



PLAN DETAILED REPORT SE-000007-2026 FOR HERNANDO COUNTY

Plan Type: Special Exception	Project:	App Date: 04/06/2026
Work Class: Special Exception Use Permit	District: AG	Exp Date: 10/03/2026
Status: Deficient	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Robin Reinhart	Approval Expire Date:

Description: The applicant requests a Special Exception Use Permit to allow the operation of a private event venue on the subject property located at 1600 Sam C Road. The proposed use will allow the premises to be rented for private events including weddings, receptions, birthday parties, baby showers, family reunions, ect.

Parcel: 345148	Main	Address: 16000 Sam C Rd	Main	Zone:
		Brooksville, FL 34613		

Applicant	Property Owner
Yosvany Galindez Brito	Yosvany Galindez Brito
Mobile: 8134463370	Mobile: 8134463370

Activity Type	Activity Number	Name	User	Created On
Email	EMAIL-000068-2026	Emailed Applicant	Michelle Miller	05/08/2026

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006932	Special Exception Public Notification Fee	\$104.00	\$104.00
Total for Invoice INV-00006932		\$104.00	\$104.00
NOT INVOICED	SE Planning Fee Per Acre (Except Home Occupation)	\$0.00	\$0.00
	Technology Fee - Planning	\$0.00	\$0.00
	SE Planning Base Fee (Except Home Occupation)	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$104.00	\$104.00

Condition	Description	Date Created	Satisfied
General Condition	Number of events	05/08/2026	No
Comments: The proposed intensity of eight events per month cannot be supported by staff under the rural threshold. Staff would support two to three events per month, for a total of up to 24 events annually.			
General Condition		07/23/2026	No
Comments: August 17th Planning and Zoning			
General Condition	This condition is used for more general reasons. The "comments" field on the conditions tab of a case can be filled with the more specific nature of the condition's requirements.	04/27/2026	Yes
Comments: Increase the width of driveway on Sam C Road to 24-feet, to accommodate 2way traffic. Handicap parking area must be provided. Adrian Drive is not a County owned or maintained roadway.			
General Condition	Hours of Operation	05/08/2026	No
Comments: The proposed hours of 10:00 a.m. to 10:00 p.m. cannot be supported by staff due to potential increases in noise and traffic impacts to the surrounding community. Staff would support hours of 10:00 a.m. to 9:00 p.m., with all activities concluding by 8:00 p.m. This schedule will allow all vendors, additional employees, and attendees to be off the premises by 9:00 p.m.			