
+/-160 AC

County Road 700

Palm Beach 880

98





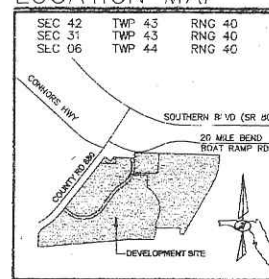
**SUBDIVISION (TYPE II) VARIANCE 'A'**

ULDC Article	Required	Proposed	Variance	Approval
A. Article 11.E.2.A.7 / Table 11.E.2.A-1	Each lot shall abut a street of suitable classification to provide said lot with legal access consistent with the standards set forth in Table 11.E.2.A-1.	Access from Boat Ramp Road, the existing roadway governed by a 40' Easement Agreement recorded in ORB 9388, p. 490.	Allow legal access from an 40' access easement instead of a right-of-way.	Agenda Item: SD-133 June 7, 2007 Resolution: 2R2007-037

**SUBDIVISION (TYPE II) VARIANCE 'B'**

ULDC Article	Required	Proposed	Variance	Approval
B. Article 11.7.B.1	The time of completion of all required improvements shall not exceed 21 months from the date of issuance of the Land Development Permit.	No time frame associated with the construction and completion of the internal 80' Right-of-way.	To be the completion of the construction of the internal 80' Right-of-way to the Certificate of Occupancy (CO) of the first building in the SPVMD parcel and not before.	Agenda Item: SD-133 June 7, 2007 Resolution: 2R2007-037

**LOCATION MAP**



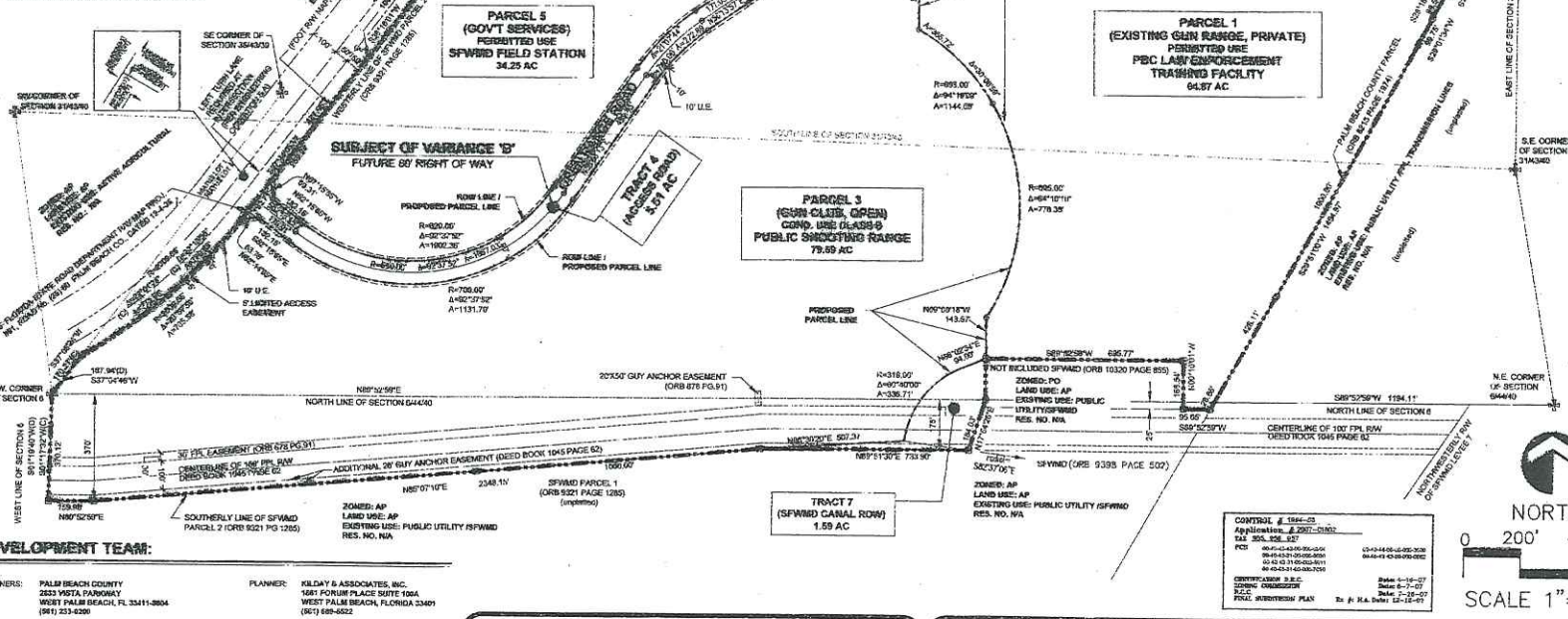
**DRO CONDITION:**

- Prior to issuance of each building permit, the Allowable Site Intensity Data Chart on this Subdivision Plan shall be administered to indicate both the intensity of development that corresponds to each building permit and the remaining permissible development intensity. The overall development intensity shall not exceed 173.813 gross square feet in order to comply with the 10 FAR limitation for the AP-PLU category as established within the Comprehensive Plan. (PLDC PERMIT; ZONING/PERMITTING - Planning)
- Prior to the issuance of a building permit, each lot shall meet ULDC requirements for landscaping and parking. (LDC PERMIT; LANDSCAPE - Zoning)
- Prior to the issuance of a building permit for Parcel 3, the DRO shall approve a final site plan consistent with the Class B Conditional Use approval for the Gun Club Zone. (PLDC PERMIT; ZONING - Zoning)

**ALLOWABLE INTENSITY SITE DATA CHART**

Minimum Development Intensity (AP Future Land Use / Codes Title)	200.00 acres @ .19 FAR = 37,900 SF Max. Intensity
Existing/Proposed Site	1,248 SF
Existing/Proposed Site	870,917 SF
Existing/Proposed Site	11,065 SF
Existing/Proposed Site	481,420 SF
Existing/Proposed Site	136,476 SF
Existing/Proposed Site	786,965 SF

ALL PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE DRO PERMIT REVIEW.



**SITE DATA:**

CORRECTED NO.	2007-0382
APPLICATION NO.	2007-0382
PROJECT NAME:	20 MILE BEND PUBLIC USE DEVELOPMENT
TWR:	62-0000
EXISTING FUTURE LAND USE:	AP
EXISTING ZONING DISTRICT:	PO
SECTION/TOWNSHIP/RANGE:	02-44-01 & 02-44-02 & 02-44-03
PCN:	00-48-43-42-00-000-0000 00-48-43-42-00-000-0000 00-48-43-42-00-000-0000 00-48-43-42-00-000-0000
TRAFFIC ANALYSIS ZONE:	1300
DC APPROVAL:	JUNE 7, 2007
DC APPROVAL:	JULY 20, 2007
RESOLUTION NUMBER:	R-2007-132
RESOLUTION NUMBER:	R-2007-132
GROSS DEVELOPMENT LOT AREA:	(8,738,135 S.F.) 200.00 AC.

PARCEL	AREA (AC)	PERCENT
PARCEL 1 (GUN CLUB, PRIVATE)	64.87 AC	32.54%
PARCEL 2 (COLLEGE OR UNIVERSITY) PERMITTED USE	13.80 AC	6.78%
PARCEL 3 (GUN CLUB, OPEN)	79.59 AC	39.68%
TRACT 4 (GOV ROW)	5.61 AC	2.73%
PARCEL 5 (GOV SERVICES)	34.25 AC	17.07%
PARCEL 6 (EXISTING TOWER)	1.9 AC	0.9%
TRACT 7 (SFVMD CANAL ROW)	1.59 AC	0.78%
GROSS TOTAL	200.00 AC	100%

CONDUCTIVITY	AREA (SQ FT)
GOVERNMENT SERVICES (SFVMD)	159,000 SF
COLLEGE OR UNIVERSITY (PO)	714,000 SF
GUN RANGE, PRIVATE (PO)	300,000 SF
GUN CLUB, OPEN (PUBLIC SHOOTING RANGE)	18,000 SF
GAS AND FUEL SERVICES	6,000 SF

**SITE NOTES:**

- SITE PLAN BASED ON A SURVEY PREPARED BY BROWN & PHILLIPS SURVEYING DATED OCTOBER, 2007.
- IS THERE ARE NO PROPERTY DEVELOPER'S REGULATIONS FOR PROPERTY 25466-PO (PUBLIC OWNERSHIP).

**DEVELOPMENT TEAM:**

<b>OWNERS:</b> PALM BEACH COUNTY 2633 VISTA PARKWAY WEST PALM BEACH, FL 33411-8804 (561) 233-6200	<b>PLANNER:</b> KILDAY & ASSOCIATES, INC. 1561 FORUM PLACE SUITE 100A WEST PALM BEACH, FLORIDA 33409 (561) 689-6252
<b>TRACIC ENGINEER:</b> PINDER TRICOTIUM CONSULTING INC. 2326 SOUTH CONCHESSE AVE., SUITE 141 WEST PALM BEACH, FLORIDA 33406 (561) 433-6564	<b>CIVIL ENGINEER:</b> SCHORAH & ASSOCIATES 1600 FOREST HILL BLVD SUITE 300 WEST PALM BEACH, FLORIDA 33406 (561) 955-0000
	<b>SURVEYOR:</b> BROWN & PHILLIPS 901 WOODPOINT PARKWAY WEST PALM BEACH, FL 33407 (561) 615-3388

**ATTENTION NO. 94-006**  
**DATE SUBMITTED 12-12-07**  
**EXHIBIT NO. 16**

**PROJECT NO. 543**  
**FINAL PLAN APPROVED 12-12-07**  
*Dea Conroy*

**Attachment 3**

**DEVELOPMENT TEAM:**

<b>OWNERS:</b> PALM BEACH COUNTY 2633 VISTA PARKWAY WEST PALM BEACH, FL 33411-8804 (561) 233-6200	<b>PLANNER:</b> KILDAY & ASSOCIATES, INC. 1561 FORUM PLACE SUITE 100A WEST PALM BEACH, FLORIDA 33409 (561) 689-6252
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	<b>SURVEYOR:</b> BROWN & PHILLIPS 901 WOODPOINT PARKWAY WEST PALM BEACH, FL 33407 (561) 615-3388

**PALM BEACH COUNTY**  
**FACILITIES DEVELOPMENT & OPERATIONS**  
**Capital Improvements Division**  
 West Palm Beach, Florida (561) 233-0200

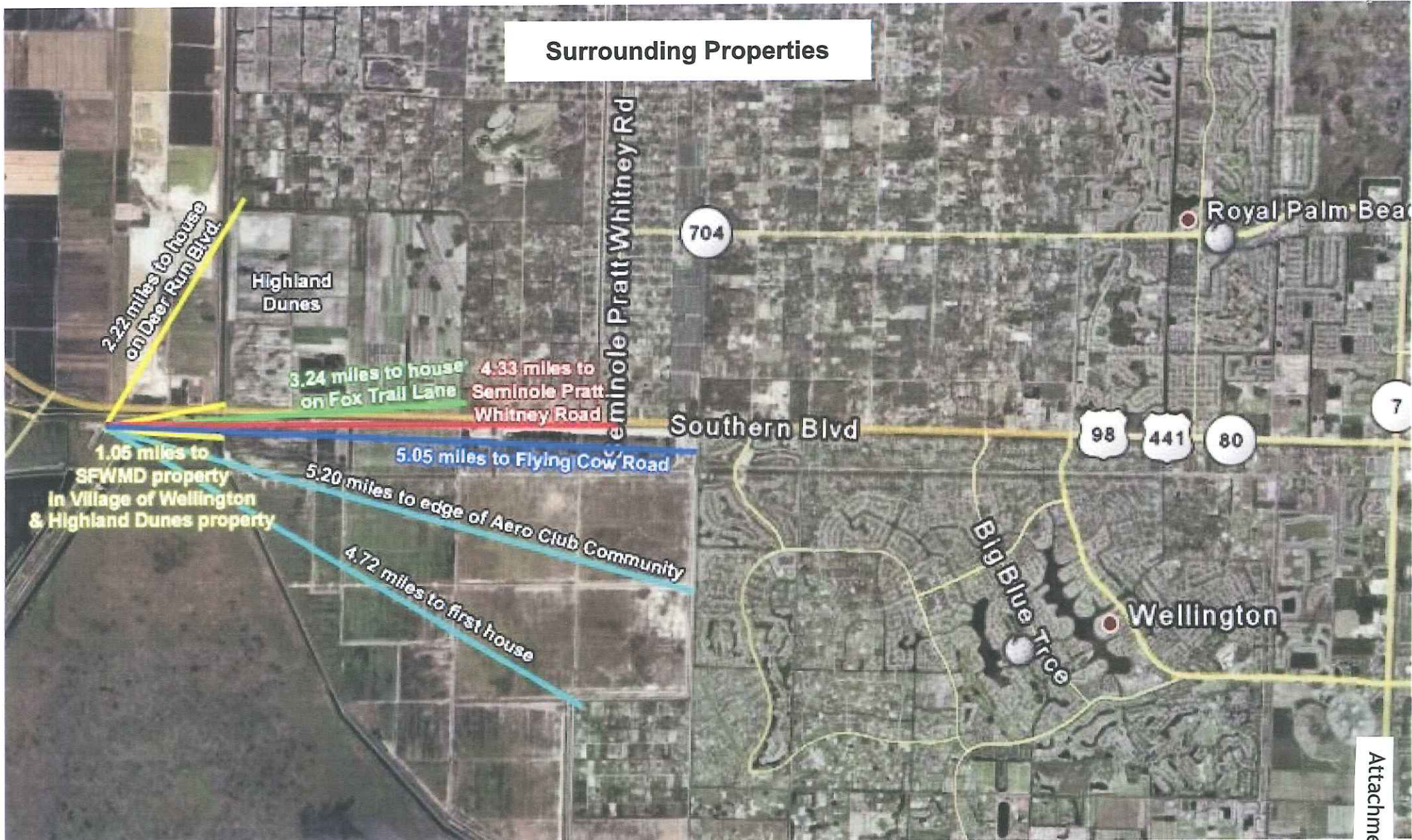
Scale: 1" = 200'  
 Date: October 17, 2007  
 REVISIONS / SUBMISSIONS:  
 11-26-07: Interim Submittal, DRO comments  
 12-12-07: DRO CERTIFIED

**Kilday & Associates**  
 Landmark Architects / Planners  
 1561 Forum Place  
 Suite 100A  
 West Palm Beach, Florida 33409  
 Phone: (561) 689-6252  
 Fax: (561) 689-6252

**20 MILE BEND PUBLIC USE DEVELOPMENT**  
 PALM BEACH COUNTY, FLORIDA  
**SUBDIVISION PLAN**



# Surrounding Properties







February 8, 2013

**Florida Fish  
and Wildlife  
Conservation  
Commission**

Steven Abrams, Mayor and Members of the Board of County Commissioners  
301 N. Olive Ave Suite 1201  
West Palm Beach, FL 33401

**Commissioners**

Kenneth W. Wright  
Chairman  
Winter Park

Kathy Barco  
Vice Chairman  
Jacksonville

Ronald M. Bergeron  
Fort Lauderdale

Richard A. Corbett  
Tampa

Aliese P. "Liesa" Priddy  
Immokalee

Charles W. Roberts III  
Tallahassee

Brian S. Yablonski  
Tallahassee

**Executive Staff**

Nick Wiley  
Executive Director

Greg Holder  
Assistant Executive Director

Karen Ventimiglia  
Chief of Staff

South Region  
Chuck Collins  
Regional Director

(561) 625-5122  
Wildlife Alert:  
888-404-FWCC  
(888-404-3922)

*Managing fish and wildlife  
resources for their long-term  
well-being and the benefit  
of people.*

South Region  
8535 Northlake Boulevard  
West Palm Beach, Florida  
33412-3303  
Voice: (561) 625-5122  
Hearing/speech-impaired:  
(800) 955-8771 (T)  
(800) 955-8770 (V)

MyFWC.com

To Mayor Abrams and Commissioners,

It has come to my attention that Palm Beach County is considering a proposal to create an all terrain vehicle (ATV) park on a parcel of vacant property near the PBSO training facility located close to 20 mile bend. Let me take this opportunity to applaud the county for taking this initiative. As you know ATV use is an extremely popular outdoor activity with several businesses providing these vehicles to the public throughout our area. Recreational riding is increasing in popularity due to the relatively low cost of ATV's and the advent of organized clubs that promote this family oriented activity.

Unfortunately, there are very limited locations that provide riding opportunities our area. This has led to illegal ATV operation and the associated safety issues from recreational vehicles being used on the roads of our rural communities. Limited riding opportunities encourage illegal use and environmental impacts on county and state owned natural areas.

I wish to take this opportunity to fully support this proposal and stand ready to offer any advice or assistance to county staff as they move forward in the process.

Sincerely,

Chuck Collins  
South Region Director  
Florida Fish and Wildlife Conservation Commission  
8535 Northlake Blvd.  
West Palm Beach, FL 33412

Cc: Robert Weisman, County Administrator  
Audrey Wolf, Director of Facilities & Operations