HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one): Rezoning □ Standard □ PDP Master Plan □ New □ Revised

PSFOD \square Communication Tower \square Other

PRINT OR TYPE ALL INFORMATION

Date: 8-11

File No.	Official Date Stamp:
SSOW	NORTH DEVELOPMENT SERVED OF SERVENCE SERVED OCCURITY DEVELOPMENT SERVED OF S
	AUG I I 2025
	BECEINED

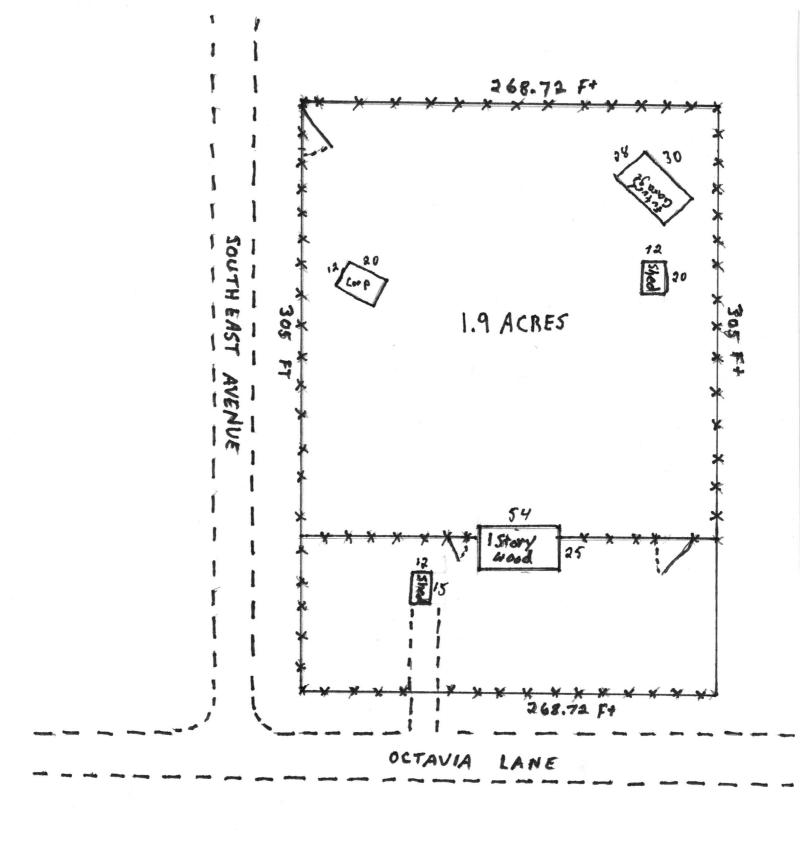
APPLICANT NAME: Robert L DAVIS Jr Tonda I DAVIS				
Address: 7179 Octavia LN City: Wobster Phone: 727-336-4493 Email: Shiznit 57 Property owner's name: (if not the applicant)	State: FL	Zip:_ 33597		
REPRESENTATIVE/CONTACT NAME:				
Company Name:				
Address:	Stata	7:		
City: Email:	State:	Zip		
HOME OWNERS ASSOCIATION: Yes No (if applicable provide n				
Contact Name:	City:	State:Zip:		
PROPERTY INFORMATION:				
24.14/				
1. PARCEL(S) <u>KEY</u> NUMBER(S): \$2010 (6) 2. SECTION, TOWNSHIP 3. Current zoning classification: RIC	, RANG	E		
3. Current zoning classification: RIC				
4. Desired zoning classification:				
5. Size of area covered by application: 1,9 ACTES 6. Highway and street boundaries: Southeast Ave and Octavia LN				
6. Highway and street boundaries: Southeast Ave and	Octovia LN			
7. Has a public hearing been held on this property within the past twe				
		If yes, identify on an attached list.)		
9. Will additional time be required during the public hearing(s) and h	ow much? ☐ Yes 🗖 No (Γime needed:)		
PROPERTY OWNER AFFIDIVAT				
I, Robert Davis Tr and Tondo Davis				
The foregoing instrument was acknowledged before me this delicated to the control of the	ELISSA MARIE ST. GE	RMAIN		
Signature of Notary Public	Notary Public - State of Commission # HH 4 My Comm. Expires Dec	of Florida 70987 c 7, 2027		

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

Notary Seal/Stamp

- 1. 7179 Octavia Lane, Webster, Fl 33597

 I would like to have my zoning changed from 1-R-C to AR
 - 2. My wife is retired and I am retiring soon. I am a combat veteran with PTSD and feel this farm will be good for me. We would like to have a hobby farm (small farm) to produce eggs, and vegetables for our use, and to surplus, for noncommercial use. The property is ideal for this venture. It is partially wooded on 1.9 acres of land. It has a well and septic system. Our house is on the property.
 - 3. The impact to the community will be minimal. There will be some sounds of the animals, but not enough to disturb the neighbors. The coops will be maintained so as to not have disturbing odors. Waste will be composted to add nutrients back to the soil.
 - 4. This will be a small-scale operation.
 - 5. We are committed to responsible farming practices.
 - 6. My wife and I would like to thank the board for taking the time to address our request.



INSTR #2024061098 BK: 4475 PG: 1783 Page 1 of 2 FILED & RECORDED 10/2/2024 4:01 PM KGG Deputy Clik Doug Chorvat, Jr., HERNANDO Country Clerk of the Circuit Court Rec Fees; \$18.50 Deed Doc Stamp; \$2,030,00

After Recording Return to: Scotti Little Gulf Coast Title Co., Inc. 111 North Main Street Brooksville, FL 34601

This Instrument Prepared by:
Scott Little
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): R36 122 21 0870 0410 0100 File No.: 24089904

WARRANTY DEED

This Warranty Deed, Made the 25th day of September, 2024, by Scott A. Dotson, a single man and Debra Ann Harmon, a single woman, whose post office address is: 1088 Main St., St. Francis, ME 04774, hereinafter called the "Grantor", to Robert Davis Jr. and Tonda Davis, a married couple, whose post office address is: 7179 Octavia Ln., Webster, FL 33597, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hernando County, Florida, to wit:

Lots 10 and 11, Block 41, RIDGE MANOR ESTATES, UNIT NO. 2, as per plat thereof, as recorded in Plat Book 10, Page 2, Public Records of Hernando County, Florida.

The property is the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

	IN WITNESS WHEREOF, Grantor has hereunt above written.	o set Grantor's hand and seal the day and year first		
	SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES TWO SEPARATE DISINTERESTED WITNESSES REQUIRED			
	Unid on dre out Witness 1 Signature	Scott A. Dotson		
	Witness 1 Printed Name and Post Office Address: Cindy JAndreau P.O. Box 64 57. FLANCIS, Me 04774	Debra Ann Harmon		
	Mary Esparaty Witness 2 Signature			
	Witness 2 Printed Name and Post Office Address: Hasy E. Landry 423 Ulain Street Tranci's, We 14774	· ·		
	State of UE County of Accounty			
	The foregoing instrument was acknowledged before notarization, this 2 → day of September, 2024 They is/are □ Personally Known OR ☑ Produced	re me by means of ⊠ physical presence or □ online by Scott A. Dotson and Debra Ann Harmon. He/She/ <u>privers Licaux c</u> as Identification.		
(Notary Public Signature Printed Name:	(SEAL)		
	My Commission Expires: Online Notary (Check Box if acknowledgment do	one by Online Notarization)		
	My	Mary E. Landry Notary Public Commission Expires 7/5/2029		
9				