



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

SPECIAL EXCEPTION USE PERMIT

Date of Approval by Planning and Zoning Commission: November 14, 2022

File Number: SE-22-11

Donald Whitehead, Jr. 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 #: 1791341

II. SPECIAL EXCEPTION USE:

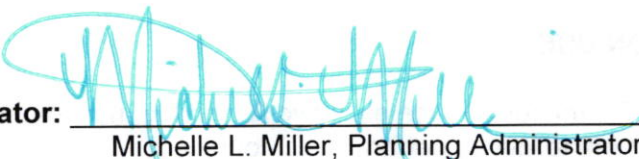
Special Exception Use Permit for a Place of Public Assembly, namely, a Venue for Special Events contingent upon the following performance conditions:

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. Minimum Building Setbacks:
Front: 125'
Side: 35'
Rear: 50'
3. The petitioner shall designate on-site areas for parking. Parking areas may include alternative paving techniques as approved by the Zoning Administrator.
4. 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 be limited to fifty-two (52) per calendar year.
6. Concerts shall be limited to Friday and Saturday.
7. No overnight stays shall be permitted.
8. Any future expansions or changes related to the special events, or the construction of any future new buildings shall require an amendment to the special exception use permit.
9. Adequate restroom facilities in accordance with the requirements of the Health Department shall be provided for all events.

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10. The Driveways shall be required to meet County Standards.
11. Cedar Lane driveway access is currently a residential connection, (installed with right-of-way Use permit #21-297). The driveway must be upgraded to commercial connection standard and may require paving from the edge of the roadway to the property line. Driveway will require a right-of-way use permit. Refer to Hernando County Facility Design Guideline IV-25.
12. Events shall begin no earlier than 3:00 PM and end no later than 10:00 PM.
13. The petitioner shall utilize of duty officers for traffic control before, during and after all events.

Planning Administrator: _____

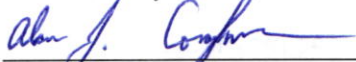


Michelle L. Miller, Planning Administrator
Hernando County Development Service Department

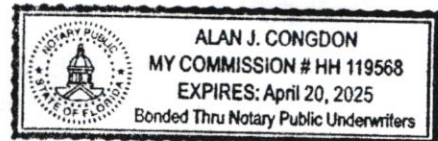
**STATE OF FLORIDA
COUNTY OF HERNANDO**

On this the 15th day of November, 2022, before me personally appeared Michelle L. 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]