



STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 17, 2026

APPLICANT: Yosvany Galindez Brito

FILE NUMBER: SE-000007-2026

REQUEST: Special Exception Use Permit for a Place of Public Assembly, namely, a Venue for Special Events

GENERAL LOCATION: West side of Sam C Road, approximately 1,700' mile north of the intersection with B W Stevensons Road

PARCEL KEY NUMBER: 345148

APPLICANT'S REQUEST:

The petitioner is requesting approval of a Special Exception Use Permit to allow for a Place of Public Assembly, specifically to operate a venue for special events.

The applicant requests a Special Exception Use Permit to operate a private event venue on approximately 4.9 acres located at 16000 Sam C Road, Brooksville, Florida, zoned (AG) Agricultural. The entire property, including an existing 3,360 square-foot barn/event building, will be utilized for the proposed use.

The venue will host private events such as weddings, receptions, birthday parties, baby showers, family reunions, quinceañeras, corporate gatherings, photography sessions, and similar activities. Events are expected to occur primarily on weekends, with approximately two to three events per month and no more than 24 events annually. Attendance will be limited to a maximum of 100 guests per event.

Activities may take place both inside the existing barn and within designated outdoor areas for ceremonies, photography, and gatherings. The site will provide on-site parking, restroom facilities, vendor areas, and guest accommodation.

Access & Parking:

Access will be provided from Sam C Road. Approximately 30 on-site parking spaces, including accessible parking, will be available to accommodate guests and prevent parking impacts on surrounding properties or public roadways. Event staff may assist with traffic and parking management during events.

Operations:

Event operations will generally occur between 10:00 AM and 9:00 PM, with outdoor amplified music ending by 8:00 PM. Measures to minimize impacts on neighboring properties will include designated event hours, parking management, preservation of existing vegetation, low-intensity downward-facing lighting, noise controls, and post-event cleanup procedures.

SITE CHARACTERISTICS:

Site Size:	4.9 acres
Surrounding Zoning & Land Uses:	North: AG (Agricultural); Mobile Home South: AG (Agricultural); Single Family East: AG (Agricultural); Single Family West: AG (Agricultural); Mobile Home
Current Zoning:	AG (Agricultural)
Future Land Use Map Designation:	Rural

FIRE DEPARTMENT REVIEW:

Hernando County Fire Rescue (HCFR) has reviewed the petitioner's request and recommends that the applicant coordinate with HCFR to ensure that the proposed event venue complies with all applicable fire and life safety codes. Any permits, inspections, or approvals required by HCFR shall be obtained prior to the commencement of operations.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested special exception to allow events on the parcel such as weddings, parties, etc.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the West side of Sam C Road, approximately 1700' mile north of the intersection with B W Stevensons Road. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Adrian Drive is not a County owned or maintained roadway.

Comments: All event related traffic shall utilize Sam C Road for access. Use of any non-County-maintained roads should be avoided to prevent unnecessary deterioration of those roadways.

LAND USE REVIEW:**Setbacks**

Existing Building Setbacks:

Front: 75'

Side: 35'

Rear: 50'

Comments: The existing barn and any future amenities associated with the proposed special events shall comply with the minimum setback requirements of the Agricultural District. The petitioner is not proposing any additional structures at this time. Any future expansion, including additional structures or amenities related to the special event use, must comply with the minimum building setback requirements and will require an amendment to the approved Special Exception Use Permit.

Parking

County LDRs require minimum off-street parking ratios based on the type of use and/or overall square footage.

Comment: The minimum parking requirement for Public Assembly and Recreation uses is 0.3 parking spaces per seat/person. Based on the petitioner's proposed maximum attendance of 100 guests, a minimum of 30 parking spaces is required. The petitioner has proposed parking accommodations for 30 vehicles, which satisfies the minimum parking requirement. Parking is proposed within an existing grass pasture area, with the ability to expand the parking area if warranted. The petitioner shall ensure that event attendance does not exceed the property's available parking capacity. Parking within the public right-of-way is prohibited.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any proposed lighting for the subject property. If lighting is proposed and the request is approved, all lighting shall be designed with full cutoff fixtures to ensure that illumination is directed onto the subject property and to prevent light spillage onto adjacent properties.

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the LDRs. As part of the review, The Planning and Zoning Commission must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The Planning and Zoning Commission has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, the Special Exception Use Permit shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If a developer fails to obtain a building permit for the vertical construction of the principal or primary building or the special exception use is not established within a period of not more than two (2) years from the approval date, then the Special Exception Use Permit shall be null and void.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The subject property is situated in a rural area characterized by large agricultural tracts, on the west side of Sam C Road. The petitioner proposes to host 24 events annually. The proposed use is compatible with the surrounding area, provided it is subject to appropriate performance conditions.

FINDING OF FACTS:

The request for Special Exception Use Permit for a Place of Public Assembly, a venue for Special Events, is appropriate based on the following conclusions:

1. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.
2. The proposed use is compatible with the area and not adverse to the public interest subject to compliance with all performance conditions

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly, namely, a venue for special events, with 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. Minimum Building Setbacks:
Front: 75'
Side: 35'
Rear: 50'
3. The petitioner shall designate onsite areas for parking. Parking areas may include alternative paving techniques as approved by the Department of Public Works.
4. Full cutoff fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.
5. The number of events shall not exceed fifteen (24) per calendar year.
6. Hours of operation for events open to the public shall be limited to Friday through Sunday, from 10:00 AM to 8:00 PM. All vendors, staff, and event-related activities shall vacate the premises no later than 9:00 p.m.
7. Customer appointments and property tours shall be limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday.
8. Adequate restroom facilities in accordance with the requirements of the Health Department shall be provided for all events.
9. Please be advised that Adrian Drive is not a County-owned or County-maintained roadway. All traffic shall be utilize Sam C Road.
10. Attendance at each event shall be limited to a maximum of one hundred (100) guests.
11. The existing barn shall be brought into compliance with all applicable life safety requirements of the Florida Building Code. Any required life safety improvements shall be completed prior to occupancy or use as approved by the Building Official.
12. Any future expansions or changes related to the special events, or the construction of any new buildings shall require an amendment to the special exception use permit.