

# HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-23-15 Official Date Stamp:



Application to Change a Zoning Classification

**Application request (check one):**

- Rezoning  Standard  PDP
  - Master Plan  New  Revised
  - PSFOD  Communication Tower  Other
- PRINT OR TYPE ALL INFORMATION**

**Received**

**MAR 08 2023**

Planning Department  
Hernando County, Florida

Date: \_\_\_\_\_

**APPLICANT NAME:** Carlo Zarcone

Address: 3222 Shoal Line BLVD  
 City: Hernando Beach FL State: FL Zip: 34607  
 Phone: 352 428-0327 Email: rtatesautobody@gmail.com  
 Property owner's name: (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: Same as Above  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 162335/162344/1489954/162353/162362/162371
2. SECTION 13, TOWNSHIP 23, RANGE 16
3. Current zoning classification: C-2
4. Desired zoning classification: PDP Recreational
5. Size of area covered by application: 76112 SQFT or 536 long x 142 Deep
6. Highway and street boundaries: Shoal Line
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDIVAT**

I, Carlo Zarcone Carlo Zarcone, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

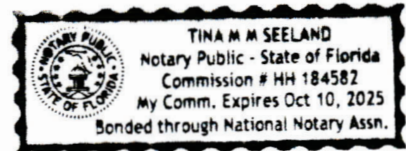
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): \_\_\_\_\_ and (representative, if applicable): \_\_\_\_\_ to submit an application for the described property.

Carlo Zarcone  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 1 day of March, 2023, by Carlo Zarcone who is personally known to me or produced \_\_\_\_\_ as identification.

Tina M Seeland  
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

## Omar DePablo

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**From:** R. Tate's Auto Body Shop Inc. <rtatesautobody@gmail.com>  
**Sent:** Wednesday, March 15, 2023 11:34 AM  
**To:** Omar DePablo  
**Subject:** Re: Lease of County property on Shoal Lind Blvd Portion of Key 1489954

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Omar. Good morning Sir. I can see that there's more to this process than I'd first thought. Scott had reached out to me on Friday with that same information.

I tried to research the steps that were taken for the I property three lots to the south of me, Key# 162291. This 50 feet was part of the same larger parcel including the canal . The records that I had attached in the last email shows that the county had vacated it in 2014 releasing it to the adjacent land owner.I am hoping that the last vacate could possibly simplify my efforts to join my surrounding land

Thank You,  
Carlo Zarcone

**R. Tate's Auto Body Shop, Inc.**  
3222 Shoal Line Blvd. Hernando Beach, FL 34607  
**Direct Line:** 352-596-3896  
**E-mail:** [rtatesautobody@gmail.com](mailto:rtatesautobody@gmail.com)