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Final site plans of phases 2 and 3 approved for Southern Leisure RV Resort

Developer Alan Wallace speaks to the Chiefland City Commission.

Story and Photos
By Jeff M. Hardison ©
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CHIEFLAND -- The four Chiefland City Commission members present Monday night (Aug.

12) for their duties as a Planning Board and as local legislators approved 4-0 the Southern Leisure RV Resort Phase 2 and 3 Final Site Plans.



(from left, facing right) City Commissioner Rollin Hudson (seated), Chiefland Vice Mayor Tim West (standing), Mayor Chris Jones (seated) and City Commissioner Norman Weaver look at the paper version of the Southern Leisure RV Resort Phase 2 and 3 Final Site Plan, and they are joined from the other side of the papers by City Manager Mary Ellzey and developer Alan Wallace.

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(from left) Vice Mayor Tim West, City Commissioner Rollin Hudson and Mayor Chris Jones listen to answers from Fire Chief James Harris about the RV resort being developed near Walmart.



(from left) Chiefland Wastewater Supervisor Randy Wilkerson, Chiefland Police Chief Scott Anderson and Fire Chief James Harris are seen as the city's fire chief shares information about firefighting in regard to mobile homes.

Developer Alan Wallace was present to answer questions and to hear feedback from

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the elected municipal leaders.

At one point, Wallace let City Commissioner Rollin Hudson know that he was insulted by Hudson repeating statements the city leader alleged to have heard from people that this resort was going to be “a trailer park.”

This is a high-end RV resort, which will have some number of park models, similar to the ones at Williston Crossings in the City of Williston, on the eastern end of Levy County.

Even the permanent park model structures planned for Southern Leisure RV Resort, which are manufactured homes, are not low-rent structures, starting at least in the \$100,000 range.

Hudson said more than once that he was “bombarded” by several people, both inside and near to Chiefland, who reportedly expressed their concern that this development would become a trailer park. Despite Hudson seeing the progress at this development with his own eyes very often, he was unable to tell any chronic complainers that their worrisome questions were meritless, based only the vapor of folks who draw conclusions about future conditions based on nothing more than pure gossip.

Phases 2 and 3 of this RV resort will include 278 total lots, with 149 of them designated as spaces for park models.

Hudson said he personally does not like the idea of 140-plus park models, although the development he has seen so far looks fine.

“When you see how we landscape these homes,” Wallace said, “it’s never going to be a trailer park.”

Wallace told everyone who listened that he and the other developers cannot afford to have Southern Leisure RV Resort be a trailer park for it to be a successful investment.

Not only are there minimum standards for the RVs parking there for no longer than 180 consecutive days, but this RV resort is for people aged 55 years and older exclusively.

Wallace shared with the listeners that he intends to build a 5,000 square-foot pavilion, as well as a gym and other structures to serve the needs of the residents at Southern Leisure RV Resort.

Additionally, since the sewer lift station to serve this subdivision will need a bigger wet well for the wastewater lift station to function, Wallace is funding the city’s infrastructure improvement in that regard.

Chiefland Wastewater Supervisor Randy Wilkerson said his department is working on determining costs to complete this part of the infrastructure improvement that is slated to happen.

City Commissioner Hudson, still showing some degree of resistance to accepting economic growth in Chiefland, asked Fire Chief James Harris what the chief thought about the park models. Harris answered that it’s like he had told Hudson the other night when they were talking about this.

Park models are basically mobile homes, Chief Harris asserted.

Even in a city with fire hydrants, trucks, other equipment and firefighters, Harris said, mobile homes are lost to fires quickly.

“Are you asking me, ‘Can we handle it?’,” Harris said to Hudson. “I can’t answer that. I don’t know how far apart they’re going to be. I don’t know what they’re made of. I don’t know what the fire rating is on them. All I know is they’re mobile homes.”

Wallace shared facts about fires and mobile homes and RVs from what he has seen.

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“An RV will burn down before the fire department gets there,” Wallace said. “It’s engulfed in flames within three or four minutes.”

After more than three decades of being in the industry of RV resort development, Wallace was able to share more insight.

“In 35 years of this business,” he said, “we have had no mobile homes burn down. And we’ve had maybe 10 RVs burn down. And the 10 RVs were burnt to the ground within three or four minutes.”

Chief Harris said a mobile home is basically destroyed within 15 minutes after it catches fire.

City Commissioner Norman Weaver made a motion to approve the final site plans for phases 2 and 3 of Southern Leisure RV Resort, including the upgrades required for the lift station. Weaver’s motion was seconded by Vice Mayor Tim West. Hudson and Mayor Chris Jones also voted in favor of the motion.

Southern Leisure RV Resort is located east of Walmart at 505 N.W. 21st Ave.

People can take golf carts from their RVs or their park model homes there to go to Walmart and other stores on the east side of U.S. Highway 19, with Barbecue Bill’s on Northwest 19th Avenue as a southern boundary for golf carts and Northwest 23rd Avenue (also known as Northwest 120th Street or Levy County Road 320 East) as the northern border for golf cart traffic.