

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: 8-11

File No. _____ Official Date Stamp:



APPLICANT NAME: Robert L Davis Jr Tonda J Davis

Address: 7179 Octavia LN

City: webster State: FL Zip: 33597

Phone: 727-336-4492 Email: shizenit577@gmail.com

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

REPRESENTATIVE/CONTACT NAME: _____

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

Contact Name: _____

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 820106
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: RIC
4. Desired zoning classification: AR
5. Size of area covered by application: 1.9 acres
6. Highway and street boundaries: Southeast Ave and Octavia LN
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, Robert L Davis Jr and Tonda Davis, 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

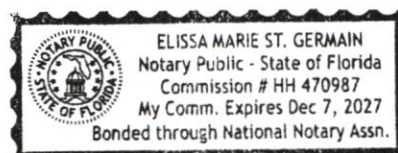
☐ I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

Robert L Davis Jr Tonda J Davis
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11 day of August, 2025, by
Robert Davis Jr, Tonda Davis who is personally known to me or produced FLCL as identification.

Elissa Marie St. Germain
Signature of Notary Public



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*

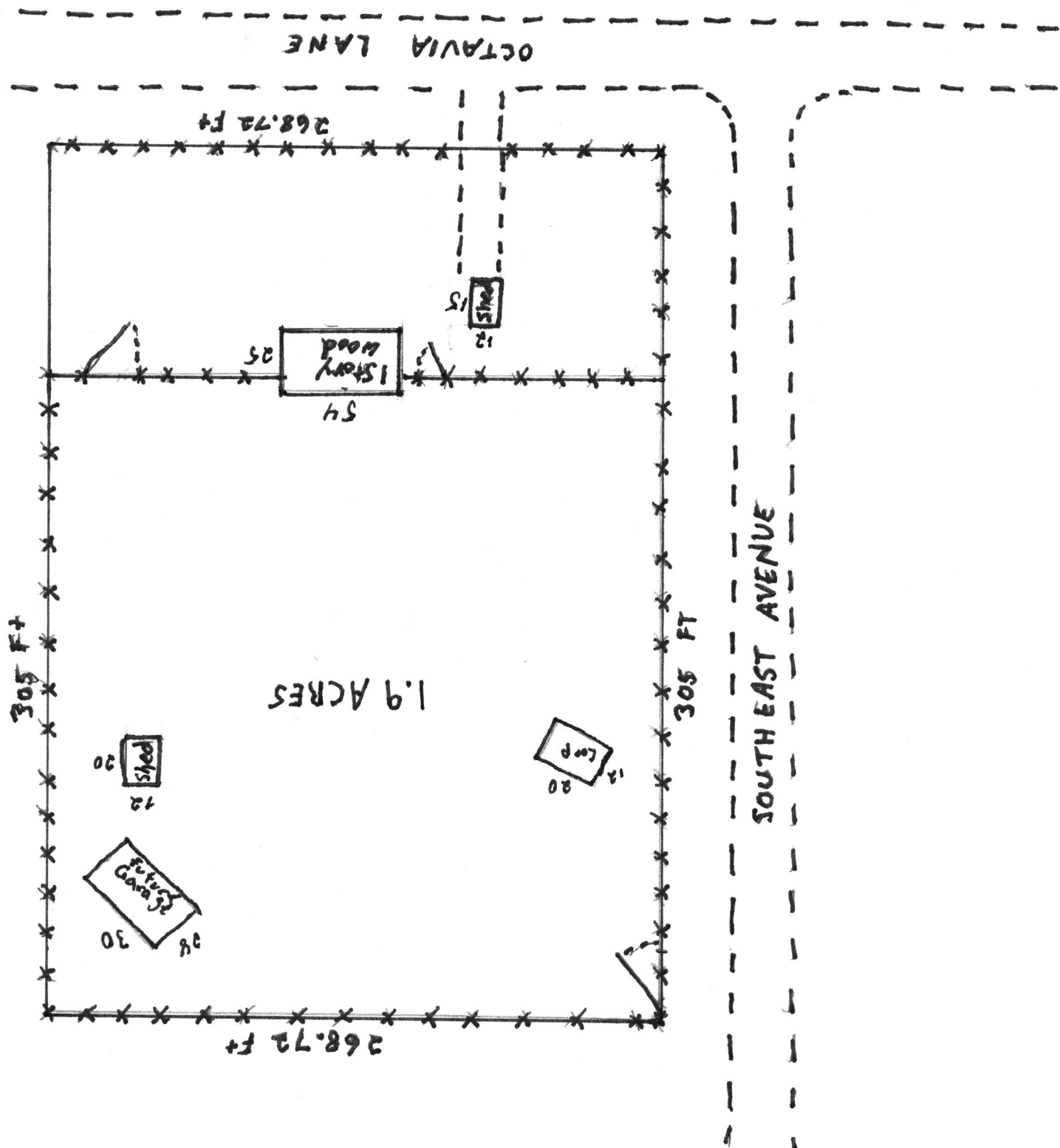
2. My wife is retired and I am retiring soon. I am a combat veteran with PTSD and feel this farm will be good for me. We would like to have a hobby farm (small farm) to produce eggs, and vegetables for our use, and to surplus, for noncommercial use. The property is ideal for this venture. It is partially 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.



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

This Instrument Prepared by:
Scotti 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 hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Cindy Jandreau
Witness 1 Signature

Scott A. Dotson
Scott A. Dotson

Witness 1 Printed Name and Post Office Address:

Cindy Jandreau
P.O. Box 64
ST. FRANCIS, ME 04774

Debra Ann Harmon
Debra Ann Harmon

Mary E. Landry
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Mary E. Landry
423 Main Street
St Francis, Me 04774

State of ME
County of Acroostook

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of September, 2024 by Scott A. Dotson and Debra Ann Harmon. He/She/They is/are ☐ Personally Known OR ☒ Produced Drivers License as Identification.

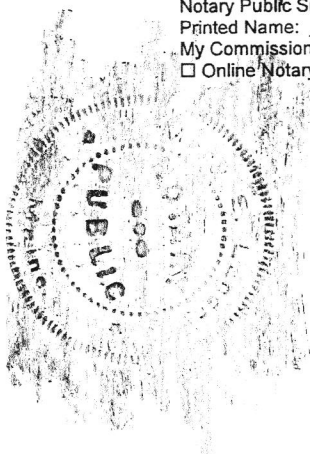
Mary E. Landry
Notary Public Signature

(SEAL)

Printed Name:

My Commission Expires:

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Mary E. Landry
Notary Public
My Commission Expires 7/5/2029