



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025
Board of County Commissioners: January 6, 2026

APPLICANT: 520 SW 15 Street LLC- Jason Soldini

FILE NUMBER: H-25-27

REQUEST: Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)

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

PARCEL KEY NUMBER(S): 89692

APPLICANT'S REQUEST

The petitioner is requesting a Master Plan revision with a rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) on the 0.14-acre parcel to allow the placement of no more than three vintage travel trailers to be used as transient vacation rentals. These would operate in connection with the existing "Old Florida" themed motel and vacation rental business on the north side of the parcel that is zoned C2/ Commercial. The parcel lies behind the C2 property and fronts a man-made canal just above the Mud River. Access is provided from S.R. 50 (Cortez Blvd). Petitioner requests rezoning to Combine PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(REC)/ Planned Development Project (Recreational) to accommodate the requested uses. There will not be significant structures on the property, but docks/boardwalk and a chickee hut are contemplated.

The property is currently zoned PDP(CM)/ Planned Development Projects (Commercial Marine) with a specific CM-1/ Commercial Marine 1 use for boat rentals. No changes are proposed to the existing boundary between active and passive use areas, and no increase in the number of rental boats is being requested.

Since 2022, one vintage trailer has been on-site and used successfully as a vacation rental through June 2025. The proposed use includes placing two additional trailers, for a maximum of three, only within the northern 200 feet of the parcel, near the motel building and a shared guest bathroom. The trailers will have no interior plumbing or sewer facilities.

This zoning was approved on January 9, 2024, with conditions limiting the use to a maximum of five rental boats and restricting the length of boats to 14 feet. The petitioner seeks to remove the 14-foot maximum boat length restriction as it applies specifically to pontoon boats. This would allow for flexibility in offering a larger pontoon boat for Gulf access or for use in captained nature tours. The petitioner intends to maintain the use of 1960s-era vintage boats for rentals but would

like the option to include a larger pontoon boat for guest experiences without increasing the number of rental boats or the overall impact on waterways.

The petitioner requests that boat rentals may be offered to all guests of “Neptune’s Old Florida Adventure Retreats.” This includes overnight guests staying at the motel or in travel trailers, guests staying in associated vacation rental homes under the same resort brand, and day-use guests. Day-use access began in early 2025 on a limited basis, with no more than two bookings per day, and each booking serving one vehicle with a maximum occupancy of four individuals utilizing each boat. Vintage-style boat rentals were introduced in August 2025, and the petitioner is now requesting that these boats be rented to day-use guests as well as overnight guests.

SITE CHARACTERISTICS

Site Size	.14 Acres
Surrounding Zoning; Land Uses	North: AG (Agricultural); Conservation South: R-1B; Single Family East: CM-1, R-1B; Dry Boat Storage/Marina, Single Family West: PDP(SF), Mudd River; Undeveloped
Current Zoning:	C-2; PDP(CM)
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

HCUD currently supplies water and wastewater to this parcel. HCUD has no objection to the requested master plan revision and associated rezoning.

ENGINEERING REVIEW

The subject site is on the South side of Cortez Boulevard, approximately 880 feet southeast of Mary’s Fish Camp Road. The County Engineer has reviewed the petitioner’s request and provided the following comment:

- Commercial design standards for paved driveway access, paved parking, and ADA accessibility compliance required.

LAND USE REVIEW

The petitioner's request is to rezone a 0.14-acre portion of a 3.0 acre split zoned tract to PDP(CM)/Planned Development Project (Commercial Marine) for Boat Rentals to provide boat/water vessels rentals and PDP(REC)/ Planned Development Project (Recreational) for three (3) transient overnight accommodations using restored vintage travel trailers.

Setbacks:

Front: 75'
Side: 20'
Rear: 35'

Boat Docks:

Any proposed boat docks shall meet the minimum requirements of the Marine Construction Code and the Riverine Protection Ordinance (RPO).

Buffers:

The petitioner has not indicated any buffers or screening for the proposed boat rental; however, has indicated only utilizing the northern 200' of the 400' strip for boat rental and associated docks. The remaining 200' would be reserved for passive recreational use.

Comments: If approved, the southern 200' of the proposed 0.16 acre portion of the project, should remain as passive recreational in order to limit boat rental activities and intensity along the river.

Lighting:

The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use.

Parking:

The petitioner shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

Comment: If approved, and it is determined that the existing motel does not have sufficient parking capacity to accommodate the addition of the three vintage trailers, the Petitioner shall be required to provide additional parking in compliance with the Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW

The subject site is located in the Residential Land Use designation on the County's comprehensive plan. The area is characterized by C-3 (Neighborhood Commercial) and CM-1 (Commercial Marine) along Cortez Boulevard and R-1B (Residential) south across from the canal. The petitioner is requesting a PDP(CM)/Planned Development Project (Commercial Marine) with a specific CM-1 use for Boat Rentals PDP(REC)/ Planned Development Project (Recreational) for three (3) transient overnight accommodations using restored vintage travel trailers.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

FINDINGS OF FACT

A Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) is appropriate based on the following:

1. The request for Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) is compatible with land uses abutting Cortez Boulevard and the Specialty Commercial Strategies of the Comprehensive Plan.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) with the following 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. All conditions established under File H-23-48 shall remain in full effect and continue to apply to the subject property.
3. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
4. Minimum Building Setbacks:
 - Front: 75'
 - Side: 20'
 - Rear: 35'
5. Commercial design standards for paved driveway access, paved parking, and ADA accessibility compliance required.
6. The southern 200' of the proposed 0.14-acre portion of the project, should remain as passive recreational in order to limit boat rental activities and intensity along the river.
7. The petitioner shall be required to provide adequate parking for the existing Motel and vintage trailer in accordance with the Land Development Regulations at the time of site plan approval.
8. A maximum of three (3) vintage travel trailers shall be permitted on the subject property.
9. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) 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. All conditions established under File H-23-48 shall remain in full effect and continue to apply to the subject property with the following revision:
 - a. The number of slips shall be limited to seven ~~(7)~~(8). The maximum number of commercial vessels to be moored at any time shall be limited to 5. No commercial vessel shall exceed 14 feet in length. No air boats shall be allowed.
 - i. ~~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.~~
 - ii. ~~Two (2) additional slips for the property owner shall be permitted for the owner's personal crafts rental tenant's personal vessels.~~
 - iii. ~~A single slip for the property owners personal vessel.~~
3. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
4. Minimum Building Setbacks:
Front: 75'
Side: 20'
Rear: 35'
5. Commercial design standards for paved driveway access, paved parking, and ADA accessibility compliance required.
6. The southern 200' of the proposed 0.14-acre portion of the project, should remain as passive recreational in order to limit boat rental activities and intensity along the river.
7. The petitioner shall be required to provide adequate parking for the existing Motel and vintage trailer in accordance with the Land Development Regulations at the time of site plan approval.
8. A maximum of three (3) vintage travel trailers of the same character as the trailer currently on site shall be permitted on the subject property.
9. Day passes shall be allowed for any guests staying within the Neptune Retreat brand, including off-site vacation rentals rental trailers, based on the available parking on the site.

10. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued