

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 11, 2025

APPLICANT: Old Florida Forever, LLC, Joseph Conrad

FILE NUMBER: SE-25-06

REQUEST: Special Exception Permit for a Place of Public Assembly; namely, a venue for Special Events

GENERAL LOCATION: South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard

PARCEL KEY NUMBER: 334427

APPLICANT'S REQUEST:

On September 18, 2018, the Planning and Zoning Commission converted the petitioner's request for a Special Exception to a Conditional Use permit. On December 14, 2020, the Planning and Zoning Commission converted the petitioner's request for a Conditional Use permit to a Special Exception Use permit on the subject property to allow the petitioner to hold special events on the site.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. An increase from five (5) to ten (10) multiple-day events annually.
2. Three (3) Day events per week (Primarily in Summer months)
3. Three (3) Day overnight parking for out-of-town guests.
4. Allowance for recreational vehicles (RV) electric and water hookups for vendors

SITE CHARACTERISTICS:

Site Size: 23 acres

Surrounding Zoning;

Land Uses: **North:** Combined Planned Development Project
South: Agricultural; Commercial; Light Industrial
East: Planned Development Project; Agricultural
West: Agricultural; Single-Family Residential

Current Zoning: AG/Agricultural

Future Land Use Map Designation: Rural/Conservation

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested special exemption to allow community activities take place on the parcel (weddings, music events, etc.), subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW:

The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW:

Places of Public Assembly are included as special exceptions in all approved zoning districts, Appendix A, Article V, Section 8, subsection C(1)(f) of the Hernando County Code of Ordinances.

Setbacks for property zoned AG/Agricultural are:

- Front: 25'
- Side: 10'
- Rear: 20'

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDR). As part of the review, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The Planning and Zoning Commission (P&Z) has the ability to assign reasonable conditions to the approval.

The special exception use permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If the special exception use is not established within a period of not more than two (2) years from the approval date, then the special exception use permit shall be null and void.

Comments: Staff have reviewed the petitioner's request to increase the number of events per year to ten (10), to allow overnight guest parking for multi-day events, and to allow the installation of electric and water hookups for recreational vehicles (RVs) on the site. Staff found that these requests are reasonable and will not adversely affect the surrounding community.

FINDINGS OF FACT:

The request to add to the Special Exception Permit namely, a venue for Special Events. The requested use is a permitted special exception use.

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.
2. The requested use does not adversely affect public interest.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning commission (P&Z) 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 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.