

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: [EXTERNAL] proposed zeman rv development  
**Date:** Monday, October 16, 2023 4:11:36 PM

---

Ex parte

---

**From:** Richard Schreep <misterick@verizon.net>  
**Sent:** Monday, October 16, 2023 3:30 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Subject:** [EXTERNAL] proposed zeman rv development

---

ALERT



Dear Commisioner: I am appalled that the City is allowing for the shoe-horning of the Zeman glorified trailer park in to the property on Talon Bay Drive. I ask - "Would any of the Commisioners approve of a similar development next to their homes?" I doubt it. Whose pockets are being lined by this obscene proposal? Surely there are other locations more suitable for this "park"? This "improvement" will destroy whatever ambience our community has not to mention property values. I mean really who, on their way home, wants to drive through a tacky/trashy trailer park (it will be - look at the photos of their existing parks posted online NOT by the developer) while dodging Class A motor homes. I doubt - as a former real estate appraiser licensed by Florida as well as the US FHA - that our property values will not take a substantial hit by this development. What say ye? Is there any hope to stop this obscenity?  
Richard Schreep/Talon Bay resident.

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: [EXTERNAL] Solana RV Park \*\* QUASI \*\*  
**Date:** Thursday, September 28, 2023 4:43:13 PM

Exparte. Thanks.

---

**From:** Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>  
**Sent:** Thursday, September 28, 2023 4:40 PM  
**To:** [dianekerns1 <dianekerns1@aol.com>](mailto:dianekerns1@dianekerns1@aol.com)  
**Cc:** Heather Faust <[chfaust@northportfl.gov](mailto:chfaust@northportfl.gov)>  
**Subject:** RE: [EXTERNAL] Solana RV Park \*\* QUASI \*\*

That's probably because their property is further than required radius. Here's the excerpt from the code.

**Unified Land Development Code: Section 53-5(e)**

E. When a subdivision/development is greater than one (1) acre or abutting a residential neighborhood, the developer shall be required to hold a neighborhood meeting shall be required to inform the neighboring community of the project and potential impact. The neighborhood meeting shall take place prior to the petition being heard by Planning and Zoning Advisory Board and the issuance of a development order or order of approval.

(1) Notification of the meeting shall include all residents within a one thousand two hundred (1,200) foot radius from the property line. (a) Minutes of the meeting. Minutes may be in digital or written form.

(2) The developer shall show proof of the notice of the meeting, showing the date, time and location.

(3) Prior to the final approval of the subdivision or infrastructure plan, an agenda and minutes of the neighborhood meeting and its outcome shall be submitted to the department responsible for land development services.

Hope this is helpful.

**Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** [dianekerns1 <dianekerns1@aol.com>](mailto:dianekerns1@dianekerns1@aol.com)  
**Sent:** Thursday, September 28, 2023 3:04 PM  
**To:** Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>  
**Subject:** RE: [EXTERNAL] Solana RV Park

ALERT



We and several people in our community did NOT receive such letter.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>  
**Date:** 9/28/23 8:11 AM (GMT-05:00)  
**To:** [dianekerns1 <dianekerns1@aol.com>](mailto:dianekerns1@dianekerns1@aol.com)  
**Subject:** RE: [EXTERNAL] Solana RV Park

Unfortunately, I don't know have any details about this project. I know that's shocking to hear. I usually don't hear about upcoming projects unless a developer meets with me one-on-one or when the matter is placed on the Commission meeting agenda. Neither has happened as of this writing. Another way I hear about a project is when a citizen contacts me, similar your correspondence. I have received several emails on this development.

Since I don't have any details on this development. When this development is placed on the agenda for commission consideration, I will carefully review all the documents included on the agenda. At the Commission meeting I listen to the presentations made by the applicant, staff and public commenters.

Just so you know, the developer will be required to follow all the codes relating to lighting and noise. You do raise a valid point about the back-up beepers, I'll be sure to ask about that during the meeting. A Traffic Impact Study must be completed as part of the development process. I look forward to reading it, when the time comes.

Part of the developer requirements include a neighborhood meeting, which is NOT the same as a commission meeting. Anyone living approximately 1/4 mile from the development's property line will be notified of the neighborhood meeting, planning and zoning meeting and commission meeting. It's part of the process. I hope you'll be able to attend all of them.

I appreciate your concern about this development and I wish I had more insight to offer you.

**Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** [dianekerns1 <dianekerns1@aol.com>](mailto:dianekerns1@dianekerns1@aol.com)  
**Sent:** Wednesday, September 27, 2023 4:42 PM  
**To:** Alice White <[awhite@northportfl.gov](mailto:awhite@northportfl.gov)>  
**Cc:** Barbara Langdon <[blangdon@northportfl.gov](mailto:blangdon@northportfl.gov)>; Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>; [pemrich@northportfl.gov](mailto:pemrich@northportfl.gov)  
**Subject:** [EXTERNAL] Solana RV Park

ALERT



My husband and I have lived in Talon Bay now for 8 years. We have many concerns regarding the Solana RV Park. Talon Bay drive is a small dead end road ending at our front gate. All the other RV park they have are off 4 lane highways. There is no turnaround space if these RV's pass the entrance to the RV park. They will have to back up and we will have to wait to get into our community. Emergency vehicles will also have a hard time getting through. Drainage is another concern. They may put in retention ponds that work on a normal day but when the hurricane/tropical storms comes and the ponds overflow we are

between them and the Myakka river. RVs are not tied down like premanufactured homes and will be like missiles during high winds. Noise pollution is another concern. We will be subject to the sounds of backup warning signals all day. Our property values will take a big hit. We have worked hard during our lives to be able to afford our nice house. We are also concerned about the light pollution at night. We do NOT want to see this RV park built. We understand the property is zoned commercial but almost anything would be better than this. Robert and Diane Kerns. 6985 Talon Bay drive North Port Florida 34287.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Proposed RV/Park Model development \*\* QUASI \*\*  
**Date:** Tuesday, July 18, 2023 8:28:51 AM

---

Might have to check with Planning for what this is in regards to.

---

**From:** Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>  
**Sent:** Monday, July 17, 2023 10:56 AM  
**To:** Robin Smith <[robinaroni@gmail.com](mailto:robinaroni@gmail.com)>; Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>  
**Subject:** Proposed RV/Park Model development \*\* QUASI \*\*

Thank you for your email. Unfortunately I don't know anything about this proposed development. This is not unusual since developers are required to host a neighborhood meeting as part of the development process. You'll also be notified when the Planning and Zoning Advisory Board (PZAB) and Commission public hearings will be held.

Since I don't know the details or the full scope of the plans, I assure you once I have all the information, I'll be sure to read it thoroughly. The commission does not meet in August and the July 25 meeting agenda has not posted, as of this writing. You can monitor the posted agendas for PZAB or Commission by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>. Once agendas post, I also share information on my city-sanctioned Commissioner Facebook page (link below).

If you have any follow up questions about the process, please don't hesitate to ask.

I am including the City Clerk with this email as part of my ex-parte disclosure, since this is a Quasi-judicial matter.

### ***Debbie McDowell***

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** Robin Smith <[robinaroni@gmail.com](mailto:robinaroni@gmail.com)>  
**Sent:** Monday, July 17, 2023 10:39 AM  
**To:** Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>

**Subject:** [EXTERNAL] Proposed RV/Park Model development

[ALERT]

Hello Debbie,

My name is Robin Smith, I am a full time resident of the Talon Bay HOA.

Several of us homeowners in Talon Bay have valid concerns about the proposed high-end RV/Park Model development on Talon Bay Drive. See attachments taken from the North Port Development Map.

We would appreciate your support to stop the development for the following reasons:

Issues with city sewer and city water demands with all of these sites.

Issues with big RV rigs and additional traffic up and down Talon Bay, which is curvy and not conducive to big RV travel.

Concerns with bright lights, noise and probably golf cart and pedestrian traffic between the two developments on each side of Talon Bay.

Concerns about alternative/emergency exits from both sides of the developments that the proposed maps do not indicate these exits.

Concerns with people wandering into Talon Bay by foot and/golf carts. Our gate system is not manned. It would create a hardship if our HOA would need to hire gate keepers.

Thank you for your time and efforts in helping keep Talon Bay an area for residential full time permanent homes and places for us to stay fit and healthy!

The land on each side of Talon Bay ideally could be best utilized for a recreational center area. For places like a County Rec Center, indoor pickleball, indoor basketball, and indoor walking tracks with ample parking. Maybe one side could provide a swimming pool! Sarasota County south needs it's own Rec Center Facility. This gives our North Port community a place to be active in southern Sarasota County.

Respectfully,  
Robin Smith  
6968 Talon Bay Dr  
North Port. FL 34287



List

Map

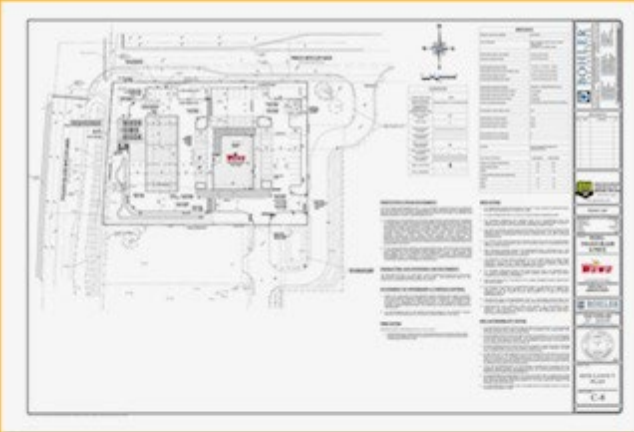
Media

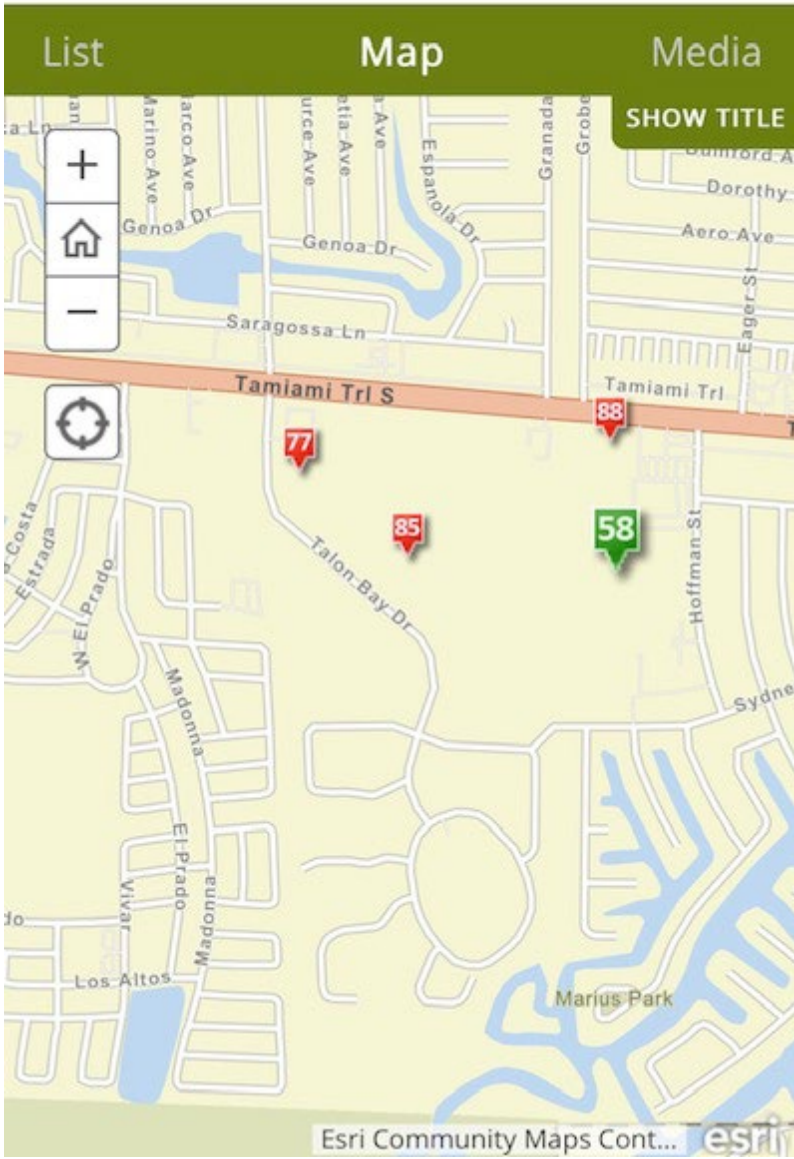
SHOW TITLE



## DMP-23-055, Solana RV Resort

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.





Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: RV Park and Talon Bay \*\* QUASI \*\*  
**Date:** Monday, October 16, 2023 4:10:24 PM  
**Attachments:** [Oct 16 NPCC re nnet on Talon Bay RV.png](#)

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Monday, October 16, 2023 4:02 PM  
**To:** misterick@verizon.net  
**Cc:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** FW: RV Park and Talon Bay \*\* QUASI \*\*

Mr. Streep - I responded directly to the FB post you made in NPCC, please see attached.

I am including the City Clerk since this is a Quasi-judicial matter, to be included as part of my exparte communications.

Sincerely,

**Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** Richard Schreep <[misterick@verizon.net](mailto:misterick@verizon.net)>  
**Sent:** Monday, October 16, 2023 3:30 PM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
**Subject:** [EXTERNAL] proposed zeman rv development

ALERT



Dear Commissioner: I am appalled that the City is allowing for the shoe-horning of the Zeman glorified trailer park in to the property on Talon Bay Drive. I ask - "Would any of the Commissioners approve of a similar development next to their homes?" I doubt it. Whose pockets are being lined by this obscene proposal? Surely there are other locations more suitable for this "park"? This "improvement" will destroy whatever ambience our community has not to mention property values. I mean really who, on their way home, wants to drive through a tacky/trashy trailer park (it will be - look at the photos of their existing parks posted online NOT by the developer) while dodging Class A motor homes. I doubt - as a former real estate appraiser licensed by Florida as well as the US FHA - that our property values will not take a substantial hit by this development. What say ye? Is there any hope to stop this obscenity?  
Richard Schreep/Talon Bay resident.



**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: RV Park meeting \*\* QUASI \*\*  
**Date:** Thursday, September 28, 2023 9:31:21 AM

---

Ex parte

-----Original Message-----

From: Debbie McDowell <dmcowell@northportfl.gov>  
Sent: Thursday, September 28, 2023 8:24 AM  
To: William Correia <mc55volvo@icloud.com>  
Cc: Heather Faust <hfaust@northportfl.gov>  
Subject: RV Park meeting \*\* QUASI \*\*

Thank you for sharing your thoughts and support of the project. I purposely do not attend neighborhood meetings (although I really want to!). In my opinion, the neighborhood meeting is the developers opportunity to explain their project to the nearby property owners, without the influence of an elected official in the room. The developer will have their opportunity to explain their project at a Commission Meeting to the commission and the citizens at the same time. This way I get to hear both sides at the same time!

When this development is placed on the agenda for commission consideration, I will carefully review all the documents presented and listen to the presentations made by the applicant, staff and public commenters.

Have a great day and thanks again for your email.

Debbie McDowell  
Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

-----Original Message-----

From: William Correia <mc55volvo@icloud.com>  
Sent: Thursday, September 28, 2023 8:12 AM  
To: Commissioners <commissioners@northportfl.gov>  
Subject: [EXTERNAL] RV Park meeting

[ALERT]

It was nice to see commissioner Stokes at the meeting last night but as a board member of talon bay I was disappointed that the 15 unruly people spoiled it for the rest of the residents that were there to hear what this company had to offer. Don't be misled by what happened over 75% of this community approve of this project. It seems like a no brainer for north port new tax money and revenue and no need for extra infrastructure being added to the budget. These people want nothing built there and that is impossible. We know you will do what is right and we support your decision. Bill Correia VP Talon Bay Board.

Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Solana RV Park \*\* QUASI \*\*  
**Date:** Thursday, September 28, 2023 9:35:55 AM

---

Ex parte.

---

**From:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>  
**Sent:** Thursday, September 28, 2023 8:12 AM  
**To:** Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>  
**Subject:** Solana RV Park \*\* QUASI \*\*

For the record for my exparte communication

Debbie

---

**From:** Debbie McDowell  
**Sent:** Thursday, September 28, 2023 8:11 AM  
**To:** [dianekerns1 <dianekerns1@aol.com>](mailto:dianekerns1@dianekerns1@aol.com)  
**Subject:** RE: [EXTERNAL] Solana RV Park

Unfortunately, I don't know have any details about this project. I know that's shocking to hear. I usually don't hear about upcoming projects unless a developer meets with me one-on-one or when the matter is placed on the Commission meeting agenda. Neither has happened as of this writing. Another way I hear about a project is when a citizen contacts me, similar your correspondence. I have received several emails on this development.

Since I don't have any details on this development. When this development is placed on the agenda for commission consideration, I will carefully review all the documents included on the agenda. At the Commission meeting I listen to the presentations made by the applicant, staff and public commenters.

Just so you know, the developer will be required to follow all the codes relating to lighting and noise. You do raise a valid point about the back-up beepers, I'll be sure to ask about that during the meeting. A Traffic Impact Study must be completed as part of the development process. I look forward to reading it, when the time comes.

Part of the developer requirements include a neighborhood meeting, which is NOT the same as a commission meeting. Anyone living approximately 1/4 mile from the development's property line will be notified of the neighborhood meeting, planning and zoning meeting and commission meeting. It's part of the process. I hope you'll be able to attend all of them.

I appreciate your concern about this development and I wish I had more insight to offer you.

**Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** [dianekerns1 <dianekerns1@aol.com>](mailto:dianekerns1@dianekerns1@aol.com)  
**Sent:** Wednesday, September 27, 2023 4:42 PM  
**To:** Alice White <[awhite@northportfl.gov](mailto:awhite@northportfl.gov)>  
**Cc:** Barbara Langdon <[blangdon@northportfl.gov](mailto:blangdon@northportfl.gov)>; Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>; [pemrich@northportfl.gov](mailto:pemrich@northportfl.gov)  
**Subject:** [EXTERNAL] Solana RV Park

ALERT



My husband and I have lived in Talon Bay now for 8 years. We have many concerns regarding the Solana RV Park. Talon Bay drive is a small dead end road ending at our front gate. All the other RV park they have are off 4 lane highways. There is no turnaround space if these RV's pass the entrance to the RV park. They will have to back up and we will have to wait to get into our community. Emergency vehicles will also have a hard time getting through. Drainage is another concern. They may put in retention ponds that work on a normal day but when the hurricane/tropical storms comes and the ponds overflow we are between them and the Myakka river. RVs are not tied down like premanufactured homes and will be like missiles during high winds. Noise pollution is another concern. We will be subject to the sounds of backup warning signals all day. Our property values will take a big hit. We have worked hard during our lives to be able to afford our nice house. We are also concerned about the light pollution at night. We do NOT want to see this RV park built. We understand the property is zoned commercial but almost anything would be better than this. Robert and Diane Kerns. 6985 Talon Bay drive North Port Florida 34287.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Solana RV Resort DMP-23-055  
**Date:** Tuesday, July 25, 2023 11:15:22 AM

---

Ex parte. Thanks.

---

**From:** Lori Hollingshead <[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)>  
**Sent:** Tuesday, July 25, 2023 9:55 AM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
**Cc:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Julie Bellia <[jbella@northportfl.gov](mailto:jbella@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Anna Duffey <[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)>; Lori Barnes <[lbarnes@northportfl.gov](mailto:lbarnes@northportfl.gov)>; Amber Slayton <[aslayton@northportfl.gov](mailto:aslayton@northportfl.gov)>; Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>  
**Subject:** FW: Solana RV Resort DMP-23-055

**PLEASE DO NOT REPLY TO ALL**

Good morning, Commissioners,

Staff has responded to an email (see below response) that was sent not only to Commissioners, but Contact North Port.

*Lori Hollingshead*

Administrative Services Specialist  
Office of the City Manager  
City of North Port  
PH: 941-429-7240  
[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)  
[www.northportfl.gov](http://www.northportfl.gov)

*The City of North Port is a fast-growing community ripe with opportunity for both businesses and families. Home to attractions such as the Atlanta Braves spring training facility at CoolToday Park, the North Port Aquatic Center and Warm Mineral Springs Park, North Port has become a must-see destination in southwest Florida. Boasting a population of more than 80,000 and quickly growing, North Port is the ideal city where residents, businesses and visitors can flourish.*

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

---

**From:** Lori Barnes <[lbarnes@northportfl.gov](mailto:lbarnes@northportfl.gov)>  
**Sent:** Tuesday, July 25, 2023 9:40 AM

**To:** [robinmsmith.78@gmail.com](mailto:robinmsmith.78@gmail.com)

**Cc:** Alaina Ray <[aray@northportfl.gov](mailto:aray@northportfl.gov)>; Carl Bengé <[cbenge@northportfl.gov](mailto:cbenge@northportfl.gov)>; Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>; Anna Duffey <[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)>; Lori Hollingshead <[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)>

**Subject:** Solana RV Resort DMP-23-055

Good morning Ms. Smith:

The referenced project is still being reviewed by the North Port Site Development Review Team (SDR). Second review comments were provided to the applicant in early July and a resubmittal is pending. Public hearings will not be scheduled until all SDR technical review comments are satisfactorily addressed. Prior to the first hearing before the Planning and Zoning Advisory Board (PZAB), the developer must hold a neighborhood meeting per the Unified Land Development Code provision listed below. In addition, a notice of public hearing will be mailed to surrounding property owners 15 days before the PZAB meeting, which notice will include the date and time of both the PZAB meeting and the City Commission meeting.

Sec. 53-6 Property requiring Development Master Plan Review

E. When a subdivision/development is greater than one (1) acre or abutting a residential neighborhood, the developer shall be required to hold a neighborhood meeting shall be required to inform the neighboring community of the project and potential impact. The neighborhood meeting shall take place prior to the petition being heard by Planning and Zoning Advisory Board and the issuance of a development order or order of approval.

(1) Notification of the meeting shall include all residents within a one thousand two hundred (1,200) foot radius from the property line.

(2) The developer shall show proof of the notice of the meeting, showing the date, time and location.

(3) Prior to the final approval of the subdivision or infrastructure plan, an agenda and minutes of the neighborhood meeting and its outcome shall be submitted to the department responsible for land development services.

(a) Minutes of the meeting. Minutes may be in digital or written form...

Best regards,

*Lori Barnes, AICP, CPM*

Assistant Director  
Development Services Department  
City of North Port  
O: 941-429-7221

---

**From:** Robin Smith <[robinmsmith.78@gmail.com](mailto:robinmsmith.78@gmail.com)>

**Sent:** Monday, July 24, 2023 8:07 PM

**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
**Cc:** Contact North Port <[contactnorthport@northportfl.gov](mailto:contactnorthport@northportfl.gov)>  
**Subject:** [EXTERNAL] Planning/Zoning

[ALERT]

Attention Commissioners and Planning/Zoning

As an owner of 6968 Talon Bay, North Port. FL 34287, I along with other HOA Members of Talon Bay Community have concerns with the proposed development of Solana RV Resort. See attached.

This company approached our Board of Directors and was soft sold on how wonderful this 318 RV lot and 140 RV park model will add such beauty and improvement to our community at Talon Bay. They then invited HOA members to attend an open house in the clubhouse in Bradenton to again be wined and dined.

To some of us in Talon Bay, we believe this was a calculated manipulation so that no one would dispute this property from developers abutting to our entrance on Talon Bay.

Many of us have concerns about the following:

1. Land build up/water run off
2. Big RV rigs (318 lots) up and down Talon Bay.
3. Additional congested traffic with 140 or more vehicles up and down Talon Bay
4. Back ups at the street light on Talon Bay/Tamiami
5. Transient living (background checks?)
6. Map of proposed RV park shows no alternate entrance/exit
7. Map of proposed Park Models shows no alternate entrance/exit
8. Bright lights illuminating into Talon Bay
9. Noise levels from RV rigs and people
10. Emissions levels from the diesel RV rigs
11. Issues with golf carts passing back and forth on Talon Bay and entering our peaceful community by following a vehicle through our gate.
12. Visually impairing the view on many levels.

Would you be so kind as to update me on the proposed development. Also, at what point will we (HOA members) receive notice of public hearings?

I appreciate your time and look forward to hearing back.



Robin Smith  
269-808-0070

For Maps that are more general in nature, related to zoning, zip codes, and other information follow this link: [MAPS](#)

List      Map      Media

85 **DMP-23-055,**      SHOW TITLE  
**Solana RV Resort**

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.





List

Map

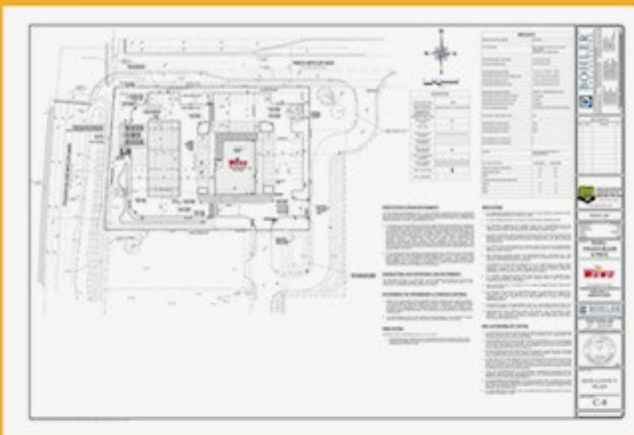
Media

SHOW TITLE



## DMP-23-055, Solana RV Resort

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.



Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Solana RV Resort/Park Models (Talon Bay Road and 41) \*\* QUASI \*\*  
**Date:** Tuesday, September 26, 2023 12:28:15 PM

---

Ex parte

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Tuesday, September 26, 2023 12:28 PM  
**To:** Robin Smith <robinaroni@gmail.com>  
**Cc:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** Solana RV Resort/Park Models (Talon Bay Road and 41) \*\* QUASI \*\*

Thank you for your email. Unfortunately, I still don't have any details on this development. When this development is placed on the agenda for commission consideration, I will carefully review all the documents presented and listen to the presentations made by the applicant, staff and public commenters.

Just so you know, the developer is required to complete a traffic impact study. Southwest Florida Water Management Department (SWFMD) is required to work with the city on stormwater issues to ensure there is no impact to the surrounding properties. The developer is also required to complete an environmental survey. If that survey shows any protected or threatened species they will work with FWC or any agency that has jurisdiction for those species.

Part of the developer requirements include a neighborhood meeting, which is NOT the same as a commission meeting. Anyone living approximately 1/4 mile from the development's property line will be notified of the neighborhood meeting, planning and zoning meeting and commission meeting. It's part of the process.

I appreciate your concern about this development and I wish I had more insight to offer you.

***Debbie McDowell***

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

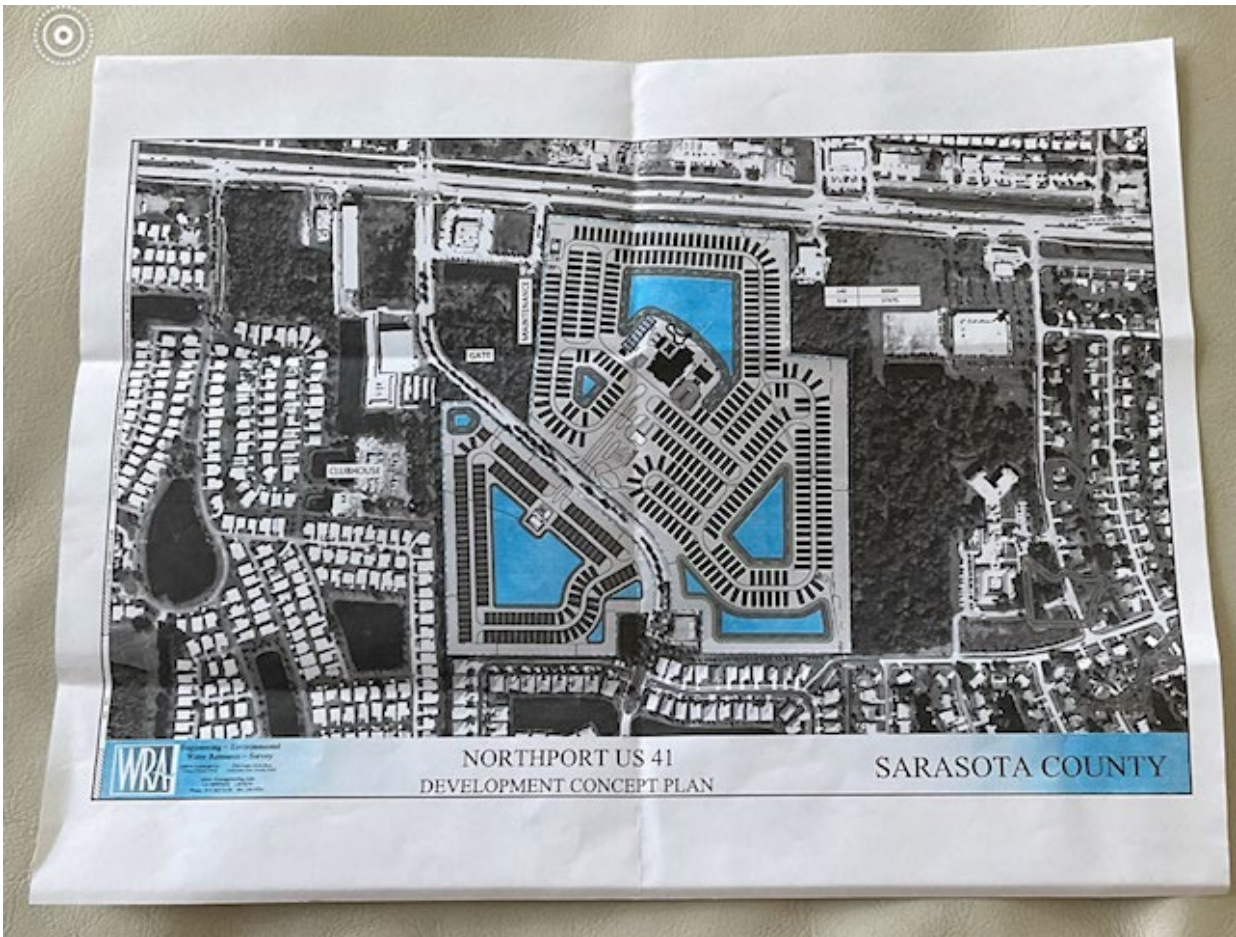
**From:** Robin Smith <[robinaroni@gmail.com](mailto:robinaroni@gmail.com)>  
**Sent:** Tuesday, September 26, 2023 11:10 AM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
**Subject:** [EXTERNAL] Solana RV Resort/Park Models



[ALERT]

Many of us that live in Talon Bay HOA have huge concerns about the Solana RV Resort and Park Models development planned on both sides of Talon Bay Drive. As you know, Talon Bay Drive is a divided road that dead ends at our gated community.

Although I have many concerns, I'd like to focus on the traffic and water run-off this development will create if allowed by North Port to develop.

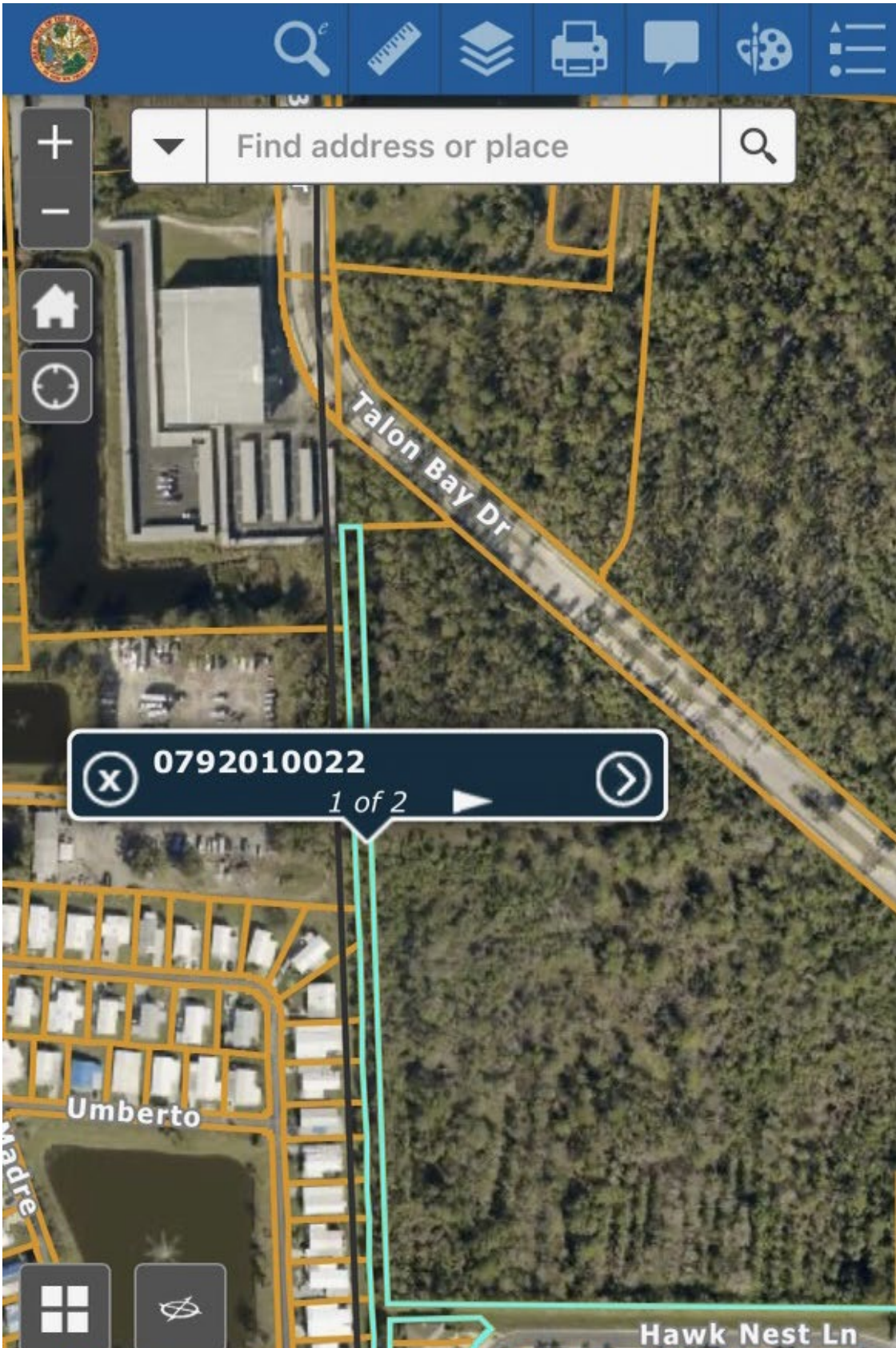


Looking at the photo, the entrance/exits to both parks plan to utilize Talon Bay Drive. This means 318 big rig RV's (plus the vehicles they tow) on the right side and 140 park models on the left.

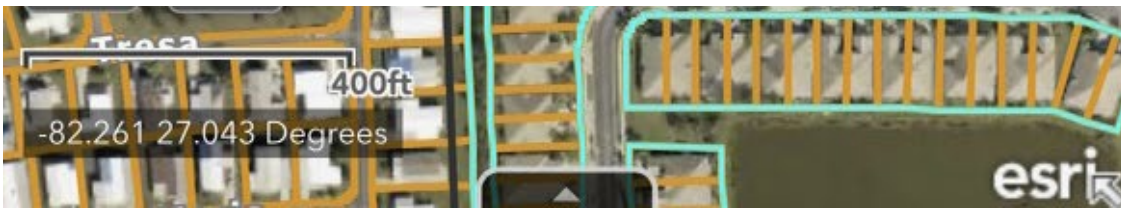
Talon Bay Drive doesn't have space for big rigs to turn around, it doesn't offer space for pulling off to the side of the road and if vehicles pass the RV entrance they will end up at our gated community.

I have researched the properties that Zeman owns in Florida and not one of them have an entrance off from a dead end road that abuts a gated community. I would highly recommend a serious look into having a couple of traffic studies done. I can not fathom 318 big rig RV's towing cars, 140 more vehicles for the park models traveling up and down Talon Bay, let alone the congestion there will be at the traffic signal at Tamiami.

Secondly, the water run-off of building up this land 5' or more, removing all the current natural water filtration and trees, and paving most of the land will cause all neighboring properties flooding issues.







Talon Bay HOA owns the swale along the property slated for the park models. So, just where is the run-off water going to go?

On the RV side, we are already aware that Eagle Bend development off from Sydney/Hoffman is on hold because of water run-off issues.

12:25

northport.maps.arcgis.com

List Map Media

58 DMP-22-060 & INF-22-184, Eagle Bend (Arietto) [SHOW TITLE](#)

The proposed development plan is for a residential development of up to 80 units on 13.37 acres of the property (6 dwelling units/acre).

Not to mention the noise and lights that will disturb neighboring properties, what about the wildlife currently on the property; Gopher Tortoises, Bobcats etc..... We have even seen Bald Eagles.

Thank you for caring.

Respectfully,  
Robin Smith  
6968 Talon Bay  
North Port, FL 34287

269-808-0070

Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Talon Bay Drive \*\* QUASI \*\*  
**Date:** Monday, October 23, 2023 10:44:40 AM

---

Ex parte. Thanks.

Heather

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Monday, October 23, 2023 10:22 AM  
**To:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** Talon Bay Drive \*\* QUASI \*\*

For the record .....

Debbie

---

**From:** Debbie McDowell  
**Sent:** Monday, October 23, 2023 10:21 AM  
**To:** Robin Smith <[robinaroni@gmail.com](mailto:robinaroni@gmail.com)>  
**Subject:** RE: [EXTERNAL] Talon Bay Drive

Ms. Smith –  
You've sent various emails to staff asking some very important questions. I thought I would respond.

At this point in the development process, I don't know have any details about this project. I know that's shocking to hear. I usually don't hear about upcoming projects unless a developer meets with me one-on-one or when the matter is placed on the Commission meeting agenda. Neither has happened as of this writing. Another way I hear about a project is when a citizen contacts me, similar your correspondence. I have received several emails on this development.

Since I don't have any details on this development. When this development is placed on the agenda for commission consideration, I will carefully review all the documents included in the agenda. At the Commission meeting I listen to the presentations made by the applicant, staff and public commenters.

Just so you know, the developer will be required to follow all the codes relating to lighting, stormwater and noise. A Traffic Impact Study must be completed as part of the development process. I look forward to reading it, when the time comes.

### **Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** Robin Smith <[robinaroni@gmail.com](mailto:robinaroni@gmail.com)>  
**Sent:** Sunday, October 22, 2023 1:46 PM  
**To:** PublicWorks CustService <[pwcustservice@northportfl.gov](mailto:pwcustservice@northportfl.gov)>  
**Subject:** [EXTERNAL] Talon Bay Drive

ALERT



Coming soon we may see Solana RV Resort and Park Models developing on both sides of Talon Bay Drive.

As a property owner in Talon Bay HOA Community, our main gate entrance is at the end of Talon Bay Drive. Currently, this road has **two "no truck signs" posted**. Talon Bay at Tamiami has double lanes for entry/exit. However, as you proceed further down Talon Bay Drive it is single lanes with curbed medians of grass/trees.

I am reaching out to the City of North Port to ask what is planned for Talon Bay Drive?

1. Is the City going to widen it to double lanes and add turnaround areas for big RV rigs towing cars?
2. Is the City going to add street lights the entire length of Talon Bay Drive?
3. Is the City planning to add crosswalks between to two parks on both sides of Talon Bay Drive?
4. Is the City going to do a traffic study prior to allowing the 318 RV lot and 140 Park models to be developed?
5. How will the City prevent big rig RV's from missing a turn into the RV park and proceeding down to the Talon Bay HOA Community entrance gate? (No place to back-up an RV towing a car).
6. Is the City requiring RV park construction equipment to enter the properties off from Tamiami (My Place Street) instead of using Talon Bay Drive? Equipment on the roadway can block roads and be dangerous.
7. What is the City's plan on water runoff onto neighboring properties since this is landlocked property? Currently, Eagle Bend development is on hold due to water runoff issues.

I look forward to hearing from you.

Respectfully,

Robin Smith  
6968 Talon Bay  
North Port, FL 34287

Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: [EXTERNAL] Planning/Zoning  
**Date:** Monday, July 24, 2023 9:06:36 PM

---

Ex parte. Thanks.

Get [Outlook for iOS](#)

---

**From:** Robin Smith <robinmsmith.78@gmail.com>  
**Sent:** Monday, July 24, 2023 8:07:25 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Cc:** Contact North Port <contactnorthport@northportfl.gov>  
**Subject:** [EXTERNAL] Planning/Zoning

[ALERT]

Attention Commissioners and Planning/Zoning

As an owner of 6968 Talon Bay, North Port. FL 34287, I along with other HOA Members of Talon Bay Community have concerns with the proposed development of Solana RV Resort. See attached.

This company approached our Board of Directors and was soft sold on how wonderful this 318 RV lot and 140 RV park model will add such beauty and improvement to our community at Talon Bay. They then invited HOA members to attend an open house in the clubhouse in Bradenton to again be wine and dine.

To some of us in Talon Bay, we believe this was a calculated manipulation so that no one would dispute this property from developers abutting to our entrance on Talon Bay.

Many of us have concerns about the following:

1. Land build up/water run off
2. Big RV rigs (318 lots) up and down Talon Bay.
3. Additional congested traffic with 140 or more vehicles up and down Talon Bay
4. Back ups at the street light on Talon Bay/Tamiami
5. Transient living (background checks?)
6. Map of proposed RV park shows no alternate entrance/exit
7. Map of proposed Park Models shows no alternate entrance/exit
8. Bright lights illuminating into Talon Bay
9. Noise levels from RV rigs and people
10. Emissions levels from the diesel RV rigs
11. Issues with golf carts passing back and forth on Talon Bay and entering our peaceful community by following a vehicle through our gate.
12. Visually impairing the view on many levels.

Would you be so kind as to update me on the proposed development. Also, at what point will we (HOA members) receive notice of public hearings?

I appreciate your time and look forward to hearing back.


Robin Smith

For Maps that are more general in nature, related to zoning, zip codes, and other information follow this link: [MAPS](#)

List      Map      Media

**85** DMP-23-055, Solana RV Resort SHOW TITLE

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.





List

Map

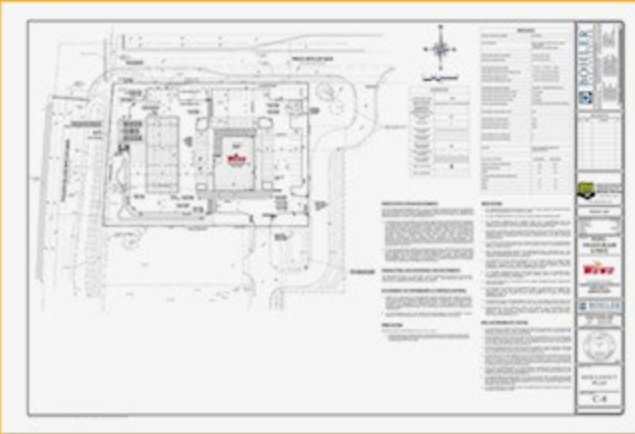
Media

SHOW TITLE



## DMP-23-055, Solana RV Resort

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.



Sent from my iPhone



**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: [EXTERNAL] Talon Bay RV Resort  
**Date:** Monday, November 13, 2023 8:30:42 AM  
**Attachments:** [apple-touch-icon-144x144-precomposed.png](#)

---

Ex parte

Get [Outlook for iOS](#)

---

**From:** Phil Stokes <pstokes@northportfl.gov>  
**Sent:** Sunday, November 12, 2023 3:28 PM  
**To:** Robin Smith <robinaroni@gmail.com>; Commissioners <commissioners@northportfl.gov>  
**Subject:** Re: [EXTERNAL] Talon Bay RV Resort

Presently Stormwater runoff from the proposed development property drains through Talon Bay's ditches or swales. There is no existing code violation, and will not be as a result of any proposed development.

North Port codes require all new developments must not create greater Stormwater runoff than existed prior to development. The storm water management plan, which include retention ponds and water flow controls for this RV park, will have to meet that city standard. This was addressed at the neighborhood meeting held a few months ago, and will be additionally addressed and confirmed by NP city staff, zoning and planning, and the commission as this application process proceeds, before final approval will be granted.

Phil Stokes, District 5  
North Port City Commission

Get [Outlook for iOS](#)

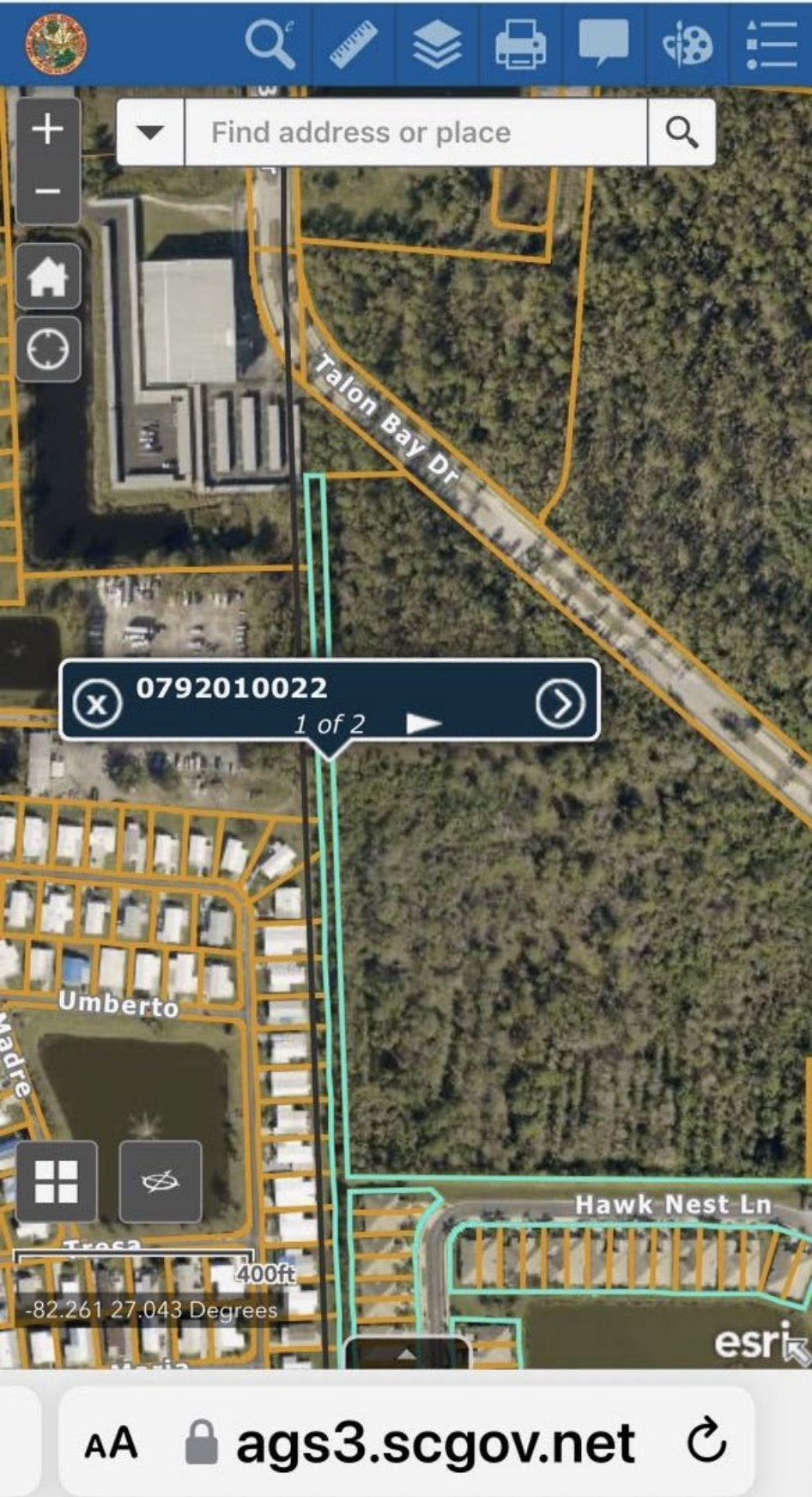
---

**From:** Robin Smith <robinaroni@gmail.com>  
**Sent:** Sunday, November 12, 2023 1:08:53 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Subject:** [EXTERNAL] Talon Bay RV Resort



Here at Talon Bay HOA, many homeowners and surrounding communities have many concerns regarding the proposed Solana RV Resort and Park Models development of the property pictured.

Elizabeth Wong attended a Board meeting at our HOA and is claiming the storm water runoff can flow into our NW ditch (pictured)



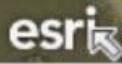
Find address or place

0792010022  
1 of 2

Umberto

Hawk Nest Ln

400ft  
-82.261 27.043 Degrees



AA ags3.scgov.net





Please explain how this is or isn't a violation of code?

Sec. 18-5. - Applicability.

A. General provisions. A complete stormwater management system shall be provided for the adequate water quality treatment and control of stormwater runoff that originates within the development. The design of the stormwater conveyance system shall also divert or bypass off-site run-off from adjacent lands that flows onto or across the development, so as not to adversely affect these adjacent lands.

Municode Library  
[library.municode.com](http://library.municode.com)



Respectfully,

Robin Smith  
6968 Talon Bay

North Port, FL 34287

Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: DMP 23-055 Solana RV Resort \*\* QUASI \*\*  
**Date:** Wednesday, September 27, 2023 4:17:48 PM

---

Ex pirate. Thanks.

Get [Outlook for iOS](#)

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Wednesday, September 27, 2023 3:48 PM  
**To:** Monica Heiserman <heiserman@yousq.net>  
**Cc:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** DMP 23-055 Solana RV Resort \*\* QUASI \*\*

Ms. Heiserman –  
First, my apologies for the delay in responding. It's been a crazy couple weeks!

Thank you for your email. Unfortunately, I don't have very many details on this development. When this development is placed on the agenda for commission consideration, I will carefully review all the documents presented and listen to the presentations made by the applicant, staff and public commenters.

Just so you know, the developer will be required to landscape and plant trees on the property according to the city's codes. The developer will be required to pay fees for any trees that are removed. A similar process was used when my home was built, Lowes, Walmart and any other development == the only difference is now the fees are considerably higher and there are now incentives in place to keep trees. These fees are used to replant trees on public property, educate citizens/developers on the importance of keeping trees and fund our newly formed Natural Resource division. We updated the tree code about two years ago and will be revising it again in the near future, to add more teeth to preserving our tree canopy.

I appreciate your concern about this development and I wish I had more insight to offer you.

**Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** Monica Heiserman <heiserman@yousq.net>  
**Sent:** Monday, September 18, 2023 5:01 PM  
**To:** Carl Bengé <cbenge@northportfl.gov>  
**Cc:** Commissioners <commissioners@northportfl.gov>  
**Subject:** [EXTERNAL] Re: application DMP 23-055 Solana RV Resort

ALERT



I am writing in response to the proposed development. I highly oppose the tearing out of trees for development. I was under the assumption that NP hired an environmental specialist to help save the trees, and now there is a possibility of yet another development tearing them out.

These trees are our buffer from hwy 41. It's a habitat for wildlife. Tearing out trees will only bring more severe storms. People keeping shouting out "green energy". Quit tearing out trees for development.

The following copied from the NP website:

**City of North Port, Florida, finds and determines that trees:**

- Are proven producers of oxygen, a necessary element for the survival of mankind;
- Appreciably reduce the ever-increasing and environmentally dangerous carbon dioxide content of the air and play a vital role in purifying the air;
- Play an important role in the hydrologic cycle, transpiring considerable amounts of water each day, and they precipitate dust and other particulate airborne pollutants from the air;
- Play an important role in cleansing stormwater runoff which passes from the surface to groundwater;
- Stabilize the soil and play an important and effective part in soil conservation and erosion and flood control;
- Are an invaluable physical and psychological addition to making life more comfortable by providing shade and cooling air, reducing noise levels and glare, and breaking the visual monotony of development on the land;
- Provide wildlife habitat and fulfill other important ecological roles;
- Provide shade and thereby reduce energy consumption;
- Abate noise and create attractive buffering between incompatible land uses;
- Furnish a canopy to protect other vegetation from the elements;
- Are critical to the present and future health, safety and welfare of the citizens of North Port;
- Preservation of trees adds an economic benefit to the City's tax base; and
- Preservation of trees contributes to the beauty of the urban environment

## City Arborist

George Murphy  
[gmurphy@northportfl.gov](mailto:gmurphy@northportfl.gov)  
[941-429-7162](tel:941-429-7162)

If he is doing his job, he'll protect the trees from potential developers.

M. Heiserman

Mataro Ct

NP

I



**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: RV Park - Solarno -- \*\*\* EXPARTE \*\*\*  
**Date:** Monday, October 9, 2023 8:01:06 AM  
**Attachments:** [EXTERNAL Elizabeth Wong Meeting.msg](#)  
[EXTERNAL Fwd Elizabeth Wong Meeting.msg](#)

---

Get [Outlook for iOS](#)

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Monday, October 9, 2023 7:44:11 AM  
**To:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** RV Park - Solarno -- \*\*\* EXPARTE \*\*\*

Heather here's some communications I received that are part of my exparte communication.

*Debbie*

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: RV Park near Talon Bay \*\* QUASI \*\*  
**Date:** Tuesday, July 25, 2023 8:31:42 AM

---

Ex parte. Thanks.

Get [Outlook for iOS](#)

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Tuesday, July 25, 2023 8:30:58 AM  
**To:** Robin Smith <robinmsmith.78@gmail.com>; Heather Faust <hfaust@northportfl.gov>  
**Subject:** RV Park near Talon Bay \*\* QUASI \*\*

Thank you for your email. Unfortunately I don't know anything about this proposed development. This is not unusual since developers are required to host a neighborhood meeting as part of the development process. You'll also be notified when the Planning and Zoning Advisory Board (PZAB) and Commission public hearings will be held.

Since I don't know the details or the full scope of the plans, I assure you once I have all the information, I'll be sure to read it thoroughly. You can monitor the posted agendas for PZAB or Commission by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>. Once agendas post, I also share information on my city-sanctioned Commissioner Facebook page (link below).

If you have any follow up questions about the process, please don't hesitate to ask.

I am including the City Clerk with this email as part of my ex-parte disclosure, since this is a Quasi-judicial matter.

***Debbie McDowell***

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

**From:** Robin Smith <robinmsmith.78@gmail.com>  
**Sent:** Monday, July 24, 2023 8:07 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Cc:** Contact North Port <contactnorthport@northportfl.gov>  
**Subject:** [EXTERNAL] Planning/Zoning

[ALERT]

Attention Commissioners and Planning/Zoning



As an owner of 6968 Talon Bay, North Port. FL 34287, I along with other HOA Members of Talon Bay Community have concerns with the proposed development of Solana RV Resort. See attached.

This company approached our Board of Directors and was soft sold on how wonderful this 318 RV lot and 140 RV park model will add such beauty and improvement to our community at Talon Bay. They then invited HOA members to attend an open house in the clubhouse in Bradenton to again be wined and dined.

To some of us in Talon Bay, we believe this was a calculated manipulation so that no one would dispute this property from developers abutting to our entrance on Talon Bay.

Many of us have concerns about the following:

1. Land build up/water run off
2. Big RV rigs (318 lots) up and down Talon Bay.
3. Additional congested traffic with 140 or more vehicles up and down Talon Bay
4. Back ups at the street light on Talon Bay/Tamiami
5. Transient living (background checks?)
6. Map of proposed RV park shows no alternate entrance/exit
7. Map of proposed Park Models shows no alternate entrance/exit
8. Bright lights illuminating into Talon Bay
9. Noise levels from RV rigs and people
10. Emissions levels from the diesel RV rigs
11. Issues with golf carts passing back and forth on Talon Bay and entering our peaceful community by following a vehicle through our gate.
12. Visually impairing the view on many levels.

Would you be so kind as to update me on the proposed development. Also, at what point will we (HOA members) receive notice of public hearings?

I appreciate your time and look forward to hearing back.



Robin Smith  
269-808-0070

For Maps that are more general in nature, related to zoning, zip codes, and other information follow this link: [MAPS](#)

List      Map      Media

85 **DMP-23-055,**      SHOW TITLE  
**Solana RV Resort**

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.





List

Map

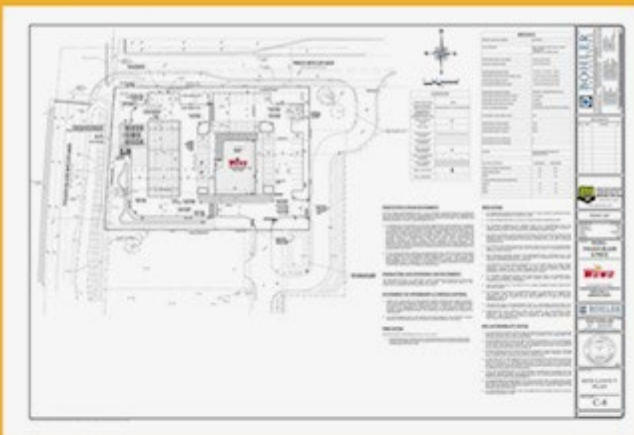
Media

SHOW TITLE



## DMP-23-055, Solana RV Resort

The construction of 318 standard Recreational Vehicle lots, 140 "Park Model" Recreational Vehicle lots, two (2) Clubhouse buildings, a laundry building, a maintenance building and all necessary utility/stormwater infrastructure.



Sent from my iPhone

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: Talon Bay RV Resort \*\* QUASI \*\*  
**Date:** Monday, November 13, 2023 8:30:01 AM  
**Attachments:** [image003.png](#)

---

Ex parte.

Get [Outlook for iOS](#)

---

**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Monday, November 13, 2023 8:02:45 AM  
**To:** Robin Smith <robinaroni@gmail.com>  
**Cc:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** Talon Bay RV Resort \*\* QUASI \*\*

Ms. Smith –

Thank you for your email and sharing your continued valid concerns about this development.

I wish I had additional answers for you. I need to review the materials that are presented in the back up materials and/or the testimony given during the commission meeting when this will be discussed. As of this writing, there is no date set for the commission to review this project. I sincerely wish I could be more helpful.

Sincerely,

***Debbie McDowell***

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

---

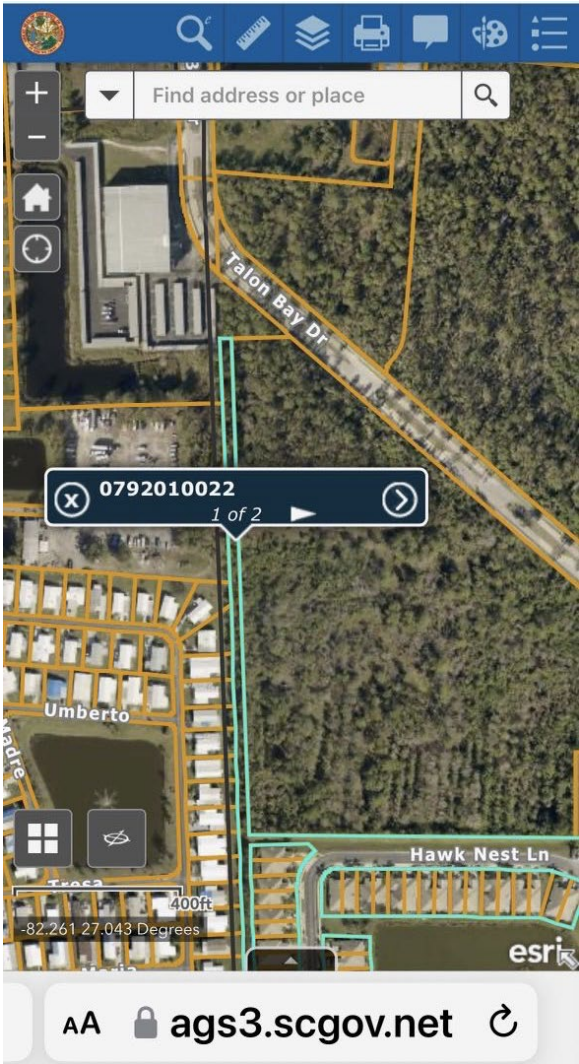
**From:** Robin Smith <robinaroni@gmail.com>  
**Sent:** Sunday, November 12, 2023 1:09 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Subject:** [EXTERNAL] Talon Bay RV Resort

ALERT



Here at Talon Bay HOA, many homeowners and surrounding communities have many concerns regarding the proposed Solana RV Resort and Park Models development of the property pictured.

Elizabeth Wong attended a Board meeting at our HOA and is claiming the storm water runoff can flow into our NW ditch (pictured)





Please explain how this is or isn't a violation of code?

Sec. 18-5. - Applicability.

A. General provisions. A complete stormwater management system shall be provided for the adequate water quality treatment and control of stormwater runoff that originates within the development. The design of the stormwater conveyance system shall also divert or bypass off-site run-off from adjacent lands that flows onto or across the development, so as not to adversely affect these adjacent lands.

Municode Library  
[library.municode.com](http://library.municode.com)



Respectfully,

Robin Smith  
6968 Talon Bay  
North Port, FL 34287

Sent from my iPhone

**From:** [Robin Smith](#)  
**To:** [Carl Bengé](#)  
**Cc:** [Commissioners](#)  
**Subject:** [EXTERNAL] Solana RV Resort/Talon Bay Drive  
**Date:** Wednesday, December 6, 2023 9:52:55 AM

---

[ALERT]

Talon Bay Drive, North Port, FL

November 28, 2023 @ 10 - 10:20am

Semi truck first headed wrong way on Talon Bay, then several attempts to make a turnaround to go toward 41/Tamiami.

You can clearly see the NO TRUCK signs and the difficulty of trained/special licensed truck driver making a turnaround in very tight turning conditions.

RV big rig owners are not required any special licensing or training to operate their own unit. See attached info below.

Please share these photos with the Planning and Zoning Board for the upcoming meeting on Thursday morning for the Solana RV Resort development.

My question to the Board to consider is:

Zeman has 6 other RV communities in SWFL and all of them have entrance/exit directly off a main highway without using a side street that ends at a gated community.

Since Solana (318 RV lots) will abut 41/Tamiami, then why not have their entrance/exit off of the highway vs taking 318 big rig RV's, trailers and fifth wheels down Talon Bay Drive in hopes they don't miss a turn into the RV resort and end up at a no outlet that ends at the Talon Bay Homeowner's Assn gate. An area that provides little space to turn a regular sized vehicles?





Going the wrong way on Talon Bay Dr near Life Storage.





Attempts to make a turn in the small turning lane.



After many maneuvers, finally able to turn around, but blocked traffic lanes both ways.



Want to just relax by the pool or indulge in the dozens of activities planned at our resorts? There is something for everyone at a Zeman RV Resort! Find your perfect getaway and experience RV living at its finest.

## FLORIDA

### Sarasota Sunny South RV Resort

Sarasota, FL

### Seasons in the Sun RV Resort

Mims, FL



### Southern Sands RV Resort

Arcadia, FL

### The Surf Signature RV Resort

Palmetto, FL

### The Tides Signature RV Resort

Palmetto, FL

### The Waves Signature RV Resort

Naples, FL

How Drivers Licenses Apply to RVs in Florida. Most RVs weigh less than 26,001 pounds, which means **you do not need a special driver's license endorsement or CDL to drive the RV for your own recreational purposes.**

Mar 31, 2023

 <https://fearnowinsurance.com> › blog



[Do I need a special license to drive an RV in Florida? - Fearnow Insurance](#)

Robin Smith  
6968 Talon Bay  
North Port, FL 34287  
Sent from my iPhone