

Tab 2

CITY OF PALMETTO COMPREHENSIVE PLAN  
ORDINANCE 2010-01

**CITY OF PALMETTO  
ORDINANCE NO. 2010-01**

**AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA, AMENDING ORDINANCE NO. 624 (THE CITY OF PALMETTO COMPREHENSIVE PLAN); ADOPTING AMENDMENTS TO THE DEFINITIONS SECTION, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, SANITARY SEWER ELEMENT, SOLID WASTE ELEMENT, STORMWATER ELEMENT, POTABLE WATER ELEMENT, COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, PARK, OPEN SPACE, AND RECREATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENT ELEMENT, AND PUBLIC SCHOOL FACILITIES ELEMENT OF THE CITY OF PALMETTO COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and

WHEREAS, Chapter 163, Florida Statutes, requires municipalities to adopt Comprehensive Plan amendments in response to Evaluation and Appraisal Reports once they have been determined to be sufficient by the Florida Department of Community Affairs; and

**WHEREAS**, the City wishes to make additional amendments to the Comprehensive Plan to benefit the general health, safety and welfare of the City of Palmetto; and

**WHEREAS**, the City Commission adopted an Evaluation and Appraisal Report for submittal to the Department of Community Affairs on September 24, 2007; and

**WHEREAS**, the Department of Community Affairs issued a Finding of Sufficiency for the Evaluation and Appraisal Report on December 14, 2007; and

**WHEREAS**, the City's Local Planning Agency, the Planning and Zoning Board, held public hearings on August 10, 2009 and December 17, 2009 regarding Ordinance 2010-01 and the Comprehensive Plan amendments proposed in the ordinance; and

**WHEREAS**, on December 17, 2009 the Planning and Zoning Board recommended adoption of Ordinance 2010-01; and

**WHEREAS**, on \_\_\_\_\_, the City Commission held a public hearing regarding Ordinance 2010-01 and approved the ordinance for transmittal to the Department of Community Affairs; and

**WHEREAS**, on \_\_\_\_\_, the City received the Department of Community Affairs' Objections, Recommendations and Comments report regarding the proposed Comprehensive Plan amendments and has reviewed and considered the report; and

**WHEREAS**, on \_\_\_\_\_, the City Commission held a public hearing to consider adoption of Ordinance 2010-01.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:**

**Section 1. Adoption of Amended Comprehensive Plan.** The amended Comprehensive Plan for the City of Palmetto attached hereto as Exhibit "A" is hereby adopted and shall replace all previous versions of the Comprehensive Plan.

**Section 2. Repeal of Ordinance.** This Ordinance hereby repeals and replaces any and all provisions of ordinances in conflict herewith to the extent of such conflict.

**Section 3. Severability.** If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

**Section 4. Effective Date.** Upon adoption of this ordinance pursuant to the provisions of the City Charter, the ordinance shall take effect as provided by Section 163.3184, Florida Statutes.

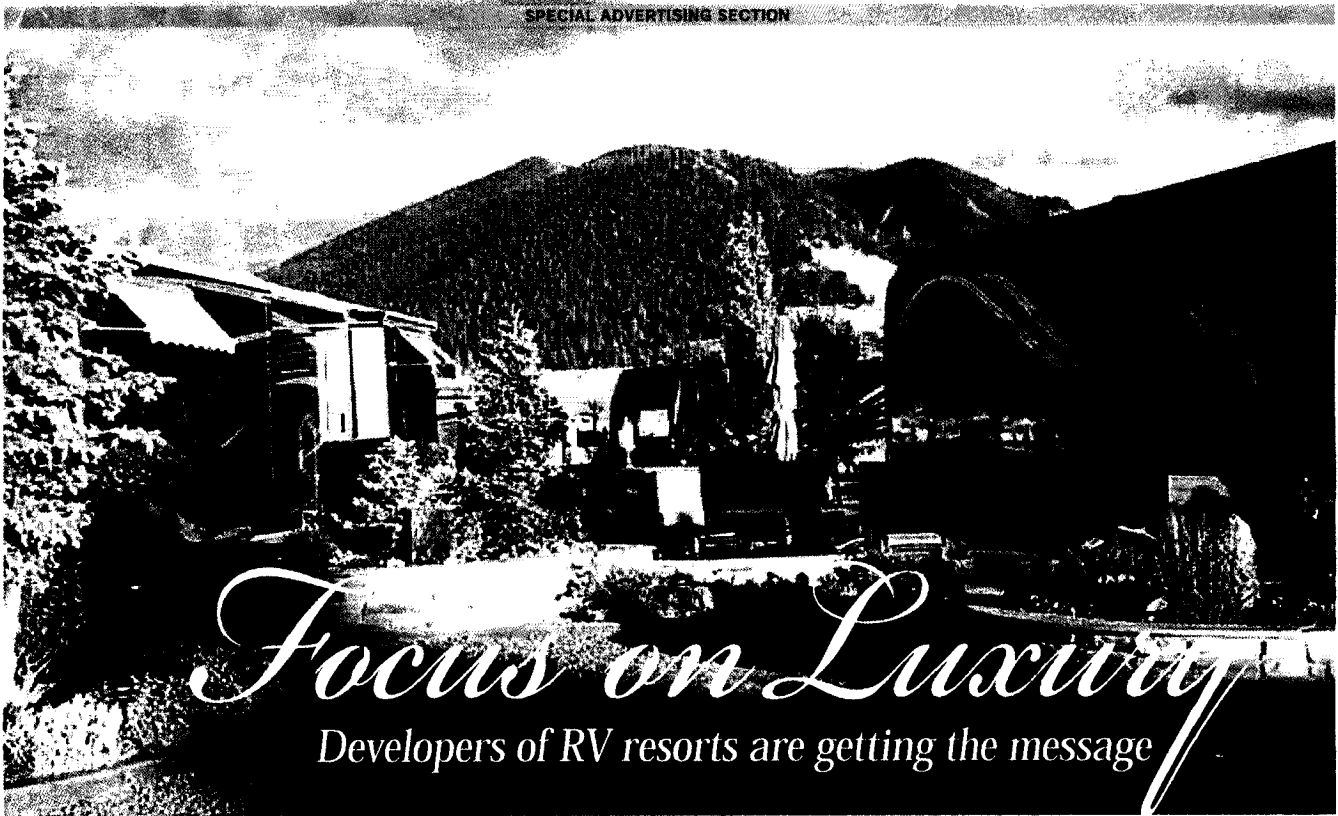
**PASSED AND DULY ADOPTED,** by the City Commission, in open session, with a quorum present and voting, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF PALMETTO, FLORIDA,  
BY AND THROUGH THE CITY  
COMMISSION OF THE CITY OF  
PALMETTO

By: \_\_\_\_\_  
SHIRLEY GROOVER BRYANT,  
MAYOR

ATTEST: James R. Freeman  
City Clerk

By: \_\_\_\_\_  
City Clerk/Deputy Clerk



# Focus on Luxury

Developers of RV resorts are getting the message

**R**V enthusiasts want increasingly luxurious parks in scenic locations with huge sites and five-star amenities. They want to be close to nature. They want to have a variety of activities, both inside and outside the park. They want to be able to own their own site. And they want value for their money.

It's a tall order, which is why there are relatively few resorts of this caliber across the country. But developers are continuing to build new resorts and upgrade existing ones, not only in well-known Sunbelt destinations along the coast of Florida and the Rio Grande Valley of Texas, but in newer, up and coming destinations, such as Alabama's Gulf Coast and the South Florida interior.

"We've got some of the best fishing in the U.S. and some of the best golf courses," said Mike Plaia, president and owner of Buena Vista on the Beach, an upscale RV resort in Orange Beach, Ala., which is nestled between the white sands of the Gulf Coast and a 6,000-acre state park with hiking and biking trails.

Developer Bill Harvey, for his part, has just completed the first phase of the \$15 million Silver Palms RV Village, which is less than a half mile from the northern tip of Lake Okeechobee, Fla. "We think we've provided the best purchasing value in South Florida," Harvey said, "with RV site prices being offered at literally half the price of comparable RV resorts."

Meanwhile, Harp Development, which built Cypress Woods RV Resort in Fort Myers, has found that demand is so strong for upscale resorts that it is now developing a second resort in that city -- Golden Palms RV Resort -- which is targeted for opening next year.

At the same time, Rhodes Enterprises Inc. has caught the attention of visitors to Mission, Texas, with Bentsen Palms Village RV Resort and Retama Village, its active adult community, both of which put an emphasis on nature and nature-based activities, including world class birding, butterfly observation, kayaking, hiking and biking.

Existing parks are also upgrading their facilities and amenities, including Fisherman's Cove RV Resort in Tavares, Fla., which recently constructed a fully enclosed 160-slip "high and dry" boat storage facility to accommodate RV enthusiasts who enjoy fishing and boating activities on Lake Harris.

Another Florida park, The Great Outdoors RV Nature and Golf Resort in Titusville, has added new depth to its rich amenity offering with a 2,500-square-foot nature center, which provides a wildlife museum, nature programs and meetings as well as hiking trails.

Of course, the Sunbelt is not the only place where developers are building luxury RV resorts. Some are also building resorts in the cooler climes, from the Rocky Mountains to northern Michigan.

"A lot of our buyers are from Arizona and Texas, but we also have some from Florida

and Louisiana who want to get out of the heat and humidity," said Roland Zimmermann, managing director of Mountain Views at Rivers Edge RV Park & Resort, which is located along the banks of the Rio Grande River in the San Juan Mountains of southwestern Colorado. "We have beautiful views in every direction," Zimmermann said, adding that the park is less than a mile from the historic mining town of Creede and just minutes from one of the nation's premier golf courses.

Sunbelt residents are impressed by what some of the more northern RV resorts have to offer. "It is stunningly beautiful," said Tom Derzypolski, a Florida native who works as a spokesman for Indigo Bluffs RV Retreat in Leelanau County, Mich. "The waters in Traverse Bay are as blue and clear as we have on the Gulf Coast. And the sands that comprise their beaches are as white as the beaches we have in Florida."

Craig Rose, proprietor of Hearthside Grove Luxury Motorcoach Resort, said residents of more than 20 states have purchased sites at his Petoskey, Mich., resort. Why buy your own RV site, some may ask?

"Because you can personalize it, make it your own and develop your own sense of community," Rose said, adding, "When you purchase your lot, you have your own slice of paradise. So when our owners arrive, we don't say 'Welcome back.' We say 'Welcome home.'"

Here's a closer look at some of the most luxurious RV resorts in the country:



## Buena Vista on the Beach

**B**uena Vista on the Beach is one of the newest luxury RV resorts on Alabama's Gulf Coast. Nestled between the 6,150-acre Gulf State Park and the sugar white sands of Orange Beach, roughly 30 minutes west of the Florida state line, Buena Vista offers 111 beautifully landscaped and spacious lots that have been designed exclusively for Class A motorhomes. Buena Vista's unique location has visitors frequently commenting that the resort is "6,000 acres and a beach."

Lots at Buena Vista, which average 58 x 75 feet, also feature a finely appointed "Coach House" - a penthouse style villa that can be equipped with all the luxuries of home, including a full kitchen with quartz countertops and stainless steel appliances, a living area with a high-definition TV, bathrooms, laundry room, storage areas and the option of one or two bedrooms.

Each lot also features a separate screened-in gazebo, which is perfect for enjoying the outdoors with friends or family.

Resort amenities include a 6,000-square-foot, two-story clubhouse with a large "Grand Room," a commercial kitchen, a state-of-the-art fitness center and four separate private event rooms, while a large, temperature controlled swimming pool, hot tub and kids play area are located outside.

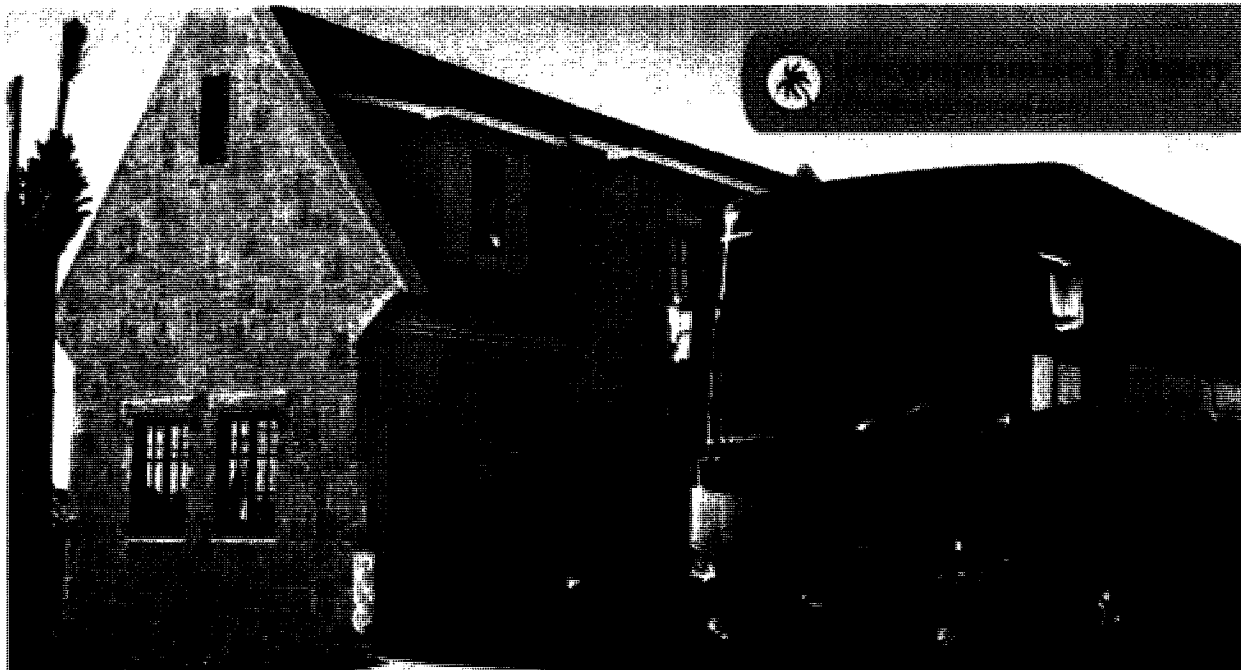
The resort also features two private lakes, which have been stocked with bass and bream. Golf cart trails and bridges over the lake provide easy access to the clubhouse, lakes and beach. Prices range from \$250,000 to \$500,000, which includes the lot and Coach House. The park is restricted to Class A motorhomes that are at least 34 feet long and less than 10 years old. [www.buenavistaonthebeach.com](http://www.buenavistaonthebeach.com).



## Cypress Woods RV Resort and Golden Palms Motorcoach Estates

**G**olden Palms Motorcoach Estates is the newest Fort Myers, Fla. RV Resort offered by Harp Development, which has gained a following among RV enthusiasts with Cypress Woods RV Resort, also in Fort Myers, during the past 12 years.

Targeted for opening in 2010, Golden Palms Motorcoach Estates will feature 75 RV sites that face a 22-acre fishing lake,



 Buena Vista

6,000 acres and the beach. Private lakes and clubhouse. Personal coach houses and putting greens. All in the heart of Orange Beach. Come join the Gulf Coast's exclusive motorcoach estates.

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with 22 additional sites located next to a nature preserve. Each site measures 55 x 110 feet, with a 24 x 90 foot brick paver drive and patio. The owner may wish to have their own swimming pool or hot tub (spa) on their patio, as well as an outdoor kitchen. These are optional features.

The extra large RV lots include a 500-square-foot "Casita," whose interior can be custom designed to suit each owner's needs. A full kitchen, full bath and a laundry and/or golf cart garage can be housed in the Casita. Golden Palms will also offer custom-built

coach homes within the community. These units may accommodate family and friends while they come down to visit southwest Florida during the winter.

Resort amenities include a 6,000 square-foot clubhouse with a grand room, catering kitchen, meeting rooms and fitness center with adjoining locker rooms, shower facilities and saunas. Prices for RV lots with Casitas range from \$170,000 to \$225,000. [www.goldenpalmsrv.com](http://www.goldenpalmsrv.com).

Cypress Woods RV Resort is an award winning, luxury RV resort with 477 sites.

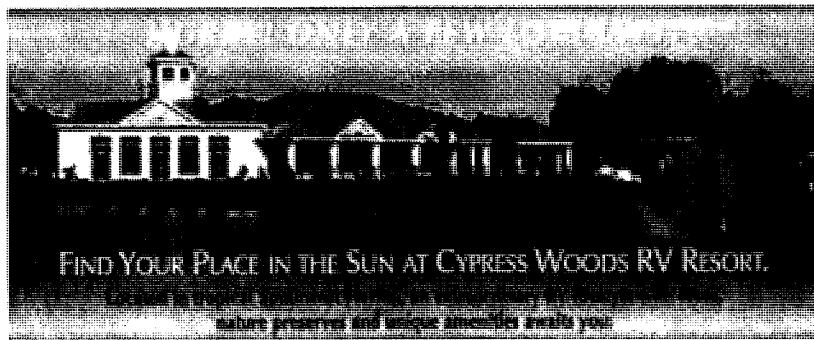
Its 46 x 90 foot lots are located both on and off a private fishing lake and come with an old Florida style 10 x 12 foot storage unit. The interiors of these buildings may be improved at the owners' expense. Each lot is landscaped, but most owners put their own touch with their own landscaping.

The resort has two clubhouses, the newest being a 12,000-square-foot facility with full kitchen facilities, a \$30,000 sound system, a dance floor with stage area, an expanded crafts room, a game room with a large screen television, an extra large heated swimming pool and hot tub, as well as a 24/7 mail facility and a full time activities director.

The newest phase will have 134 new RV lots, on and off the lake. The 46 x 90 foot lots will include a 10 x 14 foot air conditioned storage building. Each owner may want to improve the interior. The lots will include a brick paver patio. The resort also plans to line the street with tall royal palm trees. This will create a boulevard look to enhance the phase.

A second clubhouse features a large heated pool, hot tub, exercise room, health spa and massage room, full library and laundry facilities. Residents also enjoy lighted tennis and shuffleboard courts, pro horseshoe pits, a fire ring and lake fishing. Lot prices range from \$80,000 to \$150,000. [www.cypresswoodsrv.com](http://www.cypresswoodsrv.com).

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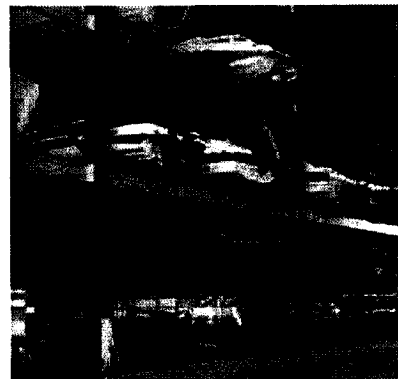
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Golden Palms RV Resort, go to [www.motorhomemagazine.com/info](http://www.motorhomemagazine.com/info)

## Fisherman's Cove RV Resort



Boating enthusiasts will enjoy Fisherman's Cove RV Resort, a 200-site RV resort along Lake Harris, a popular 18,000-acre freshwater bass fishing lake in Tavares, Fla., roughly an hour northwest of Orlando.

The resort features a private boat dock and ramp, 120 wet slips that can accommodate boats up to 32 feet as well as a newly constructed, fully enclosed 160-slip "high and dry" boat storage facility.

"Some of our guests leave their boats here year round," said Trent Comer, market

ing director for Tampa based United American Realty, which owns the resort.

Other amenities include a nine hole executive golf course, a state-of-the-art gym and heated swimming pool and whirlpool spa as well as a 2,500-square-foot clubhouse with a fireplace, leather furniture and flat-screen televisions. The resort also features

an on site post office, propane service, dump stations and a Flint Creek Outfitters store, which features marine clothing, fly fishing apparel and boating accessories. The resort also offers kayak rentals as well as classes in kayaking and fly fishing. For reservations, call (800) 254-9993 or visit [www.fishermanscoverv.us](http://www.fishermanscoverv.us).

## Hearthside Grove Luxury Motorcoach Resort

**H**earthside Grove Luxury Motorcoach Resort in Petoskey, Mich., offers RV enthusiasts a luxurious setting amid the forests of northern Michigan. The \$30 million, 140-acre resort features oversized and beautifully landscaped lots up to 20,000 square feet with 20 x 70 foot brick paver pads, full irrigation and state-of-the-art hookups, including natural gas

for outdoor barbecues, stone-laid hearth fireplaces, fire pits and private swimming pools. Upgrade options include a Craftsman-inspired bungalow for storage, office use or entertaining.

Other amenities include a resort-style pool, Jacuzzi, poolside barbecue and bar, a fully appointed fitness center, laundry facilities, a business center, coffee bar, five star concierge services and recreational activities. Outside the resort, guests enjoy museums and art galleries. Lake Michigan itself is a mile-and-a-half away, while historic Mackinac Island is just 30 miles up the road. "The longer term guests really enjoy the depth of what the resort and surrounding area has to offer," said proprietor Craig Rose, who developed the resort with his brother, Kirk. Lot prices range from the low \$100,000's to the mid-\$200,000's range. [www.hearthsidegrove.com](http://www.hearthsidegrove.com).



## Indigo Bluffs RV Retreat

**I**ndigo Bluffs RV Retreat offers a luxury RV resort experience near the shores of Lake Michigan. Minutes from Sleeping Bear Dunes National Lakeshore and Traverse City, the resort is perfectly located in the rolling hills of Northern Michigan in the heart of Leelanau County.

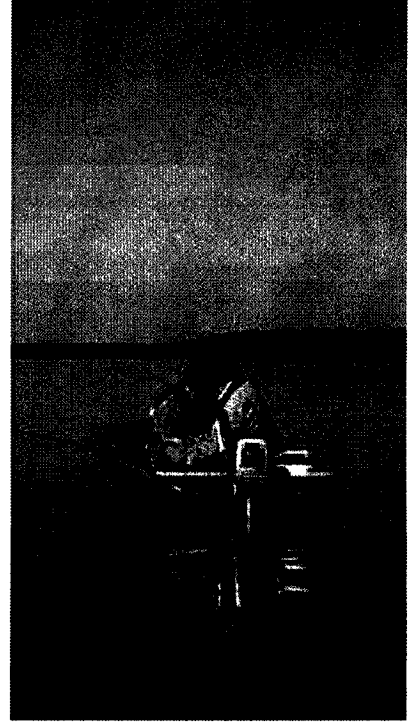
"Leelanau County is known for its conservation movement, and it is not likely there will ever be another RV resort permitted there," said Tom Derzypolski, a spokesman for the resort. "The people we speak with are excited about this unique ownership opportunity."

The gated resort, which opened this year, offers an amenity village concept with a centrally located fitness center, clubhouse and spa, each of which is housed in a separate building for maximum privacy. The spa also features private soaker tubs. All three buildings surround the main pool, hot tub and outdoor fireplace. Other amenities include a business center, game room with pool and card tables and a general store. Outside the park, guests are just a short drive away from excellent restaurants and shops and Michigan's white sand beaches.

"Indigo Bluffs will truly be a unique experience for all travelers," said proprietor Gary Becker adding it will be one of only a few destinations in Michigan that blends upscale site ownership with true retreat experience. "Being so close to (Lake Michigan) and (Sleeping Bear Dunes) appeals to those who are looking for a home away from home, a place they can retreat to life's simple pleasures while also having the ability to explore."

Roughly half of the 46 lots in Indigo Bluff's first phase have been sold at prices ranging from \$85,000 to \$170,000. [www.indigobluffs.com](http://www.indigobluffs.com).

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## Mountain Views at Rivers Edge RV Park & Resort

Mountain Views at Rivers Edge RV Park & Resort is located at the 8,800-foot level on the banks of the Rio Grande River in the magnificent San Juan Mountains of southwestern Colorado. Bordered by the La Garita and Weminuche Wilderness Areas, the resort is approximately a mile from the historic mining town of Creede, one of America's 100 best small art towns, and is minutes away from one of the finest golf courses in the country.



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RV lots in the first phase start at 40 x 60 feet, while lots in the second phase will start at 45 x 100 feet. RV enthusiasts can select from several river, pond or terraced sites, and have the option of purchasing additional amenities, such as hot tubs, ponds, special water features, outdoor kitchens, raised flower beds, fire rings and more. The sites can be purchased with renewable 35 year leases at prices ranging from \$35,000 to \$160,000.

"We also have no homeowners association, which is a big draw in today's market," said Roland Zimmermann, the resort's managing owner.

Zimmermann has also developed a 100-site RV park on property next to the resort, which rents sites on a daily, weekly or monthly basis. The RV resort, however, will eventually grow from its current 100 sites to 350 sites as subsequent phases are developed. [www.mountainviewsrvc.com](http://www.mountainviewsrvc.com).

## Retama Village



Retama Village is the first active adult community, in Mission, Texas, developed for the new generation of active retirees. It is part of the Bentsen Palm Development, a 2,500-acre Master Planned Community devoted to restoring the once lush native habitat, creating a haven for residents and wildlife to flourish.

Corridors throughout the property allow access to the surrounding 3,000-acre Bentsen Rio Grande Valley State Park, which is home to the World Birding Center Headquarters and the North American Butterfly Association.

Imagine world class birding, butterfly observation, kayaking, hiking and biking, right in your community. Retama Village invites RVers age 55-plus to its private, gated community to experience nature at its finest. Retama Village offers RV sites with either a 12 x 20-foot or 12 x 24 foot "Coach House," starting at \$45,000; one and two bedroom Casitas with attached RV ports, starting at \$150,000. The multimillion dollar Retama Club Activity Center is complete with billiard tables, craft room, exercise and weight room, plasma TVs throughout, indoor/outdoor kitchen, lap pool, social pool and spa. This ecological wonderland is an admirable and luxurious addition to the Rio Grande Valley.

The award-winning Bentsen Palm Village RV Resort is located next door to Retama Village. This 245-site rental RV resort offers the traveling RVer both 45 x 80-foot pull through sites as well as back in sites and rental cabins.

Other amenities include a clubhouse, pool and spa, fitness center, dog agility course, wood shop and craft room. On-site activity directors also keep guests busy with ice cream socials, pizza and margarita nights as well as craft and game nights. Other activities include guided bird and butterfly tours and riverboat excursions along the Rio Grande. See it all at [www.bentsenpalm.com](http://www.bentsenpalm.com).



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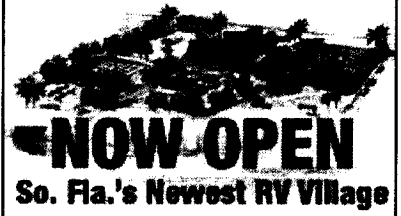


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## Silver Palms RV Village

Silver Palms RV Village is one of south Florida's newest upscale RV resorts. Less than a half mile from the northern tip of Lake Okeechobee, the \$15 million resort features a private members lounge, a 9,000-square-foot clubhouse, a 300-capacity ballroom, a resort-size pool and hot tub, and a 1,000-square-foot fitness center in addition to tennis, pickleball, volleyball and shuffleboard courts. The resort, which will eventually have 512 sites, is also conveniently located within a mile of Publix, Home Depot, Wal-Mart and numerous restaurants. Tampa, Fort Myers, Orlando, West Palm Beach and Miami are also within easy driving distance of the resort. The Village just opened in March and developer Bill Harvey has already sold nearly one third of the 167 sites in the resort's first phase at prices ranging from \$55,900 to \$77,900. [www.silverpalmsrv.com](http://www.silverpalmsrv.com).



## The Great Outdoors RV Nature and Golf Resort

The Great Outdoors RV Nature and Golf Resort in Titusville, Fla., is celebrating its 20th anniversary this year.

A pioneer in the RV resort industry, The Great Outdoors is a 24/7 guard-gated community with over 3,000 acres of land with native egrets, deer and quail along with 1,534 sites for towable and motorized RVs, park models, and luxurious custom-built resort homes — each of which are assigned to product specific areas.

"It's like a complete little city here," said Judy Willeke, a director of the resort, which is 30 minutes from the major Orlando attractions, eight miles from the Kennedy Space Center and a short drive from Cape Canaveral, a popular embarkation point for the cruise ship industry.

"We have our own Internet café and fine dining restaurants. We have a beauty and nail salon where our owners can get a massage with an acupuncturist. We also have our own full-service post office and bank with a drive-through golf cart window; our own interdenominational church and Eagle's Pride, an on-site RV parts and repair service," Willeke said.

And the on-site amenities don't stop there. The Great Outdoors also offers a par 71 championship golf course, aqua range, putting green and chipping area; fully stocked fishing lakes with largemouth bass, black crappie, bluegill, perch and catfish; eight lighted shuffleboard courts; four tennis courts; and a 14,000-square-foot clubhouse for parties, dances and barbecues. "We often have big bands and orchestras that we bring in," Willeke said. The resort also features three heated swimming pools, three hot tubs as well as a health club with a bathhouse and exercise/weight room.

And while there is a keen focus on resort amenities, The Great Outdoors also puts a heavy focus on nature, providing habitat areas for numerous land animals and birds, including the colorful "painted bunting," a rare and stunningly beautiful red, blue and green bird whose habitat has been destroyed in many areas of Florida. The Great Outdoors not only preserves habitat for the painted bunting and other species, but recently opened a 2,795 square-foot nature center, which provides a wildlife museum, nature programs and meetings as well as hiking expeditions.

RV sites start at \$55,000, while RV sites with ports and/or 428 square-foot executive suites cost more. Park models start at \$90,000, while homes range from \$180,000 villas to custom built resort homes, which start at \$250,000.

Monthly dues are only \$188 a month and include water, sewer service, daily trash pickup, 62-channel cable television, lawn maintenance, sprinkler system on each site, and 24-hour security. The resort also offers propane services and dump stations. And while the average age of The Great Outdoors buyer is 59 to 60, the resort is not age restricted. "We welcome children and grandchildren," Willeke said. [www.tgoresort.com](http://www.tgoresort.com). ■

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