

THE SOLANA RV RESORT

Signature Resorts by Zeman Homes



Development Master Plan



LOCATION MAP

Write a description for your map.

Legend



Google Earth

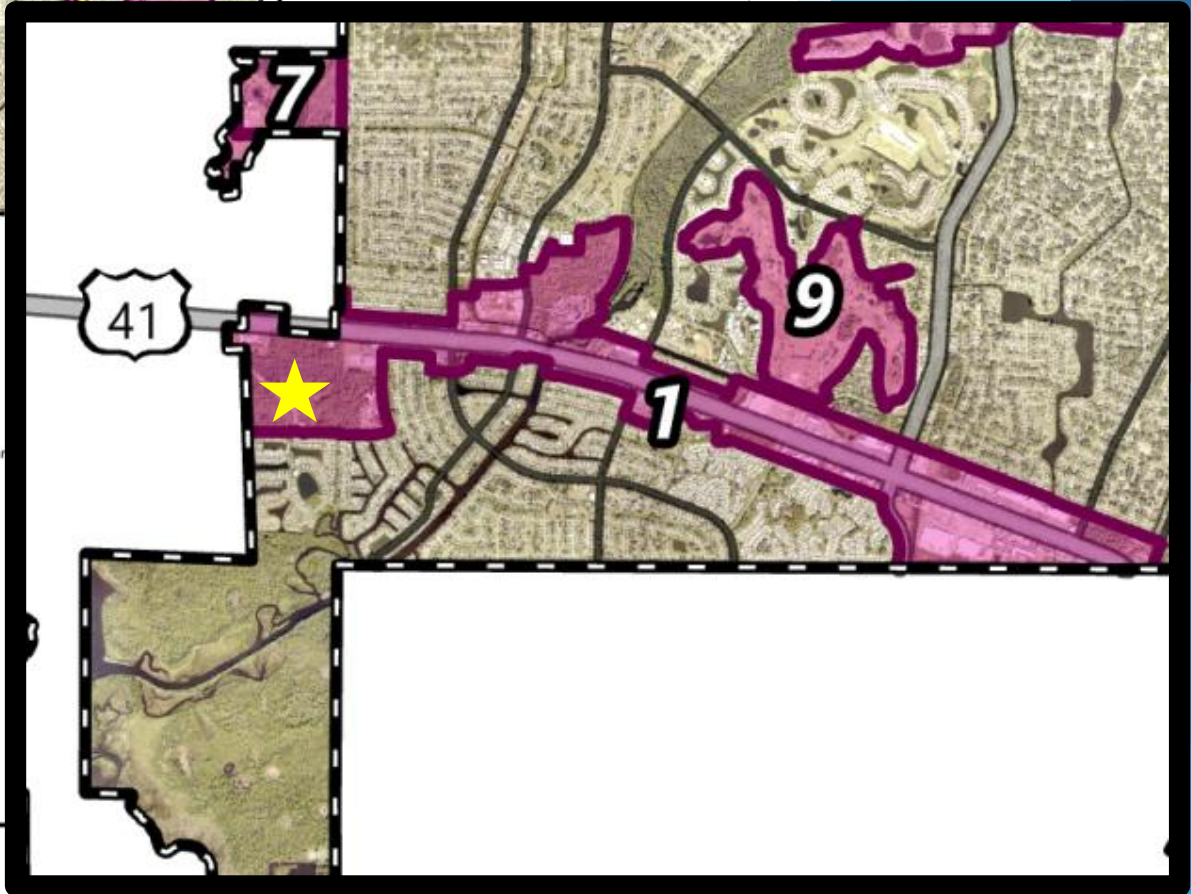
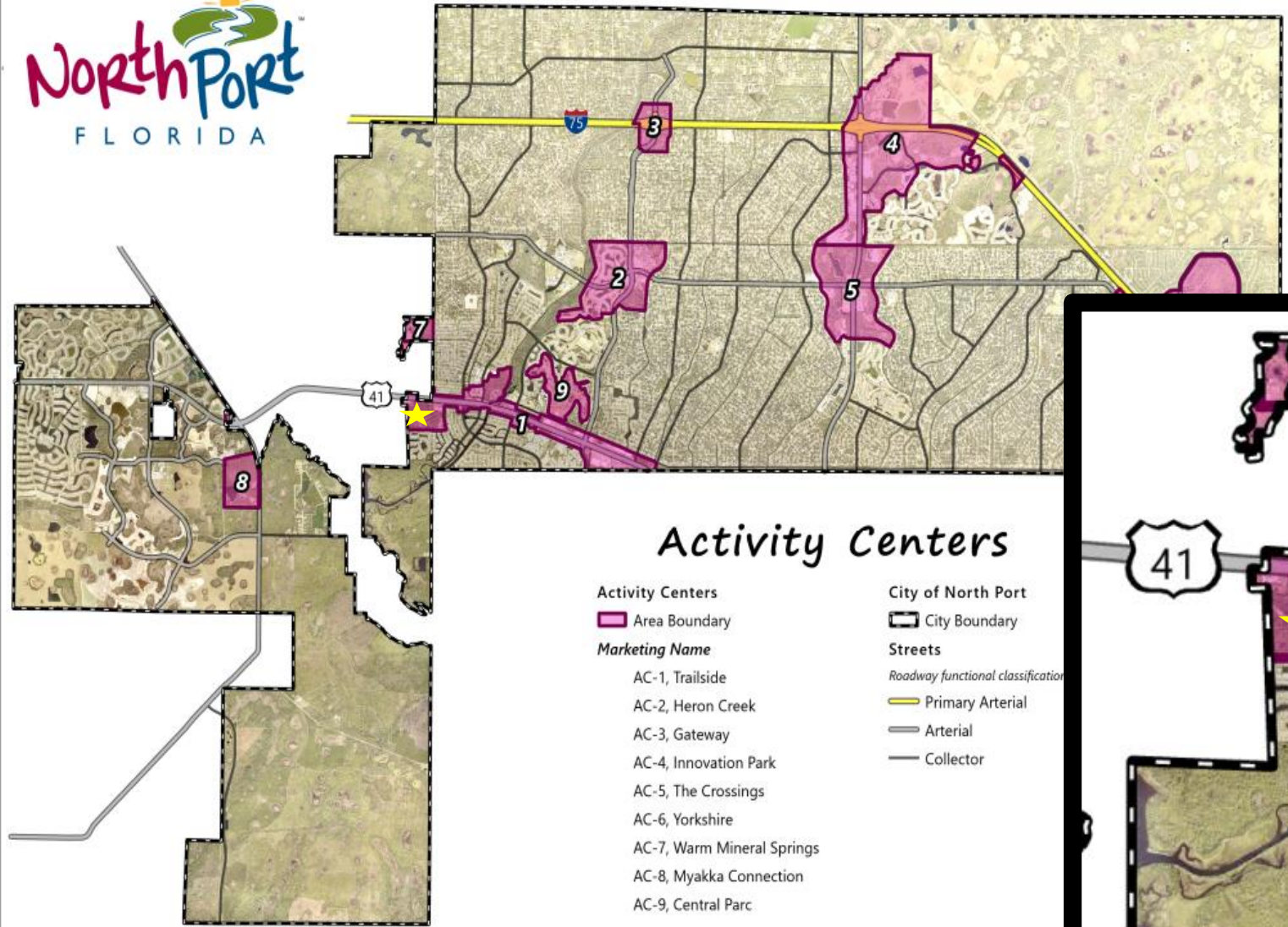
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Overview

- ▶ 71.2 Acre Property
 - ▶ North Parcel/Phase 51 acres ±
 - ▶ South Parcel/Phase 20 acres ±
- ▶ Future Lane Use: Activity Center (AC1)
- ▶ Existing Zoning: PCD (Planned Community Development)
- ▶ Request for Development Master Plan
 - ▶ North Phase 318 RV spaces
 - ▶ South Phase 140 Park Model RV
 - ▶ Amenity and Support Structures
- ▶ Per ULDC Sec 55-15.B, transient lodging is an approved use in AC1
- ▶ Neighborhood Meeting on 09/27/23
- ▶ Planning & Zoning Advisory Board Meeting on 12/7/23



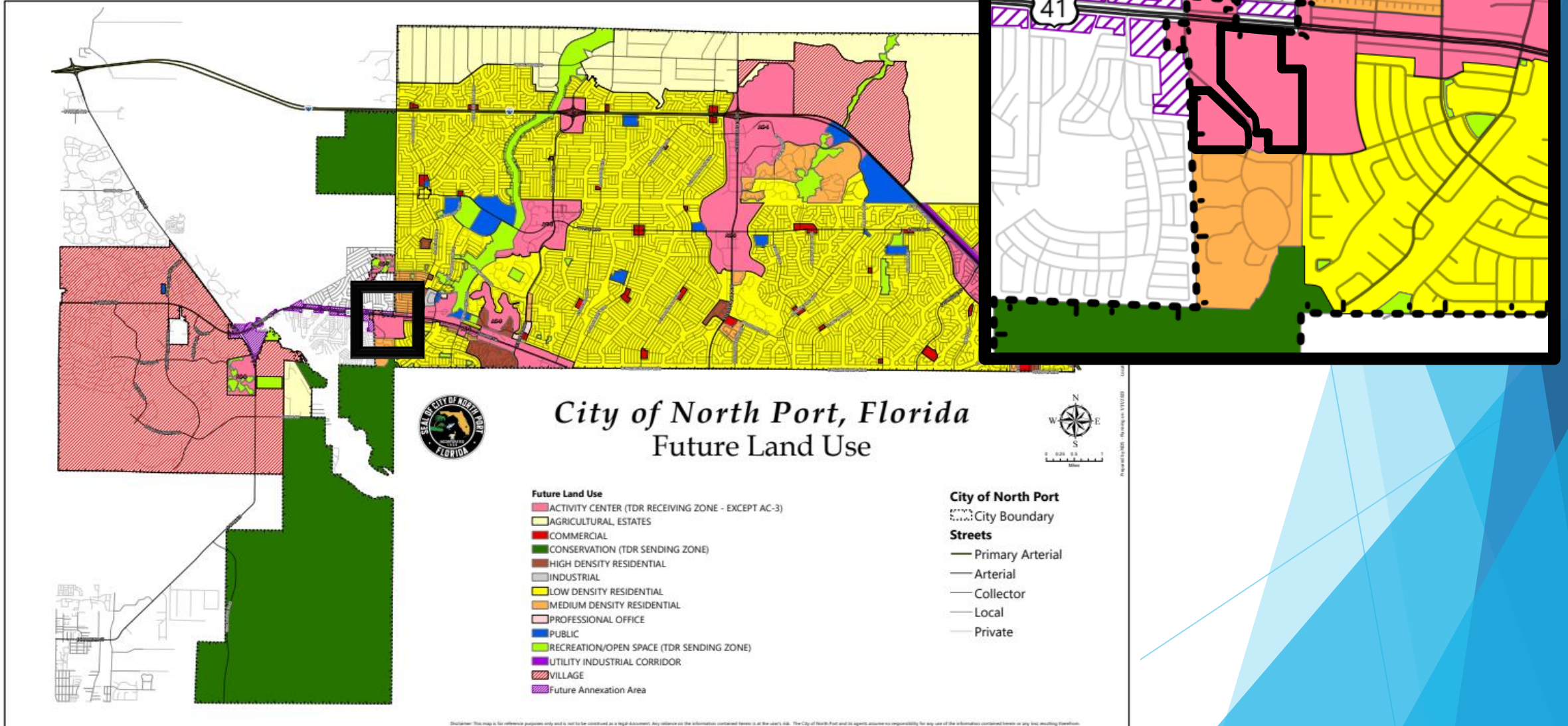


Prepared by NDS - Planning on 12/15/2022

File Location: \\Departments\Planning\Maps\Activity Centers

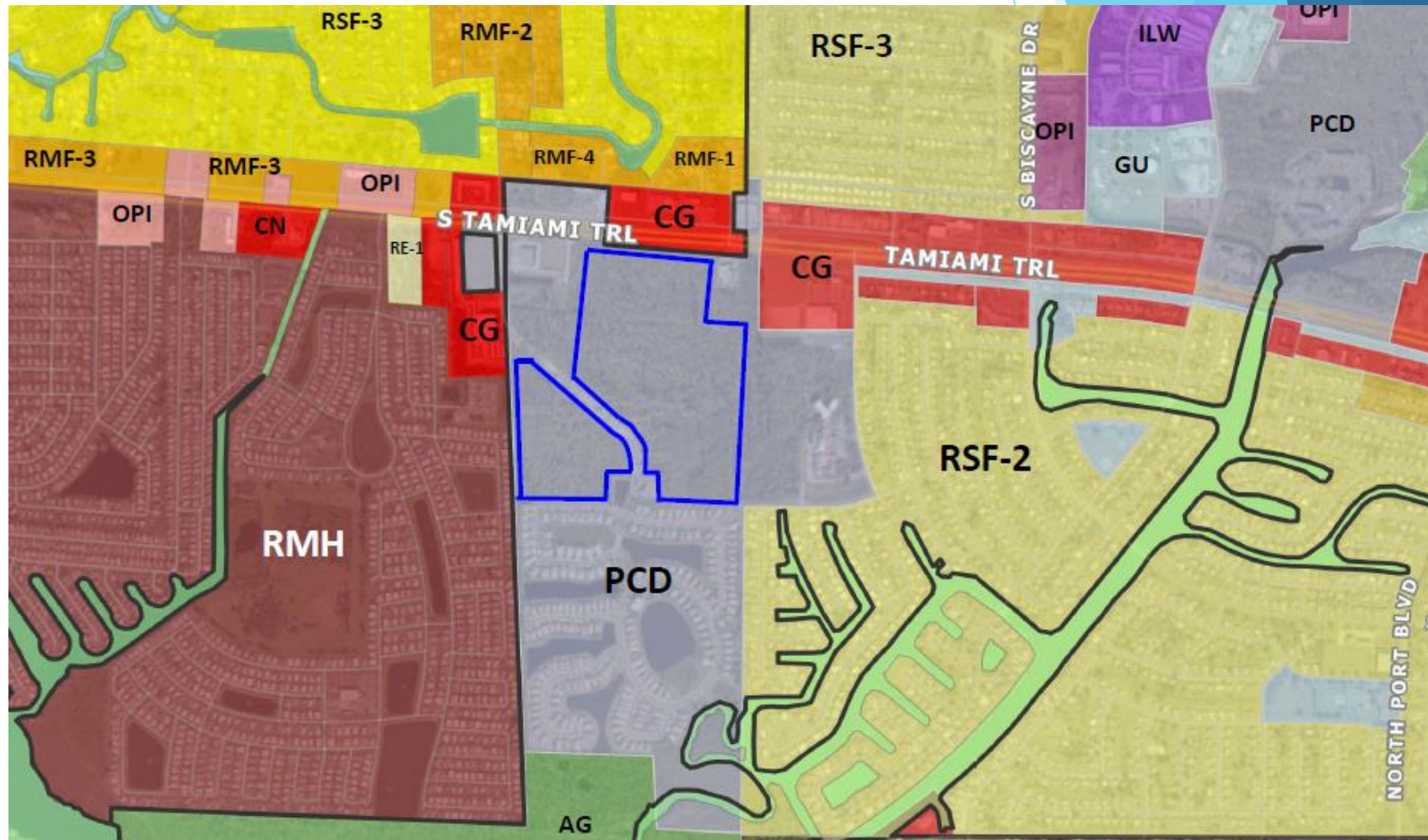
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Future Land Use Map



SURROUNDING USES AND ZONING

- ▶ NORTH: PCD, commercial and vacant commercial
- ▶ SOUTH: PCD (single family detached homes known as “Talon Bay”)
- ▶ EAST: PCD / RSF-2 (Southeast) Church, ALF, Vacant, Single Family Detached not directly adjacent
- ▶ WEST: Unincorporated Sarasota County, La-Casa Mobile Home Park



Site Design Details

- ▶ RV Resort - Permitted
- ▶ North Phase - 318 RV Spaces
- ▶ South Phase - 140 Park Model RV Spaces
- ▶ Central Amenity Centers
- ▶ Served by Central Utilities
- ▶ Open Space
 - ▶ 35% Provided
- ▶ Buffers (20' min to remain natural, E,S,W)
 - ▶ 75' - East
 - ▶ 45' - 50' South
 - ▶ 50' - West
 - ▶ 40' - North
- ▶ All Buffers Exceed City Requirements



Modifications

1. Architectural Guidelines for the Park Model RVs
2. Eliminate walking path around the stormwater ponds
3. Reduce the minimum lighting requirements within the RV resort
4. Alternative Sign Square Footage



Sign Modification

- ▶ Project is allowed 1 sign that totals 100 sf of sign area
- ▶ Project is proposing 3 signs as shown by the red arrows of 100 sf each for a total of 300 sf
- ▶ Site currently has an existing billboard along US-41 where the northern arrow is located
- ▶ Owner will remove such sign if this modification gets approved



Stormwater Design

- ▶ Two outfalls for project
 - ▶ One on East, One on West
- ▶ Design Storm Events
 - ▶ 10-year
 - ▶ 25-year
 - ▶ 100-year
 - ▶ 500-year
- ▶ Prove through stormwater modeling that no adverse impacts to offsite properties
- ▶ Community Engagement - Talon Bay HOA meeting



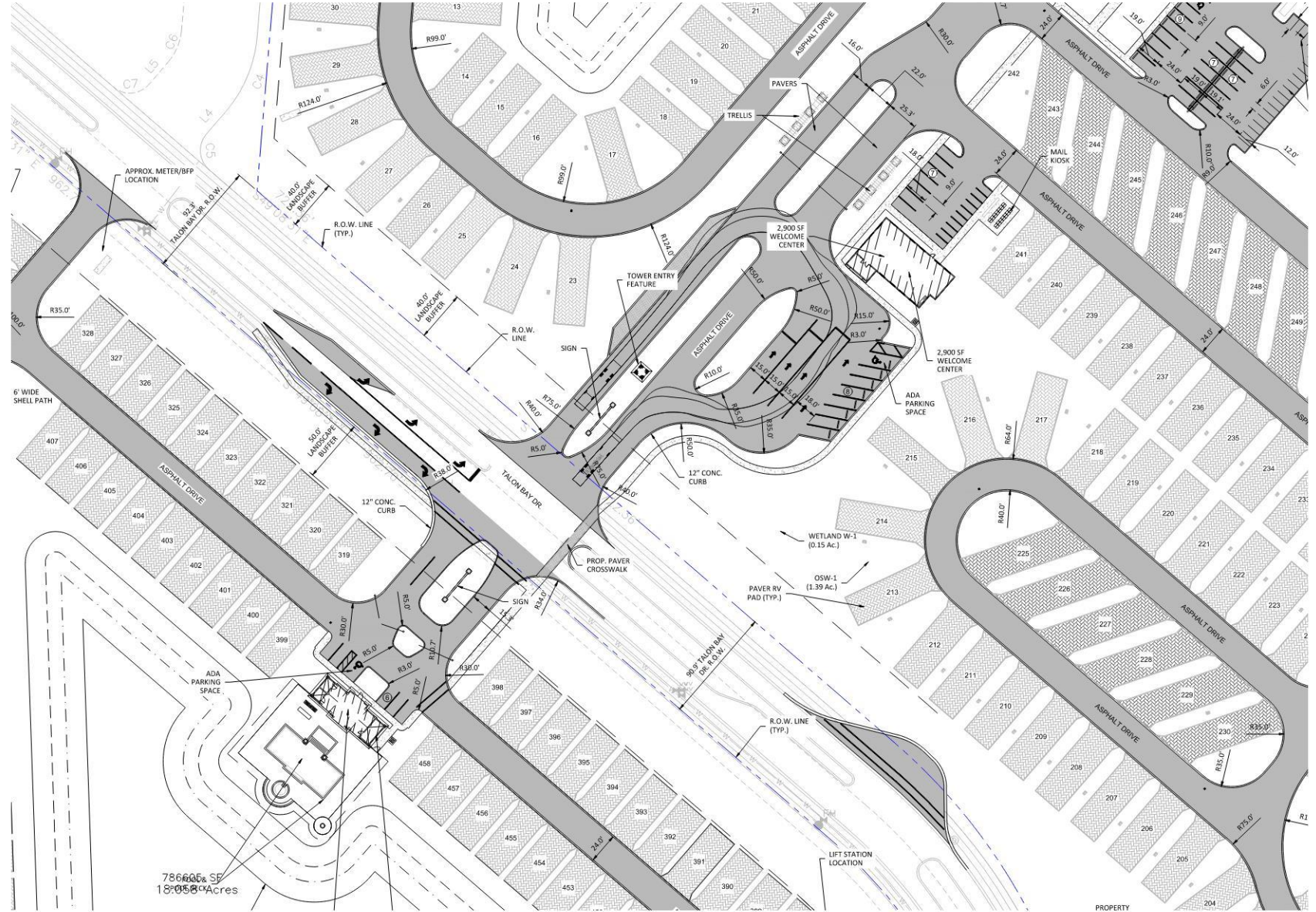
Site Access

- ▶ Two Accesses One Each
 - ▶ One main gated access and one exit only
- ▶ RVs with Trailers have room to maneuver into site
- ▶ All Check-Ins come to Welcome Center First
 - ▶ Reservations Taken Well in Advance
 - ▶ Check-Ins Times are Scheduled and Staggered



Site Access

- ▶ Two Accesses One Each
 - ▶ One main gated access and one exit only
- ▶ RVs with Trailers have room to maneuver into site
- ▶ Extended Left Turn and new Right Turn Lanes
- ▶ Turnaround past driveway for U-turns
- ▶ All Check-Ins come to Welcome Center First
 - ▶ Reservations Taken Well in Advance
 - ▶ Check-Ins Times are Scheduled and Staggered



Access Improvements

- ▶ RV check in space staking
- ▶ Turn Lane Queue into site
- ▶ Wayfinding signs (will work with City for authorization to place in ROW)
- ▶ Details of the turnaround past the access point



RV Resort - ZEMAN Signature Examples and Operations



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Building Architecture

1 SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- P-01 ALABASTER SK 7008 BY SHERWIN WILLIAMS (FIELD COLOR)
- P-02 "KAFFEE" SK #024 BY SHERWIN WILLIAMS (DECORATIVE BRACKETS)
- ST-01 "SCAROLA" CAST STONE BY ITALIAN CAST STONE (CIRCULAR COLUMNS & BASE, WATER TABLE, WINDOW AND DOOR TRIM)
- SF-01 DARK BRONZE (DOOR AND WINDOW FRAMES, STOREFRONTS)
- RF-01 BARREL TILE ROOF (MFR/COLOR TBD)
- MTL-01 "MANSARD BROWN" BY PAC-CLAD (METAL COPING)

NOT FOR CONSTRUCTION

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SOLANA MOTORCOACH RESORT
FLORIDA

Joseph V. Bellucio, AIA
FL REG. AR02396

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

JOB NO:
DRAWN BY: KP
ISSUE DATE: 12-09-22
SHEET NAME: CLUBHOUSE EXT. ELEVATIONS
SHEET NUMBER: A-201

EXTERIOR FINISHES/MATERIALS SHOWN ARE BASIS OF DESIGN. INTENDED TO PROVIDE SIMILAR COLOR/TEXTURES AS CLOSE AS POSSIBLE AS OUTLINED IN THE CITY OF NORTH PORT'S URBAN DESIGN STANDARDS PATTERN BOOK (MEDITERRANEAN ACTIVITY CENTER I).
FINAL COLORS, FINISHES, TEXTURES, ETC., SHALL BE FINALIZED/CONFIRMED UPON REVIEW AND APPROVAL.



► Questions

Park Models

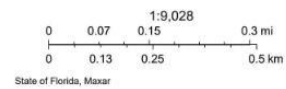


Planning Explorer Map



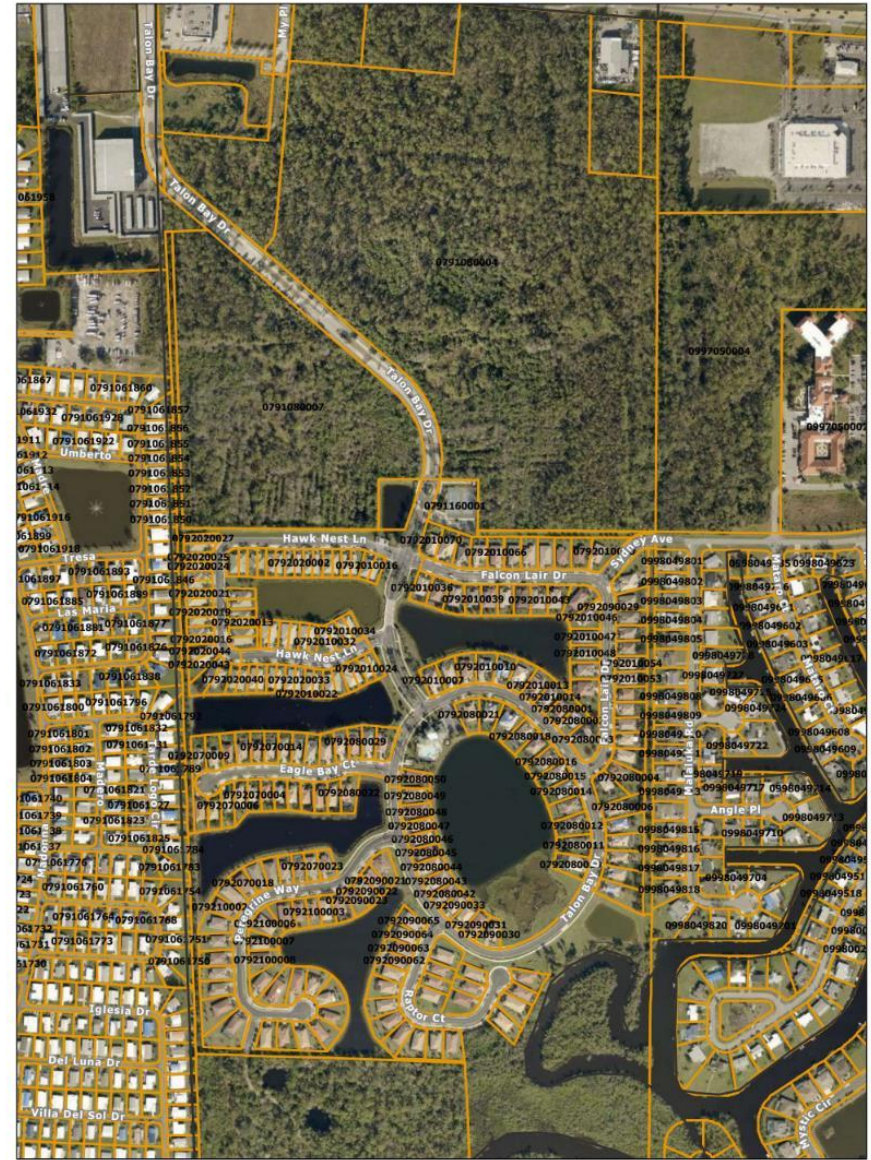
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Parcel



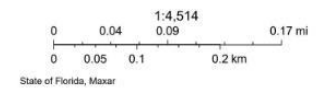
State of Florida, Maxar

Planning Explorer Map



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Parcel



State of Florida, Maxar