

H23-15

WEEKI WACHEE PRESERVE

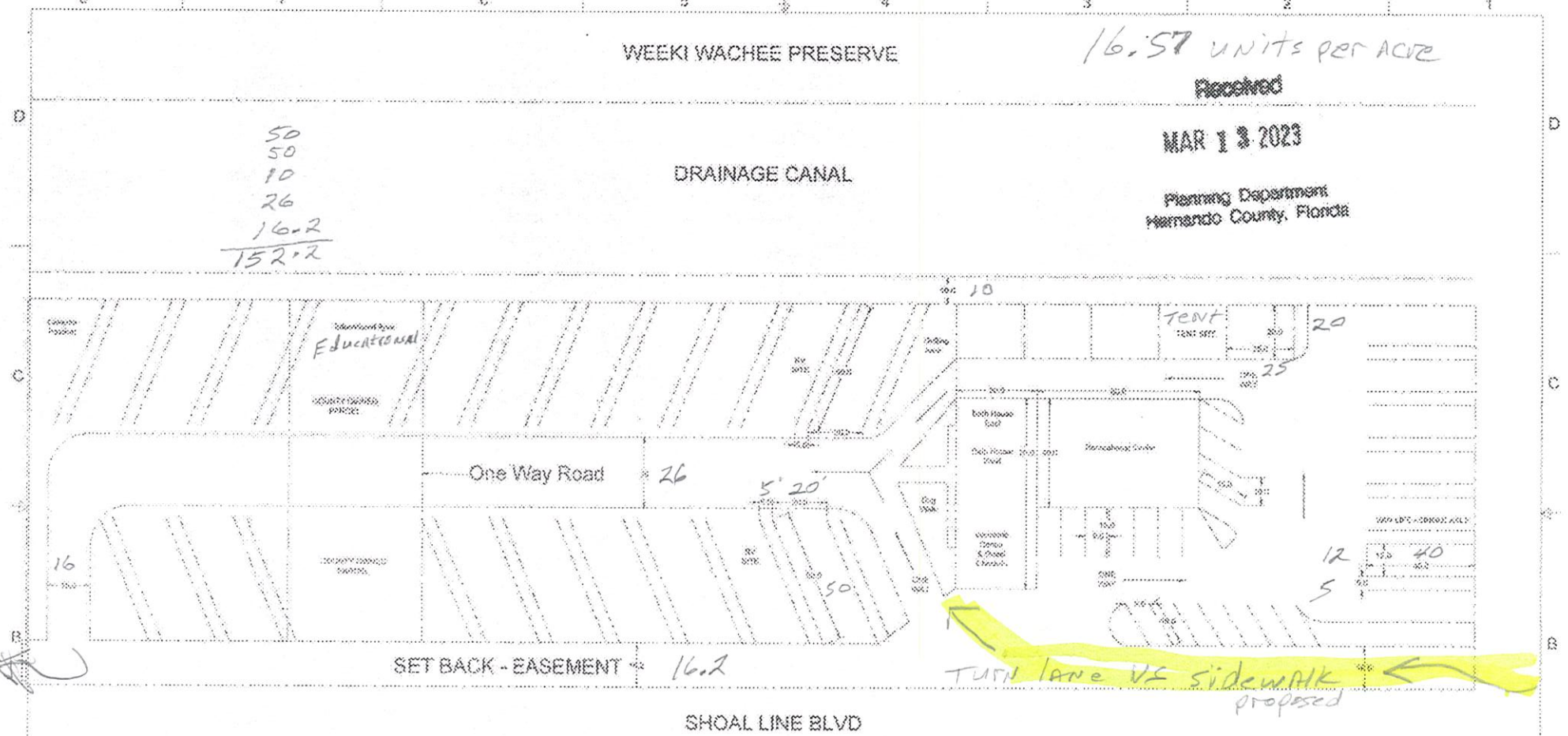
16.57 UNITS PER ACRE
Received

MAR 13 2023

Planning Department
Hernando County, Florida

50
50
10
26
16.2
152.2

DRAINAGE CANAL



SHOAL LINE BLVD

Resort Amenities:

- Welcome Center is the guests first stop and will provide information on local Adventure Coast related entertainment, activities and dining options.
- Recreational Center will house free family friendly activities including but not limited to movie room, arcade, and board games. As well as a large indoor sitting area.
- 24 hour access to His and Hers bath houses offering private lavatories and shower facilities.
- Outdoor public areas include a covered pavilion, fire pit, dog walk, multiple green areas with lush vegetation, kayak and paddle board launch as well as designated area for shoreline catch and release fishing.
- Education area offering visitors a place to view and observe local plant and wildlife including the abundances of fish and turtles that call this canal home.
- All sites include a divided green zone with planted vegetation providing privacy and aesthetics.
- Multiple grilling stations throughout the property allow for outdoor family friendly dining.

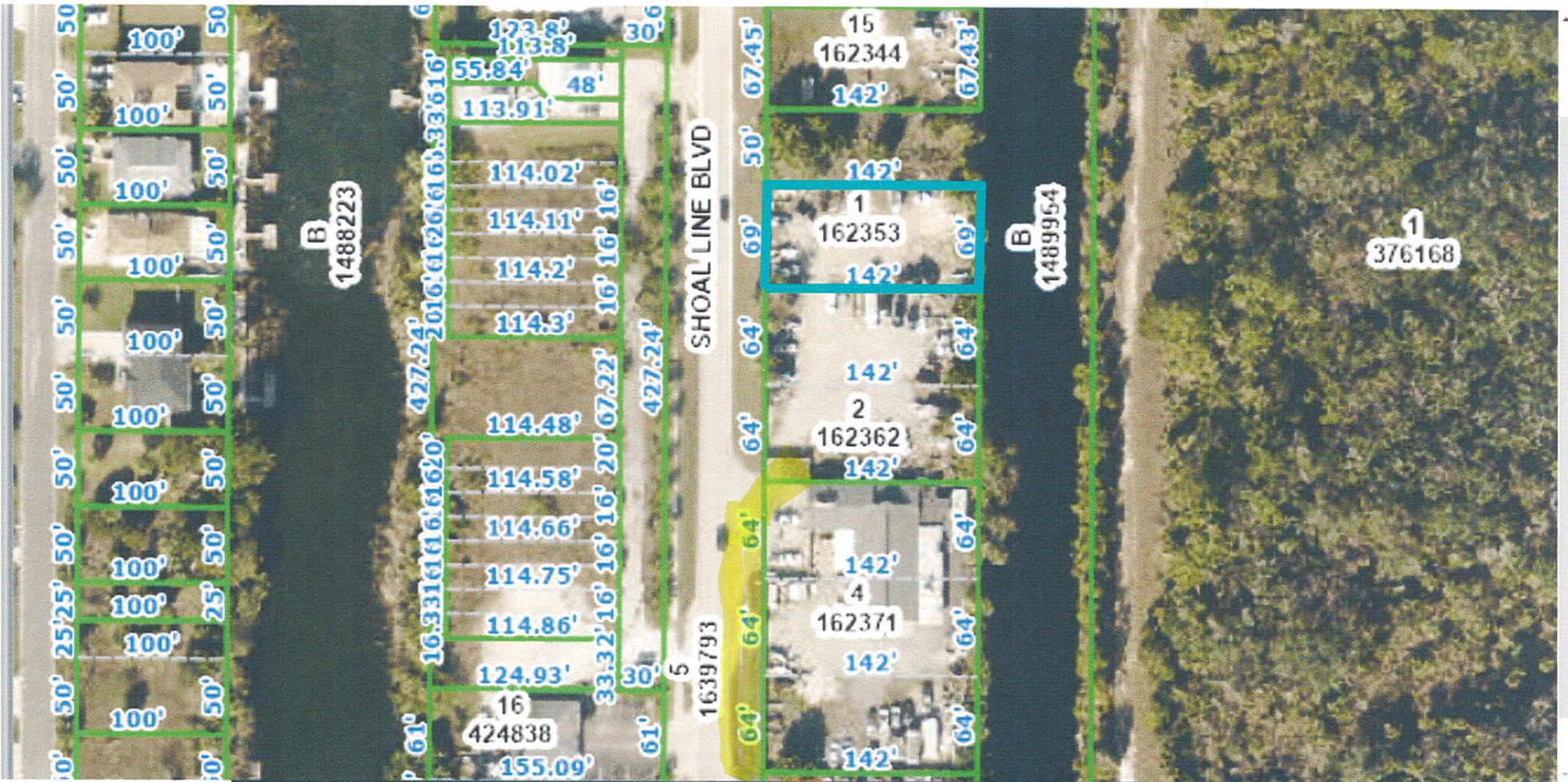
Resort Layout & Master Plan:

- We look forward to working with the Hernando County Arts Council to have local artists paint and or decorate the existing privacy fence in a manner that showcases the beauty of the Adventure Coast.
- The interior fence line will be lined with bamboo and palms to act as noise cancelling greenery and beautification.
- County owned parcel will be designated as a green space with an emphasis on education and outdoor enjoyment. We look forward to partnering with the County to design and deploy a fixed bridge crossing the canal providing public access to the preserve.
- All roadways to be sea shell or similar type materials to reduce run off. No asphalt surfaces are being proposed.
- RV site pads are anticipated to be decorative pavers offering a permeable base reducing storm water run off.
- All sites include a green zone providing beauty as well as privacy and noise cancellation.
- All RV sites offer a dual 30 amp & 50 amp electrical connection along with private water and sewer connections.
- WiFi will be offered throughout the premises for guests enjoyment.

KNB	10011 30th Street, Suite 100 Tampa, FL 33613 Tel: 813-988-0000 Fax: 813-988-0001	Planning Title: R-1000 (Resort)	Planning Code: R-1000
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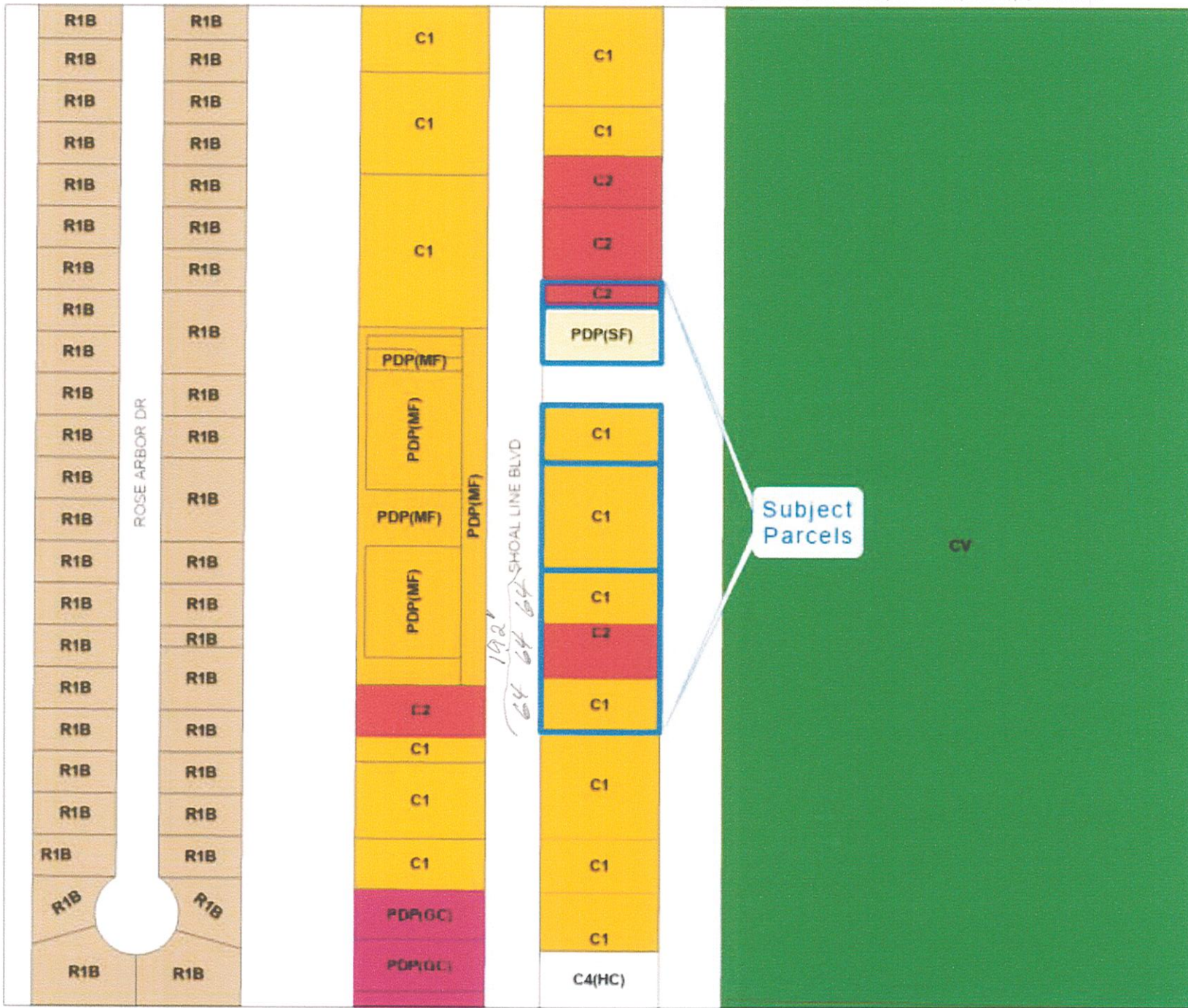
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H-23-15

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, abutments, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HO)
AR1	PDP(IND)
AR2	PDP(L)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PDF)
CM1	PDP(REC)
CM2	PDP(RR)
CPOP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending

