



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

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HERNANDO COUNTY PLANNING DEPARTMENT SPECIAL EXCEPTION USE PERMIT

Date of Approval by Board of County Commission: March 3, 2026

File Number: SE-25-12

David L Merrit and Lynette M. Merritt is hereby granted Special Exception Use as permitted by Hernando County Code of Ordinances, Appendix A, Zoning, Land Use Regulations, to utilize the property described in Section II below. The use of the property is restricted to the uses authorized by the underlying zoning, and to those shown in Section III below.

I. SUBJECT PARCEL KEY : 366035, 366197

II. SPECIAL EXCEPTION USE:

Special Exception Use Permit for a limited at-home monument business contingent upon the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Building Setbacks

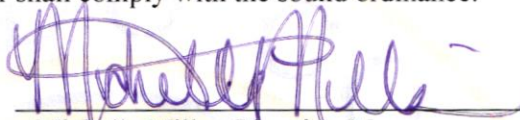
Front:	50'
Side:	10'
Rear:	35'
4. Buffers

North:	20' Natural Vegetative Buffer
South:	20' Natural Vegetative Buffer
East:	20' Natural Vegetative Buffer
West:	20' Natural Vegetative Buffer
5. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.
6. Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

 - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
 - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
 - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
 - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
 - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.
7. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval for employee parking.
 8. The petitioner shall move the monuments to where they are 100 % obscured by shrubs or a fence and out of public view within 90 days.
 9. The petitioner will be limited to two people who are not residents of the home.
 10. The petitioner is prohibited from rezoning the property while the Conditional Use is in place.
 11. The Conditional Use shall run with the petitioner and should not be transferable should the property be sold.
 12. The petitioner shall comply with the sound ordinance.

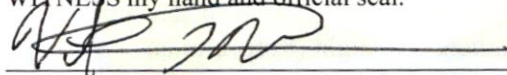


Michelle Miller, Planning Manager
Hernando County Planning Department

**STATE OF FLORIDA
COUNTY OF HERNANDO**

On this the 09 day of June, 2026, before me personally appeared Michelle Miller, and whose name is subscribed to the within instrument, and she acknowledged that she executed it.

WITNESS my hand and official seal.



NOTARY PUBLIC, STATE OF FLORIDA



✓ Personally known to me : ✓ DID NOT take an oath

[SEAL]