

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

- ☐ Conditional Use Permit
☒ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. SE-25-11 Official Date Stamp:

RECEIVED

APR 23 2025

HERNANDO COUNTY ZONING

Date: 4-17-25

APPLICANT NAME: JOSEPH CONRAD

Address: 19234 LAKE LINDSEY RD

City: BROOKSVILLE

State: FL

Zip: 34601

Phone: 813 777 8890 Email: SUNPILOT64@GMAIL.COM

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

REPRESENTATIVE/CONTACT NAME: BENNETT EDMONDS

Company Name: (THE FARM)

Address: 19234 LAKE LINDSEY RD

City: BROOKSVILLE

State: FL

Zip: 34601

Phone: 352 444 4300 Email: OREED 5252 @ GMAIL.COM

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

Contact Name:

Address: NA

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 334427
2. SECTION _____, TOWNSHIP L, RANGE _____
3. Current zoning classification: AG
4. Desired use: COMMUNITY ACTIVITIES - AS MUSIC, WEDDINGS, OTHER FAMILY FRIENDLY
5. Size of area covered by application: 23.22 ACRES (SEE ATTACHED USAGE PAGE) EVENTS.
6. Highway and street boundaries: LAKE LINDSEY 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, Joseph Conrad, 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): _____

and (representative, if applicable): _____

to submit an application for the described property.

Joseph H. Conrad
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

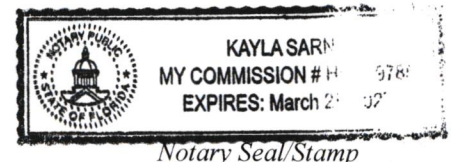
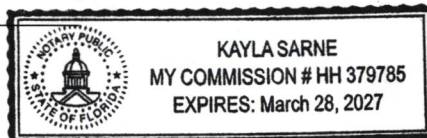
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of April, 2025, by Joseph Conrad who is

☐ personally known to me or ☒ produced FL DL as identification.

C563-496-81-121-0

Kyla Sarne
Signature of Notary Public

Effective Date: 05/15/20 Last Revision: 05/15/20





The Farm - Proposal Part A

The Farm is a popular music venue for amateur & accomplished musicians. Two outdoor stages and 1 interior theater (The Peacock Theater) are available for performers.

We would like to expand our community activities to help cover costs for maintenance & insurance. We are considering, Weddings, Music Lessons, Arts & Crafts, Light Sports Events, (Badminton, Frisbee, etc), and Special Guests

We would like to expand our permit to include the following:

- 5 RV Hookups for 1 primary food vendor + non-residential staff members
- Ten, 3-day events annually. Dawn to 10pm
- 3 Day event per week to accommodate proposal
- 3 Day overnight parking for out of town guests pertinent to proposal



The Farm - Proposal Part B

The Farm Structures Consist Of:

- 1 Doublewide Mobile Home
- Barn:
 - Storage
 - Loft Room
 - Outdoor Main Stage
 - Indoor Theater
- 2 20 x 20 Commercial Canopies
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- 2 Tarp Covered Frame Units
- 2- Room Bunkhouse
- 1 Divided Bathhouse (by gender) with Utility Room
- 1 Cook House w/Stove and Refrigerator
- 1 Metal Shipping Container for Storage
- 1 Isolated Outdoor Stage



The Farm - Proposal Part C

Access:

- Main Entrance/Exit will accommodate 4-5 vehicles along gate corridor.
- A second entrance will be available during 3-day events with unlimited area for admission process, avoiding backup onto County Road.

Parking

- 23 acres parking with designated areas for Performers, Guests, RV's, 6-8 Vendors, etc.
- No street parking permitted
- Handicapped Parking in place



The Farm - Proposal Part D

Hours:

- 3-Day Events: Dawn to 10pm
- 1-Day Events: 5pm to 10pm
- Non Music Activities -indeterminate

Employees:

- 4 Resident Employees
- Variable Number of Volunteer Participants



The Farm - Proposal Amendment

Amendment:

- Portable Facilities will be on site
- Safety, experienced Security Staff, Maintenance Staff, and Emergency First Aid Staff will be on site 24 hours through event duration
- Mosquito Control will be addressed by Hernando Co. Services
- Drinking water will be provided
- 4 Fire Extinguishers in place
- Ground Fires not permitted
- Alcoholic Beverages not permitted in any form



The Farm - Proposal-E

N/A