

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: 5/9/25

File No. H-25-22 Official Date Stamp:

RECEIVED

MAY 09 2025

HERNANDO COUNTY ZONING

APPLICANT NAME: Jason Osborne + Erica Cuevas

Address: 12491 Jacqueline Rd

City: Brooksville

State: FL

Zip: 34613

Phone: 352-428-2803

Email: ecuevas0407@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): 999771, 1248359, 999762
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: multi-family
4. Desired zoning classification: agricultural
5. Size of area covered by application:
6. Highway and street boundaries:
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: none)

PROPERTY OWNER AFFIDIVAT

I, Jason Osborne + Erica Cuevas, 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.

Erica Cuevas

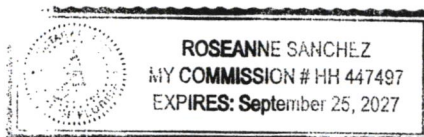
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of May, 2025, by Erica Cuevas, Jason Osborne who is ☐ personally known to me or ☒ produced FLDL as identification.

Signature of Notary Public



Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

Hobby Farm Narrative:

I. Proposal

1.1.

We are looking to add two sheds/barns to our property to start our Hobby Farm.

1.2.

One would be for our goats/donkey that we plan on having on the property and another would be for chickens and rabbits. The space would also be used to start a vegetable/herb/fruit garden.

1.3.

We are looking to be used for personal satisfaction, self-sufficiency, and enjoying a rural lifestyle rather than generating a primary source of income. They offer opportunities for recreation, therapeutic benefits, growing food, and potentially earning extra income.

II. Farm Description

2.1.

Our property size is 4.8 acres and located at 12491 Jacqueline Road Brooksville, FL 34613

2.2.

Current Land Use: We have one Mobile home structure on the property being used as a dwelling.

2.3.

Proposed Hobby Farm Activities would including raising livestock, growing food, learning skills and development.

2.3.1.

Livestock Description: We plan to have about 12 meat chickens, a couple goats, and about 12 rabbits.

2.3.2.

Vegetable/Flower Gardens: We are looking to structure an area about 50 feet from the back lot to host, but not limited to, consider growing easy-to-manage vegetables like tomatoes, green beans, lettuce, carrots, bell peppers, jalapenos, and potatoes. For flowers, zinnias, lavender, hydrangeas, wildflowers, and sunflowers. For Herbs, mint, rosemary, parsley, cilantro, and basil.

2.3.3.

Other Activities: composting and/or raising small animals.

2.4.

Proposed Structures: We want a couple shed/barns to build a chicken coop in, but also contain other animals like rabbits, goats, small cattle, vegetables, and agricultural equipment.

III. Addressing Potential Concerns

3.1.

Noise: We will help to reduce noise levels with the use of screening such as earthen berms, fences, vegetation and structures. We will also maintain the property using low-noise equipment.

3.2.

Odor: We will minimize odor by proper composting, using biofilters, and strategically placing buildings and manure storage areas to minimize odor dispersal.

3.3.

Traffic: As most of these will be far in the back of the property, with fencing and homing structures there will be no traffic concerns.

3.4.

Water Management: Proper water management for this plan will be through efficient irrigation systems, rainwater harvesting, and adapting to seasonal changes. Prioritizing practices like drip irrigation and soaker hoses, which deliver water directly to the roots, can significantly reduce water waste.

IV. Environmental Considerations

4.1.

Impact on Neighbors: We understand that in doing this we could have a large neighbor impact. To control this, we will be informing neighbors about activities like construction, machinery use, or events that can help them understand the farm's operations and address potential concerns early on. We will also be maintaining a clean and well-maintained property, planting buffer strips, and being mindful of noise, outlined above.

4.2.

Soil and Water Conservation: We will be No-Till farming, cover cropping, mulching, composting, and crop rotation.

V. Legal and Regulatory Compliance

5.1.

Zoning Regulations: We confirm our understanding of local zoning regulations will ensure that this complies with any/all.

VI. Conclusion

6.1.

We are committed to a responsible and sustainable hobby farm operation that benefits the community and the environment.

6.2.

We are willing to collaborate with the relevant authorities to ensure compliance with regulations.

6.3.

We thank you for your time and consideration.

VII. Supporting Documents

7.1.

Please see attached for any supporting documents, such as site plans, photographs of the property, or relevant permits.

Structure information

To be added: Barn/detach garage Size Description: 25x40 structures with walls 9 feet high with a peak of 13 feet.

Currently: There is only one current residential use on the property. There is also a 12/20 shed on the property being used for storage of household and mechanical items.