

Item 12540
H-23-15
Carlo Zarcone

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
CITIZEN SIGN-IN SHEET
EXECUTIVE SUMMARY

Received
AUG 07 2023
Planning Department
Hernando County, Florida

This affidavit attests that the attached **original** citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H23-15

Applicant Name: Carlo Zarcone

Public Inquiry Workshop Date: Friday July 28th @ 5:30pm

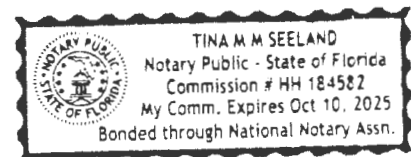
Carlo Zarcone
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 28th day of July, 2023, by Carlo Zarcone who is ☒ personally known to me or ☐ produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Tina M Seeland
Signature of Notary Public
Tina M Seeland



Notary Seal/Stamp

Executive Summary of PIW

Product Description/Objective

This is going to be an upscale RV resort converted from an Auto Body & Paint shop and County & State vehicle impound.

Target Audience

This RV resort is intended to accommodate those vacationers that prefer to travel the country while staying in their own logging throughout their trip rather than Hotel to Hotel.

Competition

There currently is no other short-term RV Park within 6 miles of our location and we are ideally positioned for our guests so they can easily have walking access to restaurants, bars & grills, live music, boat rentals, offshore charter fishing & diving, beaches, and shopping.

Risk/Opportunity

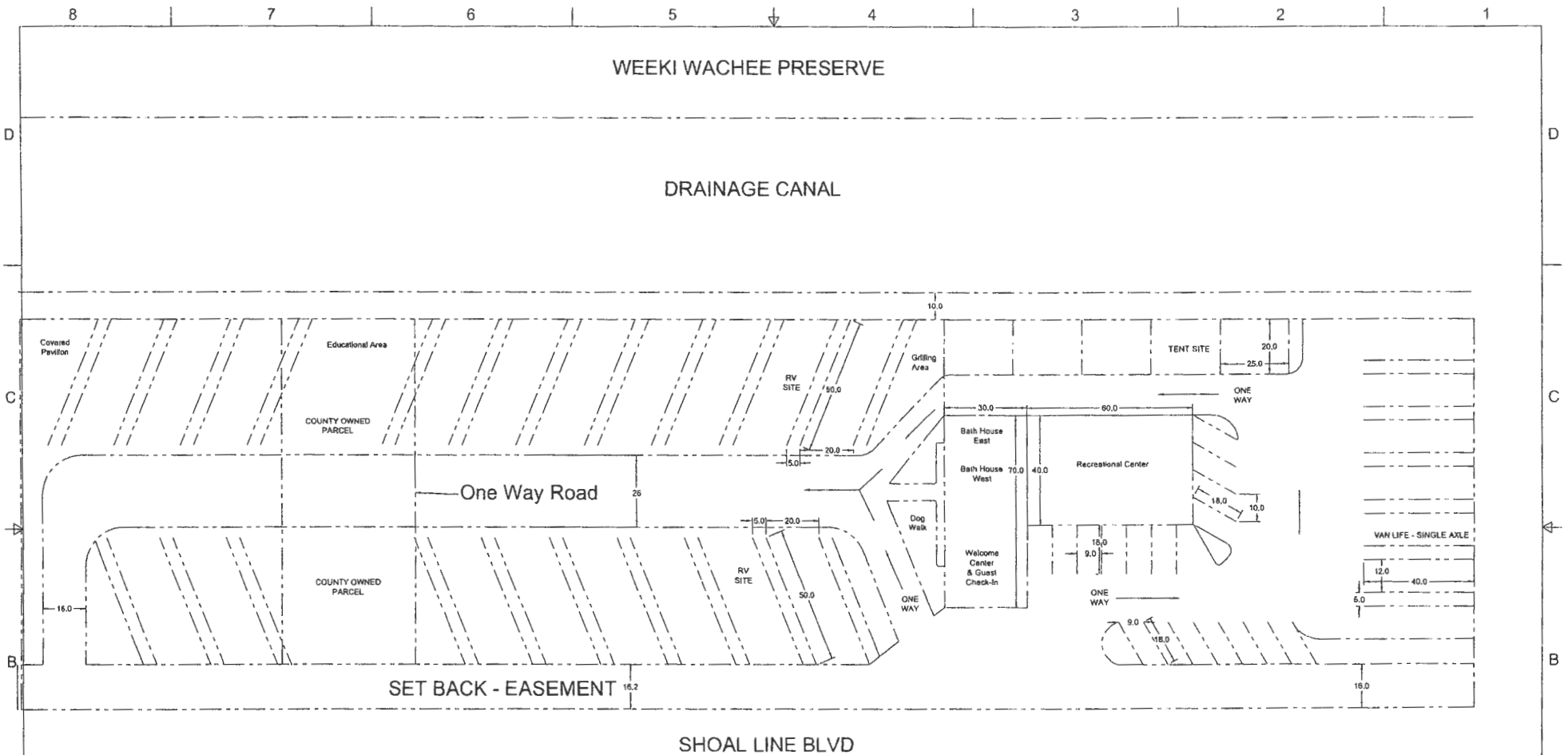
1. The rezoning would benefit everyone in the surrounding community by replacing what is now a business that no longer is a complementary fit in this rapidly growing area which has become mainly a beautiful and inviting setting for family, friends, and outside visitors.
2. We are confident that this conversion of land use will positively encourage the surrounding businesses to make their own improvements to keep with the beautification of Hernando Beach, AKA The Adventure Coast.

Questions Asked

1. Max & Min amount of time a RV can stay.
2. How will the waste be removed?
3. Will RV's have a safe place to park while checking in?
4. Will it have evening security gates?
5. Will there be a gift shop and/or Dining?
6. Will there be a bath house for guests?
7. What is primitive camping?
8. Can people live in the park?
9. Why is there going to be a bridge going into the preserves?
10. Is there land contaminated from the prior names business on the property?
11. Will the county be collecting a bed tax?
12. Will there be BBQ & fire pits on the property?

WEEKI WACHEE PRESERVE

DRAINAGE CANAL



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 abundance 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 cancelation.
- All RV sites offer a dual 30 amp & 50 amp electrical connection along with private water and sewer connections.
- WiFi will be offered through out the premises for guests enjoyment.



KNB CONSTRUCTION & LLC
11111 S. De Soto Ave. #11111
FT. GORDON, FL 32117
KNB-Construction@Yahoo.com
License No. EC1000000

Project:
R Tates

Drawing Title:
R Tates Camp

Drawing Scale:
1:210

Sheet:
1/2

Author:
Nathan Burde

Drawing Date:
2/16/2023

Sheet:
1/2

(49) Total:

Print Name	Address
Judy & Ron Zellmer	Carlos Court H.B.
Gary & Joan Kirchner	4055 Casa Cr. H.B.
Ray & Jan Olson	3359 TUNIKS CAP DR.
Dawn Kyczek	3141 Shoal line HB
MARY / GOSZKOWSKI	4472 FLOWER DR
Carol Crane	3992 Gulf Coast
Jeff Perlman	4020 GULFVIEW DR.
Jim & Michelle Tentress	3402 Golfview
Jan Davis	5087 Buccanon Blvd
MARSH STAMMKEE	3456 COBIA DR HB.
Sean & Julie Bradley	3351 Croaker Tr.
Steve Raymond	3456 COBIA DR
Don Bower	3269 SEA GRAP DR.
Patricia Bowers	3269 Sea Grape DR.

Print Name

Address

Kandy Griswold

3389 Holly Springs Ln. HB

Richard Garrison

10114 LYNNHAVEN RD SPRINGHILL FL.

Dana Polyn

4295 Newport Drive HB FL

Rudolph Wise

17129 Haddon Dr Hudson, FL

Yann +
Jacqueline Mikendeau

4138 Pine Dale Ct, HB.

David Colon

6419 Free Port Dr

Jo Ann Bester

4300 Delun Dr. AB 34607

Sue Dyer

4030 Flamingo Blvd. HB

Dana Delia

7250 West Wind St

We DON'T
NEED AN RV
PARK

Stephen Murphy

4075 Flamingo Blvd

Chris Morrissey

4020 GULFVIEW DRIVE HB, FL

KYLE HOLLAND

3291 GULF COAST DR

BARRY HOLLAND

3291 GULF COAST DR

Richard Waters

3307 Mangrove Dr, HB.

Print Name	Address
Charles Greenwell	3267 Flamingo Blvd. HB 34607
CHARLEY ROGERS	4074 GULF COAST HB.
Angela Frank McCabe	2037 Coachman Rd
Emilee Sullivan	9450 LORNDAL CIRCLE SH.
Tina M Seeland	4034 Croaker Dr H.B
DAVID JONGWARD	2514 JAWA PLUM AVE SRP
Fabio BARROSO	4025 BLUEFISH DR.
Vennika Ingward	2514 Java Plum Ave SRP
Garrett Kream	7360 Francis Dr.
Sosiph Zorum	4269 Colos Ct.

Print Name

Address

Jane Adams

4559 Gulf Stream, Hernando, FL

