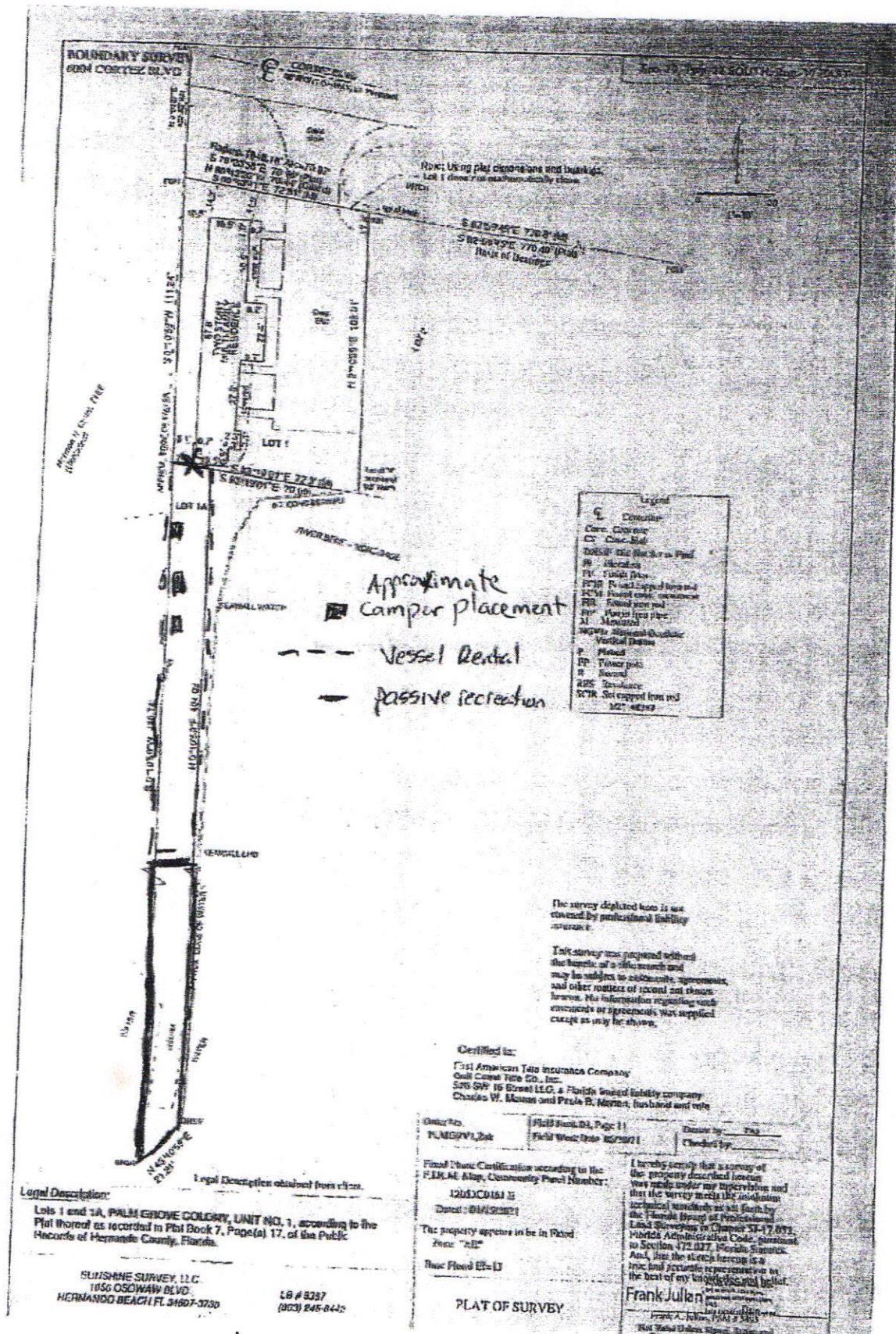


HA527 - Petitioner Exhibit
11/10/20 PZ



H2527 Petitioner Exhibit
11/10/05 P22

11/10/2010 Petitioner Exhibit





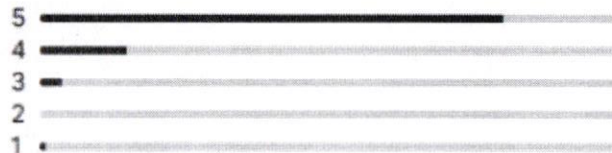
★ 4.74

107 reviews

Most relevant ▾

[How reviews work](#)

Overall rating



	Cleanliness	4.8
	Accuracy	4.8
	Check-in	4.9
	Communication	4.9
	Location	4.8
	Value	4.7

Search all reviews

★★★★★ · March 2024 · Stayed one night

I was concerned being 6'2" that I wouldn't fit in this tiny camper but it was very comfortable. It's a super cute spot, better than the photos show. We had a herd of about 15 manatees visit within 100 yards of the property. The camper was super clean and the theme was great. My wife and I had a great little getaway.



Gayle

Sound Beach, New York

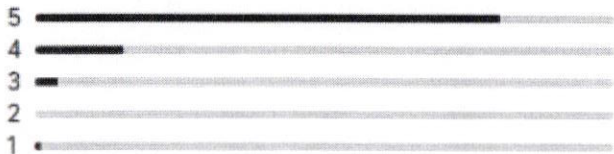
★★★★★ · February 2024 · Stayed one night







I loved staying at The Flamingo Camper. Absolutely adorable, clean and well equipped. The location and setting were amazing! Manatees popping up all over the place! The kayaks were added bonus, highly recommend taking advantage of them, so much beauty and wildlife on the River! Had the best time, highly recommend! Thank you!!

Harold 7 Petitioner Exhibit
11/10/2020 P&Z

★ 4.74

Overall rating



	Cleanliness	4.8
	Accuracy	4.8
	Check-in	4.9
	Communication	4.9
	Location	4.8
	Value	4.7

107 reviews

[How reviews work](#)

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Joanne

Chicago, Illinois

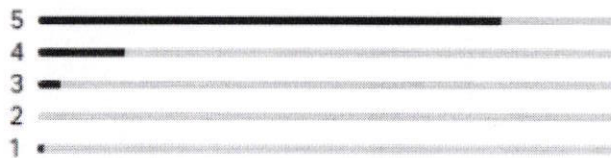
★★★★★ · January 2025 · Stayed with kids

We had a very nice time at Andi's little Flamingo trailer. It was very cute and they put a lot of thought into decor and amenities. I stayed with my 11 year old kiddo and it was perfect for us. As noted in the description it is SMALL, we couldn't stand up inside. But there was a nice seating area outside of the trailer so it felt bigger than it was. There were some plastic plates and a mini fridge. I also really appreciated that there was both a little ac machine and a space heater because the temp dipped to 43 degrees that night, and we were nice and cozy inside. Finally, the locations was so great. We saw manatees in the morning right off the dock. We didn't even need to use the kayaks but we did! It was easy to get to the spring and we saw a lot of beautiful birds and wildlife

H2027 Petitioner Exhibit
11/10/20 P&Z

★ 4.74

Overall rating



	Cleanliness	4.8
	Accuracy	4.8
	Check-in	4.9
	Communication	4.9
	Location	4.8
	Value	4.7

107 reviews

[How reviews work](#)

Most relevant ▾

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Kristin

11 years on Airbnb

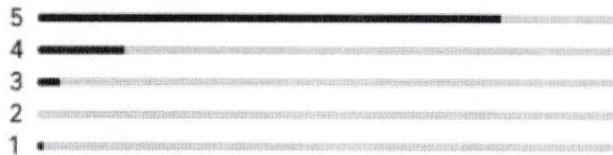
★★★★★ · April 2025

My grandson and I recently stayed at the Funky Flamingo, a vintage camper that exceeded our expectations. Its unique charm and cozy atmosphere made it an ideal accommodation for us. We took full advantage of the beautiful outdoors, spending most of our time exploring the surrounding area, kayaking, canoeing, looking at wildlife, and my grandson fished and played in the sand. We enjoyed relaxing evening with a campfire, stargazing, board games, and music, and I even managed to sleep through the night, a rare feat. Our trip also included visits to Weeki Wachee State Park, Buccaneer Bay, Rogers Park and Sunwest Park. We packed in all of that in two days and not once did I feel rushed. Home now and re-energized. We already booked another trip. The on-site staff were very kind and helpful and gave us great tips for exploring.

H2527 Petitioner Exhibit
11/10/25 P&Z

★ 4.74

Overall rating



	Cleanliness	4.8
	Accuracy	4.8
	Check-in	4.9
	Communication	4.9
	Location	4.8
	Value	4.7

107 reviews

[How reviews work](#)

Most relevant ▾

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Bryan

2 years on Airbnb

★★★★★ · November 2023 · Stayed one night

Strongly recommend, The funky flamingo will forever remain in our minds and we will be back to visit again, getting to float in the canal with the manatees following us around on the kayaks was truly a thrilling experience and can't wait to visit again, the host heard our discussions and provided a much appreciated heater before we could even begin searching, or question as to the location of one. 10 outta 10 can't wait to do it again.



Heidi

Marco Island, Florida

★★★★★ · February 2025 · Stayed one night

This is a beautiful place by the water!

Harbor Petitioner Exhibit
11/10/25 PEZ

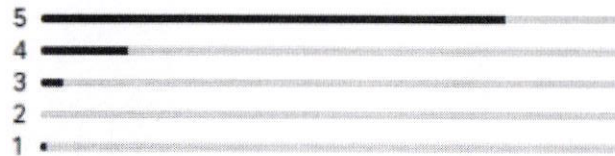
★ 4.74







107 reviews

Most relevant ▾

[How reviews work](#)

Overall rating



	Cleanliness	4.8
	Accuracy	4.8
	Check-in	4.9
	Communication	4.9
	Location	4.8
	Value	4.7

🔍 Search all reviews

★★★★★ · August 2024 · Stayed with kids

The Funky Flamingo is so cute!!! Everything is convenient and easy to find and use. This is a great place to just get away!!! Me n my daughter had so much fun and we enjoyed having a nice little spot to escape the heat and rain. If you're thinking about going I highly recommend this spot!!! Super easy to find and perfectly located near anything you want to do in the area!! So secluded and peaceful to just relax the evenings away!!



Ariaiah
Tampa, Florida

★★★★★ · June 2024 · Stayed one night

Such an adorable Airbnb! We wanted something different than your typical home and we were happy we found this. So cozy and comfy! Peaceful, calm, right next to the water! Convenient to wake up and take out one of the kayaks they provide. Everything was exactly what the listing described. We will be back!

Har027-Petitioner Exhibit
11/10/20 P&Z

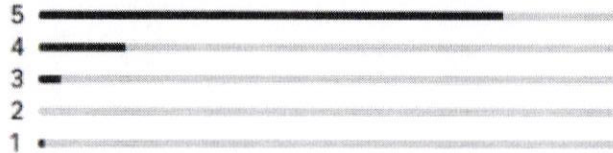
★ 4.74

107 reviews

Most relevant ▾

[How reviews work](#)

Overall rating



	Cleanliness	4.8
	Accuracy	4.8
	Check-in	4.9
	Communication	4.9
	Location	4.8
	Value	4.7

**Claudia**

Asheville, North Carolina

★★★★★ · February 2024 · Stayed one night

Wow- we were so impressed with the funky flamingo! The best Airbnb experience I've had in a long time. We saw manatees right outside! It is such a bonus to have the use of kayaks. I would highly recommend staying here!

**Jessica**

Lakeland, Florida

★★★★★ · December 2023 · Stayed a few nights

The vintage camper was absolutely adorable! The extra large fire pit held a great big fire and the kayaks were in great condition. Paddled up to Hospital Hole and saw plenty of manatee. Stopped by the Upper Deck for food and drinks on the way back. Thoroughly enjoyed our visit!

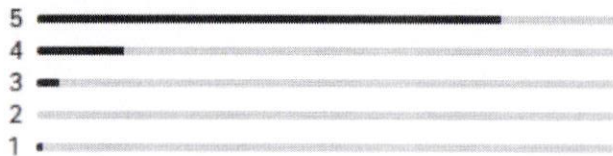
H0507 Petitioner Exhibit
11/10/20 P&Z



H0507 Petitioner Exhibit
11/10/20 P&Z

★ 4.74

Overall rating

 Cleanliness 4.8 Accuracy 4.8 Check-in 4.9 Communication 4.9 Location 4.8 Value 4.7

107 reviews

[Learn how reviews work](#)

Most relevant ▾

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★★★★★ · February 2025 · Stayed with kids

Hands down the best Airbnb I've stayed at so far. This trip was incredibly special because it was my daughter's birthday and her first time flying. It exceeded both of our expectations. The camper was absolutely precious and perfect for the two of us. The kayak was the best part and we were able to see multiple manatees. Everything was so perfect that we're already planning our next trip back.

**Brook**

3 years on Airbnb

★★★★★ · February 2025 · Stayed one night

This was hands down one of the best stays I've had in a long time. The property was extremely clean and exactly what was listed. It was amazing getting to spend the morning watching the manatees right out the door. It was the perfect get away. 100% would book again.

H0527 - Petitioner Exhibit
11/10/25 P&Z

Harbor Pet. Exhibit
11/10/2002





H2027 Petitioner Exhibit
11/02/20 P&Z



Harcort Petition Exhibits
11/10/20 P&Z



Habitat Petitioner Exhibit
11/10/20 PEZ



H2027 Petitioner Exhibit
"Holas Piz"

Cities: Spring Hill, Brooksville, Hernando Beach, Pine Island, Ridge Manor, Bayport, More

Population: 218,150 (2024)



Hernando County, FL

<https://www.hernandocounty.us>



Hernando County

Hernando County, also known as Florida's Adventure Coast, is the geographic center of the state. The location is ideal to start or expand a business.

Departments



HO027 Petitioner Exhibit
"Holas P&Z"

BOUNDARY SURVEY
6004 CORTES BLVD

CORTES BLVD
OF RECORD OWNERS AT PRESENT

LOT 1
LOT 1A

APPROXIMATE CAMPER PLACEMENT
VESSEL RENTAL
PASSIVE RECREATION

Legend

- Camper
- Vessel Rental
- Passive Recreation

Legal Description:
Lots 1 and 1A, PALM GROVE COLONY, UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 7, Page(s) 17, of the Public Records of Hernando County, Florida.

Certified to:
First American Title Insurance Company
Gulf Coast Title Co., Inc.
520 SW 15 Street, Suite 100, Fort Lauderdale, Florida 33304
Charles W. Moore and Paula B. Moore, husband and wife

Survey Information:
Survey No. 12053C0161 II
Date: 01/15/2021
Field Book: 01, Page 1
Field Work Date: 05/20/21
Drawn by: FAJ
Checked by:

PLAT OF SURVEY

Frank Julian
Professional Land Surveyor
No. 12053C0161 II
Date: 01/15/2021
Not Valid Unless Signed, Dated and

H2527 Petitioner Exhibit
11/10/20 P&Z

Property View

Enter Key/Parcel Number Search

Key Number:

89692

Owner:

520 SW 15 STREET LLC
1400 NW 46TH ST
FORT LAUDERDALE, FL 33309-3766
UNITED STATES

Parcel:

R29 222 17 2840 0000 0010
6004 CORTEZ BLVD #1

Description:

PALM GROVE COLONY UNIT 1
LOTS 1 & 1A

MAP: 15A

BOOK: 4028

PAGE: 1312

PLAT BOOK: 44

PAGE: 6

ZONING: INVALID ZONING CODE

ZONING ID #:

SPECIAL USE ID #: -

GIS MAP

00089692

FLOOD: CAE FEMA: 100 YEAR FLOOD

FIRM PAN:

ELEVATION REQ: 71.70

EVAC: A/B

CENSUS: 160625

CITY/CNTY: H HERNANDO

ENTERPRISE ZONE: 0

Elevation Certificates on File

	Date	Document ID
View Document	08/31/2023	113500011910

Permits

	Application #	Permit #	Date	Use Description	Applicant	Status
View Permit	1497537	1497537	02/17/2025	HURR HELENE 24 DAMAG REP	520 SW 15 STREET LLC	FINALED
View Permit	1490664	1490664	10/23/2024	STRUCTURE STABILIZATION	520 SW 15 STREET LLC	FINALED
View Permit	1490302	1490302	10/17/2024	SNKHL/GRD INVESTIGATION	520 SW 15 STREET LLC	CLOSED
View Permit	1468455	1468455	08/31/2023	HURR IDALIA 23 ELEC RECO	520 SW 15 STREET LLC	FINALED
View Permit	1437406	1437406	05/11/2022	ZONING PERMIT ONLY	520 SW 15 STREET LLC	
View Permit	1427913	1427913	02/04/2022	COMMERCIAL ELECTRIC	520 SW 15 STREET LLC	FINALED
View Permit	1422924	1422924	10/12/2021	WINDOW/DOOR REPLACEMENT	520 SW 15 ST LLC	FINALED
View Permit	1422686	1422686	08/10/2021	RESIDENTIAL HTG/AIR	MORTON CHARLES W	FINALED
View Permit	1033724	1033724	11/12/1997	RESHINGLE	MORTON CHARLES W & PAULA B	FINALED
View Permit	1015571	1015571	06/10/1996	WALL SIGN	RIVER POINT LANDING WALL SIGN	FINALED

12

H0527-Petitioner Exhibit
11/10/25 P&Z

Harriet Petitioner Exhibit
11/10/20

