

1506295



**HERNANDO COUNTY ZONING DIVISION
ADMINISTRATOR DECISION APPEAL
APPLICATION**

OFFICE USE ONLY
DATE REC'D

1506205

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Jason Morphet Date: April 28, 2025

Mailing Address: 15421 Bellamy Bros Blvd, Dade City, FL 33523

Phone No. (813)701-6122 Fax: _____

E-Mail: jason@nationsrcm.com

Representative Name (if applicable): Walter Sowa, III, Esq.

Mailing Address: 435 12th Street West, Suite 206, Bradenton, FL 34205

Phone No. 941-840-0820 Fax: _____

E-Mail: walter@sowalegal.com

Address of Property: 5025 Emerson Road, Brooksville, FL

Legal Description: N1/2 OF N1/2 OF SE1/4 OF NE1/4 ORB 390 PG 62

Key No.: 00381722 Zoning District: Hernando County

Homeowners Association Yes _____ No X If yes, name of HOA _____

Contact Name: _____

Contact Address: _____ City: _____ State _____ Zip _____

Signature of applicant or representative: 

RECEIVED
MAY 12 2025
BY: _____

OWNER AFFIDAVIT

I, Jason Morphet, HEREBY STATE AND AFFIRM THAT:

- ☐ I am the owner of the property and am making this application OR
- ☒ I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

[Signature]
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 29TH day of April, 2025
by Jason Morphet, who is (☒) personally known to me or who () has produced
as identification

[Signature]
Signature of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, Walter Sany, LTD, HEREBY STATE AND AFFIRM THAT:

- ☒ I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

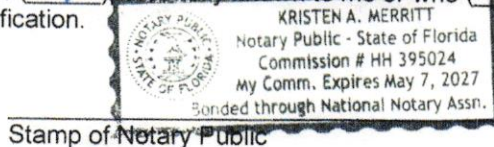
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

[Signature]
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO Minister

The foregoing instrument was acknowledged before me this 29TH day of April, 2025
by Walter Sany, who is (☒) personally known to me or who () has produced
as identification.

[Signature]
Signature of Notary Public



As previously stated, Mr. Morphet and Ms. Gallahue have been damaged. Having three mobile homes versus nine mobile homes absolutely hinders the investment opportunity for funding and development of improvements and infrastructure of the mobile home park. It goes without saying that the costs for improvements and beautification spread over nine mobile homes instead of three mobile homes allows for the distribution of costs over more occupants, which ultimately calls in to question the financial viability of maintaining the park. What was designed as a

retirement investment strategy for a local couple, and a way to beautify the area, has turned out, thus far, to be a disaster. As such, Mr. Jason E. Morphet and Ms. Ayleen N. Gallahue appeal the determination by Mr. Omar DePablo of the loss of nonconforming status of 5025 Emerson Road, Brooksville, Florida.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Walter Sowa, III, Esq.", with a stylized flourish at the end.

Walter Sowa, III, Esq.