

HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION

RECEIVED



Application request (check one):

- ☐ Conditional Use Permit
☒ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

JAN 03 REC'D

Hernando County
Zoning Division

Hernando County
Zoning Division

JAN 03 REC'D

RECEIVED

SE-25-02

Official Date Stamp:

Date: 11-25-2024

APPLICANT NAME: Robert Grange

Address: 9227 County line rd

City: Spring Hill

State: FL

Zip: 34608

Phone: 352-584-0219 Email: PARTY @ ADVENTURE COAST FUN PARK . COM

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Adventure Coast Fun Parks

Address: 9227 County line rd

City: Spring Hill

State: FL

Zip: 34608

Phone: 352-340-7723 Email: PARTY @ Adventure Coast Fun Parks . Com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 01150765
2. SECTION 36 TOWNSHIP 23 RANGE 17
3. Current zoning classification: PDP (REG) CONCAT
4. Desired use: Farmers Market
5. Size of area covered by application: 5.6 Acres
6. Highway and street boundaries: County line 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, Robert Grange, 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): Thomas J. Lombardo Jr
and (representative, if applicable):
to submit an application for the described property.

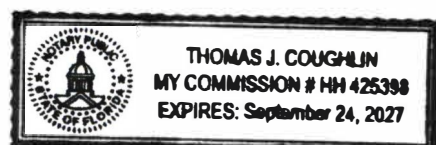
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18TH day of DECEMBER, 2024, by ROBERT GRANGE who is

☒ personally known to me or ☐ produced as identification.

Signature of Notary Public



Project Narrative for Weekend Farmers Market at the Adventure Coast Fun Park

9227 County Line Rd

Spring Hill FL, 34608

Introduction

This project proposes the establishment of a vibrant and inclusive farmers market that will operate on weekends, offering a diverse range of products and fostering community engagement. The market aims to provide a platform for local farmers, artisans, and small businesses to showcase their goods while promoting sustainable practices, supporting the local economy, and creating a welcoming space for residents and visitors alike.

Project Goals

The primary objectives of the farmers market are:

1. **Community Building:** Create a gathering place that fosters connections among local residents, vendors, and visitors.
2. **Economic Opportunity:** Support small-scale businesses providing them with a cost-effective venue to sell and market their products directly to consumers.
3. **Sustainability:** Encourage environmentally responsible practices by promoting locally sourced, seasonal, and eco-friendly products.
4. **Diversity of Offerings:** Cater to a wide audience by featuring a broad spectrum of goods.

Market Features

1. **Location:** The market will be centrally located in an accessible outdoor venue, Adventure Coast Fun Park 9227 County Line Rd Spring Hill FL 34608 ensuring convenience for vendors and visitors.
2. **Vendor Variety:** The market will feature a mix of family friendly vendors selling such as but not limited to:
 - Fresh fruits, vegetables, and herbs
 - Artisanal bread, cheeses, and baked goods.
 - Garage sale items.
 - Swap meet items
 - Pet Items
 - Handmade crafts, jewelry, and home decor.
 - Plants, flowers, and gardening supplies.
 - Prepared foods and beverages, including coffee, smoothies, and local delicacies.

And more...

3. **Community Activities:** Beyond shopping, the market will host activities such as live music, Car Meets, and children's activities in the fun park like miniature golf, video game room, batting cages and Go-Carts to enhance the overall experience.
4. **Infrastructure:** The site will include vendor stalls, shaded seating areas and signage for easy navigation.
5. **Signage Promoting Weekend Farmer Market** which also includes signs for designated parking from entrance to the exit.

Operational Plan

The market will operate on Saturdays and Sundays, from 9 AM to 3 PM, aligning with peak times for community engagement. A market manager will oversee operations, including vendor selection, space allocation, and compliance with health and safety regulations. Vendors will pay a nominal fee for stall rental, which will help cover operational costs.

Benefits

1. **For the Community:** Access to fresh, high-quality products, a stronger sense of belonging, and opportunities for education about sustainability and local agriculture.
2. **For Vendors:** Increased visibility, direct sales opportunities, and networking with other small businesses.
3. **For the Local Economy:** Increased circulation of money within the community and attraction of visitors to the area.

Conclusion

The weekend farmers market is more than just a place to shop; it is a dynamic community hub that celebrates local culture, nurtures small businesses, and promotes sustainable living. By establishing this market, we aim to create a long-lasting positive impact on the community and its economy while offering an enjoyable and enriching experience for all participants.

Thank you for your time,
TJ Lombardo
727-418-1711