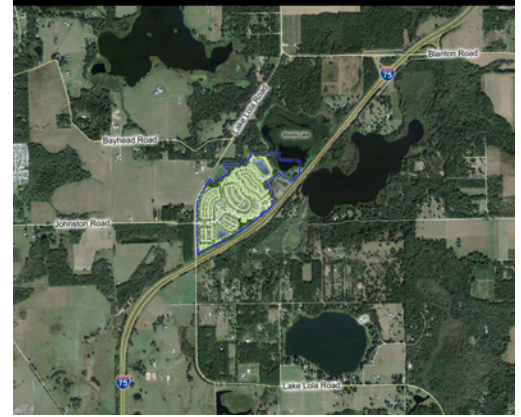


## Project Description

Nestled into the rolling hills of north Pasco County, along the banks of Moody Lake, are 131 acres of land that had been in active citrus production before greening and canker destroyed the grove making agriculture no longer practical at this location. The property is conveniently located along Interstate 75 just south of the Blanton Road interchange and east of Lake lola Road.

With growing trends in the recreational vehicle (RV) industry and Pasco County's focus on attracting nature-oriented visitors, the land is ideally suited for our plans to create a luxury lakeside RV resort. With many modern and upscale amenities, the resort will be a complement to the attractions and businesses in the surrounding area and offer visitors an abundance of resort-style experiences.

## LOCATION MAP



*The property is bordered by Interstate 75 to the east and south, Lake lola Road to the west and Moody Lake to the north.*

## CONCEPTUAL SITE PLAN





## Amenities

### Vacation rental options at the resort include:

550 RV sites for Recreational Vehicles, Airstreams, Yurts, or Resort Cottages. Each site will feature full hook-ups for cable, electricity, water, and wastewater. The resort will blend modern features with architectural elements reminiscent of Old Florida charm such as covered porches, lap siding, metal roofing and cupolas.

**Main lodge:** an 18,000-square-foot, two-story lodge with a second-floor, open-air deck.

**Clubhouse:** a 3,000-square-foot clubhouse with washers and dryers, gathering areas, and a small kitchen.

**Two swimming pool areas:** a large resort-style swimming pool with cabanas, poolside bar and grill, and kid-friendly splash pad and a lap pool and adjoining spa, patio, and self-serve outdoor kitchen.

**Central Sports Complex:** lighted with four pickle ball, tennis and basketball courts.

**Outdoor Gathering Space:** a 15,000-square-foot open-air lawn for special events for guests staying at the resort.

**Sundry Shop:** a 1,200-square-foot convenience store for guests for grab-and-go items such as bottled water, snacks, and sunscreen.

**Multiple Playgrounds and Dog Parks:** kid-friendly and pet-friendly areas for children and furry friends to play.

**Lake Moody Nature Center:** with 14 acres of submerged land as part of the property, there will be many opportunities for passive recreation and enjoyment of the great outdoors along the banks of Lake Moody including a fishing and observation pier and a paddleboard, canoe and kayak launch.

**Nature Walk:** a 1.5-mile multi-use trail designed for accessibility around the resort for walking, biking, and golf cart use.

### Other Operations and Amenities

- There will be controlled site access and security to ensure a safe and inviting vacation destination for its guests
- Full-time property managers will live on-site to ensure 24-hour security and maintenance
- Ample laundry facilities, parking and bike racks as well as Wi-Fi internet access throughout the resort
- Refuse and recycling collection



Lap Pool and Spa, Patio and Outdoor Kitchen



Resort Style pool, cabanas, bar and grill



Resort Entrance



Lake Moody Nature Center





## Environmental Features and Benefits

In addition to the many amenities guests will enjoy, the project's design also addresses environmental, water quality, and access.

### Buffering

A landscaped earthen berm about eight feet in height and forty-eight feet in width, landscaped on the top and side slopes with primarily Florida native tree and plant species, will be constructed along Lake Lola Road. This buffer will be located within the 83 feet between the new right-of-way line and the first RV Spaces. This will not only create a visual and auditory buffer, but it will also create an attractive gateway element to the rural character of the Lake Lola Road corridor west of I-75.

**Lush landscaping:** will seamlessly be added to existing vegetation and will include Florida native, drought-tolerant plantings, including canopy trees, flowering trees, understory trees, palm trees, shrubs, and groundcovers. Much of the existing native trees and associated native understory will be preserved along Lake Lola Road, I-75 and the residences to the northwest of the project site.

**Environmentally Sensitive Grading Design:** our innovative grading plan for the property will address historic water quality and erosion concerns in and along the banks of Lake Moody.

**Energy-efficient LED lighting and cutoff illumination:** will ensure there is minimum sky glow, glare and prevent light pollution to neighboring properties and skyward.

**State-of-the-Art Wastewater Treatment:** a 4,400-square-foot maintenance building will include an on-site wastewater treatment plant that will remove wastewater from RV sites and amenity areas. The plant will use a cutting-edge, carbon filtration, gravity-fed system to treat effluent and transport it from the lowest points on site (at about 7 feet near Lake Moody), to one of the highest areas on property (about 210 feet) to the south - furthest away from Lake Moody - where it will be treated and then used for irrigation.

The plant can treat up to 50,000 gallons per day, or about 75 gallons of wastewater per day, per RV site. Redundancy measures, coupled with back-up power generation, will ensure the reliability of the plant.

### Other Benefits

**Gateway to the resort will improve traffic mobility and safety.**

Using digital technology, guests arriving at the resort will be able to quickly check in and drive through, preventing any queuing or traffic overflow onto Lake Lola Road.

While there is plenty of capacity on Lake Lola Road, our roadway improvements plans include adding a right-hand turn lane out of the resort as well as a left-hand turn lane into the resort. This will improve safety and enhance traffic flow.





## Annual Recurring Economic Impact \*

About \$15.7 million a year will be infused into the local economy. The typical RV customer/ family spends an average of \$120 a day per camping trip. These ancillary expenditures include accommodations, food, entertainment, gas, clothing, souvenirs, sightseeing and more. This benefits local restaurants, grocery stores and retail shops, attractions, sporting and entertainment venues, theaters and more.

About \$7.8 million in annual taxable revenue. This is a conservative number based on 65% occupancy and a nightly rate of \$60 for an RV space.

Estimated real estate taxes of \$65,000 a year upon completions of the project. This doesn't include additional sales tax revenue that will be generated from our sundry shop, commercial electricity usage and non-ad valorem assessments.

\* Source: Florida Association of RV Parks & Campgrounds, Economic Impact study

## North Pasco County and our RV Resort: A Perfect Fit

The recreational vehicle industry is booming on a national level and especially as a segment of Florida's tourism industry. More people than ever before are looking to escape from home, experience nature and have fun in the great outdoors. The RV industry, from vehicle sales to RV resorts, has expanded and is not only attracting retirees but also working baby boomers, millennials and others.

**Supporting Pasco County's Tourism Industry.** To take advantage of this growing tourism sector, the theme of Pasco County's Tourist Development Council's recently launched campaign is all about active and passive recreation so visitors can #GetBackToAdventure. North Pasco County in particular, with its focus on nature and outdoor recreation, is the perfect location for our new, luxury RV resort. The easily accessible interchanges on I75 to the south (Wesley Chapel) provide additional amenities for resort guests and will be a welcome addition to Wesley Chapel's local economy.

## Timeline

Our plans call for changes to Pasco County's Comprehensive Plan and Zoning and we are currently going through a governmental review process. Public hearings are anticipated to occur this summer. If approved, we hope to break ground within the next three years.



For more information and to support our plans for North Pasco RV Resort go to: [www.NorthPascoRVResort.com](http://www.NorthPascoRVResort.com) or email [NorthPascoRVResort@gmail.com](mailto:NorthPascoRVResort@gmail.com)

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