HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

App	licati	on	req	uest	(0	hec	k one)):
-			/_					_

Rezoning ☑ Standard □ PDP

Master Plan □ New □ Revised

PSFOD $\hfill\Box$ Communication Tower $\hfill\Box$ Other

PRINT OR TYPE ALL INFORMATION

Date: \ \{\infty -1.2025}

File I	No Official Date Stam
	STORY AND RESTAURANT SERVICES AND CONTRACT AND
	to the transfer of the last of
	AUG U 1 2025
	HERNANDO COUNTY ZONING

Date:	and the second s	
APPLICANT NAME: Erran O'Donnell, Sasha Ripa		
Address: 11371) Hide St		
City: Nelki Wachel Ft Phone: 77-992-3456 Email: 11/6	State: Fi	7in: 3(11014
Phone: 771,002 - 21,570 Fmail: 10/0	State	Zip. 3467
Property owner's name: (if not the applicant)		
REPRESENTATIVE/CONTACT NAME:		
Company Name: lennifer lamberdi		
Address: 12499 Hanis Hawk Rd	Ct-t-	7: 2:11-111
City: Week-1 Wacher FE Phone: 352-232-1333 Email: Sochrennifer@g	State: FC	Zip: <u>39.619</u>
HOME OWNERS ASSOCIATION: □ Yes ☒ No (if applicable provide name)		
Contact Name:		
Address: City:	State:	Zip:
PROPERTY INFORMATION:	_	
7.07-115271	will be morged)	
1. PARCEL(S) <u>KEY</u> NUMBER(S): 105 , 0 22 CV 2. SECTION , TOWNSHIP 22	RANGE	10
3. Current zoning classification: ZC	, IV HVGL	
5. Size of area covered by application: 2.3		
6. Highway and street boundaries: Hyde St. mahoning	Ave	
7. Has a public hearing been held on this property within the past twelve in	months? T Yes No	
		dentify on an attached list.)
9. Will additional time be required during the public hearing(s) and how r	nuch?	eded:)
PROPERTY OWNER AFFIDIVAT		
() () () () ()		
I, Erran O'Donnell Sasha Ripa	have thoroughly examined the in	structions for filing this
application and state and affirm that all information submitted within this peti	tion are true and correct to the be	est of my knowledge and
belief and are a matter of public record, and that (check one):		,
	(0	
I will be some of the property and an outborising ().	an Olmandll / Sho	la Dina
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	The bolocally sus	a papa
and (representative, if applicable): John 1987 5. Lorr Boures	1	/) /
to submit an application for the described property.	1//	
	1) 1)	Ma Pina
<u> </u>	Signature of Property Owner	ma ryou
STATE OF FLORIDA	signature of Fraperty Owner	
COUNTY OF HERNANDO	, / /	
The foregoing instrument was acknowledged before me this day ed	e Jitly	20 25 by
From Annell + Socka Downho is personally know	yn to me or produced	as identification.
CHON O SOMMENT TOUSING REPORTED IN KINE IS POSSORILLY KINE IN POSSORILLY KINE IS POSSORILLY KINE IN POSSORILLY KINE IS POSSORIL	in to the or produced	us identification.
^		
Decky Fr. My name	JACOURING JACOURING	
Sidestrum of Notory Diblio	Notary Public	E MARIE MAYS State of Florida
Signature of Notary Public		
Effective Date: 11/8/16 Last Revision: 11/8/16	Bonded through Natio	# HH 285732 Fes Jul 16 2026 Fes Jul 16 2026

HERNANDO CO	OUNTY ZONING AMENDMENT PETITION	File No.	Official Date Stamp:
HERNADO COCNET	Application to Change a Zoning Classification		
37 19	Application request (check one):		
图 建一百	Rezoning ☑ Standard □ PDP		
	Master Plan □ New □ Revised		
CORIOR	PSFOD □ Communication Tower □ Other		
	PRINT OR TYPE ALL INFORMATION		
Date: <u>8-1-25</u>			
APPLICANT NAMI	David E. Soch + Maria C. Soch		
Address: 104	95 Mahoning Ave Walher 1803422 Email: n/a	State: FI	7in: ZUIOIL
Phone: Q13.42	1803477 Email: n/a	State.	
Property owne	r's name: (if not the applicant)		
REPRESENTATIVI	E/CONTACT NAME:		
Company Name	: Jennifer Lombardi 99 Itarris Itank Rol 1 Nacher 32-1333 Email: Sochjennifer@gmail.com		
Address: 1240	19 Harris Hawk Rol		7: 7:11 1:1
City: Week	27 1732 Emily Soula and Cara and all la	State: 1-C	Zip: <u>39619</u>
Phone. 5.72 2	JE 1393 Ellian, Scott Jett Mer C givia Micon	, , ,	
	SSOCIATION: Yes No (if applicable provide name)		
Address:	City:	State:	Zip:
PROPERTY INFOR			
1. PARCEL(S) KI	EY NUMBER(S): 79404 Township 22 classification: RC classification: RC		
2. SECTION	7 , TOWNSHIP ZZ	, RANGE 18	
3. Current zoning	classification: PIC		
4. Desired zoning	classification:		
5. Size of area cov6. Highway and st	reet boundaries: 100 close on 14 le / 14 ld St		
7. Has a public her	reet boundaries: Mahoning Ave / tyce Staring been held on this property within the past twelve months?	Yes W No	AND AND AND THE PROPERTY AND
8 Will expert with	ness(es) be utilized during the public hearings?	Yes No (If yes, ide	entify on an attached list.)
9. Will additional	time be required during the public hearing(s) and how much?	Yes WNo (Time nee	ded:)
PROPERTY OWNE			
I David E. S	och + Maria C. Soch, have thorough	ghly examined the ins	tructions for filing this
application and state a	nd affirm that all information submitted within this petition are true	and correct to the bes	t of my knowledge and
	of public record, and that (check one):	- ,	
1 am the owner	of the property and am making this application OR of the property and am authorizing (applicant): e, if applicable):	in 1 /two and	Ta C Soch
1 am the owner	of the property and am authorizing (applicant):	socn / man	0.3007
to submit an ap	plication for the described property.		
	6/ - al.	cm.	1 lola
	David & Soch	re of Property Owner	L. 4600
STATE OF FLORIDA	· ·	re of Froperty Owner	
COUNTY OF HERN.	4NDO	_1	25
The foregoing instrum	ent was acknowledged before me this day of _FUGU @ Soch who is personally known to me or p	oroduced	, 20, by as identification.
(
44130-49-40-40-40-40-40-40-40-40-40-40-40-40-40-			
tun	STEPHANIE JEAN Notary Public - Stati	NE ROSE	
Signature of Notary Pu	Commission # H-m My Comm. Expires St	447332	
	Bonded through National 9	Notary Assn.	M . C 1/G
Effective Date: 11/8/1	6 Last Revision: 11/8/16		Notary Seal/Stamp

PERMISSION AND AUTHORIZATION AGREEMENT

This Agreement is made and entered into on this	<u>30</u> da	ay of _	June.	2025	, by and
between the undersigned individuals:					

- Property Owner: Erran J. O'Donnell, Sasha N. Ripa
- Authorized Representative: Jennifer S. Lombardi

Purpose:

The undersigned Property Owner hereby authorizes the Authorized Representative to act on their behalf for the following purposes:

1. To include the Property Owner's real property located at: 11320 Hyde St., Weeki Wachee, FL 34614

County of <u>Citrus</u>

- 2. To merge said property with adjacent or nearby parcels as part of a property merger process.
- 3. To prepare, submit, and represent the Property Owner in any rezoning petition, application, or other proceedings related to this property and its merger with other parcels.

This authorization includes the authority to sign forms, attend hearings, and otherwise engage with the appropriate governmental authorities as necessary for the rezoning process.

This Agreement shall remain valid and in full effect until the completion of the rezoning petition process, unless otherwise revoked in writing by the Property Owner.

PROPERTY OWNER: Signature: AMA RAM Printed Name: Sasha Rapa Date: 4/30/25	PROPERTY OWNER: Signature: Printed Name: Printed Name: Date: Dat
NOTARY BLOCK FOR PROPERTY OWNERS State of Floricla	

On this 30 day of June, 2025, before me p	personally appeared
	, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed	to this document and acknowledged that
they executed it voluntarily for the purposes stated herein.	
Witness my hand and official seal.	
Notary Public Signature: Donna Pengane	
Printed Name: Doora Persone	
My Commission Expires: 03/29/2029	
DONNA PERRONE Notary Public - State of Florida Commission # HH 637091 My Comm. Expires Mar 29, 2029 Bonded through National Notary Assn.	
AUTHORIZED REPRESENTATIVE:	
Signature: Jemplanbardi	
Printed Name: Jennifer Lombardi	
Date:	
NOTARY BLOCK FOR AUTHORIZED REPRESENTATIVE	
State of	
County of Herando	
On this 1th day of 1014, 2035, before me pe	ersonally anneared
	ne on the basis of satisfactory evidence to
Witness my hand and official seal. Notary Public Signature:	
My Commission Expires: 7/16/26	
Seal]	
OCCII)	

Narrative

Date: August 1, 2025

Applicant Name: Erran O'Donnell, Sasha Ripa, David E. Soch, and Maria C. Soch

Parcel Alt IDs: 719351, 65226 (properties to be merged via Property Appraiser's office), and 719404

Current Zoning: R1C – Single Family Residential

Proposed Zoning: AR – Agricultural/Residential

Total Acreage: 3.4 acres

Narrative Statement

The purpose of this rezoning request is to change the zoning classification of the subject properties from R1C (single family residential) to AR (agricultural/residential) to allow for greater use and sustainability of the land through agricultural and limited homestead style activities. The parcels are located approximately 2,168' east of Commercial Way and 2,372' north of Hexam Road in Hernando County, FL. The proposed AR zoning aligns with the property's rural character and is consistent with the long-term vision for responsible land stewardship. The location of the properties is within flood zone X.

The applicants intend to utilize the land for the following purposes:

Cultivation of Fruits and Vegetables

The rezoning will support the cultivation of fruits, vegetables, and other crops intended for personal use and small-scale local sharing. This use is in harmony with the surrounding environment and promotes self-sufficiency and local food resilience.

Raising Free-Range Chickens

With AR zoning, the applicants seek to maintain a modest number of free-range chickens for personal egg consumption. The scale of this activity will be appropriate to the size of

the parcel and managed to ensure minimal impact on neighboring properties, with all necessary setbacks and waste management practices in place.

Potential for Grass-Fed Cattle or other Livestock (Personal Consumption Only)

The applicants are also exploring the future possibility of raising a small number of grass-fed livestock (i.e. cattle, pig, goat, etc.) again solely for personal use. Limits of said livestock would be consistent with the AR permitted uses as described in the Hernando County Code of Ordinances Appendix A; Article IV; Section 13-A. This would be conducted under humane, environmentally responsible practices and will not involve any commercial operation or public nuisance.

The transition to AR zoning will not result in a significant change to the physical appearance or intensity of use of the property. The proposed uses are low-impact and will not burden existing infrastructure or public services. Furthermore, these uses support the principles of sustainability, local food production, and conservation — values increasingly embraced by the broader community.

In conclusion, the requested rezoning from R1C to AR will allow for responsible and beneficial use of the property, while remaining compatible with neighboring land uses and consistent with the county's comprehensive plan and zoning objectives. The applicants respectfully request approval of this rezoning application and are available to provide any additional information or documentation needed to support this request.

Sincerely,

Jennifer Lombardi Consultant for Applicants O'Donnell, Ripa, and Soch, et al