



## DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

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### HERNANDO COUNTY PLANNING DEPARTMENT SPECIAL EXCEPTION USE PERMIT

**Date of Approval by Planning and Zoning Commission:** August 11, 2025

**File Number:** SE-25-06

**Old Florida Forever, LLC, Joseph Conrad** is hereby granted Special Exception Use as permitted by Hernando County Code of Ordinances, Appendix A, Zoning, Land Use Regulations, to utilize the property described in Section II below. The use of the property is restricted to the uses authorized by the underlying zoning, and to those shown in Section III below.

**I. SUBJECT PARCEL KEY #:** 334427

**II. SPECIAL EXCEPTION USE:**

Special Exception Permit for a Place of Public Assembly; namely, a venue for Special Events contingent upon the following 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. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.
3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.
5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.
6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.
7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.
9. All events shall have an ending time no later than 10:00 PM

10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

*Kay Griffith*

Kay Griffith, Planning Manager  
Hernando County Planning Department

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

On this the 12 day of August, 2024, before me personally appeared Kay Griffith, and whose name is subscribed to the within instrument, and she acknowledged that she executed it.

WITNESS my hand and official seal.

*Danielle Nigro*

NOTARY PUBLIC, STATE OF FLORIDA

✓ Personally known to me : ✓ DID NOT take an oath



[SEAL]

