

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025 Planning & Zoning Commission: August 11, 2025 Planning & Zoning Commission: September 8, 2025 Board of County Commissioners: November 4, 2025
APPLICANT:	Robert Grange
FILE NUMBER:	SE-25-02
REQUEST:	Special Exception Use Permit for a Farmers Market
GENERAL LOCATION:	North of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road.
PARCEL KEY NUMBER:	01150765

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit approval to establish a weekend only farmers' market. The proposed will feature a diverse selection of products and serve as a platform for local farmers, artisans, and small businesses to showcase their goods. The market will feature a variety of family friendly vendors offering a broad range of items including but not limited to, pet items, crafts, plants, prepared food, and swap meet goods. The site will include designated vendor stalls, shaded seating areas, and clearly marked signage to ensure easy navigation for all visitors. The proposed market will be centrally located at an accessible outdoor venue at 9227 County Line Road. In addition to the farmers market, the site will host a variety of complementary activities, including live music, car meets, and family-friendly attractions within the on-site fun park. Planned amenities include miniature golf, a video game room, batting cages, and go-kart facilities.

During market hours, Saturday and Sunday from 9:00 a.m. to 3:00 p.m., a market manager will be on site to oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations.

Based on the potential traffic concerns and lack of historical data for this type of use, staff is recommending converting the application to a Conditional Use Permit with an expiration date of one year after approval.

SITE CHARACTERISTICS

Site Size: 2.4 acres

Surrounding Zoning & Land Uses:

North: AR-2; Developed
South: PDP(REC), PDP(GHC); Undeveloped
East: AR-2; Undeveloped
West: PDP(REC), PDP (GC); Developed

Current Zoning: PDP(REC)/Planned Development Project (Recreational)

Future Land Use**Map Designation:** Residential**UTILITIES REVIEW**

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. There is a sewer force main that runs along County Line Road. HCUD has no objection to the requested Special Exception use permit to allow a farmers' market on the property, subject to Health Department approval of any upgrades to the onsite sewage treatment and disposal system that may be necessary.

Comments: The parcel shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The site is located north of County Line Road, west of Peach Tree Drive, approximately 360' from the intersection of Peach Tree Drive and County Line Road. The Engineering Department has conducted a preliminary review of the request and indicated the following:

- This project lies within the Spring Hill Lakes watershed, lying within basin G0790. The base flood elevation is 33.5'.
- The stacking of vehicles on County Line Road is not permitted. An alternative queueing analysis and plan will need to be completed to prevent backup onto County Line Road.
- The 120' x 300' area to the North of the vendor area proposed for the parking of 250 Cars may be a designated drainage detention/retention area.
- The petitioner shall meet the Hernando County Facility Design Guideline requirements for drainage retention.
- The petitioner may be required to obtain a Southwest Florida Water Management District Environmental Resource Permit.

Comments: The petitioner addressed the queuing and stacking concerns with the Department of Public Works and submitted a revised site plan. The County Engineer is conceptually in agreement with the proposed traffic movement and recommends a one-year approval. The one-year approval will provide the project with an opportunity to demonstrate that it does not have any adverse impact on the surrounding traffic network, particularly in terms of stacking on County Line Road. The project will be reevaluated at the end of a one-year period. If all requirements are met and the project presents no concerns, approval of a Special Exception may be granted.

LAND USE REVIEW**Perimeter Setbacks**

- Front: 75'
- Side: 25'
- Rear: 25'

Comments: All additional structures erected on the site shall comply with existing setback requirements.

Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

Buffers:

The petitioner has indicated that they will be adding a 10' vegetative buffer around the

perimeter of the parcel. Existing vegetation will be utilized as much as possible.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

FINDINGS OF FACT

The proposed use is allowable and consistent with the Comprehensive Plan. A Special Exception request is inappropriate due to insufficient historical data for the specified use and potential traffic concerns. Staff recommends that the request be converted to a Conditional Use Permit, with an expiration date set one year from the date of approval.

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. Homeowner 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 RECOMMENDATION:

It is recommended that the Planning and Zoning Commission convert the Special Exception request to a Conditional Use Permit request based upon the need for future evaluation by the County Engineer to determine traffic impacts with the following 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. The 120' x 300' area to the north of the vendor area proposed for the parking of 250 Cars may be a designated drainage detention/retention area. Parking requirements and design shall meet current County Land Development Regulations (LDRs)
3. The petitioner shall meet the Hernando County Facility Design Guideline requirements for drainage retention.
4. The petitioner may be required to obtain a Southwest Florida Water Management District Environmental Resource Permit.
5. The petitioner shall be required to submit a commercial development permit prior to any activity on the site.
6. The parcel shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.
7. Minimum Building Setbacks:
 - Front: 75'
 - Side: 25'
 - Rear: 25'
8. The Conditional Use Permit shall be valid until July 14, 2026. At such time, the petitioner shall coordinate with the Department of Public Works to determine the impact of the uses on site. Based on Department of Public Works analysts the petitioner may be permitted to apply for a Special Exception.

P&Z RECOMMENDATION:

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Special Exception Use Permit for a Farmers Market to the August 11, 2025, Planning and Zoning Commission meeting due to the petitioner not being present.

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to postpone the petitioner's request for a Special Exception Use Permit for a Farmers Market to the September 8, 2025, Planning and Zoning Commission meeting to allow staff the opportunity to review the petitioner's revised master plan and for the petitioner to coordinate with staff on any revisions they are seeking to propose.