

Date: November 20, 2025



To: **Hernando County Board of County Commissioners**
15470 Flight Path Dr
Brooksville, FL 34604

cc: **Hernando County Planning Department**
1653 Blaise Dr
Brooksville, FL 34601

RE: Appeal of Planning & Zoning Commission Decision – Special Exception Use Permit Petition Submitted by Steven Berry and Christina Berry (SE2514)

(Please include this in the record of the December 2nd County Commission Meeting)

Dear Honorable Commissioners,

We respectfully submit this formal appeal of the Planning and Zoning Commission's recent decision on November 10, 2025, regarding our Special Exception Use Permit Petition (SE2514) for our property located at 23099 Mizell Road, Brooksville, Florida (Parcel Key Number: 1497213).

We request that the Board of County Commissioners review and overturn the Planning and Zoning Commission's denial and instead follow the recommendations of County Staff and related departments who found the proposal compliant and appropriate.

Planning Staff Recommended Approval

County Planning Staff recommended approval based on compliance with County ordinances, compatibility with rural/agricultural land uses, and our agreement to implement mitigation measures and conditions to ensure safety and minimize impact.

County Public Works & Engineering Department Supported Use of Mizell Road

The Hernando County Public Works and Engineering Department reviewed the application and did not object to the use of Mizell Road for event access, provided that the traffic generation remains below thirty (30) vehicles per event.

Planning & Zoning Commission Vote Was a 2–3 Split

The denial was based on a narrow 2–3 split vote, reflecting a divided decision rather than a unanimous determination of incompatibility.

Request for Board Review

We have complied with all requirements, accepted all conditions, and the technical departments recommended approval. The split decision warrants higher-level review.

Request for Relief:

We respectfully request that the Board:

1. Accept this appeal,
2. Schedule a public hearing, and
3. Overturn the denial and approve the Special Exception Use Permit subject to reasonable conditions.

Thank you for your time and consideration.

Respectfully submitted,

**Steven & Christina Berry**

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Brooksville, FL 34602

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