



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 13, 2026  
Board of County Commissioners: July 07, 2026

**APPLICANT:** Old Florida Forever, LLC, Joseph Conrad

**FILE NUMBER:** SE-26-06

**PURPOSE:** Special Exception Use Permit for an 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

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### APPLICANT'S REQUEST:

On August 11, 2025, the Planning and Zoning Commission approved 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 conditions of approval:

1. 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.
2. 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.
3. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.
4. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
5. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
6. All events shall have an ending time no later than 10:00 PM
7. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

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

1. Three (3) Day events per week, equaling 156 events per year.

**SITE CHARACTERISTICS:**

<b>Site Size</b>	23 acres
<b>Surrounding Zoning; Land Uses</b>	North: Combined Planned Development Project South: Agricultural; Commercial; Light Industrial East: Planned Development Project; Agricultural West: Agricultural; Single-Family Residential
<b>Current Zoning:</b>	AG/Agricultural
<b>Future Land Use Map Designation:</b>	Rural/Conservation

**UTILITIES REVIEW:**

Hernando County Utilities Department (HCUD) HCUD currently supplies water and wastewater service to this parcel. HCUD has no objection to the Special Exemption.

**ENGINEERING REVIEW:**

The subject site is located on the South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard. The County Engineer has reviewed the petitioner's request and has comments on the special exception request:

- The petitioner must provide a site plan that shows where additional secondary access will be, including showing spacing that ensures no stacking on county roadway.

**FIRE DEPARTMENT REVIEW:**

The applicant shall work with Hernando County Fire Rescue (HCFR) to ensure that all the fire codes are met for the proposed remodeling. As such, they are required to meet all fire safety codes prior to their receiving their Certificate of Occupancy.

**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: 75'
- Side: 35'
- Rear: 50'

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 three individual days weekly. Staff found that these requests are unreasonable and will adversely affect the surrounding community.

The following Special Exceptions for Places of Public Assembly; namely, venues for Special Events have been approved over the past 4 years. The maximum number of events that have been approved through this Special Exception permit was 52. On average, the Planning and Zoning Commission approves 12-24 events per year through the Special Exception process.

Property Owner	Number of Events Approved	Overnight Stays Allowed
Steven Berry	15	No Overnight stays
Nathan Randall	24	No Overnight stays
Donald Whitehead	52 (6 Concerts)	No Overnight stays

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

**Rural Category**

**Objective 1.04C:** The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

**Agricultural Lands Retention Strategies**

**Objective 1.04E:** Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

**Strategy 1.04E(3):** The review of development proposals in rural lands may include identification of productive farmland and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

**Comments:** The subject site is in a rural area characterized by large agricultural tracts and is located adjacent to Cortez Boulevard. The proposed number of events of (156) is not compatible with the surrounding area subject to appropriate performance conditions.

**FINDINGS OF FACT:**

The request is to amend the Special Exception Permit to increase the number of approved events to up to three days per weekly:

1. The proposed use is excessive, and inconsistent with the County’s Comprehensive Plan, and not compatible with the surrounding area.
2. The requested use would negatively impact the 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 Concurrency. 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission deny the petitioner’s request to revise the Special Exception Use Permit to increase special events on up to three individual days per week.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to deny the petitioners request to modify a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events.