

**APPLICANT:** 520 SW 15 Street LLC

**FILE NUMBER:** H-23-48

**REQUEST:** Rezoning from R-1B (Residential) to PDP(CM)/Planned Development Project (Commercial Marine) with a specific CM-1 use for Boat Rentals

**GENERAL**

**LOCATION:** South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road

**PARCEL KEY**

**NUMBERS:** 89692

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**BCC ACTION:**

On January 9, 2024, the Board of County Commissioners voted 4-1 to adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to PDP(CM)/Planned Development Project (Commercial Marine) with a specific CM-1 use for Boat Rentals with the following **modified** performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
3. Minimum Building Setbacks:
  - Front: 75'
  - Side: 20'
  - Rear: 35'
4. Any proposed boat docks shall meet the minimum requirements of the Marine Construction Code and the Riverine Protection Ordinance (RPO).
5. The southern 200' of the proposed 0.16-acre portion of the project, shall be dedicated as passive recreational.
6. The number of slips shall be limited to seven ~~(7)~~ **(8)**.
  - a. The number of commercial rental vessels shall be limited to five (5). This is a maximum of one (1) commercial vessel per motel rental unit.
  - b. Two (2) additional slips for ~~the property owner shall be permitted for the owner's personal crafts~~ **rental tenant's personal vessels.**
  - c. **A single slip for the property owner's personal vessel.**
7. Commercial rental vessels shall be limited to fourteen (14) feet in length.
8. Boats/vessels shall only be parked parallel to the sea wall.

9. Boats/vessels shall not be double parked (parked side by side).
10. Boat/vessels rentals shall prominently display a rental sticker.
11. All commercial rental vessels shall be fitted with a Prop Guard.