

From: [Planning Resource Object](#)
To: [Nichole Street](#); [Victoria Via](#); [Michelle Miller](#)
Subject: FW: File #H-25-27 (Applicant Jason Soldini 520 SW 15 Street LLC)
Date: Tuesday, November 4, 2025 12:38:06 PM
Attachments: [File #H-25-27 Rezoning Request.pdf](#)
[Aerial for Key #89692 \(1\).pdf](#)

From: Mitchell Anglin <mdaleanglin@yahoo.com>
Sent: Tuesday, November 4, 2025 12:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Fw: File #H-25-27 (Applicant Jason Soldini 520 SW 15 Street LLC)

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.

This email is in response to a letter (attached) that my wife and I received from Planning and Zoning concerning Jason Soldini's (520 SW 15 Street LLC) request for re-zoning classification for a property located on Cortez Blvd. with canal frontage on Mud River in western Hernando county. The property was purchased as an apartment building by the current owners. We live across the canal from this property.

Since the owner's wife is a Realtor, she knew what was permitted on the property at the time of purchase. It was a small apartment building with frontage on a canal to Mud River. However, the Soldinis chose to start an illegal boat rental and boat delivery business from the property without following county requirements. It's my understanding that after multiple warnings to cease and desist were ignored, the County apparently found it necessary to file suit against them in order to get their attention that they needed to play by the rules and make application for special exceptions concerning boat rentals and those activities that did not comply with the current zoning and permitted uses.

As a result of the county commission working out an agreement for a more restrictive rental plan than requested (after a large number of objections from the community), owners are still not satisfied with the compromise the commission ruled on. Instead, they are now wanting additional concessions for small vintage travel trailer rentals and fewer restrictions on boat rentals. This time they want a master plan revision with rezoning to CPDP to include PDP(REC)/Planned Development Project (Recreational).

This fragile property is not suitable for this. We encourage you to personally take a good look at how little dry, usable land is included in that canal front property. I've attached an aerial view of the property. The portion not already built on is a very narrow strip that has greatly eroded over time, and it appears that a portion of what they want to use doesn't even belong to them. Please refer to the property lines on the aerial view (maybe require a survey). You'll see that it obviously is too narrow to justify more rental units of any kind, much less larger size boats, especially considering the water frontage. The property is already located at a narrow canal that often times gets bottlenecked from recreational boaters and kayakers, as there is a property very close to them that is already zoned for boat rentals. It creates plenty of boat traffic as it is.

The owners of the subject property previously were granted permission for one boat rental per rental unit with a size restriction, but that wasn't good enough for them. Not only do they want more rental units, they've already indicated that they want to do boat tours, scalloping trips and a variety of other recreational activities from the property. Their rental boats take up a lot of space in the canal, and they've allowed other boaters to park their boats there. Due to parking limitations one of their pontoon boats is frequently docked at a neighbor's dock.

Increasing the number of rental units and boat sizes will not only affect the quality of life of the neighborhood, but more importantly it will further upset the fragility of Mud River and the numerous manatee that reside there. It could also become a liability for the County.

So many of the operators of the rental boats pay no attention to idle speed no wake zones, and a video was recorded of one of the boat's powering off a sandbar when the tide was a bit low. That's one of the things that destroys the natural grass bottom that the manatee once thrived on. The river and the wildlife deserve more protection not further opportunities for destruction. Six manatee died in Mud River about two years ago and necropsy results indicated they died from eating a toxic algae. I don't recall a manatee ever dying on Mud River as a result of something toxic they ingested in the 49 years I've lived on Mud River. Their safe food source is quickly disappearing and we're seeing more and more prop scars, even on the baby manatee that are born in Mud River. We need to protect them and their habitat, not create more threats.

The Soldinis had been granted additional benefits and opportunities from the county once already. Please don't open the door for additional changes that will only benefit them and their agenda while degrading the neighborhood and the wildlife that inhabit it.

Please refer to the attachments. Thank you for your time.

Respectfully,
Dale and Patti Anglin