

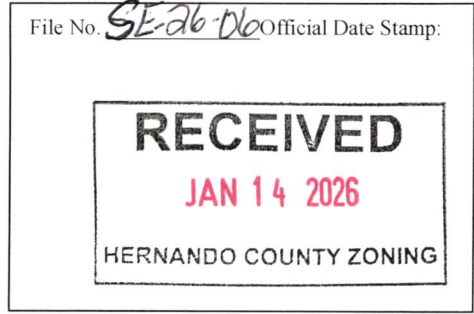
**HERNANDO COUNTY CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No. SE-26-26 Official Date Stamp:



Application request (check one):  
 Conditional Use Permit  
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION



Date: 1-14-25

APPLICANT NAME: Joseph Conrad (Old Florida Forever LLC)

Address: 19234 Lake Lindsey Rd.

City: Brooksville State: FL Zip: 34601

Phone: 813-777-8890 Email: The farm old florida forever@gmail.com

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

REPRESENTATIVE/CONTACT NAME: ||

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

HOME OWNERS ASSOCIATION:  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: N/A City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) KEY NUMBER(S): 334427

2. SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_, RANGE \_\_\_\_\_

3. Current zoning classification: AG

4. Desired use: Community activities, music, weddings, markets,

5. Size of area covered by application: 25 acres (see attached usage page)

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 (Old Florida Forever LLC), 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 M. Conrad  
Signature of Property Owner

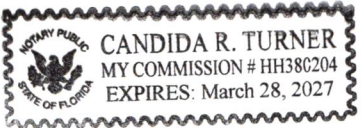
STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14th day of Jan, 2026, by Joseph Conrad who is

personally known to me or  produced FLDL as identification.

Candida R Turner  
Signature of Notary Public

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



Notary Seal/Stamp



## **The Farm - Proposal Part A**

**The Farm is a popular music venue for amateur & accomplished musicians. Two outdoor stages and 1 interior stage (The “Original” Peacock Stage) 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, Workshops, Arts & Crafts Events, Markets and Special Guest Performers.**

**The following was approved on 11 AUG 2025:**

5 RV Hookups for 1 primary food vendor + non-residential staff members

Ten, 3-day events annually. Dawn to 10pm

3 Day overnight parking for out of town guests pertinent to proposal

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

3 individual days weekly-Dawn to 10pm to host community events.



# The Farm - Proposal Part B

## The Farm Structures Consist Of:

1 Doublewide Mobile Home

Barn:

Storage

Outdoor Main Stage

Indoor Stage

2 20 x 20 Commercial Canopies

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 the gate corridor.

A second entrance will be designated 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: Dawn to 10pm

Non Music Activities -indeterminate

## **Employees:**

4 Resident Employees

Variable Number of Volunteer Participants



## **The Farm - Proposal Amendments**

### **Amendments:**

Portable Facilities will be on site

Safety, experienced Security Staff, Maintenance Staff,  
and Emergency First Aid Staff on site 24 hours Mosquito  
Control will be addressed by Hernando County Services

Drinking water will be provided

4 Fire Extinguishers in place

Ground Fires not permitted

Alcoholic Beverages are not permitted in any form, without  
prior approval and/or insurance