



DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

**SPECIAL EXCEPTION USE PERMIT**

**Date of Approval by Planning and Zoning Commission:** November 14, 2022

**File Number:** SE-22-12

**3 Horse Distillery, LLC** is hereby granted Special Exception Use as permitted by Hernando County Code of Ordinances, Appendix A, Zoning, Land Use Regulations, to utilize the property described in Section II below. The use of the property is restricted to the uses authorized by the underlying zoning, and to those shown in Section III below.

**I. SUBJECT PARCEL KEY #:** 1377030

**II. SPECIAL EXCEPTION USE:**

Special Exception Use Permit for a Distillery contingent upon the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The special exception applies to the use of a still in the barn structure only and shall not extend to other buildings that may be on the property.
3. Any expansion of a special exception use as to size, density, intensity, number of units or other measurement or limiting factors imposed in connection with its original approval or any change of approved use or any addition of a new use will be treated as a new application, with the property owner filing a new application and paying all required fees in accordance with this article, and subject to public hearing and approval.

**Planning Administrator:** \_\_\_\_\_

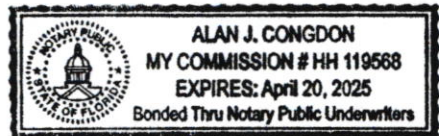
Michelle L. Miller, Planning Administrator  
Hernando County Development Service Department

STATE OF FLORIDA  
COUNTY OF HERNANDO

On this the 15<sup>th</sup> day of November, 2022, before me personally appeared Michelle L. Miller, and whose name is subscribed to the within instrument, and she acknowledged that she executed it.

WITNESS my hand and official seal.

Alan J. Congdon  
NOTARY PUBLIC, STATE OF FLORIDA



✓ Personally known to me : ✓ DID NOT take an oath

[SEAL]