

ORDINANCE NUMBER
2025-8

AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE ZONING MAP ATLAS BY OVERLAYING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT ON CERTAIN REAL PROPERTY CONSISTING OF 90 ACRES, MORE OR LESS, GENERALLY LOCATED AT 450 SE COUNTY ROAD 337, BRONSON, FLORIDA; ADOPTING A PUD ZONING MASTER PLAN, A PUD REPORT AND DEVELOPMENT CONDITIONS; PROVIDING FOR ENFORCEMENT; PROVIDING DIRECTIONS TO THE COUNTY MANAGER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR EXCLUSION FROM CODIFICATION; PROVIDING DIRECTIONS TO THE CLERK AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pursuant to Sections 50-661 and 50-902 of the Levy County Land Development Code, the Planned Unit Development (PUD) zoning district is an overlay zoning district that is intended to provide parcel specific zoning for developments that have unique conditions, require design flexibility, and/or contain diverse and integrated uses and structures, that are consistent with the comprehensive plan, but which other zoning districts do not readily accommodate;

WHEREAS, by Ordinance Number 2022-8 adopted on March 22, 2022, recorded in Official Record Book 1631, Page 715, PUD zoning was overlaid on certain real property consisting of approximately 90 acres located at 450 SE County Road 337, Bronson, Florida;

WHEREAS, the PUD overlay provided a master plan for development and uses on the property, known as the "Black Prong Equestrian Village," including an Equestrian Hub, Hospitality and Event Center, Lodging, Recreation Areas and Infrastructure to support the PUD uses and development;

WHEREAS, upon application by the property owner (Petition No. PUD-A 21-01) to amend the existing PUD overlay zoning, notice was given and pursuant to the process set forth in Section 50-905 of the Levy County Code, the Levy County Planning Commission (which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes) held a public hearing on May 12, 2025 and voted to recommend approval of the Petition with conditions to the Board of County Commissioners;

1 **WHEREAS**, on May 20, 2025, the Board of County Commissioners held a public
2 hearing, approved the Petition and directed the preparation of this ordinance;

3
4 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
5 newspaper of general circulation notifying the public of this proposed ordinance and of a
6 public hearing in the Levy County Government Center in Bronson, Florida; and

7
8 **WHEREAS**, the County Commission finds that the amended PUD overlay zoning
9 for the property described herein is consistent with the County Comprehensive Plan and
10 meets or exceeds the PUD requirements and objectives set forth in the Land
11 Development Code.

12
13 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
14 **COMMISSIONERS OF LEVY COUNTY, FLORIDA:**

15
16 **Section 1.** The Planned Unit Development (PUD) overlay zoning district is
17 placed on the following described property commonly referred to as the "Black Prong
18 Equestrian Village:"

19
20 All that portion of the E ½ of SW ¼ and the SE ¼ of NW ¼ of Section 27,
21 Township 13 South, Range 17 East, Levy County, Florida, lying West of
22 Levy County Road C-337 (the "Property.")

23
24 The location of the property is shown on **Exhibit "A"** for visual reference.
25 In the event of conflict or inconsistency, the above legal description shall
26 prevail over Exhibit "A".

27
28 The Property has an underlying zoning district of Forestry/Rural Residential (F/RR). The
29 underlying zoning district is neither abandoned nor repealed, but is superseded by this
30 PUD Ordinance until this Ordinance is repealed by action of the Levy County Board of
31 County Commissioners.

32
33 **Section 2.** The use and development of the Property must be consistent with
34 the Levy County Comprehensive Plan and shall be regulated by the following exhibits
35 that are attached to, and made a part of, this Ordinance:

36
37 **Exhibit "B"** is the "Zoning Master Plan" consisting of 1 page dated September 4,
38 2025, prepared by NV5. The Zoning Master Plan generally identifies "Areas" (i.e.,
39 "Buffers", "Equestrian/Agricultural Core", "Hospitality" and "Lodging") that denote
40 the appropriate location for types of development, as further explained in the Table

1 in Section 3.5 below.
2

3 **Exhibit “C”** is the PUD Report titled “BLACK PRONG EQUESTRIAN VILLAGE –
4 Planned Unit Development (PUD) Amendment – Justification Report” consisting
5 of 11 pages dated February 14, 2025, prepared by NV5.
6

7 In the event of conflict or inconsistency, the order of precedence shall be as follows, with
8 number 1 taking precedence over number 2 and so on: 1) the conditions set forth in
9 Section 3 of this Ordinance; 2) Exhibit “B”; and 3) Exhibit “C.”
10

11 **Section 3.** The purpose of this Ordinance is to allow a PUD consisting of the
12 improvements and uses on the Property that are described in this Ordinance and its
13 Exhibits. The use and development of the Property is regulated by the following
14 conditions:
15

- 16 1. Compliance with the Code: The PUD approved herein is subject to all applicable
17 provisions of the Levy County Code; however, in the event of conflict or
18 inconsistency between this Ordinance and the Code, the express conditions of
19 this Ordinance shall prevail.
20
- 21 2. Compliance with State and Federal law: This Ordinance does not create any rights
22 to obtain a permit from any State or Federal agency and does not create liability
23 on the part of the County if the Property Owner fails to obtain necessary permits
24 or fails to fulfill the obligations imposed by a State or Federal agency or otherwise
25 violates State or Federal law. If at any time the County is notified that the Property
26 is in violation of any State or Federal permitting requirements, no further Site Plan
27 approval may be requested until the County is provided proof that the State or
28 Federal violations have been remedied. The Property Owner shall promptly
29 provide the County with copies of approved State or Federal agency permits,
30 exemption letters and/or operational licensing.
31
- 32 3. Expiration: The development approval granted by this Ordinance expires on
33 October 16, 2045. This means that any development authorized by this
34 Ordinance that has not been completed and issued a certificate of completion or
35 certificate of occupancy, as applicable, by that date is no longer authorized.
36
- 37 4. Site Plan Review; Building Permits: Prior to issuance of a Building Permit for any
38 development allowed by this Ordinance, requiring a permit, the Property Owner
39 shall first apply for and obtain Site Plan review and approval as required by
40 Sec.50-775 of the County Code, as may be amended or renumbered from time
41 to time. Each site plan submitted must include the entire PUD and must show all

existing development, along with the current proposed development, and must identify the **Exhibit “B”** areas, such as by underlying color on the site plan. All site plans must be consistent with this Ordinance. It is expressly agreed that all development within this PUD requires, and is not exempt from, building permits required by the Levy County Code.

5. Land Use Areas: Land Use Areas shall be as generally depicted on the PUD Zoning Master Plan. The configuration may be adjusted during Site Plan Review, and reflected on the approved Site Plan, provided the total acreage for that Land Use Area does not change.

6. Development and Uses: The following table of Land Use Areas establishes the maximum development and permitted uses by Land Use Area within the PUD as depicted on Exhibit “B”.

Description of Land Use Areas, maximum development and permitted uses within each Area	Maximum Intensity/Density
CR 337 Buffer [Red Area - 4.52 acres] and Environmentally Sensitive Lands Buffer [Blue Area - 12.19 acres] These Land Use Areas contain required setbacks; however, it is recognized that the following existing structures encroach into these Buffer Areas and may remain as non-conforming structures with routine maintenance and repair, but the encroachment may not be enlarged, expanded or altered.	
Maintenance Shop	5,500 sq ft
Two Barns without habitable space	2,200 sq ft each
Equestrian/Agricultural Core – Green Area (50.23 acres) This Land Use Area contains uses that directly support equine guests within the PUD. Permitted uses include animal care, grooming and veterinary services. Vehicular use is limited/restricted within this Area.	
Barns with habitable space – may be located in this Land Use Area OR in the Lodging Land Use Area	9 barns: 27,000 sq ft (up to 13,500 sq ft may be habitable space)
Barns and/or Run-in Sheds without habitable space - may be located in this Land Use Area OR in the Lodging Land Use Area	10 barns: 44,040 sq ft total
Covered or Uncovered Arena(s), equestrian course(s), pastures and paddocks	n/a
Hospitality –Purple Area (9.71 acres) This Land Use Area contains uses directly related to the events, retail and hospitality services within the PUD. Permitted uses include riding, public and/or private events (such as, but not limited to, equestrian competitions and training seminars, herding dog trials and classes, livestock exhibitions, equestrian and non-equestrian themed weddings and other ceremonies, agricultural and educational camps and nature-based corporate retreats), sale and consumption of food and alcoholic beverages, and retail areas for sales of tack, carriages, gifts and event related feed, hay, grain and other horse supplies.	

Ceremony building	1,500 sq ft
Spa, Event Storage, Cafe	5,500 sq ft
Wedding garden (covered or uncovered)	n/a
Courtyard space (covered or uncovered)	n/a
All-purpose event center, to include a café, restaurant, cocktail lounge (w/alcoholic beverage license) and small convenience store	10,000 sq ft
Food Truck and dining complex (w/alcoholic beverage license)	Approx. 16,000 sq ft area
Show office and administration building	8,800 sq ft
Event Space	Approx. 17,000 sq ft outdoor grassed area
Covered Equestrian and Livestock arena(s) and associated outdoor “regrade” area	Total of 93,500 sq ft
Recreation area with pool, hot tub and pool house, gym, restrooms, and similar uses	30,000 sq ft
Lodging - Orange Area (13.58 acres) This Land Use Area contains lodging for agricultural workers, event participants, and guests, and related barns.	
Recreational Vehicle sites with temporary utility hookups. The sites may be covered or uncovered and with or without improved pads. The “Recreational Vehicles” permitted on these sites shall be those defined under Sec. 320.01(1)(b) and Sec. 513.01(10), Florida Statutes. However, the Recreational Vehicles cannot be permanently affixed to utilities or the ground and must maintain hitches, axles and tires in order to remain immediately movable	14 sites
HUD- or DBPR- approved modular units, which are storm-rated and can be securely anchored	36 units, no larger than 700 sq ft each
Site-built single-family detached units	8 units, no larger than 700 sq ft each
Barns with habitable space - may be located in this Land Use Area OR in the Equestrian/Agricultural Core Land Use Area	Refer to total square footage limit stated above in the Equestrian/Agricultural Core Land Use Area
Barns and/or Run-in Sheds without habitable space - may be located in this Land Use Area OR in the Equestrian/Agricultural Core Land Use Area	
Equestrian Family Lodging	2,000 sq ft
Equestrian Event Lodging (<u>The Inn</u>)	9,000 sq ft footprint, not to exceed 3 stories and 50 ft in height (measured from finished floor to finished eave height)
Equestrian, Outdoor Recreation and Associated Agricultural Uses – These primary uses are allowed in any Land Use Area, except the CR 337 Buffer and the Environmentally Sensitive Lands Buffer, and include but are not limited to, dog parks, playgrounds, ropes course, archery course, mini-golf course, sports courts, trail riding, training, educational classes, hiking, cycling, nature ecotourism, and other recreational pursuits.	

Infrastructure and Supportive Maintenance Uses – Infrastructure and Maintenance Uses (i.e. parking, refuse storage) that are necessary to support the primary uses allowed in the PUD may occur in any Land Use Area, except the CR 337 Buffer and the Environmentally Sensitive Lands Buffer. However, stormwater management facilities may be located in any Land Use Area, including the Buffers.

7. Development Conditions.

- a. *Setbacks/Buffers:* Setbacks from the Property lines are depicted on Exhibit “B” and consist of a 30’ setback from County Road 337 on the East side of the Property and a 100’ setback from the Environmentally Sensitive Lands on the North, South, and West of the Property.
- b. *Public road connections and traffic impacts/improvements:* Existing access to the Property is depicted on Exhibit “B”. Any new driveway connections or improvements for access to public roads require review and approval by the Levy County Road Department in accordance with Levy County and Florida Department of Transportation access management and driveway permitting standards. In addition, if future traffic counts/studies document traffic impacts generated by the development that exceed FDOT’s applicable thresholds then necessary improvements to address those impacts (e.g., flashing lights, traffic lights or turn lanes) will require review and approval by the Levy County Road Department. Any required access connections or improvements are the financial responsibility of the Property Owner.
- c. *Internal roads/parking:* All ADA-compliant parking areas must be constructed of paved dust-free surfaces, but other parking and/or staging areas, and internal roadways may consist of base rock material and stabilized sub-base materials consistent with the necessary load bearing ratios for the traffic proposed in Final Site Plan review.
- d. *Stormwater Management:* Stormwater management facilities must be identified and addressed in Final Site Plan review and may be placed in any Land Use Area. Stormwater management must be designed to implement Best Management Practices (BMPs) and to meet all applicable Suwannee River Water Management District permitting requirements. Stormwater management facilities will incorporate low impact design or similar BMPs.

- 1 e. *Water/Wastewater*: On-site wastewater treatment facilities and potable
2 water facilities must be addressed in Site Plan review and must be properly
3 permitted in accordance with all applicable State and Federal laws.
4
5 f. *Goethe Forest access*: All access points to the Goethe Forest that have
6 been approved by the State must be identified on any approved Final Site
7 Plan.
8
9 g. *Fences/walls/berms*: Fences 6 feet in height or less are allowed
10 throughout the PUD. Fences over 6 feet in height, walls and berms must
11 be engineered and reviewed through Site Plan review.
12
13 8. Amendment(s). Any development or uses not specifically authorized in this
14 Ordinance, any desired deviation from this Ordinance, and any extension of
15 timeframes in this Ordinance requires adoption of a PUD amendment by the Levy
16 County Commission.
17
18

19 **Section 4.** As of the effective date of this Ordinance, Ordinance Number 2022-8 is
20 superseded and replaced by this Ordinance.
21

22 **Section 5.** If it is determined by the County Manager or designee that a violation of
23 this Ordinance exists, the County may enforce this Ordinance through any lawful means
24 available, which may include repealing this Ordinance, code enforcement, civil citation
25 and/or seeking an injunction in a court of competent jurisdiction or any other remedy
26 available at law.
27

28 **Section 6.** The County Manager or designee is authorized and directed to make the
29 necessary changes to the County's Zoning Map Atlas to reflect the PUD zoning overlay
30 imposed by this Ordinance.
31

32 **Section 7.** If any word, phrase, clause, paragraph, section or provision of this
33 Ordinance or the application hereof to any person or circumstance is held invalid, illegal
34 or unconstitutional, such finding shall not affect the other provisions or applications of this
35 Ordinance that can be given effect without the invalid, illegal or unconstitutional provision
36 or application, and to this end the provisions of this Ordinance are declared severable.
37

38 **Section 8.** This Ordinance shall not be codified in the Code of Ordinances of Levy
39 County, Florida.
40

1 **Section 9.** In accordance with Section 125.66, Florida Statutes, the Clerk to the
2 Board of County Commissioners is directed to file this Ordinance with the Florida
3 Department of State within 10 days after adoption and upon such filing, this Ordinance shall
4 become effective.
5

6 **PASSED AND ADOPTED** on September 16, 2025.

7 **BOARD OF COUNTY COMMISSIONERS**
8 **OF LEVY COUNTY, FLORIDA**
9

10
11 _____
12 Desiree Mills, Chair

13 **ATTEST:**

14
15 Clerk of Circuit Court and Ex-Officio
16 Clerk to the Board of County Commissioners
17

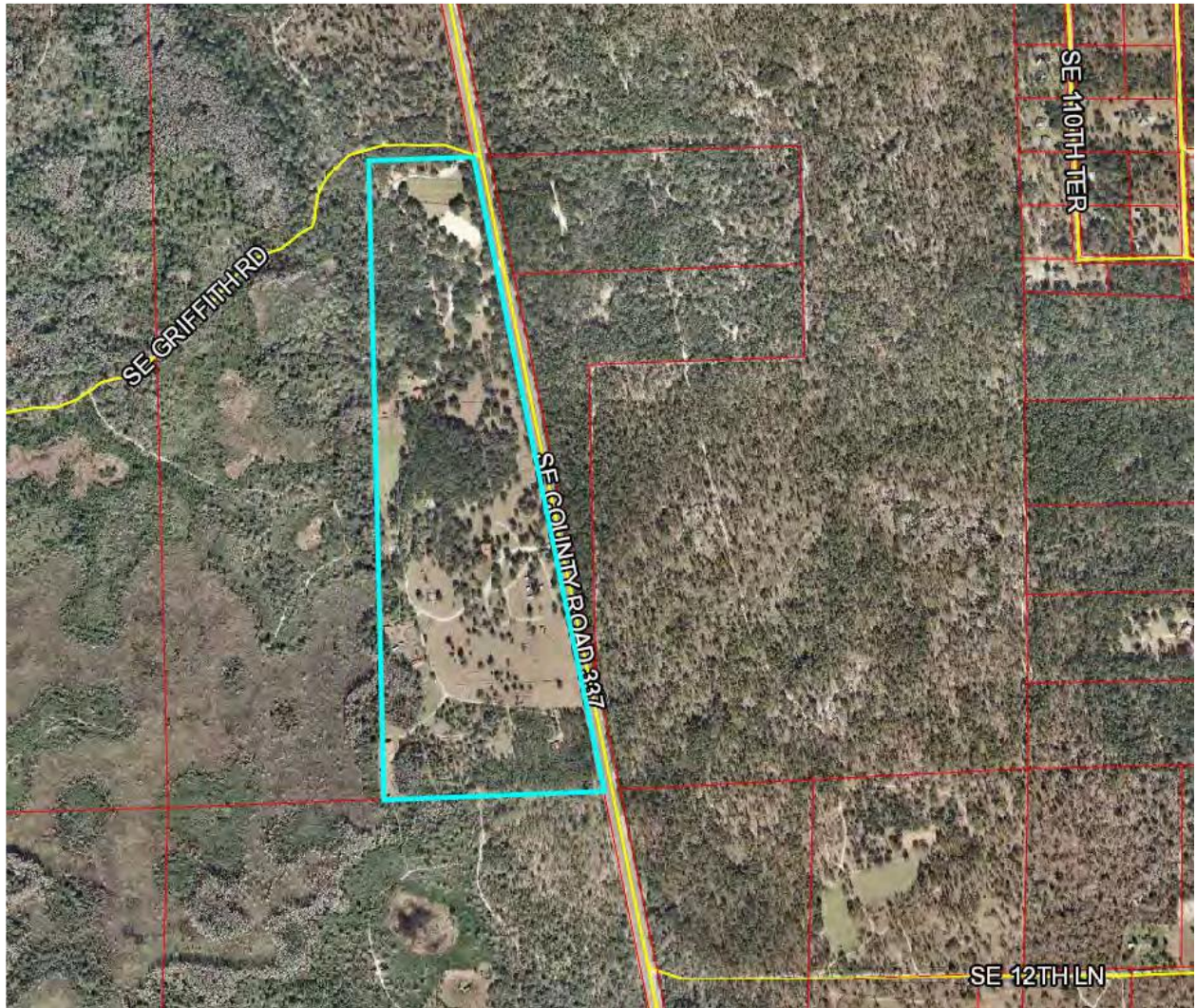
18 _____
19 Matt Brooks, Clerk
20

21
22 Approved as to form and legal sufficiency
23

24 _____
25 Nicolle M. Shalley, County Attorney

Exhibit “A” to Ordinance Number 2025-8

**Black Prong PUD
450 SE County Road 337, Bronson, Florida**



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.dhw-inc.com
est. 1988
FLORIDA
LA0001683

NIV5

SCALE: 1"=150'
VERIFY SCALE
BASED ON MEASUREMENTS ON
ORIGINAL DRAWING
DO NOT SCALE DIMENSIONS
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/PBD REVISIONS

SUBMITTALS
08/28/2025 - ZONING MASTER PLAN

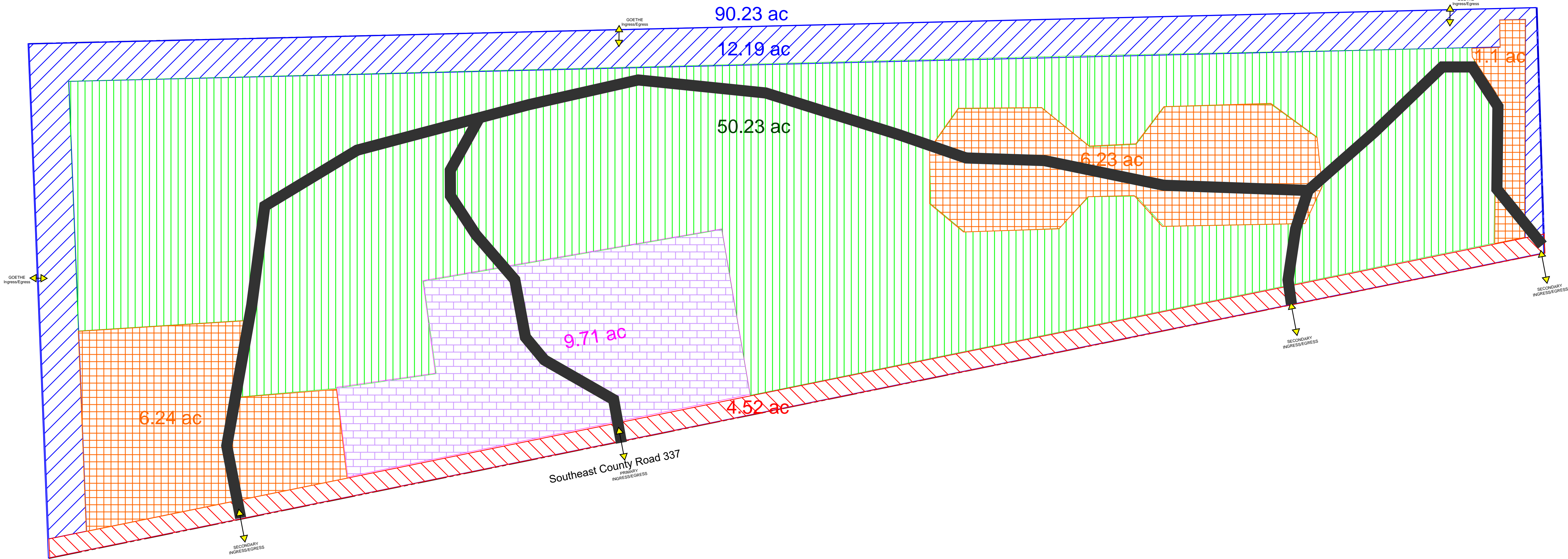
ZONING MASTER PLAN
September 4, 2025

CLIENT: BLACK PRONG EQUESTRIAN VILLAGE
PROJECT:
PLANNER/ENGINEER:
PROJECT NUMBER:
SHEET TITLE:

CLIENT: BLACK PRONG EQUESTRIAN VILLAGE
PROJECT:
PLANNER/ENGINEER:
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SHEET TITLE:

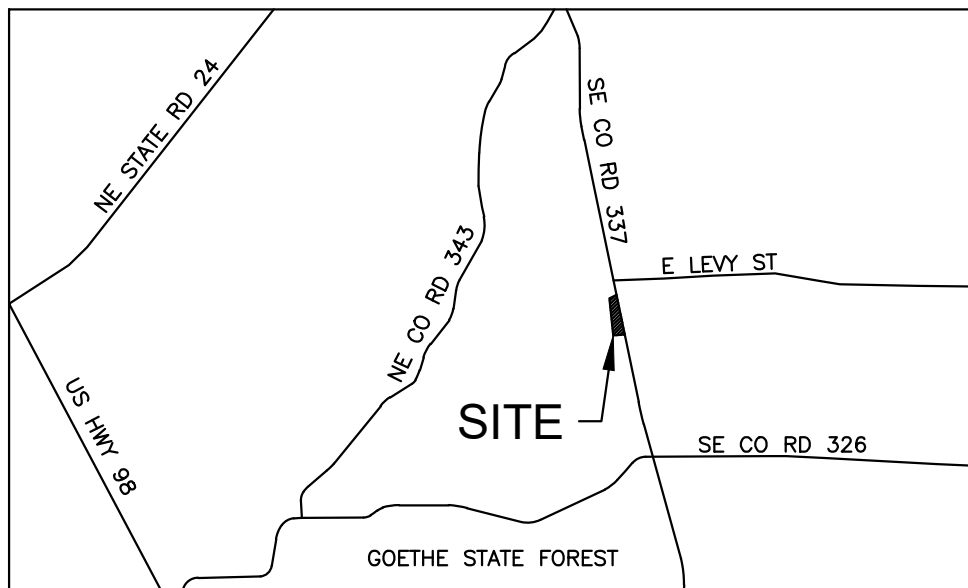
SHEET NO.:
SP-01

NORTH



SITE LOCATION / VICINITY MAP

LEVY COUNTY, FLORIDA



PROJECT DATA TABLE

AREA DESIGNATION	DESCRIPTION	SITE AREA
	EQUESTRIAN/AGRICULTURAL CORE	50.23 AC
	BUFFERS RED CR337/BLUE GEOTHE	16.71 AC
	HOSPITALITY	9.71 AC
	LODGING	13.58 AC
N/A	TOTAL	90.23 AC

ALL FACILITIES WILL USE WELL AND SEPTIC

PLANNED DEVELOPMENT CONDITIONS.

The following Development Conditions govern site development, in part. Consult full Ordinance 2025-8 for complete regulations governing this development.

- Land Use Areas shall be as generally depicted on the PUD Zoning Master Plan. The configuration may be adjusted during Site Plan Review, and reflected on the approved Site Plan, provided the total acreage for that Land Use Area does not change.
- Setbacks/Buffers: Setbacks from the Property lines are depicted on Exhibit "B" and consist of a 30' setback from County Road 337 on the East side of the Property and a 100' setback from the Environmentally Sensitive Lands on the North, South, and West of the Property.
- Public road connections and traffic impacts/improvements: Existing access to the Property is depicted on Exhibit "B". Any new driveway connections or improvements for access to public roads require review and approval by the Levy County Road Department in accordance with Levy County and Florida Department of Transportation access management and driveway permitting standards. In addition, if future traffic counts/studies document traffic impacts generated by the development that exceed FDOT's applicable thresholds then necessary improvements to address those impacts (e.g., flashing lights, traffic lights or turn lanes) will require review and approval by the Levy County Road Department. Any required access connections or improvements are the financial responsibility of the Property Owner.
- Internal roads/parking: All ADA-compliant parking areas must be constructed of paved dust-free surfaces, but other parking and/or staging areas, and internal roadways may consist of base rock material and stabilized sub-base materials consistent with the necessary load bearing ratios for the traffic proposed in Final Site Plan review.
- Stormwater Management: Stormwater management facilities must be identified and addressed in Final Site Plan review and may be placed in any Land Use Area. Stormwater management must be designed to implement Best Management Practices (BMPs) and to meet all applicable Suwannee River Water Management District permitting requirements. Stormwater management facilities will incorporate low impact design or similar BMPs.
- Water/Wastewater: On-site wastewater treatment facilities and potable water facilities must be addressed in Site Plan review and must be properly permitted in accordance with all applicable State and Federal laws.
- Goethe Forest access: All access points to the Goethe Forest that have been approved by the State must be identified on any approved Final Site Plan.
- Fences/walls/berms: Fences 6 feet in height or less are allowed throughout the PUD. Fences over 6 feet in height, walls and berms must be engineered and reviewed through Site Plan review.

LEGAL DESCRIPTION

DESCRIPTION: (PER COMMITMENT)

ALL THAT PORTION OF THE E 1/2 OF SW 1/4 AND THE SE 1/4 OF NW 1/4 OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, LYING WEST OF LEVY COUNTY ROAD C-337 (F/K/A STATE ROAD S-337).



BLACK PRONG EQUESTRIAN VILLAGE

**Planned Unit Development (PUD)
Amendment – Justification Report**
14 February 2025

Prepared for:
Levy County Board of County Commissioners

Prepared on behalf of:
Black Prong Equestrian Village

Prepared by:
NV5, Inc.

PN# 24-00121

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1. Executive Summary

To: Tara Howell, Director, Planning and Zoning Department
From: Gerry Dedenbach, AICP + LEED AP, Executive Vice President, NV5, Inc.
Date: February 14, 2025
Re: Black Prong Equestrian Village – Planned Unit Development (PUD) Amendment Application

Jurisdiction: Levy County, FL	Development Intent: Amend adopted Planned Unit Development (PUD) Ordinance 2022-8 to allow: clarification of uses; flexibility in site location & allocation of uses; and authorize the Land Development Administrator to approve adjustments within the site's boundaries.		
Location Description/Address: 450 SE Co. Rd. 337, Bronson, FL 32621			
Parcel Number: 0368400100		Site Acreage: ±90.23 acres (Source: Survey)	
Existing Future Land Use: From Levy County's Comprehensive Plan <i>Forestry / Rural Residential (FRR)</i> This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, <u>resource based and/ or non-spectator based recreational uses</u> , conservation uses, and <u>very low density rural development, spatially separated from forestry uses</u> . The maximum residential density is one (1) unit per twenty (20) acres except as otherwise provided by Policy 3.4. The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989. Public schools are permitted within this category. Policy 3.4 ...As an incentive to conserve the use of land for silviculture and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Code, shall receive a density bonus of one (1) dwelling unit per ten (10) acres from the undeveloped portion of the same common ownership to be utilized for silviculture and/or open space use, excluding wetlands.			
Existing Zoning District: Planned Unit Development (PUD) From Ordinance 2022-08 Pursuant to Sections 50-661 and 50-902 of the Levy County Land Development Code, the Planned Unit Development (PUD) zoning district is an overlay zoning district that is intended to provide parcel specific zoning for <u>planned developments that have unique conditions, require design flexibility, and/or contain diverse and integrated uses and structures, that are consistent with the comprehensive plan, but which other zoning districts do not readily accommodate</u>			Proposed Zoning District: AMENDED Planned Unit Development (PUD)
Existing Maximum Density/Intensity Density: 88 transient lodging units allowed Intensity: ±90.23 ac with ±5.65% Impervious Surface Ratio for Equestrian/Agricultural uses in the overall resort setting.		Proposed Maximum Density/Intensity Density: No changes are proposed in PUD Amendment Intensity: No changes are proposed in PUD Amendment	
Net Change Approval of this Amendment application will result in no change in Residential Units nor Non-Residential Square footage beyond the existing approved PUD.			

2. STATEMENT OF PROPOSED CHANGE

This Planned Unit Development (PUD) Rezoning Amendment application requests to amend the adopted Black Prong Equestrian Village (BPEV) PUD, which was unanimously approved by the Levy County Board of County Commissioners' Ordinance 2022-8. The proposed PUD Amendment does not request increases in project size nor density/intensity of uses; but does seek:

- *clarification of uses [primary and accessory to the equestrian/agricultural activities];*
- *flexibility in site location & allocation of uses within the overall property; and*
- *the Board of County Commissioners authorizing the Land Development Administrator to approve future spatial adjustments and allocations within the site's boundaries.*

BPEV is located at 450 SE Co. Rd. 337, Bronson, FL 32621. **Figure 1** below is a Context Map showing BPEV's location and surrounding uses, which are the Goethe State Forest on the south, west, and north sides. The east boundary is Co. Rd. 337. BPEV functions are rural equestrian / agricultural-based and its expressed purpose is to provide guests with a world-class equestrian experience in harmony with the surrounding Goethe State Forest's natural beauty and serenity.

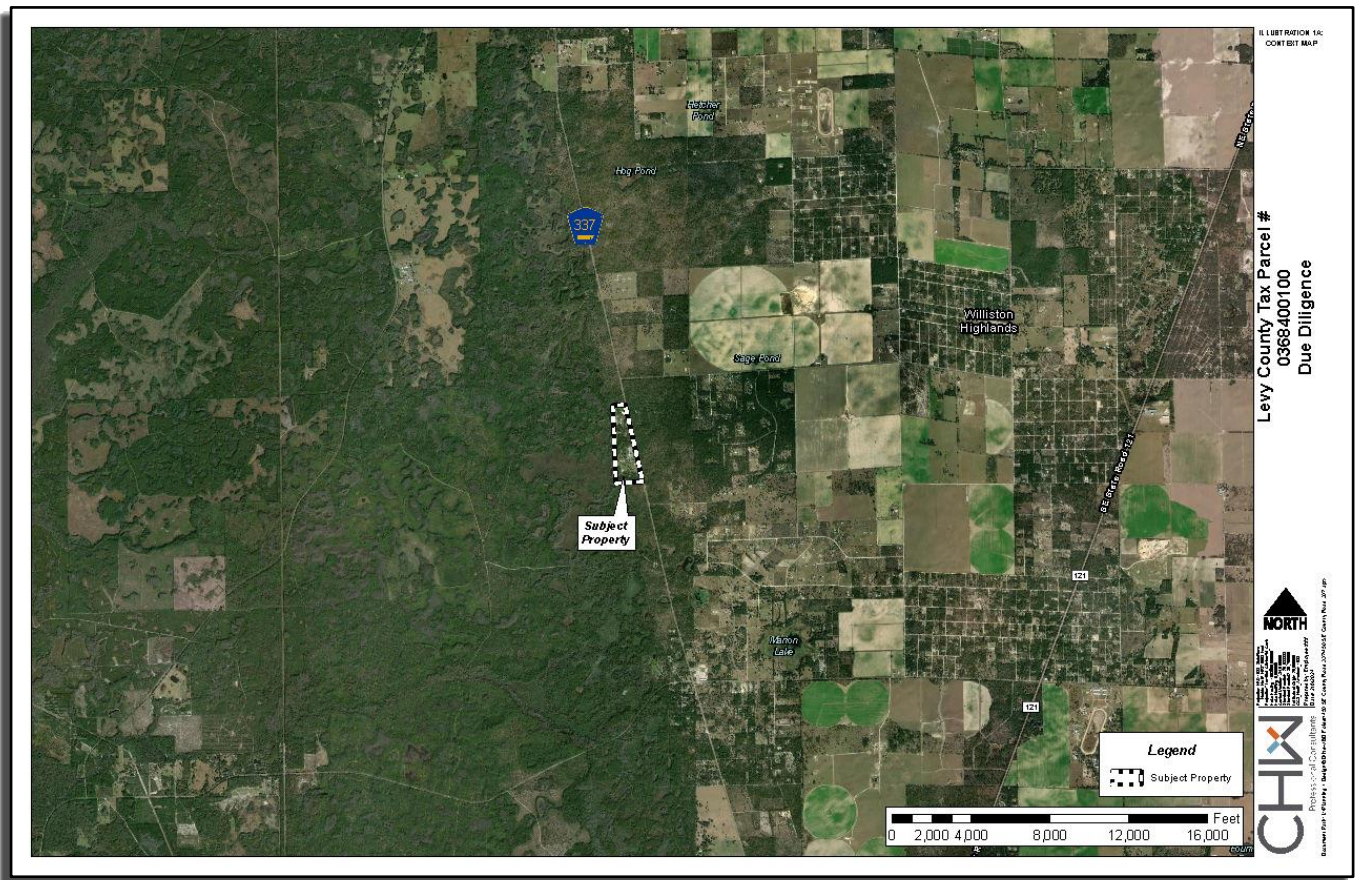


Figure 1: Context Map

The equestrian / agricultural nature and character contained within BPEV is similar in nature to surrounding context-area properties and in keeping with the overall character of Levy County. BPEV's nearly 4,000 linear feet of frontage along Cr. Rd. 337 is adorned with substantial tree canopy, including hardwoods such as Oaks, Magnolias, and Sweetgums; Pine stands exist in the site's southern areas. Throughout the entire frontage, the site's equestrian / agricultural areas, in the form of pastures and paddocks, barns and farm fencing, are the norm and clearly visible from the abutting 55-mph rural roadway. BPEV will address noise from high-speed traffic by buffering.

The Pavilion, which is the core hospitality area, is clearly visible based on the gated entrance, driveway's pavers, and enhanced landscaping, as seen in **Figure 2** below, which contains Property Appraiser's Aerial Photograph with Parcel Overlay. The PUD Amendment proposes no changes to BPEV's aesthetic nor the character established. Through continued extensive enhancement and investment in the site, greater interest in Levy County and the north central Florida region will occur.

The BPEV site has experienced significant enhancement and investment since it was acquired by the current owners. Most recently, NV5 and Wood+Partners professional consultants conducted an onsite design charrette for the expressed purpose of investigating, conceptualizing, and developing a pathway for continued site enhancement and investment. These elements clearly underscore the owner's desire to enhance the existing site and further integrate its approved uses harmoniously with the Goethe State Forest surrounding the property, as can be seen in Figure 2 below.

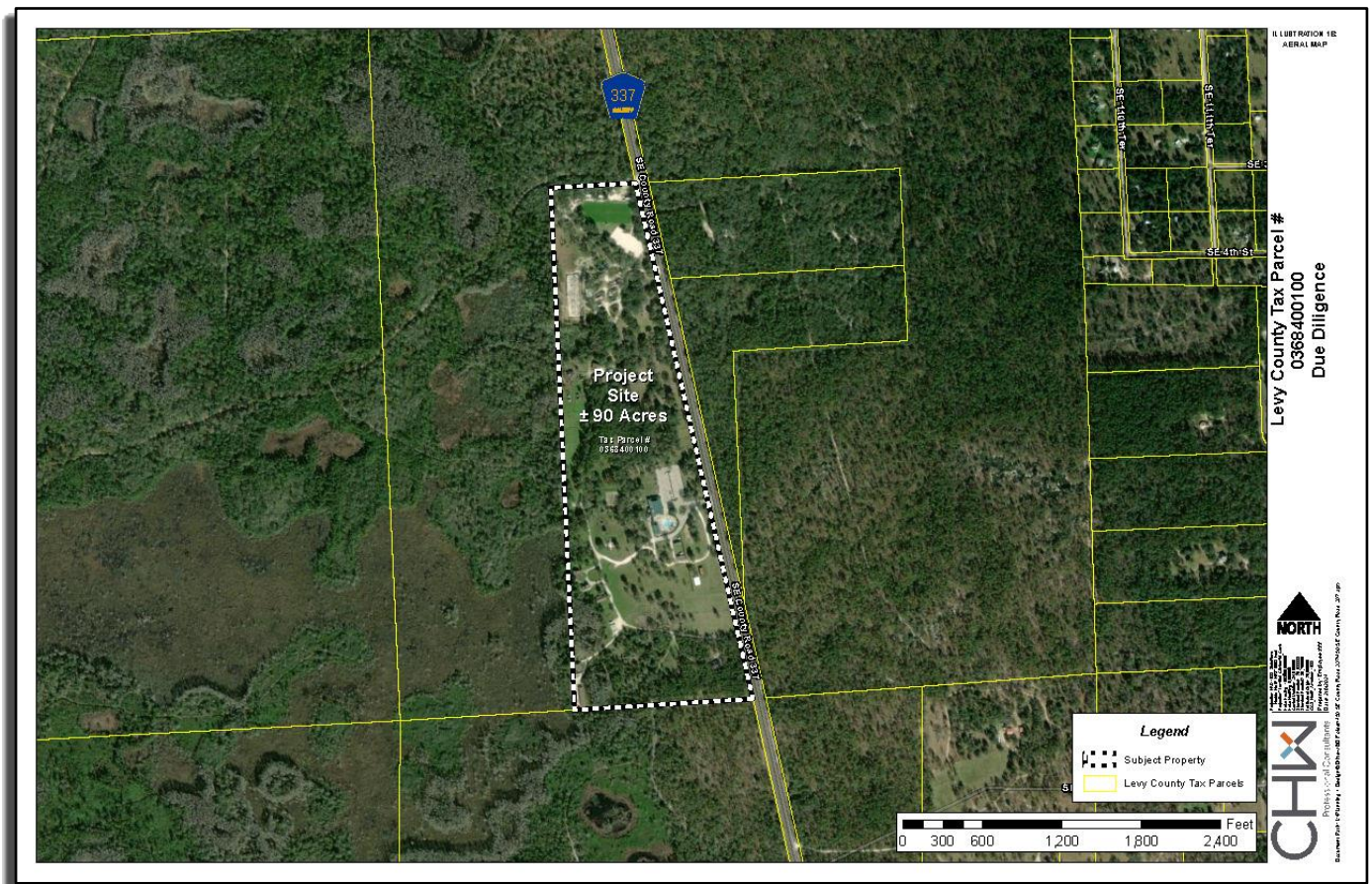


Figure 2: Site Aerial, with Property Appraiser's Parcel Map Data

The Applicant, through continued enhancement and investment in BPEV, represents a locally-owned and managed business, and their desired PUD Amendment further refines their vision and BPEV offerings to both local residents and the travelling and touring equestrian community. The enhancements will promote the equestrian / agricultural lifestyle and enhance the intrinsic value and serenity both Levy County and the Goethe State Forest bring to the community and visitors to North Central Florida.

Connecting local residents and visitors to our region, through the site's complementary recreational activities and connection to the Goethe State Forest, is the primary focus and driving ethic behind BPEV. The entitlements granted in the original PUD are not proposed to be removed, but rather

logically grouped to preserve open space, create complementary adjacencies, and better function in concert with the sites equestrian / agricultural character and theme.

The accompanying PUD Amendment request, which proposes to allow activity grouping, will foster resultant redevelopment in a manner that best and continues to serve a public purpose through the provision of active recreation. The rearrangement of previously approved recreation activity will create a more harmonious site and better utilize portions of the already developed site. The PUD amendment will allow a more organic response to changes in guests' preferences and reduce vehicular uses within the site.

As discussed in a pre-application meeting with Levy County staff, Department Directors, and Administrators, it is the owners' desire to reduce and restrict vehicular operations within the site's core areas. By providing walking paths and trails for walking, jogging, and bicycles, a more serene environment can be achieved. By providing electric bicycles and branded carts, gasoline and diesel vehicle use can be limited to entry and parking areas and necessary maintenance functions. In summary, capturing cars and trucks at the site's perimeter promotes both staff and guest's experience in a natural environment complementary to the surrounding Goethe State Forest.

Figures 3 and 4 plus Table 1 below show the current FLUM and zoning designations adjacent to the subject site, within 300' (three hundred) feet of the subject property's boundary, which are the Goethe State Forest (Recreation) and two (2) Residential properties to the east as mapped.

The Applicant requests the PUD amendment be reviewed and considered concurrently with the proposed Draft Ordinance, prepared and submitted as a courtesy to assist in the application review and approval process through staff, the Planning & Zoning Board, and ultimately the Board of County Commissioners.



Figure 3: Existing Future Land Use Map



Figure 4: Existing Zoning Map

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Natural Reservation (GSF)	Conservation Natural – Residential (GSF)
East	Agricultural / Natural Reservation (GSF)	Agricultural Rural Residential (ARR)
South	Natural Reservation (GSF)	Conservation Natural – Residential (GSF)
West	Natural Reservation (GSF)	Conservation Natural – Residential (GSF)

PLEASE NOTE ABOVE: GSF= Goethe State Forest

Of note, the site is surrounded by the Goethe State Forest, with the exception of two (2), privately-owned parcels to the immediate east, of which one (1) has a residential mobile home, according to the Levy County Property Appraiser's database.

The adopted PUD includes a one-hundred-foot (100') building setback, on the site's south, west, and north sides; abutting the Goethe State Forest. Only a few pre-existing buildings are on the site's north and southwest corner within the building setback. No future buildings are or will be proposed in this ±12.11-acre area surrounding the site's abutting boundary in common with the Goethe State Forest.

In addition, the site has a fifty-foot (50') building setback on the site's eastern side, abutting Co. Rd. 337. No future buildings are or will be proposed in this ±4.56-acre area. Moreover, only landscaping enhancements, which will both beautify BPEV from an aesthetic and vegetative landscape perspective, are and will be proposed within this area; consistent with the approved PUD.

Overall, the site is comprised of approximately 75% equestrian / agricultural open space, including the building setbacks, where connections to the Goethe State Forest exist; allowing staff and guests to lead equestrian-based activities such as guided trail rides into the Forest. In addition, the nearly seventeen (17) acres surrounding the perimeter provide numerous opportunities for passive recreation such as hiking, observing nature, and relaxation within the serenity of a forest setting.

Given the site does not abut residential development, with only one (1) adjacent parcel of land containing a residential structure across Co. Rd. 337, BPEV is uniquely positioned away from other development and not in an area where future development will build against or towards its boundaries. Similarly, BPEV's activities are essentially self-contained and there is no reliance on public services nor are there municipal services in the context area beyond the public roadway and electric utilities serving the area.

The requested PUD Amendment, which merely proposes to group complementary uses in a manner more conducive to the site's natural environment, both from a vegetative and topographic perspective, does not propose any spatial changes within the approved entitlements that could or may cause an offsite impact. Furthermore, the proposed PUD Amendment provides through clearly articulated conditions and a proposed Ordinance, the hierarchy of equestrian / agricultural uses being the site's Primary and Principle use with Hospitality and Lodging, on a limited temporary basis, and all other activities, such as pastures, paddocks, barns, and other non-habitable structures being accessory and ancillary to the primary use.

The impetus for the proposed PUD Amendment arose from the desire to move a recreation feature, specifically the Pickle Ball court, which was specified in the site's southwest corner, rather than proximate to the site's core hospitality area, which contains a pool and small gym. Although the requested move would have no consequence in a holistic view, based on the previous approval's site-specific outlines for approved elements, a PUD Amendment was deemed necessary.

Therefore, we request the ability for Levy County staff to allow flexibility in placement of approved elements in the Master Plan to better accommodate the site's natural features. This is in direct response to visitors' and guests' logical use of facilities in a manner conducive to the site's equestrian / agricultural nature and the continued equine operations and management.

In addition, based on the site's approved entitlements as an equestrian / agricultural resort, it is necessary to routinely move or rotate stables, paddocks, and equestrian activities; as is common on any agricultural property. The rotation of grazing areas and associated supportive accessory uses for the equine population upon the site should not be a regulatory zoning matter, but a property land management. Similarly, the division of larger arenas or pastures or assemblage of area is not a matter of zoning and should be in accordance with rural/equestrian land management practices.

The removal and reduction of vehicles within the site, as an operational policy, along with continued land management will create a more resilient landscape and enhanced environment for both guests, visitors, and the equine population onsite. During the previously discussed design charrette, many of the ideas above came forward as elements for the site's continued success. These enhanced operational goals are in concert with the owner's vision for creating an exceptional world class facility in the heart of Levy County.

3. IMPACT ANALYSIS

ENVIRONMENTAL FEATURES

As shown in **Figure 5** below, the subject property is relatively flat, with elevation ranging from ± 50 feet to ± 80 feet above mean sea level, with gently sloping open and treed areas consistent with the general context area's topography. Public domain Geographic Information Systems (GIS) data depicts two (2) portions of a larger off-site wetland system upon the subject site.

The site contains lands within three (3) distinct watersheds, which have been recently delineated by professional biologists, environmental scientists, and professional engineers. Members of the BPEV professional consulting team have recently obtained the Suwannee River Water Management District (SRWMD) permit necessary for construction of onsite Stormwater Management Facilities (SMFs). These facilities will soon be constructed in accordance with the approved permit, in concert with BPEV's continued investment in site enhancements.

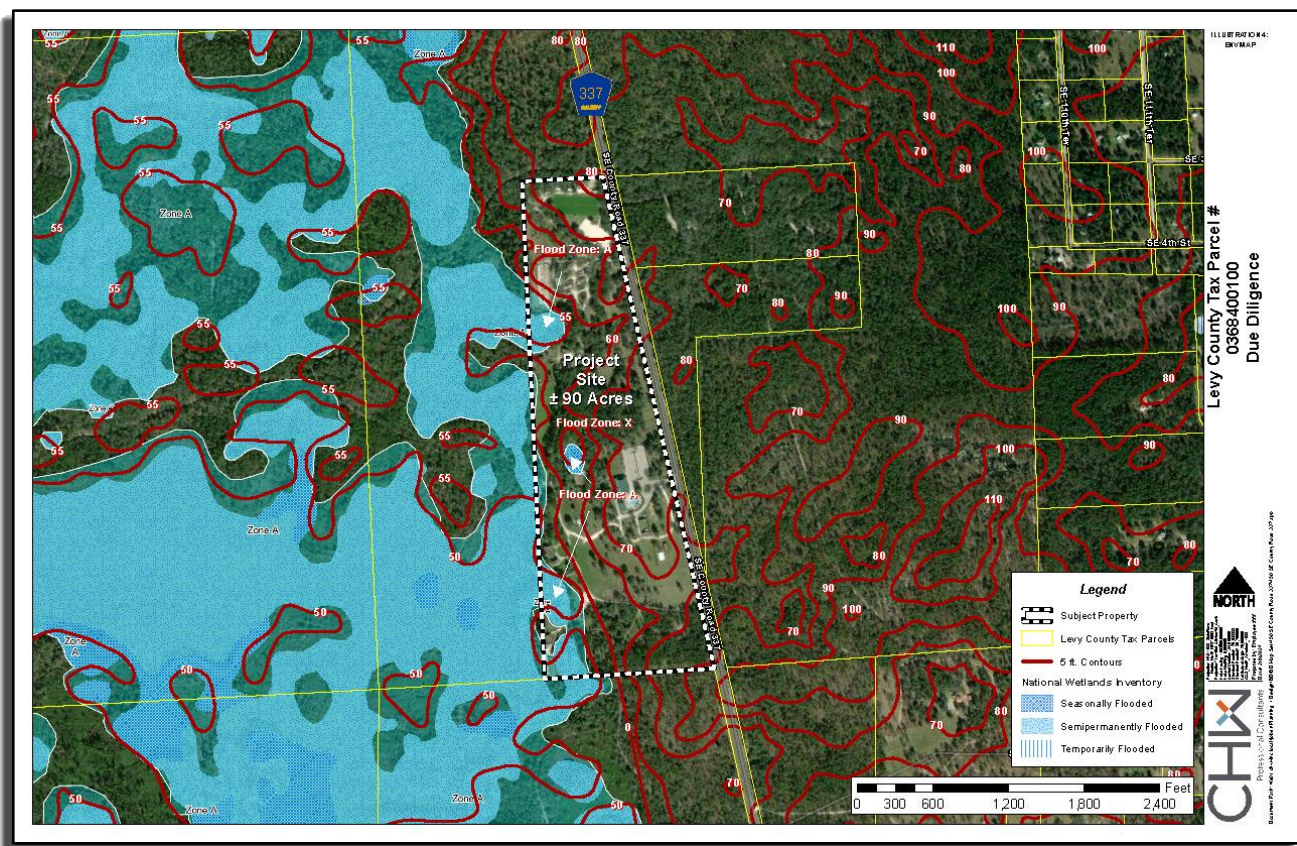


Figure 5: Topography, Wetlands, and FEMA Floodplain Map

POTENTIAL LONG-TERM COMMUNITY BENEFITS

Approval of this requested PUD Amendment application supports the retention, expansion, and massive reinvestment in an existing Levy County business. Redevelopment, continued investment, and adaptive reuse upon the site, made possible by this PUD Amendment, will contribute to the provision of a significantly unique and innovative active & passive recreation area abutting the County's largest and most highly utilized State Forest.

The Applicant, a locally-owned and managed business, desires to continue investment in the subject site for adaptive recreation and hospitality uses. The uses are focused on the core equestrian / agriculture theme and providing both active and passive recreation to local, regional, state, national, and international guests. Resulting redevelopment, based on the existing approval, will include both indoor and outdoor recreation opportunities such as Pickle Ball, outdoor fitness trails, and other related activities.

Continued investment and development of the subject site also completes enhancement of a key location within both Levy County and the north-central Florida Region. BPEV is connected to a vast array of existing trails within the Goethe State Forest, presenting many recreation opportunities. Since the subject site directly accesses the Goethe State Forest, continued investment and development will create a greater appreciation and stewardship of utilized trail systems and our shared rural environment.

Black Prong Equestrian Village employs a variety of skilled employees, equestrian specialists and trainers, and a highly effective operations and management staff. Continued success creates additional employment opportunities in Levy County in concert with the County's and region's existing population and furthers environmental stewardship and appreciation for our shared north central Florida and the unique offerings that make our region so unique.

LEVEL OF SERVICE (LOS) – PLANNING ANALYSIS

This PUD Amendment application is being submitted requesting the ability to move approved entitlements within the site's boundaries. Approval of this PUD Amendment application **will not** change the site's allowed density nor intensity.

Table 2: Existing and Proposed Maximum Gross Development Potential

Existing FLU / Zoning	Proposed FLU / Zoning
FRR (±90.235 ac) / PUD	No Changes are proposed in category
<i>Existing Maximum Density / Intensity</i>	<i>Proposed Maximum Density / Intensity</i>
Density: 88 transient lodging units allowed Intensity: ±90.23 ac with ±5.65% Impervious Surface Ratio for Equestrian/Agricultural uses in the overall resort setting.	No Changes are proposed in <i>Maximum Density / Intensity</i>
Net Change	
<ul style="list-style-type: none">There is no change proposed to allowed density nor intensity approved by Ordinance 22-08	

Roadways / Transportation

STATEMENT: The proposed PUD Amendment does not modify the site's approved development entitlements. Projected trip generation has already been factored into adopted LOS standards.

Potable Water

STATEMENT: The proposed PUD Amendment does not modify the site's approved development entitlements. The projected potable water demand from on-site wells will not negatively impact the County's adopted LOS.

Sanitary Sewer

STATEMENT: The proposed PUD Amendment does not modify the site's approved development entitlements. The projected sanitary sewer demand is addressed through on-site septic systems and will not negatively impact the County's adopted LOS.

Solid Waste

STATEMENT: The proposed PUD Amendment does not modify the site's approved development entitlements. The projected solid waste collections are addressed through private providers and will not negatively impact the County's adopted LOS.

Education Facilities

STATEMENT: The proposed PUD Amendment does not modify the site's approved development entitlements. Since the site does not have permanent residents, there is no creation of need for seats within the Levy County Public School System.

Recreation Facilities

STATEMENT: The proposed PUD Amendment does not modify the site's approved development entitlements. Since the site is an equestrian / agricultural ecotourism facility, providing a variety of active and passive recreational opportunities, there is no impact to Levy County recreation facilities.