

NORTH PASCO RV RESORT
PROJECT NARRATIVE
April 5, 2021

Community-driven design. Modern, upscale amenities. Resort-style experiences in the heart of north Pasco County.

That’s what guests will discover at the proposed North Pasco RV Resort, a lakeside resort conveniently located along Interstate I-75 near the Interstate I-75 and Blanton Road interchange. The Resort features getaways for all types of travelers—from 550 RV spaces to luxury options for those without RVs, including yurts, airstreams, and resort cottages.

General Site Characteristics:

The Resort property is 131 contiguous acres in area (including 14 acres of submerged lands within Moody Lake). Interstate I-75 forms the eastern and southern boundaries of the site, Lake Iola Road forms the western boundary, and Moody Lake forms the northern boundary.

Design Intent:

The Resort is intended to accommodate an expanding segment of not only Florida’s tourism industry, but a growing nationwide trend toward RV tourism. Looking back to an era that saw exponential growth in tourism due in large part to the extension of passenger rail service into south and west Florida, and later the creation of the interstate highway system, it is the landowner’s intent to implement elements of Victorian and Florida Vernacular architectural aesthetics, reminiscent of historic resorts that were constructed in the late 1800’s through the 1950’s. Paired with inclusive resort-style amenities, the project’s entry and arrival experience and primary Resort Lodge present a harmonious co-mingling of architectural elements such as lap siding, covered porches, metal roofing, cupolas and porte-cocheres that today’s RV tourists desire. The Resort will provide controlled site access and security to ensure a safe and inviting vacation destination for its guests.

Design Considerations:

The design process for the Resort began with an initial assessment of the project site. Some of the key factors included land elevations, slope gradients, stormwater management, wastewater treatment, and not exporting any fill off-site. Views, both internally and contextually, and preservation of existing landscaping along Lake Iola Road and Interstate I-75 were priorities. To accommodate these factors, the project team designed a central, winding driveway through the project. This central driveway will curve around and preserve natural features. Pods of RV spaces, yurts, airstreams, and resort cottages will be specially planned off of this central driveway.

The design priorities then shifted to the driving force of this project: the guests. Every detail was taken into account, from lush landscaping that immerses guests in the natural beauty of Florida to accessibility within the Resort (including designated pedestrian, bicycle, and golf cart lanes, and a long nature walk).

Day-to-Day Operations:

Vacation options at the Resort offer flexibility and variety: All of the RV sites, yurts, airstreams, and resort cottages will be available to rent by the night, like a hotel, but without the elevators, restrictions on pets and limited outdoor space.

Each RV site will feature full hook-ups for cable, electricity, water, and wastewater. And throughout the Resort, a network of Wi-Fi hotspots will supply wireless internet access to all guests.

To fully cater to the needs of the guests, the Resort will not be open to the general public. The property will not be subdivided. A full-time property manager and maintenance manager will live on site to ensure 24-hour maintenance and security.

Site Elements:

Access to the Resort:

Guests will enter and exit the Resort on Lake Iola Road, via a new northbound right turn lane and a new southbound left turn lane. This access point will be gated and controlled via a manned guardhouse and administration building. New arrivals will be directed to the administration building, while guests who have already checked-in, as well as their invited guests, can access the Resort via a gated thru-lane. All guests exiting the property will use a single 20'-wide gated exit lane. The entrance will be designated so that no RVs or vehicles back-up onto Lake Iola Road.

On-Site Vehicle Circulation:

The central driveway will provide access to all areas within the Resort. The driveway will be constructed to provide 30' of pavement width, with 2' of valley curb on each side, up to and including the entrance to Pod D; the entry into Pod A will also include the same section. The 30' pavement width will serve as a bypass lane should the need arise. Commencing from the entry drive into Pod D to the terminus of the central driveway, the pavement width will narrow to 24' in width, with 2' wide valley curbs on each side. The pods themselves will have driveways with 24' wide pavement sections with 2' valley curbs on each side, and minimum 30' curb radii, or greater as needed to accommodate maneuvering RVs.

Internal Pedestrian Circulation:

A multi-use trail, the Nature Walk, will be constructed within the Resort will allow guests to immerse themselves in the natural landscape and provide accessibility around the property. The 1.5 mile Nature Walk, designed for walking, biking, and motorized modes of transportation such as golf carts, will run adjacent to the central driveway and have direct access to each pod and amenity area. To keep pedestrians safe, there will be a minimum distance of 12' between the nearest vehicle lane and the multi-use trail.

Primary Amenity Area:

Centrally located within the Resort, the primary amenity area will feature a two-story lodge (around 18,000 square feet), with a second-floor, open-air deck, and the resort-style pool—complete with cabanas, a pool-side bar and grill, and a kid-friendly splash pad. This area also includes a 15,000-square-foot event lawn perfect for outdoor gatherings, as well as a playground, a parking lot, and bike racks. And, as an added convenience to guests, a 1,200-square-foot “sundry” will offer grab-and-go items such as bottled water, snacks, and sunscreen.

Secondary Amenity Area:

A secondary amenity area, located in Pod D, includes a 3,000-square-foot clubhouse with washers and dryers, gathering areas, and a small kitchen. Here, guests will also find a 2,600-square-foot lap pool and adjoining spa, patio, and self-serve outdoor kitchen (plus, a playground, bike racks, and a smaller parking lot).

Sports Complex:

Guests can enjoy the Resort's central sports complex, home to four pickle ball courts, a tennis court, and a basketball court. Nearby restrooms, parking spaces, and bike racks will provide convenience to guests.

Lakeside Amenity Area:

Along the banks of Moody Lake will be a passive amenity area with a fishing and observation pier, as well as, a paddleboard, canoe and kayak launch. A restroom, parking spaces and bike racks will also be provided in this location.

Dog Parks:

At the North Pasco RV Resort, dogs count as guests, too. Along the Nature Walk, there will be two half-acre, fenced-in dog parks, with dedicated areas for large and small dogs.

Service and Utilities:

A proposed service and utility area, located near the court sports complex, will be accessed via a 24' wide service drive off the central driveway. This area will serve as a central point for all refuse and recycling collection. This includes a 4,400-square-foot maintenance building to support on-site maintenance operations and an on-site wastewater treatment plant, which will take the wastewater from all RV sites and amenity areas via a gravity-fed system. This size of this system has been based on an estimated 75 gallons of wastewater per day, per RV site, and has a capacity to treat up to 50,000 gpd with a calculated inflow of approximately 41,000 gpd. After the water is treated to state-mandated levels, it will then be discharged through a subsurface system of drip lines fitted with emitters spaced every two feet. The subsurface emittance of treated wastewater will be distributed to an approximate eight-acre area of allowable greenspace throughout the site, far removed from Moody Lake. (State-mandated siting regulations require that the treatment plant be located no closer than 500' from Moody Lake; as proposed, the treatment plant is approximately 850' from Moody Lake, or 70 percent above the state-mandated minimum setback.) Additionally, the proposed treatment plant would be located adjacent to the FDOT ROW (I-75), in close proximity to an existing FDOT drainage pond, and away from any surrounding residents and Moody Lake. Additionally, a wet weather storage pond adjacent to the treatment plant will serve as a secondary storage area in case of high-rain events. Redundancy measures will be built into the treatment in accordance with state and federal regulations, including two treatment trains (each capable of handling 100 percent of total buildout) as well as a back-up power generation for the treatment plant.

Also, two dedicated service buildings (each around 1,400 square feet) will provide additional laundry facilities to serve the needs of Resort guests.

Landscaping and Buffering:

Seamlessly incorporating Florida's natural scenery is a top priority in the Resort's landscape design. Earthen landscape berms will be constructed along the frontage of Lake Iola Road and will be

approximately 6' in height, with 4:1 side slopes that will average approximately 48' wide at the base. Together with the berms' setback from Lake Iola Road and the distance to the nearest RV sites, approximately 100' of landscape buffer area will be provided along the frontage of Lake Iola Road. Landscaping along such berms will be comprised chiefly of Florida-native, drought-tolerant plantings, and will include canopy trees, flowering trees, understory trees, shrubs, and groundcovers. All proposed landscaping and buffering will meet or exceed the standards outlined in sections 530.11 and 604.4 of the Land Development Code.

Existing vegetation will be preserved along the remainder of the subject's western/northwestern boundary, with the nearest RV sites no closer than approximately 100' from said boundary. Existing vegetation will also be preserved along much of the project's frontage adjacent to I-75.

Landscaping within the project's entry and throughout the project site will be comprised chiefly of Florida-native, drought-tolerant plantings. Canopy tree plantings will provide shade in surface parking areas and along the Nature Walk, while canopies planted in open greenspace areas will provide form and focal points. Bank plantings of trees and grasses within the two proposed stormwater management areas will serve to soften the edges of such facilities and provide visual interest to otherwise mundane areas.

Lighting Throughout the Resort:

To allow guests to navigate the Resort safely, the central driveway, driveways within the pods, and all parking areas will be well-lit with LED-equipped light poles. This lighting will be shielded to stop any light shining onto other properties, and the luminaries will be enclosed to prevent any light pollution skyward.

A timer will control the lighting for the sports complex so that the courts are only lit while in use. Any section of the multi-use trail not adjacent to the central driveway will be lit with area lighting to achieve a minimum of 0.5 foot-candles. All pools and pool deck areas open to guests at night will be lit in accordance with Chapter 64E-9 of the Florida Administrative Code.

Estimated Economic Impact

Average annual amount spent locally by guests of the Resort:	\$15,658,500.00
Annual Tourism Taxes to Pasco County:	\$313,168.00
Annual Real Estate Taxes Upon Completion:	\$65,000.00