

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 7/17/2025



APPLICANT NAME: Steven & Christina Berry
 Address: 23099 Mizell Rd
 City: Brooksville State: Florida Zip: 34602
 Phone: 813 504 0802 Email: steven.b.berry@gmail.com
 Property owner's name: (if not the applicant) N/A

REPRESENTATIVE/CONTACT NAME:
 Company Name: N/A
 Address: N/A
 City: N/A State: N/A Zip: N/A
 Phone: N/A Email: N/A

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)
 Contact Name: N/A
 Address: N/A City: N/A State: N/A Zip: N/A

PROPERTY INFORMATION:
 1. PARCEL(S) **KEY NUMBER(S):** Parcel Key 01497213 Parcel # R36 423 19 0000 0020 0017
 2. SECTION 36, TOWNSHIP 23, RANGE 19
 3. Current zoning classification: Agricultural
 4. Desired use: Agricultural with a designated area for a Special Use Permit to hold weddings/events a couple times a year
 5. Size of area covered by application: 5 acres
 6. Highway and street boundaries: Culbreath Rd
 7. Has a public hearing been held on this property within the past twelve months? Yes No
 8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
 9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, Steven Berry, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): _____
 to submit an application for the described property.

Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of July, 20 25, by Steven Berry and Christina Berry who is personally known to me or produced FLDL as identification.

Signature of Notary Public



KIMBERLY GRANT
 Notary Public
 State of Florida
 Comm# HH520480
 Expires 4/24/2028/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

Narrative Description of the Request

This request is for a special use permit in Hernando County, Florida for my property at 23099 Mizell Rd Brooksville FL, 34602. Following the format from the Instruction and Application Package Conditional Use and Special Exception Use Permit Petition our answers are below.

A. Proposed use and its relation to the parcel of the property

- a. I, Steven and Christina Berry, request a special use permit to use a portion of our 20-acre parcel for a wedding barn/venue. The special use permit we are asking for is to use a portion of our property, approximately 5 acres, to host weddings during a few months out of the year as they are seasonal events typically during the fall-spring months. We intend on hosting approximately 10-15 events during these seasonal months. The existing structure we intend to use in relation to the property is the building on the west side of the property.

B. Existing and future structures

- a. The plan is to use the existing wooden pole barn on the west side of the property for this special use permit. We also intend to use the surrounding area, within the designated area outlined in the site plan if need be, for things such as canopies/tents, mobile bathrooms, etc...The existing barn currently has running water, (1) bathroom\apartment area, fire suppression devices aka fire extinguishers hung throughout the building and (3) garage doors around the sides for fire escape.

C. Access and Parking

- a. Access is granted to the property by way of Culbreath Rd and then our private paved road, Mizell Rd which is where the address\parcel is. This is where parking will be, which will be a sectioned off area of an empty grass pasture designated for parking. The area identified will be approx. 50' x 80' which could hold approx. 20-30 cars where the ability to expand is there if need be as there is a lot of vacant land around. Additional paved spots are asphalted next to the barn currently for handicap access if need be. No more than 30 trips per event will take place.

D. If applicable, hours of operation and number of employees

- a. Hours of operation will be throughout the week and weekends no later than 10pm during the seasonal hours. Throughout the week it will consist of customers setting up and tours for potential customers whereas the weekends will be for the actual events. The times for these activities will be 9am-10pm. No employees will be required as we, the homeowners, are going to run\manage the events. There will be vetted individuals including services such as catering, music, photography etc.. In regard to the maximum number of attendees we are limiting the number to 50 people per event.