

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

**IN RE:           SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 02-20  
6851 LLC, a Florida limited liability company, Applicant**

**ORDER TO APPROVE**

**THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA,** on August 4, 2020, after due public notice, being empowered under Chapter 50, Article XIII, Division 5, Subdivision I, Levy County Code, to hear and decide requests for special exceptions, does hereby make the following statements and issues the following Order as to the above special exception amendment application to amend the previously approved special exception SE 5-02, as previously amended by SEA 2-03, SEA 1-05 and SEA 02-19, which allows outdoor commercial recreation in a Forestry/Rural Residential district, by improving existing facilities and structures and constructing additional facilities and structures on the Subject Property, as described in Application SEA 02-20, in order to accommodate a phased expansion of events and off-season uses on the Subject Property for SE 5-02, as amended:

1.       On August 4, 2020, the Board of County Commissioners conducted a public hearing on Application SEA 02-20, at which public hearing, the Board heard and considered the presentations, if any, of the Applicant and other parties in opposition to, and in favor of, Application SEA 02-20.

2.       At the public hearing on Application SEA 02-20, the Board of County Commissioners was presented with and considered the Staff Report of the Development Department, dated June 9, 2020, regarding Application SEA 02-20 ("Staff Report"), the recommendations of the Planning Commission regarding Application SEA 02-20, and any testimony and evidence presented.

3.       Based on the findings and analysis presented in the Staff Report, the recommendations of the Planning Commission, and the testimony and evidence

presented at the public hearing on Application SEA 02-20, the Board of County Commissioners has determined that the applicable requirements, criteria, or standards set forth in Chapter 50, Article XIII, Division 5, Subdivisions I and II, Levy County Code, have been met, provided that certain conditions apply.

Accordingly, it is hereby

**ORDERED** that Application SEA 02-20 is hereby approved for the property described in Exhibit "A" attached hereto and incorporated herein by this reference, subject to the following conditions:

#### CONDITIONS OF APPROVAL

1. The following words, terms, or phrases, when used in this Order or Conditions of Approval, have the meanings ascribed to them in this Condition 1, except where the context clearly indicates a different meaning:

*Applicant* means 6851 LLC, or any of its successors or assigns.

*Application SEA 02-20* means the request filed by Applicant with the County for a special exception amendment to amend the previously approved special exception SE 5-02, as previously amended by SEA 2-03, SEA 1-05 and SEA 02-19, which allows outdoor commercial recreation in a Forestry/Rural Residential district, by improving existing facilities and structures and constructing additional facilities and structures on the Subject Property, as described in Application SEA 02-20, in order to accommodate a phased expansion of events and off-season uses on the Subject Property, including the completed application form and all additional documents submitted by the Applicant.

*County* means Levy County, Florida.

*Department* means the Levy County Development Department, or any successor County Department with the duties of administering and enforcing the zoning regulations of the County.

*SE 5-02* means the special exception previously approved for the Subject Property for outdoor commercial recreation in a Forestry/Rural Residential district, as amended by special exception amendments SEA 2-03, SEA 1-05 and SEA 02-19.

*Subject Property* means the property described on Exhibit "A" attached hereto.



2. The Conditions of Approval contained in this Order are enforceable against the Applicant, any of the Applicant's parent entities, any of the Applicant's subsidiary entities that are involved in any way in the activities, uses, or operations approved by this Order, the owner of the Subject Property, any operator of the activities or operations approved by this Order, the holder of SE 5-02 or the amendment thereto granted by this Order, or any of their successors or assigns, jointly and severally. In addition, any decision, approval, or determination made or required to be made by the County or the Department pursuant to any Condition of Approval contained in this Order will be final.

3. This Order is for amendment to SEA 5-02 to improve existing facilities and structures and constructing additional facilities and structures on the Subject Property, as described in Application SEA 02-20, in order to accommodate a phased expansion of events and off-season uses on the Subject Property, and for no other purpose. SEA 02-20 amends, but does not replace, existing site plans, approvals, Orders, or conditions for approval of SE 5-02, SEA 2-03, SEA 1-05 or SEA 02-19. This Order is also subject to any and all conditions or requirements contained in all applicable provisions of the Levy County Code, regardless of whether such condition or requirement is expressly set forth in these Conditions of Approval.

4. Issuance of this Order does not in any way create any rights on the part of the Applicant to obtain a permit from any state or federal agency and does not create liability on the part of the County for issuance of this Order if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in violation of state or federal law.

5. All other state or federal permits applicable to the approvals granted by this Order must be obtained prior to commencement of any activities, site preparation, construction or development of the Subject Property proposed or requested in Application SEA 02-20.

6. Prior to conducting any events using any of the improved or new facilities or structures described in Application SEA 02-20, Applicant, at its sole cost and expense, will design and construct a turn lane at the entrance to the Subject Property on CR 337. Applicant must meet all applicable design and construction standards for such turn lane

that may be set forth in any Florida Department of Transportation manuals, that may be required by any state or federal agency, and that may be required of the County Road & Bridge Department. Applicant shall coordinate the design and construction of such turn lane with the County Road & Bridge Department, throughout the design and construction processes. In the event that County receives grant funding to fund the design and construction of the turn lane for the Subject Property on CR 337 prior to Applicant conducting any events using any of the improved or new facilities or structures in Application SEA 02-20, then Applicant will not be required to construct the turn lane as contained in this condition.

7. All improvements to facilities and structures and construction of any new facilities and structures and any additional improvements described in Application 02-20 shall be completed prior to December 31, 2025. In the event Applicant will not complete all improvements or construction of new facilities and structures and any other improvements by that date, Applicant must receive approval for an extension from the Board of County Commissioners.

8. Applicant shall notify the Department of any changes in the phases as set forth in Application SEA 02-20 prior to implementing any such changes. Changes that require notification will include, but not be limited to, changes in the time frames for each phase, changes to specific projects contained in each phase (i.e., changing a project from one phase to another), and addition of a phase (not to include addition of any projects). The Director of the Department will have the authority to approve any such changes, provided that no additional facility or structure is added to any phase that is not already contained in Application SEA 02-20, and provided further that no phase will extend beyond December 31, 2025, as provided in Condition 7 herein. Any additional facility, structure or use that is not already proposed or approved in SE 5-02 or Application SEA 02-20 will require an additional amendment to SE 5-02.

9. All prior conditions imposed by SE 5-02, SEA 2-03, SEA 1-05 and SEA 02-19 which are not amended by this Order, and which are maintained on file in the Department, are hereby restated and applied to the Applicant and the Subject Property.



**DONE AND ORDERED** effective as of this 4<sup>th</sup> day of August, 2020.

**BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

\_\_\_\_\_  
Matthew Brooks, Chair

**ATTEST:** Danny J. Shipp, Clerk of  
Circuit Court And Ex officio Clerk to  
the Board of County Commissioners

\_\_\_\_\_  
Danny J. Shipp, Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

*Anne Bast Brown*  
\_\_\_\_\_  
Anne Bast Brown, County Attorney

z:misc/se.order.approve.6851 llc\_amend(3)  
LR2019-060

**“Exhibit A”**

All 90 acres of the E ½ of the SW ¼ and the SE ¼ of NW ¼ 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).



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

**IN RE: SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 02-20  
6851 LLC, a Florida limited liability company, Applicant**

**ORDER TO DENY**

**THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA,** on August 4, 2020, after due public notice, being empowered under Chapter 50, Article XIII, Division 5, Subdivision I, Levy County Code, to hear and decide requests for special exceptions, does hereby make the following statements and issues the following Order as to the above special exception amendment application to amend the previously approved special exception SE 5-02, as previously amended by SEA 2-03, SEA 1-05 and SEA 02-19, which allows outdoor commercial recreation in a Forestry/Rural Residential district, by expanding the facilities and structures allowed on the Subject Property, as described in Application SEA 02-20, in order to accommodate a phased expansion of events and off-season uses on the Subject Property:

1. On August 4, 2020, the Board of County Commissioners conducted a public hearing on Application SEA 02-20, at which public hearing, the Board heard and considered the presentations, if any, of the Applicant and other parties in opposition to, and in favor of, Application SEA 02-20.

2. At the public hearing on Application SEA 02-20, the Board of County Commissioners was presented with and considered the Staff Report of the Development Department, dated June 9, 2020, regarding Application SEA 02-20 (AStaff Report@), the recommendations of the Planning Commission on Application SEA 02-20, and any testimony and evidence presented.

3. Based on the findings and analysis presented in the Staff Report, the recommendations of the Planning Commission, and the testimony and evidence presented at the public hearing on Application SEA 02-20, the Board of County

Commissioners has determined that the applicable requirements, criteria, or standards set forth in Chapter 50, Article XIII, Division 5, Subdivisions I and II, Levy County Code, have not been met.

Accordingly, it is hereby

**ORDERED** that Application SEA 02-20 is hereby denied.

**DONE AND ORDERED** effective as of this 4<sup>th</sup> day of August, 2020.

**BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

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Matthew Brooks, Chair

**ATTEST:**

Danny J. Shipp, Clerk of Circuit Court  
And Ex officio Clerk to the Board of  
County Commissioners

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Danny J. Shipp, Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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Anne Bast Brown, County Attorney

z:/misc/se.order.deny.6851 llc\_amend(2)  
LR2019-060



## Grace Romero

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**From:** hydue@att.net  
**Sent:** Thursday, July 2, 2020 2:12 PM  
**To:** Grace Romero  
**Subject:** Pet. #SEA 02-20 Comment

Dear Ms. Romero and Planning Commission:

I would like to comment on Black Prong Equestrian Village's petition for a Special Exception Amendment to SE 5-02 for a five-year phasing in of additional RV spaces, covered arena, and a bed and breakfast.

I am all for businesses that will bring tourist dollars into our County in a responsible manner. However, lately I have noticed that companies and individuals purchase land or buildings and then want to change the zoning to fit their needs.

Blu Rock Developers purchased the old Williston High School under mixed-use zoning. They petitioned, and were granted, a zone change to strictly commercial.

Now Black Prong Equestrian Village owners want an exception to the FRR zoning. These companies know what zone their projects have at the onset of their development. I think it a bit underhanded to the community at large to want to change horses in mid stream. It is not what local residents expected to be developed on this site.

Black Prong is located on rural CR337. This is a narrow county road with no or very limited shoulders. I do not feel it safe for large RVs driven by people who might not be used to small country roads. I have no problem with a covered arena or bed and breakfast although I wonder at the environmental impacts of said enterprises.

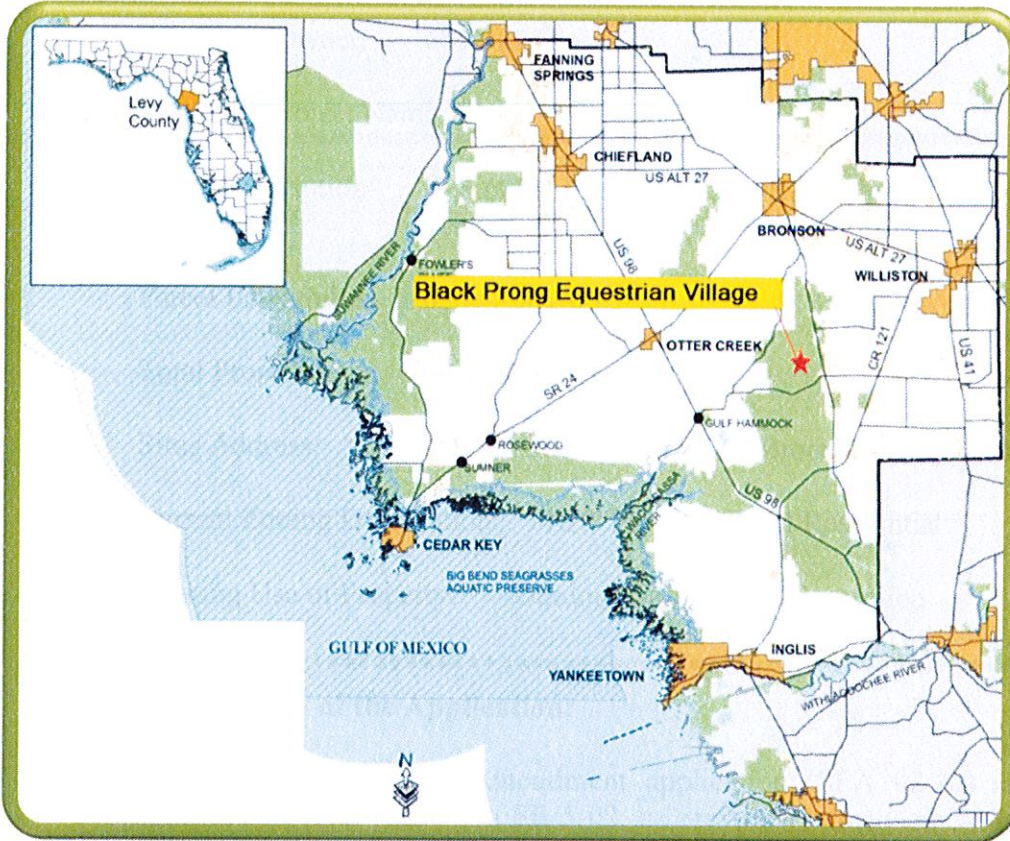
Please take a hard look at this request and consider why the area was zoned FRR in the first place.

Thank you,

D.L Hydue  
Morrison  
486-8462

*Blessed are the peacemakers*

**Levy County Staff Report for 6851 LLC  
Special Exception Amendment (SEA 02-20)**



PREPARED BY LEVY  
COUNTY DEVELOPMENT  
DEPARTMENT  
JULY 29, 2020

FOR THE LEVY COUNTY  
BOARD OF COUNTY  
COMMISSIONERS



- Final buildout of remaining RV sites
- Final Octagon fire pit
- Addition of a cottage to be used by event parties

Section 50-1 Definitions;

*Outdoor commercial recreation* means any commercial enterprise that provides outdoor recreational services, facilities, entertainment, exhibitions, competitions, sporting events or other attractions offered to the public for a fee, entry fee, or admission charge. This includes, but shall not be limited to, racetracks of any kind, off-road vehicular trail facilities, mudboggling and motocross/dirt bike facilities, golf driving ranges, special event camping, sports arenas/stadiums and other similar uses that have the potential to generate high volumes of traffic and/or create noise, dust, odor or lighting that is detectable beyond the property line. This does not include uses identified in commercial zoning districts.

**Sec. 50-796. - Generally.**

Special exceptions, as enumerated in Schedule 1. Use Regulations, of [section 50-676](#) hereof, or as contained in the Levy County Comprehensive Plan shall be permitted only upon authorization by the board of county commissioners subsequent to review by the planning commission. In granting any special exception, the board of county commissioners may require appropriate conditions and safeguards, made a part of the terms on which the special exception is granted, which if not complied with shall be deemed a violation of this article. The board of county commissioners may grant an application for special exception, provided that such application for special exception and the uses proposed therein shall be found by the board of county commissioners to comply with the following requirements or criteria and any other applicable requirements, criteria or standards set forth in this article.

**APPLICANT'S RESPONSES:**

(1) That the use is a special exception as set forth in Schedule 1. Use Regulations, of [section 50-676](#) hereof or as set forth in the Levy County Comprehensive Plan.

➤ *Yes, Forestry/Rural Residential has a special exception use of outdoor commercial recreation.*

(2) That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

➤ *Yes, the use is designated, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.*

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

➤ *The use will not cause substantial injury to the value of the property. The use will increase the value of other properties and be an asset to the community.*



(4) That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

➤ Yes, the property is suitable for the special exception outdoor commercial recreation. The property is surrounded on three sides by the Goethe Forest and is an Equestrian facility.

(5) That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.

➤ Yes, adequate buffering, landscaping, and screening will be provided using the natural Vegetation present and additional landscaping will be added for any deficient area.

(6) That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.

➤ Yes, there will be adequate parking off-street and loading. There is a parking lot that is already under construction from the previous outdoor commercial recreation and the new facilities will have parking for vehicles on property.

(7) That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.

➤ Yes, the use conforms with all applicable regulations.

(8) That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of this [division 5](#) and with any specific requirements for the use contained in subdivision II of division 3 hereof.

➤ Yes, the use is consistent with the provisions of the Levy County Comprehensive Plan and Development code.

\*\*\*\*\*

**Staff Recommendation:**

Should the Board of County Commissioners, find the submitted application for this amendment to SE 5-02 sufficient and consistent with the Comprehensive Land Use Plan and the Land Development Code, staff recommends the following conditions be applied to such approval:

1. The granting of this Special Exception Amendment does not relieve the applicants, owners or their assigns from the prior conditions applied to SE 5-02, SEA 2-03, SEA 1-05, and SEA 02-19.

2. No new uses other than items proposed in the five (5) year Phasing Plan for the Special Exception Amendment without first obtaining approval from the Board of County Commissioners.
3. All improvements and construction shall be completed prior to December 31<sup>st</sup>, 2025, unless the owner/applicant or is assigns request and receive an extension from the Board of County Commissioners.
4. The applicant shall notify the Department of any changes in the phases set forth in Application SEA 02-20 prior to implementing any such changes.

\*\*\*\*\*

**Recommendation and Comments from the Levy County Road Department:**

Mrs. Alice LaLonde, Administrative Manager recommended a turn lane for traffic safety purposes. Mrs. LaLonde noted she will be working on some grants for the widening of 337 South and at that time, she will submit for the turn lane. The widening of 337 South would not be done right away. This will take a few years.



1352

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

600.00  
11044807

Filing Date \_\_\_\_\_ Petition Number SEA 02-20  
Fee \_\_\_\_\_ (See fee schedule) Validation Number \_\_\_\_\_

TO THE LEVY COUNTY PLANNING COMMISSION:

Special Exceptions are intended to provide for land use and activities not permitted "By Right" in the applicable zoning district. Because a Special Exception is not normally permitted in a particular district, the burden is placed upon the applicant to document that the granting of the Special Exception Amendment will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future. [Source: Levy County Code of Ordinances, Section 50-796]

This application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Zoning Ordinance petitioning for a Special Exception on the following described property:

**I. APPLICANT AND REQUEST INFORMATION:** Please print unless otherwise specified

Applicant's Name <u>6851 LLC.</u>	Owner's Name <u>6851 LLC</u>
Address <u>3890 SE 148th Terrace</u>	Address <u>3890 SE 148th Terrace</u>
Morrison, FL _____ Zip Code <u>32668</u>	Morrison, FL _____ Zip Code <u>32668</u>
Phone No. <u>(352) 502-3624</u>	Phone No. <u>(352) 502-3624</u>

**II. PARCEL INFORMATION:**

Parcel Number ( s )	Section/Township/Range	Acreage
1. <u>0368400100</u>	<u>27/13/17</u>	<u>90</u>
2. _____	_____	_____
		<b>Total Acreage:</b> _____
Subdivision name (if applicable): _____		Lot _____ Block _____
Current Zoning:	F/RR <input checked="" type="checkbox"/> A/RR <input type="checkbox"/> RR <input type="checkbox"/> Industrial <input type="checkbox"/>	
	C-1 <input type="checkbox"/> C-2 <input type="checkbox"/> C-3 <input type="checkbox"/> C-4 <input type="checkbox"/> RMU <input type="checkbox"/>	
Current Land Use:	LDR <input type="checkbox"/> MDR <input type="checkbox"/> HDR <input type="checkbox"/> RCN <input type="checkbox"/> Commercial <input type="checkbox"/>	
Current Use (Actual) and Improvements on the Property: (i.e. Single-family home, well and septic, pole barn, etc....)		
<u>Outdoor Commercial Recreation/ Equestrian Facility</u>		

**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

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Directions to the Property: (Please start directions from a State or County Road): \_\_\_\_\_  
Starting in Bronson on Alt 27, head south onto County Road 337 for 8.8 miles to 450 SE County Road 337. Destination will be on  
right.

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**III. TO BE SUPPLIED AT THE TIME OF SUBMISSION:** Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.

\*\*\* Upon completion of the above application, **please submit the original and 24 copies** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

**Property Description**

- ✓ **Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- ✓ **Certified property boundary survey.** Provide a certified legal boundary survey of the proposed amendment site. If the proposed Special Exception Amendment is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- ✓ **Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.
- ✓ **Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view (see Application Photo Directions, attached). Additional photos showing relevant information may also be included.

**Maps:** All required maps and information can be obtained at the Levy County Property Appraiser's Office.

- ✓ **Property Appraiser's Parcel Map.** Identify the proposed site clearly using a color or pattern.
- ✓ **Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

**Documentation**

- ✓ **Existing Conditions and Compatibility on Property adjacent to the proposed amendment site.** Provide a cover letter for this application which documents in writing how you believe the proposed Special Exception Amendment will be compatible with the adjoining development and the proposed zoning district where it is to be located.



**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

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**Note:** The development department director or the board of county commissioners, or other provisions of this code, may require additional information to be included in any site plan submitted pursuant to this section.

**IV. Detailed Site Plan:** The developer shall submit a site plan of his proposed Special Exception Amendment to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger [subject to the Zoning Official's approval], showing the relationship of existing and proposed structures and uses to the parcel on which it is located. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-796, the following shall be required:

**1) Project identification:**

- (a) Title of project or development
- (b) Name of engineer, architect and developer
- (c) North point, scale, date and legal description of proposed site.

**2) Existing conditions:**

- (a) Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
- (b) A 1" equals 200' aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.

**3) Proposed development plans:**

- (a) Location and dimensions of proposed uses, setbacks, structure heights, streets, parking and loading areas, docks, surface water areas, fire hydrants, sanitary and storm sewers, culverts, water mains and other underground structures.
- (b) Size of proposed lots or parcels.

**4) Tabulation of proposed development plans:**

- (a) Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets parking and open and enclosed storage areas.
- (b) Tabulations of total number of dwelling units by dwelling type within the project.
- (c) Proposed development schedule and phasing.
- (d) Square footage of floor area by type of structure.



**SPECIAL EXCEPTION AMENDMENT APPLICATION**  
**LEVY COUNTY, FLORIDA**

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**V. Additional Written and Mapping Documentation is required for the specific proposed Special Exceptions listed in Schedule I in applicable Zoning Districts.** These uses include, but are not limited to, Mining, Excavation and Quarries, development in the Airport Overlay Zone, and Concentrated Commercial Farming Operations. Confirm with the Zoning Department whether the proposed use requested has additional requirements.

**VI. In order for a special exception amendment to be approved, the applicant must show that it meets the following criteria at a minimum and any other applicable requirements, criteria or standards as set forth in the Land Development Regulations.**

1. That the use is a special exception use as set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.
2. That the use is so designated, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.
3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.
5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.
6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.
7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.
8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

**VII. COMPREHENSIVE PLAN.** The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objective and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

**COMPLETE RESPONSES MUST BE PROVIDED ON THIS PAGE. IF MORE SPACE IS NEEDED, PLEASE ATTACH AN ADDITIONAL PAGE.**

- 1) That the use is a special exception use as set forth in Schedule 1. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.  
**Yes, forestry/rural residential has a special exception use outdoor commercial recreation**
- 2) That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.  
**Yes, the use is designated, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.**
- 3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.  
**The use will not cause substantial injury to the value of other property. The use will increase the value of other properties and be an asset to the community.**
- 4) That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.  
**Yes, the property is suitable for the special exception outdoor commercial recreation. The property is surrounded on three sides by the Goethe Forest and is an Equestrian facility.**
- 5) That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.  
**Yes, adequate buffering, landscaping, and screening will be provided using the natural Vegetation present and additional landscaping will be added for any deficient areas.**
- 6) That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.  
**Yes there will be adequate parking off-street and loading. There is a parking lot that is already under construction from the previous outdoor commercial recreation and the new facilities will have parking for vehicles on property.**
- 7) That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.  
**Yes the use conforms with all applicable regulations**
- 8) That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable provisions of subdivision II of this [division 5](#) and with any specific requirements for the use contained in subdivision II of division 3 hereof.  
**Yes the use is consistent with the provisions of the Levy County Comprehensive Plan and Development code.**



**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

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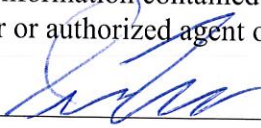
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**VIII.** The Applicant states that she/he has read and understands the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

 April 30, 2020

**IX. APPLICATION INSTRUCTIONS:**

- ( a ) An application for a Special Exception Amendment must be accompanied with a fee as per the most recent fee schedule. Please note, application fees may be subject to change. Confirm fee at the time of application.
- ( b ) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- ( c ) **All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**
- ( d ) The minimum criteria for the applicable zoning district must be met uniformly by every change of zoning. These standards are not exclusive of any other standards which may be established by the Board of County Commissioners due to particular circumstances which are unique to the property for which the special exception is being requested.
- ( e ) Special Exception Amendment applications are processed once a month. Applications received the first day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first week of the month will not be scheduled for the following month.
- ( f ) Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.
- ( g ) Applications may be submitted as follows:

In Person: Levy County Zoning Department, located on Alternate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.



**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

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By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672, Bronson, Florida, 32621.

- (h) This office will prepare the poster and place it on the property involved in this request.
- (i) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- (j) **The parties in interest shall appear at the hearings in person, by agent, or by attorney. [Levy County Land Development Code, Chapter 50, Section 798, Application Procedures]**  
The Commission, at its discretion, may defer action, or take decisive action on any application.

**Additional Assistance:** If you require further information, please contact the Levy County Development Department at (352) 486-5203 or visit the above address in person.

**X. CERTIFICATION**

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

**Owner of Record**

Name: 6851 LLC

Address: 3890 SE 148th Terrace Morriston, FL 32668

Phone: 352-529-0339

**Owner of Record**

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

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

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

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486-5203 for an appointment.

**OWNER VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

April 30, 2020  
Date

  
Owner Signature

**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

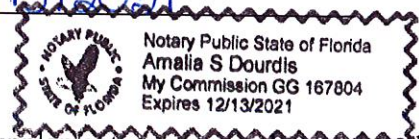
Levy  
\_\_\_\_\_  
Owner Signature

Sworn to and scribed before me this 30 Day of April, 2020, by (name)  
Deid Wagle

Amalia S Dourdis  
\_\_\_\_\_  
Signature - Notary Public

Personally known

Identification Expiration Date 12/13/2021



**AGENT VERIFICATION (if applicable)**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Agent Signature (if applicable)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, by (name)  
\_\_\_\_\_

\_\_\_\_\_  
Signature - Notary Public

Personally known \_\_\_\_\_

Identification Expiration Date \_\_\_\_\_

**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

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**OFFICE USE ONLY:**

Planning Commission Public Hearing Date: \_\_\_\_\_

Planning Commission Recommendation:    Approval        Denial   

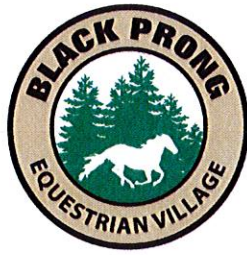
BOCC Public Hearing Date: \_\_\_\_\_

BOCC Action:        Approval        Denial   

Ordinance Number: \_\_\_\_\_ Adoption Date: \_\_\_\_\_

Notes, Instructions and Comments:





Black Prong Equestrian Village ("Black Prong") is a unique property as it provides a location for equine and outdoor enthusiasts to visit and take advantage of all that the Goethe State Forest has to offer. We plan to continue building upon what the Aulson's have done to make the facility what it is today and to take it to the next level. Our goal is to make Black Prong a year-round epicenter for equine events in the area, starting with the current remodel and expansion project for pavilion area. To further our initial renovations, we want to add facilities and structures that will help accommodate the various events that we plan to host:

- 37-40 RV sites with water, sewer and 50-amp electric service. Some having roofs over them.
- A 10-15 room Bed and Breakfast facility
- 5 separate horse barns without apartments to accommodate horses brought by event competitors and guests staying in above listed RV spaces and bed and breakfast
- 4 Additional horse barns with two apartments and stalls attached
- A covered 120' by 120' tennis and pickleball court
- A covered arena approximately 175 ft x 379 ft in size
- 2-3 octagon fire pits
- A cottage to be used by wedding parties
- An additional restroom facility.
- Adding additional square footage to 5 existing barns with living quarters
- Renovation and addition of square footage to existing bath house

These improvements would likely be split into different phases with construction starting in early summer of each year and fit in to what the original vision was for the property and will make it a more attractive venue with expanded off-season uses. The facilities will not be available for public use. We are not working to increase the number of people in the wintertime but adding the covered arena and other facilities to attract summertime events that otherwise would not have utilized the venue. After this year we are going to increase prices in order to pay for the improvements and this will control the number of people in the busy season.

### Phasing of Special Exception Amendment

The total buildout will be done within 5 years from approval, this is the proposed phasing of the project and may be modified to achieve total buildout within the above specified timeframe.

Phase I: Starting with approval from Levy County Commission in 2020 & finishing in November 2020

- Addition of 10-15 RV sites, some covered some not covered
- Addition of a barn without apartments for RV sites in this phase
- 1 Octagon Fire pit
- Remodel and addition of square footage to 5 existing apartments and Barns
- Renovation and addition of square footage to existing bath house

Phase II: Starting in April 2021 and finishing in November 2021

- Addition of covered arena
- Addition of 2 horse barns without apartments to service covered arena
- Addition of 10-15 RV sites near the pavilion, some covered and some not covered
- Addition of barn without apartments to service RV sites in this phase
- Covered tennis and pickleball court
- Addition of a barn without apartments that will replace an existing barn near barn 5 & 6
- 1 Octagon fire pit
- Addition of restroom facilities
- POSSIBLE addition of the 10-15 room Bed and Breakfast in Phase II or III
- POSSIBLE addition of a horse barn without apartments to service Bed and Breakfast in Phase II or III

Phase III Starting in April 2022 and finishing in November 2022

- Addition of 4 horse barns with 2 apartments each near the existing barn 9
- Final buildout of remaining RV sites
- Final Octagon Fire Pit
- Addition of a cottage to be used by event parties





Black Prong Surrounding Land Owners within 300ft of property

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[Tiitf/Ag-Forestry](#)  
[Goethe State](#)  
[Forest/Sandhills](#)

**Mailing Address**

3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399

[Brown Michael W](#)

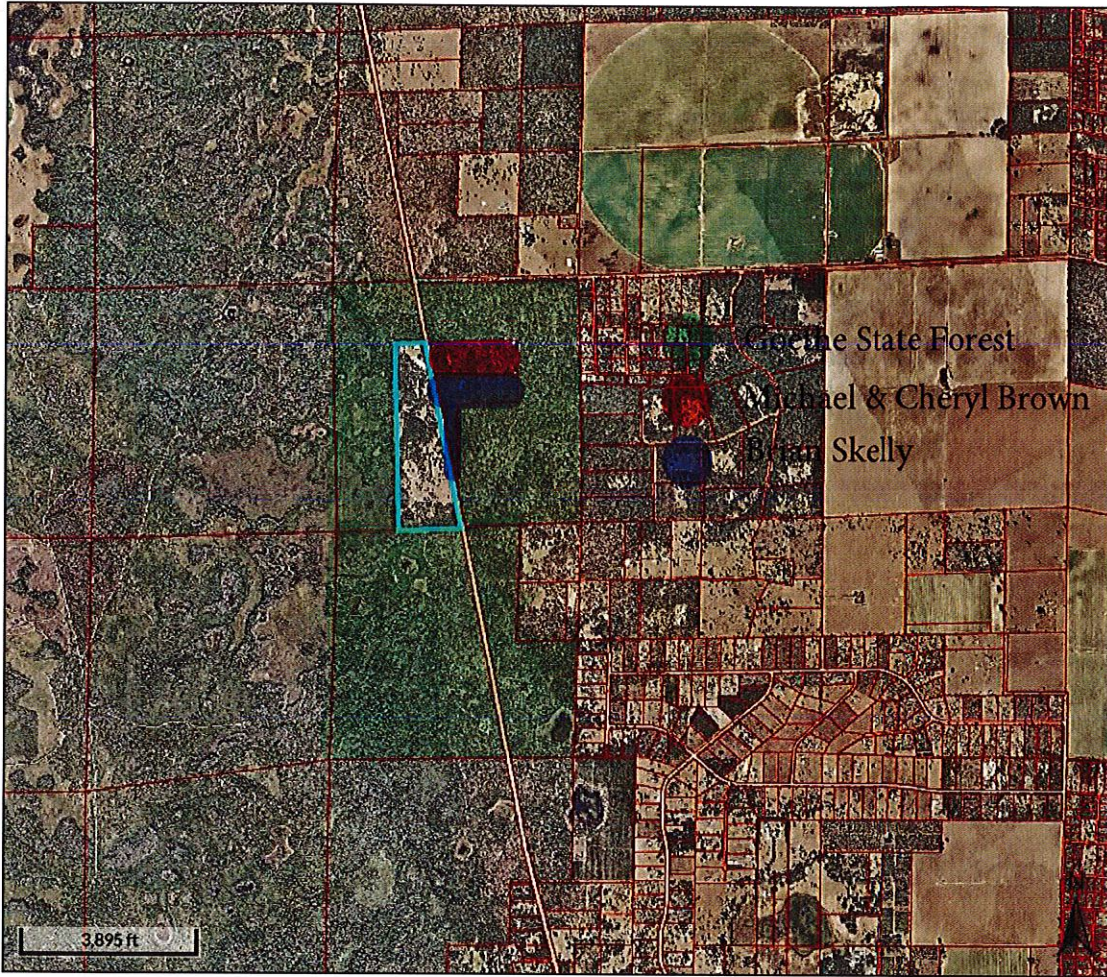
[Brown Cheryl A](#)

12050 SE 103RD LN  
DUNNELLON, FL 34431

[Skelly Brian](#)

4475 SW 105TH AVE  
DAVIE, FL 33328

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- Legend**
-  Parcels
  -  Roads
  -  City Labels

<b>Parcel ID</b>	0368400100	<b>Physical Address</b>	450 SE COUNTY ROAD 337	<b>Building Value</b>	\$500,348	<b>Last 2 Sales</b>			
<b>Property Class</b>	6000 - PASTURE	<b>Mailing Address</b>	BRONSON	<b>Extra Feature Value</b>	\$270,664	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	SUWANNEE RIVER WT	<b>Mailing Address</b>	6851 LLC 3890 SE 148TH TER	<b>Market Land Value</b>	\$327,096	5/1/2019	\$1760000	n/a	Q
<b>Acres</b>	90	<b>Mailing Address</b>	MORRISTON FL 32668	<b>Ag Land Value</b>	\$82,296	2/1/2002	\$450000	n/a	Q
				<b>Just Value</b>	\$1,098,110				
				<b>Assessed Value</b>	\$853,308				
				<b>Taxable Value</b>	\$853,308				

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*pu*  
This instrument prepared by and return to:  
Daisy K. Rowe  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148, Bronson, FL 32621  
LATC file # : T-25070  
Parcel I.D. #: 03684-001-00

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED, made this 1<sup>st</sup> day of May, 2019, by

ALAN P. AULSON, individually, and as Trustee of the  
SHELL ROCK REALTY TRUST dated January 10, 1986

whose mailing address is 450 SE County Road 337, Bronson, Florida 32621, hereinafter called the  
Grantor, to

6851 LLC, a Florida limited liability company

whose mailing address is 3890 SE 148th Terrace, Morriston, Florida 32668, hereinafter called the  
Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the  
heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other  
valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,  
aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in  
Levy County, Florida, to-wit:

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).

Said property is not the homestead of the grantor under the laws and constitution of the  
State of Florida in that neither grantor nor any member of the household of grantor  
reside thereon.

Subject to conditions, restrictions, reservations, limitations and easements of record, if any, and  
zoning and other governmental regulations.

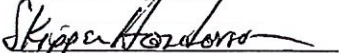
Grantor covenants with grantee that grantor has good and lawful authority to sell and convey the  
property and grantor warrants the title to the property for any acts of grantor and will defend the  
title against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in  
the presence of:



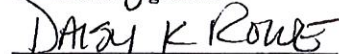
1st Witness Signature



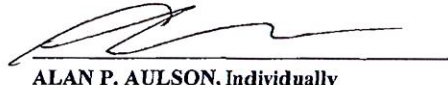
1st Witness Printed Name



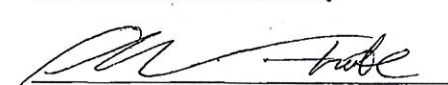
2nd Witness Signature



2nd Witness Printed Name



ALAN P. AULSON, Individually



ALAN P. AULSON, Trustee









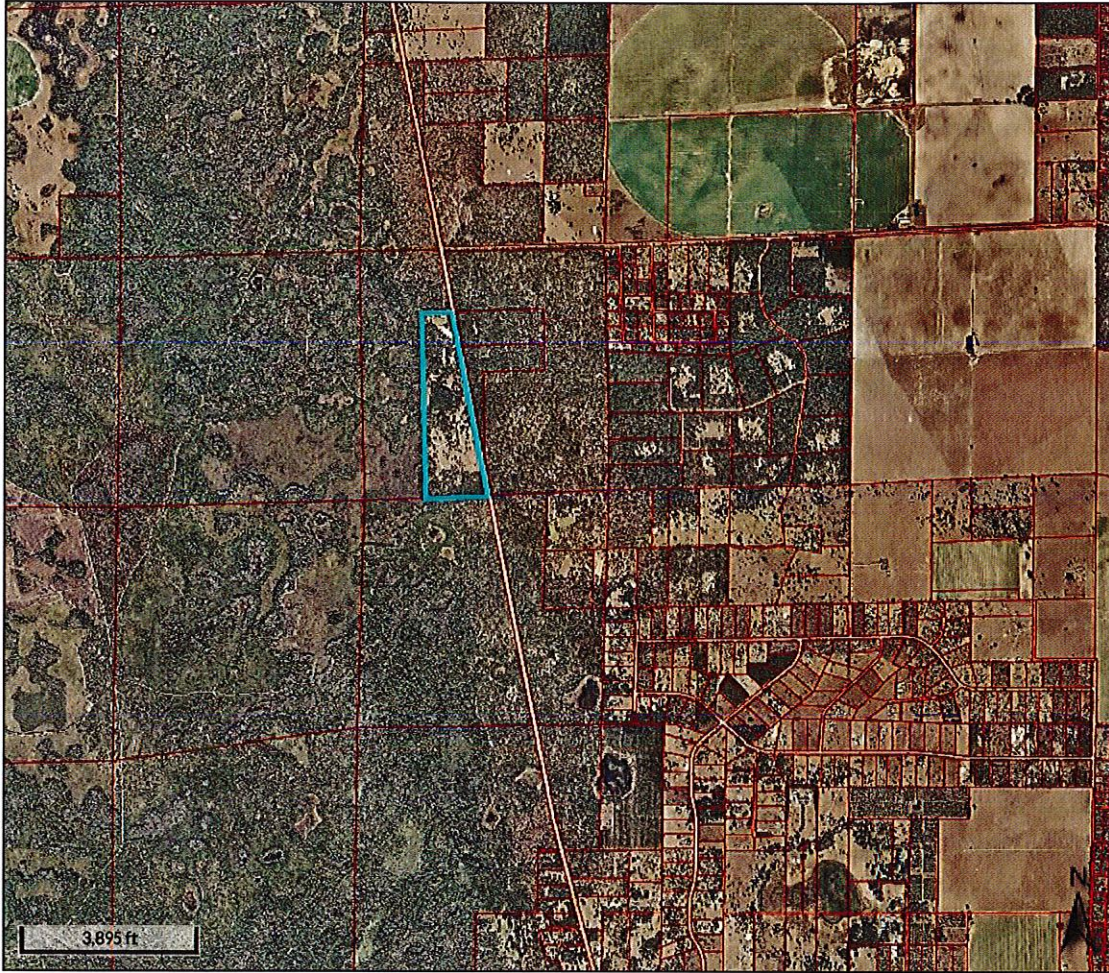










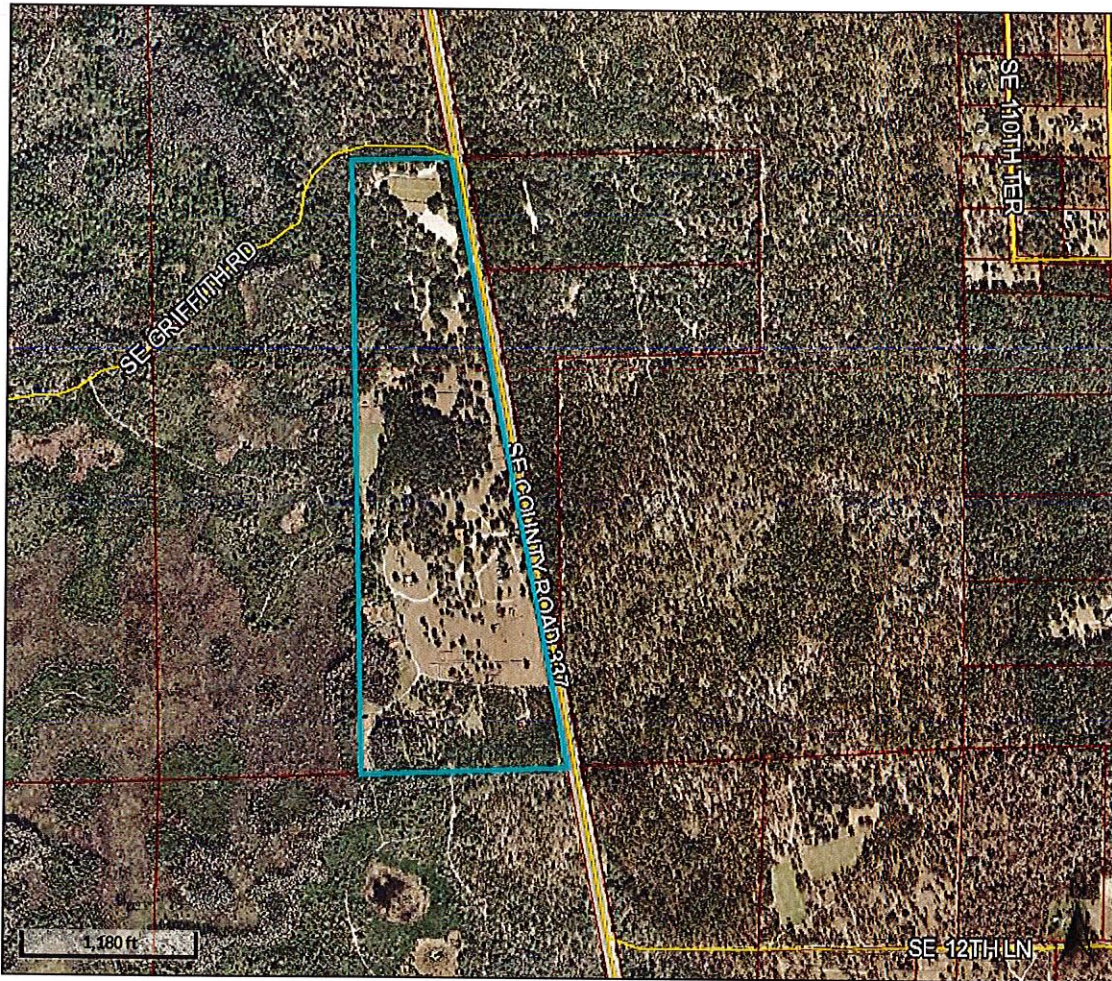


- Legend**
-  Parcels
  -  Roads
  -  City Labels

<b>Parcel ID</b>	0368400100	<b>Physical Address</b>	450 SE COUNTY ROAD 337	<b>Building Value</b>	\$500,348	<b>Last 2 Sales</b>			
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Overview



Legend

-  Parcels
-  Roads
- City Labels

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