

# HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-45 Official Date Stamp:



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: 6-5-22

**APPLICANT NAME:** Salvatore Joseph DeFranco Vanessa Grace DeFranco

Address: 1498 Budowski Rd  
 City: Brooksville State: FL Zip: 34614  
 Phone: (352) 232-8361 Email: BranchingOuttreeService@icloud.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): \_\_\_\_\_ 825769
2. SECTION 25 TOWNSHIP 21, RANGE 18
3. Current zoning classification: RIA
4. Desired zoning classification: AR
5. Size of area covered by application: 3 acres
6. Highway and street boundaries: Budowski Rd
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, Vanessa DeFranco, 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.

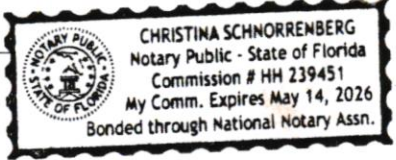
[Signature]  
 Signature of Property Owner

STATE OF FLORIDA  
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10 day of June, 2022, by Vanessa DeFranco who is personally known to me or produced FLDC as identification.

My presence of physical presence

[Signature]  
 Signature of Notary Public

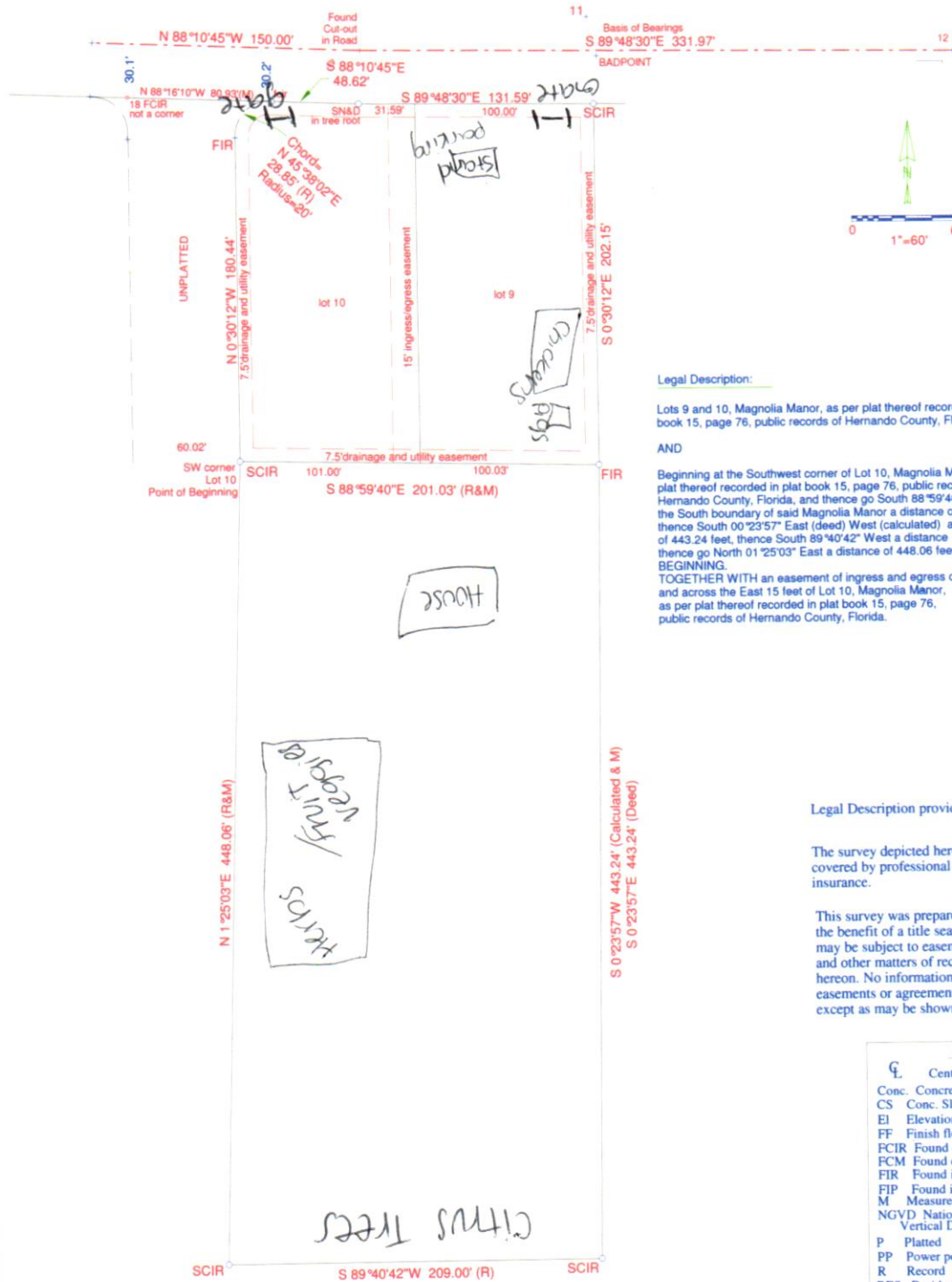


Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

## Narrative for rezoning.

We are applying for rezoning our property on Budowski Rd in Brooksville, FL to Agriculture Residential. We plan to have a large garden / mini farm for harvesting fruits, vegetables and herbs. Also plan on having chickens and pigs for our families use. We plan to plant citrus trees for harvesting. Eventually may have a small produce stand roadside with off street parking.



Legal Description:

Lots 9 and 10, Magnolia Manor, as per plat thereof recorded in plat book 15, page 76, public records of Hernando County, Florida.

AND

Beginning at the Southwest corner of Lot 10, Magnolia Manor, as per plat thereof recorded in plat book 15, page 76, public records of Hernando County, Florida, and thence go South 88°59'40" East along the South boundary of said Magnolia Manor a distance of 201.03 feet, thence South 00°23'57" East (deed) West (calculated) a distance of 443.24 feet, thence South 89°40'42" West a distance of 209.00 feet, thence go North 01°25'03" East a distance of 448.06 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement of ingress and egress over and across the East 15 feet of Lot 10, Magnolia Manor, as per plat thereof recorded in plat book 15, page 76, public records of Hernando County, Florida.

Legal Description provided by client

The survey depicted here is not covered by professional liability insurance.

This survey was prepared without the benefit of a title search and may be subject to easements, agreements, and other matters of record not shown hereon. No information regarding such easements or agreements was supplied except as may be shown.

Legend	
	Centerline
	Conc. Concrete
	CS Conc. Slab
	El Elevation
	FF Finish floor
	FCIR Found capped iron rod
	FCM Found conc. monument
	FIR Found iron rod
	FIP Found iron pipe
	M Measured
	NGVD National Geodetic Vertical Datum
	P Platted
	PP Power pole
	R Record
	RES Residence
	SCIR Set capped iron rod 1/2" #8387

Order No. MAGMAN10.Zak	Field Book 03, Page 09 Field Work Date 04/09/2021	Drawn by: <u>FAJ</u> Checked by: _____
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Flood Plane Certification according to the F.I.R.M. Map, Community Panel Numbers :  
12053C0064 D &  
12053C0177 D  
Dated : 02/02/2012  
The property appears to be in Flood Zone "AE"  
Base Flood Elev=92.6

I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter SJ-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.

Certified to:  
Sal DeFranco

SUNSHINE SURVEY, LLC  
1056 OSOWAW BLVD  
HERNANDO BEACH FL 34607-3730

LB # 8387  
(863) 245-8442

PLAT OF SURVEY

Date  
Frank A. Julian, PSM # 5495  
Not Valid Unless Signed, Dated and Stamped With Embossed Seal.