

**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-26-06 Official Date Stamp:

RECEIVED

JAN 14 2026

HERNANDO COUNTY ZONING

Date: 1-14-25

APPLICANT NAME:

Joseph Conrad (Cold Florida Forever LLC)

Address: 19234 Lake Lindsey Rd.

City: Brooksville

State: FL

Zip: 34601

Phone: 813-777-8890 Email: _____

The farm cold 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: _____

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: 23 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 (Cold 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.

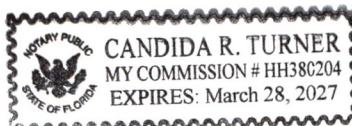
Joseph R. Conrad
Signature of Property Owner

**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, 20 26, 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