

HERNANDO COUNTY ZONING AMENDMENT PETITION



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

Date: 6/9/2025

File No. H-25-27 Official Date Stamp:

RECEIVED

JUN 11 2025

HERNANDO COUNTY ZONING

APPLICANT NAME: 520 SW 15 St LLC

Address: 6004 Cortez Blvd

City: Spring Hill

State: FL

Zip: 34607

Phone: 954-254-3769

Email: jasonsoldini@gmail.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Jason Soldini

Company Name:

Address: 6004 Cortez Blvd

City: Spring Hill

State: FL

Zip: 34607

Phone: 954-254-3769

Email: jasonsoldini@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 89692
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: C1 / PDP CM1
4. Desired zoning classification: C1 / PDP Combined CM1 and REC
5. Size of area covered by application: 0.14 acre
6. Highway and street boundaries: Cortez Blvd
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 AFFIDAVIT

I, Jason Soldini as Manager of 520 SW 15 St LLC, 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): _____

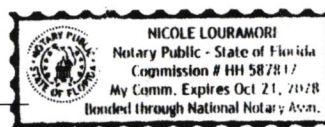
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10TH day of JUNE, 2025, by JASON SOLDINI who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp

NARRATIVE – 520 SW 15 STREET LLC

Proposal

This is a 0.14 acre strip parcel (Lot 1A) of unimproved land located south of a C2 zoned parcel containing a motel. The property is located on S.R. 50 behind the C2 zoned parcel and is located on a man-made canal just above the Mud River. The parcel is currently zoned PDP(CM) with a specific CM-1 use for Boat Rentals. Petitioner is the owner of the property and is now requesting to rezone the strip property to combined PDP to include (CM) and (REC) for the purpose of using a portion of the property for placing no more than three beautifully restored vintage travel trailers to rent out on a transient basis in connection with the established “Old Florida” themed motel/vacation rental business. There is currently one vintage restored travel trailer on site that has been used as a unique vacation rental from 2022 until June 2025, with great success and appreciation by travelers, with no negative impact to surrounding residents.

The subject property was rezoned on 1/9/2024 to PDP(CM) with numerous restrictions including a 14’ maximum boat length and only five rental boats permitted.

The subject 0.14 acre strip is vacant but is adjacent and connected to the petitioner’s existing C2 zoned property on S.R. 50. Access is from Cortez Blvd. (S.R. 50). The surrounding zoning is as follows: to the north across S.R. 50 is AG, to the west is CPDP and PDP REC. Zoning to the east adjacent to subject and along Cortez Blvd. is CM1. Zoning to the east and south is R1B, and those properties are separated from the subject parcel by the canal.

The Petitioner desires to modify and clarify zoning use to permit the following:

- Transient overnight rentals of no more than 3 travel trailers on the subject property in connection with its C2 motel / Vacation Rental use. The campers will be beautifully restored and maintained vintage travel trailers. The travel trailers are intended to be for a “Glamping” experience and will include no interior running water or sewer facilities. A common bathroom is provided on the motel building for camper guest use. They will be located only on the north 200 feet of the strip property in close proximity to the building and guest bathroom. The travel trailers would be placed in this area, while the other unimproved portion of the property will remain used for passive recreational activity. **NO CHANGES TO THE BOUNDARY OF ACTIVE AND PASSIVE USE AREAS IS REQUESTED.** This area will continue to be used for boat dockage and boat rental according to the existing PDP, which was approved 1/9/2024. A copy of the survey/site plan indicating the uses is attached as Exhibit A. Aerials of the property with existing and intended camper placement is attached as Exhibit B.
- There is **NO REQUEST TO INCREASE THE NUMBER OF RENTAL BOATS**, although, the Petitioner requests that the 14’ maximum boat length not apply to pontoon boats. The purpose of this request is to allow the petitioner to have the option of offering a larger pontoon boat for Gulf access rather than river access, while **NOT**

increasing the number of rental boats or increasing impact to the waterways. The petitioner's primary intention is to offer 14' 1960's era vintage style rental boats but also desires the ability to be flexible in the rental boat options for guests and the ability to dock their company owned pontoon boat which will be used for captained nature tours and daily rental.

- The petitioner desires to clarify the "guest use" of rental boats agreement previously discussed in the 1/9/2024 rezoning hearing. In early 2025, the petitioner began to offer LIMITED DAY USE of the property allowing visitors to enjoy the resort amenities during the daytime without requiring an overnight stay. Currently the day use is offered for no more than two bookings, each permitting parking for one car containing up to four people. In August 2025, the petitioner began to introduce the 1960's era vintage boat rentals. The question has arisen as to whether the boats could be rented to "day use" resort guests.

The petitioner requests clarification that boats may be rented to ALL GUESTS of Neptune's Old Florida Adventure Retreats, whether they are staying at the Neptune's Grotto as an overnight or day use guest or whether they are staying at one of the vacation rental homes operating under the umbrella of Neptune's Old Florida Adventure Retreats.

Petitioner requests rezoning to Combined PDP(CM)(REC) to accommodate the requested uses. There will not be significant structures on the property, but docks/boardwalk and a chickee hut are contemplated.

Site and Environmental Characteristics

The entire site is on the water. No structures, other than docks/boardwalk in the water and a chickee hut, are contemplated.

There are no known endangered or protected species on site.

Site Plan

The plan for the site will be consistent with the current use of the property. Since the strip property is not zoned REC, this rezoning will eliminate any code non-compliance for the current use. The existing roadway network can accommodate this request, and there will not be upgrades to signals or roadway network due to this request.

There is existing water supply near the docks, and it is not contemplated that there will be further water or sewer for this site. The adjacent motel owned by Petitioner has water and sewer service and a common bathroom.

Conclusion

This proposal will be consistent with surrounding land uses. The property directly east of the petitioners C2 property on S.R 50 is zoned Euclidian CM-1, as are other properties to the east. Property just west along the waterway AKA Mary's Fish Camp is zoned PDP REC The

proposed changes/use will be very limited and will not be adverse to the public. We request approval of this strip property to Combined PDP(CM) (REC) as stated above.