



# Solana RV Resort Development Master Plan

(Petition No. DMP-23-055)

Presented by: The Planning and Zoning Division

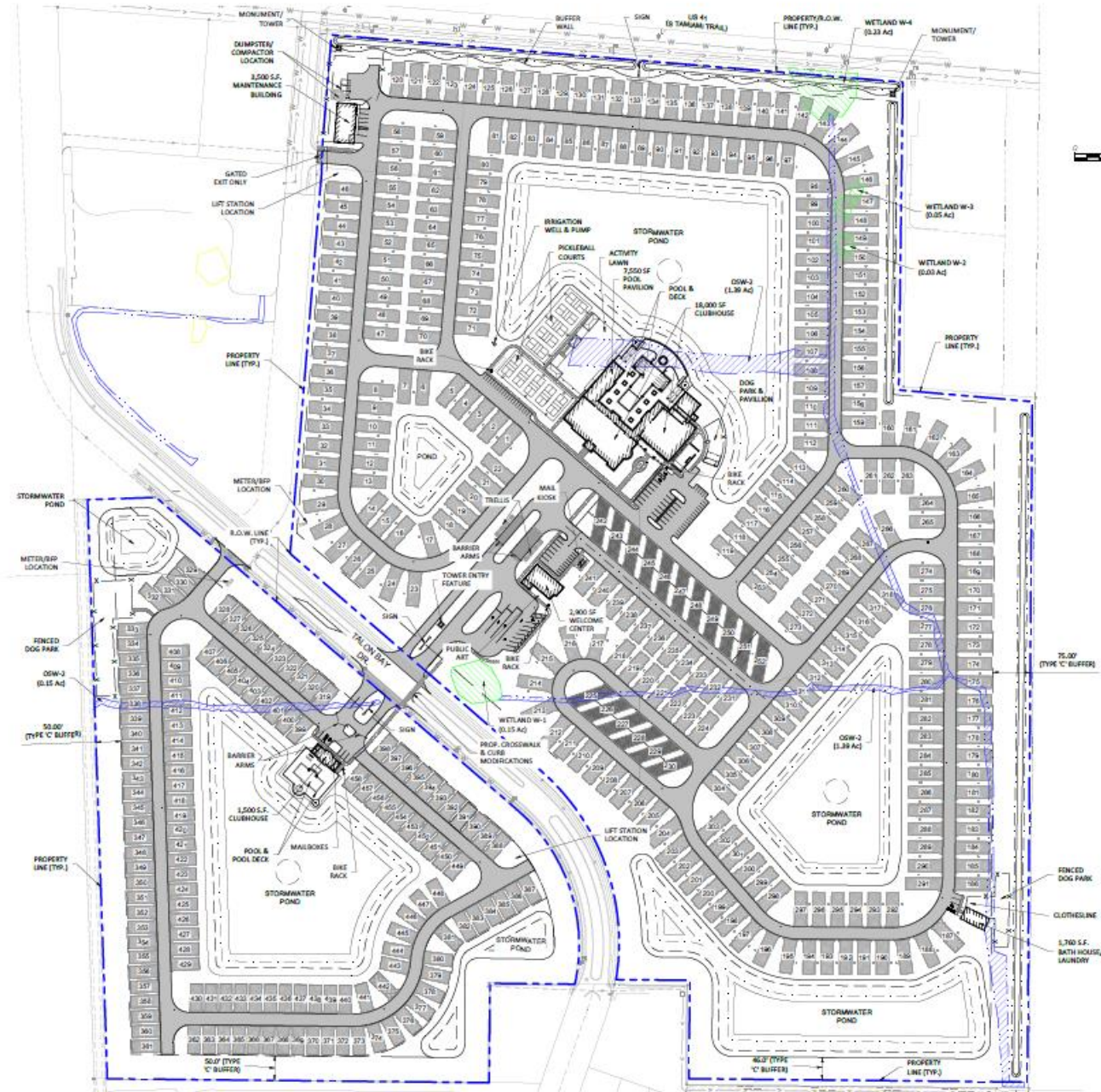




# Overview

- **Applicant:** Clint R. Cuffle, P.E.
  - **Property Owner:** North Port RV, LLC
  - **Request:** Construction of 318 standard Recreational Vehicle Lots, 140 “Park Model” lots, 2 clubhouses, laundry building, maintenance building, and all necessary utility/stormwater infrastructure.
  - **Location:** South of S. Tamiami Trail and east of Talon Bay Drive
- 

# Proposed Project




# Requested Waivers

- **ULDC Sec. 53-118-Modifications of regulations.** The applicant is requesting 4 waivers from the ULDC.
  1. A waiver request from ULDC Sec. 29-11.G(6)(a), Area of sign—Wall signs, are being requested. The applicant wants to increase the allowable square footage (SF) of the wall sign from the permitted 100 SF to 300 SF, to allow three 100 SF signs.
  2. A waiver request from ULDC Sec. 55-14, Intent, is being requested. The applicant wants a waiver for the “Park Model” RVs from the architectural guidelines for Activity Center 1 (AC-1), which is Mediterranean.
  3. UDSR: The layout and design of the proposed RV park are meant to be pedestrian-friendly without the need for additional walking trails around the stormwater pond.
  4. The applicant is requesting a waiver from the minimum lighting requirements in the City’s ULDC Sec. 37-50.A.(6).



## Neighborhood Meeting

- ULDC Sec. 53-5. E., the applicant, held a neighborhood meeting on September 27, 2023, at 7:00 PM at the George Mullen Activity Center located at 1602 Kramer Way.
- 

# Staff Review


Staff Development Review	
Finance	No Objection
Fire/Rescue	Meets Requirements
NDS/Planning & Zoning	Meets Requirements with Conditions
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	Meets Requirements
PW/Engineering-Stormwater	Meets Requirements with Conditions
PW/Solid Waste	No Objection
PW-PZ/Environmental	Meets Requirements
Utilities	Meets Requirements with Conditions



# Comprehensive Plan Data and Analysis


---







# Comprehensive Plan


## Chapter 2 Future Land Use Element

- Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).
  - Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
  - The proposed development is consistent with the Comprehensive Plan's Future Land Use Goal 1.
- 






# Comprehensive Plan Future Land Use Element Policy 2.1.1

- AC#1 (US-41/Mediterranea) - This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long-established commercial area provides services to the surrounding neighborhoods and to people using US 41.
  - The proposed development meets the Comprehensive Plan Future Land Use Policy 2.1.1
- 



# Comprehensive Plan Future Land Use Element Policy 9.4

- “The developer/owner of any site, except single-family residential, shall be responsible to meet stormwater regulations and other appropriate regulations, as applicable.”
  - The proposed development meets the Comprehensive Plan Future Land Use Element Policy 9.4
- 



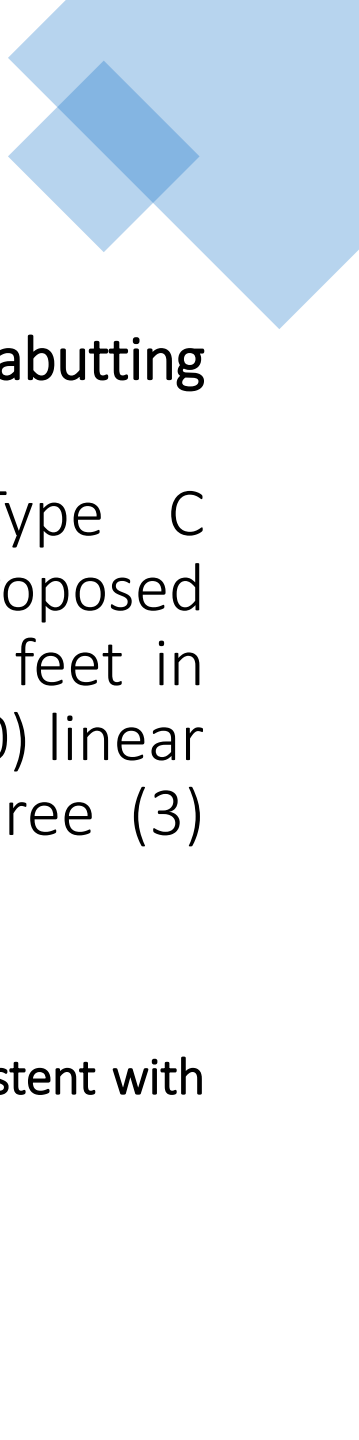
# Unified Land Development Code Analysis



---






## **ULDC Sec. 21-9 – Landscaping the perimeter of abutting land uses**

- “Table 1 Perimeter buffer required adjacent to abutting existing uses”
    - The developer is providing a Type C landscape buffer around the proposed project. A Type C buffer is ten (10) feet in width with one (1) tree every forty (40) linear feet on center and shrubs every three (3) feet on center.
  - Staff concludes that the proposed development is consistent with ULDC Sec. 21-9.
- 



## **ULDC – Sec. 25-17, 53-106.A, 53-107, 53- 109, & 53-110**

- Sec. 25-17: Minimum off-street parking requirements
  - Sec. 53-106.A: Minimum lot requirements
  - Sec. 53-107: Maximum lot coverage
  - Sec. 53-109: Minimum setback requirements
  - Sec. 53-110: Maximum building height
- 
- Staff concludes that the proposed development is consistent with ULDC Sections 25-17, 53-106.A, 53-107, 53-109, and 53-110.
- 

# Fiscal Impact Analysis

Staff performed a fiscal impact analysis of the proposed Development Master Plan over first five years.

- Benefit of \$2,197,009
- Costs of \$201,862
- Net Benefits of \$1,995,146



# **Staff Recommendation**

The Planning & Zoning Division recommends approval of DMP-23-055

**Thank you!**

