

HERNANDO COUNTY ZONING AMENDMENT PETITION



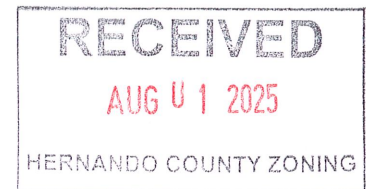
Application to Change a Zoning Classification

Application request (check one):

- Rezoning ☒ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 8-1-2025

H-25-37
File No. [REDACTED] Official Date Stamp:



APPLICANT NAME: Erran O'Donnell, Sasha Ripa

Address: 11320 Hyde St.
City: Weeki Wachee, FL State: FL Zip: 34614
Phone: 727-992-3456 Email: n/a
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Jennifer Lombardi
Address: 12499 Harris Hawk Rd.
City: Weeki Wachee, FL State: FL Zip: 34614
Phone: 352-232-1333 Email: sochjennifer@gmail.com

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

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

- PARCEL(S) **KEY** NUMBER(S): 719351, 65226 (will be merged)
- SECTION 7, TOWNSHIP 22, RANGE 18
- Current zoning classification: R1C
- Desired zoning classification: AR
- Size of area covered by application: 2.3
- Highway and street boundaries: Hyde St. / Mahoning Ave.
- Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
- Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
- Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Erran O'Donnell / Sasha Ripa, 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): Erran O'Donnell / Sasha Ripa
and (representative, if applicable): Jennifer S. Lombardi
to submit an application for the described property.

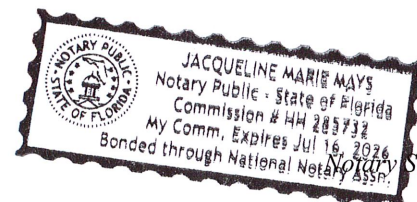
Erran O'Donnell / Sasha Ripa
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11th day of July, 2025, by Erran O'Donnell + Sasha Ripa who is personally known to me or produced _____ as identification.

Jacqueline M. Mays
Signature of Notary Public

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



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- Rezoning ☒ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp: _____

Date: 8-1-25

APPLICANT NAME: David E. Soch + Maria C. Soch

Address: 10495 Mahoning Ave

City: Weeki Wachee

State: FL

Zip: 34614

Phone: 813-380-3422 Email: n/a

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

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Jennifer Lombardi

Address: 12499 Harris Hawk Rd

City: Weeki Wachee

State: FL

Zip: 34614

Phone: 352-232-1333 Email: Sochjennifer@gmail.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 719404

2. SECTION 7, TOWNSHIP 22, RANGE 18

3. Current zoning classification: RLC

4. Desired zoning classification: AR

5. Size of area covered by application: 1.10

6. Highway and street boundaries: Mahoning Ave / Hyde St.

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, David E. Soch + Maria C. Soch, 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**

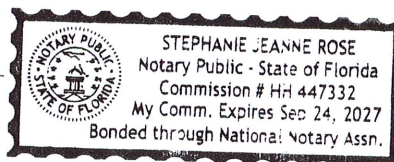
☒ I am the owner of the property and am authorizing (applicant): David E. Soch / Maria C. Soch
and (representative, if applicable): Jennifer Lombardi
to submit an application for the described property.

David E. Soch Maria C. Soch
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1 day of August, 2025, by David + Maria Soch who is personally known to me or produced as identification.

Stephanie Rose
Signature of Notary Public



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

Notary Seal/Stamp

PERMISSION AND AUTHORIZATION AGREEMENT

This Agreement is made and entered into on this 30 day 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
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: Sasha Ripa

Printed Name: Sasha Ripa

Date: 4/30/25

PROPERTY OWNER:

Signature: Erran O'Donnell

Printed Name: ERRAN O'DONNELL

Date: 6-30-25

NOTARY BLOCK FOR PROPERTY OWNERS

State of Florida

County of Citrus

On this 30 day of June, 2025, before me personally appeared Sasha Ripa and Erran O'Donnell, 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.

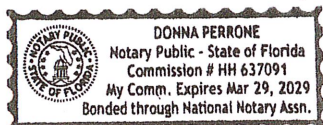
Witness my hand and official seal.

Notary Public Signature: Donna Perrone

Printed Name: Donna Perrone

My Commission Expires: 03/29/2029

[Seal]



AUTHORIZED REPRESENTATIVE:

Signature: Jennifer Lombardi

Printed Name: Jennifer Lombardi

Date: July 11, 2025

NOTARY BLOCK FOR AUTHORIZED REPRESENTATIVE

State of FL

County of Hernando

On this 11th day of July, 2025, before me personally appeared

Jennifer Lombardi, 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.

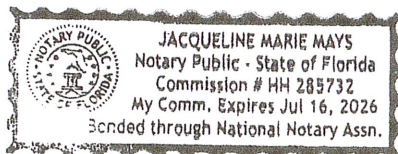
Witness my hand and official seal.

Notary Public Signature: Jacqueline M. Mays

Printed Name: Jacqueline M. Mays

My Commission Expires: 7/16/26

[Seal]



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