

P&Z ACTION:

On November 14, 2022, the Planning and Zoning Commission voted 4-0 to 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 modified 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.
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.

42. 13. The petitioner shall utilize of duty officers for traffic control before, during and after all events.