

**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

Date: July 27, 2022

File No. SE-22-12 Official Date Stamp:
Received
SEP 06 2022
 Planning Department
 Hernando County, Florida

APPLICANT NAME: 3 Horses Distillery LLC

Address: 2230 Lost Pine Trail
 City: Brooksville State: FL Zip: 34064
 Phone: 407 660 2964 Email: ptooley@katinc.us, ktooley@katinc.us
Property owner's name: (if not the applicant) Patrick and Kristen Tooley (Members and Managers of 3 Horses Distillery LLC)

REPRESENTATIVE/CONTACT NAME: Kara Ann Groves, Esq.

Company Name: BrewerLong PLLC
 Address: 407 Wekiva Springs Rd Ste 241
 City: Longwood State: FL Zip: 32779
 Phone: 407 660 2964 Email: kgroves@brewerlong.com

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

Contact Name: Bob McLean (President)
 Address: 19252 Oak Fork Trl City: Brooksville State: FL Zip: 34604

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01377030
2. SECTION 21, TOWNSHIP 23, RANGE 19
3. Current zoning classification: Agricultural
4. Desired use: Microdistillery
5. Size of area covered by application: 500 Sq Ft.
6. Highway and street boundaries: Oakfork Trail off of Saturn Road
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 AFFIDIVAT

I, Patrick Tooley, 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):

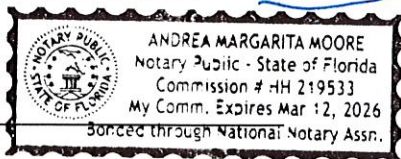
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): _____ to submit an application for the described property.

[Signature]
 Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 1 day of August, 2022, by Patrick Tooley who is personally known to me or produced _____ as identification.

[Signature]
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

Narrative Description of the Project

So begins the dream of 3 Horses Distillery.

Kristen Tooley's father, Ralph Henderson, has really gotten into researching our genealogy. In his research, he discovered that we are related to the man who taught Jack Daniel how to distill. He became his right-hand man until Jack became a legal distiller. That portion of the family has kept with the heritage and have opened their own family distillery in North Carolina. I would like to continue the family tradition here in Florida with 3 Horses Distillery. The name came from my 3 Horses – Jaegar, Tequila, and Whiskey.

Our goal in this would be to have a very small Micro Distillery. We will be starting out this venture with a 10 gallon still. Our production would be 100 gallons a year or less at most. Our goal would be to produce high quality single malt bourbons as a boutique type item. We would offer things such as a "build your own grain bill" for someone who would like to design their own whiskey. We would also offer custom barrels for things like Groomsman Gifts.

We do not want to disturb our peaceful neighborhood in any way. Which is why we will not allow any public traffic to the distillery. This product would only be available at local vendors, markets, and events.

Given that we want to keep this as small as possible, this should alleviate any concerns for neighbors about odors. Where the distillery is located has its own septic and water. To help reduce water use, we will install an ice machine which will make the ice to cool the condenser water without having to waste water. Our goal is to operate in a way that the neighbors would have no idea that we had a distillery if we didn't have to inform them.

SB 46, which became law last year, allows prospective distillers to now apply for a "Craft Distillery" license with the Alcoholic Beverage and Tobacco Division of the DBPR. This license allows distillers producing under 250,000 gallons per year to participate in farmers' markets and similar events. The craft distillery is not required to distill all of its product, and can receive nearly finished spirits in bulk to blend or rectify on-site. By July 1, 2026, 60% of the total finished product must be distilled in Florida and contain one or more agricultural products. 3 Horses Distillery will limit public entry to the distillery and will grow sugarcane on-site to preserve this agritourism and farm focus.

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