



HERNANDO COUNTY RESUBMITTAL PACKAGE

Case No. SE-000007-2026

Yosvany Galindez Brito

Proposed Private Event Venue
16000 Sam C Road, Brooksville, FL

RESUBMITTAL CHECKLIST

- ☐ Revised Application Form
- ☐ Revised Narrative
- ☐ Revised Conceptual Site Plan
- ☐ Survey Copy
- ☐ Response to Staff Comments
- ☐ Parking and Traffic Clarifications
- ☐ Wastewater Explanation
- ☐ Applicant Signature Pages
- ☐ Case Number Added to All Pages

RESUBMITTAL COVER LETTER

Date: May 21st 2026

Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601

RE: Resubmittal Package – Case No. 26-03-0045-SSS
Proposed Special Exception Use Permit
16000 Sam C Road, Brooksville, FL

To Whom It May Concern:

Please accept this resubmittal package for the above-referenced Special Exception Use Permit application.

The applicant has reviewed and addressed the departmental comments provided by Hernando County Planning & Zoning staff. Revisions have been made to the application materials, project narrative, and conceptual master/site plan to clarify the proposed use and incorporate staff recommendations.

The following items are included with this resubmittal:

1. Revised Application Forms
2. Revised Project Narrative
3. Revised Conceptual Site Plan / Master Plan
4. Parking and Traffic Clarifications
5. Operational and Wastewater Information

The proposed use has been revised to reduce intensity and improve compatibility with the surrounding rural and agricultural area.

Should additional information be required, please contact the applicant.

Respectfully submitted,



Yosvany Galindez Brito
Applicant / Property Owner
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813-446-3370

REVISED NARRATIVE DESCRIPTION OF REQUEST / PROJECT

The applicant requests a Special Exception Use Permit to allow the operation of a private event venue on the property located at 16000 Sam C Road, Brooksville, Florida, consisting of approximately 4.90 acres zoned Agricultural (A). The proposed use includes the utilization of the entire parcel and not solely the existing structure. The site contains an existing 3,360 square foot metal barn/event building with an approximate height of 18 feet, which will serve as the primary indoor event structure.

The proposed use will allow the property to be utilized for private events including weddings, receptions, birthday parties, baby showers, family reunions, quinceañeras, corporate gatherings, photography sessions, and similar social events. Events are anticipated to occur primarily during weekends, with a frequency of approximately two (2) to three (3) events per month, not to exceed twenty-four (24) events annually, consistent with the rural and agricultural character of the surrounding area. The maximum attendance is anticipated to be up to 100 guests per event.

Events may include activities held both inside the existing barn structure and within designated outdoor ceremony, photography, and gathering areas located on the parcel. The venue will provide indoor event space, outdoor ceremony/photo areas, on-site parking, restroom facilities, and designated areas for vendors and guests.

The property will utilize primary ingress and egress access from Sam C Road. All guest parking will be accommodated on-site within designated grass parking areas consisting of approximately 30 parking spaces, including handicap-accessible parking, to prevent overflow onto public roads or neighboring properties. Parking attendants and event staff may be utilized during events to assist with traffic circulation and parking management.

Approximately two (2) to five (5) employees and/or members of the event staff may be present during activities, depending on attendance and operational needs. Third-party vendors such as caterers, decorators, DJs, photographers, coordinators, and similar service providers may operate on-site during scheduled events.

Event activities will generally occur between 10:00 a.m. and 9:00 p.m., with all outdoor amplified music concluding no later than 8:00 p.m. in order to minimize impacts to surrounding properties. The applicant will implement operational controls to reduce impacts to neighboring properties, including parking management, designated event hours, low-intensity downward-facing lighting, preservation of existing landscape buffers and vegetation, noise mitigation measures, and post-event cleanup procedures.

Existing septic and restroom facilities serving the property will be utilized during events. Portable restroom facilities may also be provided for larger events if necessary.

The proposed use is intended to function as a low-intensity rural event venue compatible with the agricultural and rural residential character of the surrounding area.

RESPONSE TO STAFF COMMENTS

Planning Department Comments

1. Current zoning should be Agricultural

Response: The application has been revised to reflect the current Agricultural zoning designation.

2. Entire parcel must be included in the application

Response: The narrative and conceptual site plan have been revised to clarify that the proposed event venue use includes the entire parcel.

MASTER PLAN / SITE PLAN CLARIFICATIONS

- The revised conceptual site plan includes:
- Clearly delineated property boundaries
- Existing event barn/building identification
- Outdoor ceremony and photography areas
- Proposed grass parking areas
- Handicap-accessible parking
- Existing landscape and vegetation buffers
- Traffic circulation and driveway access
- Lighting locations and directional lighting notes
- Septic/wastewater area identification
- Labeling of all proposed land uses within the parcel

OPERATIONAL INFORMATION

Event Operations

The venue is intended for low-intensity private events including weddings, receptions, birthday parties, baby showers, family gatherings, and similar social functions.

Outdoor Activities

Outdoor activities may include ceremonies, photography sessions, and limited gathering areas associated with scheduled events.

Traffic Management

Traffic will be managed through designated parking attendants during events. All parking will remain on-site to avoid overflow onto surrounding roads or neighboring properties.

Employees and Event Staff

Approximately 2–5 employees and/or event staff may be present during scheduled events.

Third-Party Vendors

Third-party vendors including caterers, decorators, DJs, photographers, coordinators, and related event service providers may operate on-site during scheduled events.

Lighting Plan

Low-intensity downward-facing lighting will be utilized to minimize impacts to adjacent properties.

Noise Mitigation

Outdoor amplified music will conclude no later than 8:00 p.m. Existing vegetation and landscape buffers will remain in place to reduce noise impacts.

Wastewater Handling

Existing septic and restroom facilities serving the property will be utilized during events. Portable restroom facilities may also be provided for larger events when necessary.

SITE PLAN NOTES

1. Existing 3,360 SF Metal Barn/Event Building
2. Outdoor Ceremony / Photography Area
3. Grass Parking Area – Approx. 30 Spaces
4. Handicap Accessible Parking Space
5. Existing Septic / Portable Restroom Area
6. Existing Landscape Buffer / Vegetation to Remain
7. Low-Intensity Downward-Facing Lighting
8. Primary Entrance and Exit from Sam C Road
9. Parking Attendants Utilized During Events
10. Outdoor Amplified Music Ends by 8:00 p.m.