

BLACK PRONG EQUESTRIAN VILLAGE

**Planned Unit Development (PUD)
Amendment – Application Materials**
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

Application Package
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- 2. Planned Unit Development (PUD) Amendment Application**
- 3. Property Owner Affidavit**
- 4. Signed and Sealed Legal Description**
- 5. Property Deed**
- 6. Site Photographs**
- 7. GIS Map Set**
- 8. Justification Report**
- 9. Unified Master Plan / Sketch Plan**

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February 14, 2025

Ms. Tara E. Howell, Director
Levy County Planning and Zoning Department
320 Mongo Street
Bronson, FL 32621

RE: Black Prong Equestrian Village (BPEV) – Planned Unit Development (PUD) Amendment
Application [*Hardcopy and Digital Submittal*]

Dear Tara,

Please find the following items enclosed for review and approval of the above referenced project:

- *Planned Unit Development (PUD) Amendment Application;*
- *PUD Amendment Application Fee (Check 002178)*
- *Property Owner Affidavit;*
- *Signed and Sealed Legal Description;*
- *Property Deed;*
- *Site Photographs;*
- *GIS Map Set;*
- *Justification Report; and*
- *Unified Master Plan / Sketch Plan.*

This application requests to amend the BPEV Planned Unit Development (PUD), adopted by Ordinance 2022-8 to allow: clarification of uses, flexibility in site location & allocation of uses, and authorize the Land Development Administrator to approve spatial adjustments within the site's boundaries. The accompanying PUD Amendment request, which proposes to allow activity grouping that wasn't previously fully vetted, will foster resultant redevelopment in a manner that best and continues to serve a public purpose through the provision of active recreation. The recreational activities, which are already approved, will create a more harmonious site and better utilize portions of the already developed site.

We trust you will find this submittal package sufficient for review and approval. Should you have any questions, concerns, or require any additional information to complete your review, please contact me at (352) 331-1976 or gerry.dedenbach@nv5.com.

Thank you,
NV5, Inc.



Gerry Dedenbach, AICP + LEED
Vice President Florida Infrastructure

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Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Planned Unit Development Application

Incomplete application packets will not be accepted

TO BE SUPPLIED AT THE TIME OF SUBMISSION:

12 paper application packets and 1 electronic version containing the following, to the Levy County Planning and Zoning Department at, 320 Mongo Street, Bronson, Florida, for processing.
Any information changes must be submitted, in writing, to the Planning Department one week prior to the Planning Commission Public Hearing.

☐ **This Checklist:** Please ensure checklist is complete and all items are in the specified order.

☐ **Property Deed:** The most recent one pertaining to the subject property; obtained from the Clerk of the Circuit Court's Office.

☐ **Legal Description:** The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.

☐ **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. 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.

1. Property Appraiser's Parcel Map
2. Identify the proposed site clearly using a color or pattern.
3. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.
4. Identify the FLUM designation and zoning classifications for those properties identified in section 2.
5. Property Appraiser's Aerial Photograph with Parcel Overlay



Please see attached response sheet

■ **Sketch Plan Review:** Shall be approximately to scale, though it need not be to the precision of finished engineering drawing, and it shall clearly show the following information:

1. The location of the various uses and their areas in acres.
[Please see attached response sheet](#)
2. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private.
[Please see attached response sheet](#)
3. Delineation of the various areas intended to be used for residential purposes indicating for each such area its general extent, size and composition in terms of total number of dwelling units, approximate percentage allocation by dwelling unit type (i.e., single-family detached, duplex, townhouse, garden apartments, high-rise, and general middle-income, moderate-income, elderly units, family units, etc.); plus a calculation of the residential density per gross acre (total area including interior roadways) for such area.
[Please see attached response sheet](#)
4. The interior open space system.
[Please see attached response sheet](#)
5. The overall drainage system.
[Please see attached response sheet](#)
6. If grades exceed three percent, or portions of the site have a moderate to high susceptibility to erosion or a moderate to high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than five feet of elevation shall be provided along with an overlay outlining such susceptible soil areas, if any.
[Please see attached response sheet](#)
7. Principle ties to the community at large with respect to transportation, water supply, sewage disposal and power sources.
[Please see attached response sheet](#)
8. General description of the provision of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated.
[Please see attached response sheet](#)
9. A location map showing uses and ownership of abutting lands.
[Please see attached response sheet](#)



■ Additional Information Required with Sketch Plan:

The following information must also be submitted along with a Sketch Plan for consideration by the Planning Commission and the Board of County Commissioners:

1. Evidence of how the developer's particular mix of land uses meets existing community demands
BPEV's activities are self-contained equestrian / agricultural recreation in nature, the hospitality uses are specifically tailored to equestrian and local community demand as approved in the existing adopted PUD
2. Evidence of the developer's compliance with respect to the provision of an adequate mix of housing for all economic levels.
BPEV has an adequate mix of housing for the traveling and touring equestrian community, in concert with recreation and hospitality.
3. Evidence that the proposal is compatible with the goals of the county comprehensive plan.
BPEV is and approved PUD, which has demonstrated compatibility with the Levy County Comprehensive Plan's Goals.
4. General statement as to how common open space is to be owned and maintained.
The unified Master Plan is owned by a singular entity, which maintain common open space in accordance with Equestrian & Agricultural Best Management Practices (BMPs).
5. If the development is to be staged, a general indication of how the staging is to proceed.
Whether or not the development is to be staged, the plan of this section shall show the intended total project.
The unified Master Plan is has limited phases, based on the site's many existing buildings and accessory support structures.
6. Evidence of any sort in the applicant's own behalf to demonstrate his competence to carry out the plan and awareness of the scope of such a project, both physical and financial.
The Applicant has owned and managed properties nationally and the facility, which was purchased in 2019, is an outstanding example of investment in Levy County and the North Central Florida Region.
7. Average and maximum drainageway and streamflow discharges before and after development will be provided, based upon estimates of a registered engineer.
The approved Suwanee River Water Management District Environmental Resource Permit (ERP) for Black Prong Equestrian Village was submitted to Levy County on January 30, 2025.
8. Documentation of environmentally unique or endangered areas and the protection of natural and historical resources.
The approved Suwanee River Water Management District Environmental Resource Permit (ERP) for Black Prong Equestrian Village was submitted to Levy County on January 30, 2025. No historical resources are known to exist on the site.

■ Objectives: In order to carry out the intent of a planned unit development, provide an explanation of how the project will achieve the objectives in Section 50-903 of Levy County Land Development Codes.
Please see attached Justification Report.

□ Final Detailed Site Plan Review: Within 12 months of receiving conditional approval on a preliminary sketch plan, the approval for all necessary permits and curb cuts, the applicant may prepare his final detailed site plan and submit it to the planning commission for final approval The final detailed plan shall conform to the preliminary sketch plan that has received preliminary approval. It should incorporate any revisions or other features that may have been recommended at the preliminary review. All such compliances shall be clearly indicated by the applicant on the appropriate submission and shall contain:

1. 50 feet to one inch. Where more than one sheet is required to show the entire development, a key map shall be provided.
2. Location, proposed use and height of all buildings; location of all parking and truck loading areas, with access and egress drives thereto; location and proposed development of all open spaces including parks, playgrounds and open space reservations; location of outdoor storage, if any;



location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; description of method of sewage disposal and location of such facilities; location and size of all signs; location and proposed development of buffer areas; location and design of lighting facilities; and the amount of building area proposed for nonresidential uses, if any.

3. Title of drawing, including the name and address of the applicant.
4. North point, scale and date.
5. Boundaries of the property plotted to scale.
6. A tracing overlay showing all soil areas and their classifications and those areas, if any, with
7. Moderate to high susceptibility to erosion. For areas with potential erosion problems, the overlay shall also include an outline and description of existing vegetation. This will be prepared by a qualified soils analyst.
8. The lines of existing and proposed streets and sidewalks immediately adjoining and within the development or development stage.
9. An area map showing the applicant's entire holding, that portion of the applicant's property under consideration and all properties, subdivision, streets and easements within 500 feet of the applicant's property.
10. A topographic map showing contour intervals of not more than five feet of elevation shall be provided.
11. Existing watercourses, including improvements and proposed changes.
12. The name of existing and proposed streets.
13. Typical cross sections of proposed streets and sidewalks.
14. Profiles of proposed streets at suitable vertical scale showing finished grades in relation to existing ground elevation.
15. Layout of proposed lots, including lot numbers and proposed numbering system for buildings.
16. The location and size of any existing and proposed sewers (stormwater and/or sanitary), water mains and pipes on the property or into which connection is proposed.
17. Provisions for water supply and sewage disposal and evidence that such provisions have received approval of the county department of health.
18. Locations of survey monuments.
19. A planting plan indicating locations, varieties and minimum sizes of trees to be planted and of existing trees to be preserved. Existing wooded areas need not be itemized, but should be generally described.
20. Brief specifications or reference to county standards for all public facilities to be constructed or installed within the development stage.
21. The final site plan shall clearly delineate the boundaries of any permanent agricultural or open space use, its acreage and its percent of the total planned unit development area.



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Planned Unit Development Application

Submittal Date: February 14, 2025

Fee Paid: \$1,500

Petition Number: _____

Application Complete ☒ Yes ☐ No

Applicant Information

Applicant(s)/Agent(s) Name NV5, Inc. / Gerry Dedenbach, AICP + LEED AP, Vice President Infrastructure Florida (Agent)

Address 11801 Research Drive, Alachua, Florida 32615

Phone (352) 331-1976 Email gerry.dedenbach@nv5.com

Owner Information

Owner(s) Name 6851 LLC

Address 3890 SE 148th Terrace, Morristown, Florida 32668

Phone Contact Agent @ (352) 331-1976 Email Contact Agent @ gerry.dedenbach@nv5.com

Parcel Information

Parcel ID(s) 0368400100 Acreage ±90.23 acres (Source: Survey)

Parcel ID(s) _____ Acreage _____

Parcel ID(s) _____ Acreage _____

Parcel ID(s) _____ Acreage _____

Parcel ID(s) _____ Acreage _____

Parcel ID(s) _____ Acreage _____

Total Acreage ±90.23 acres (Source: Survey)

Subdivision Name (If applicable) Subject property is not located in a subdivision.

Physical Location Address 450 SE Co. Rd. 337, Bronson, FL 32621

FLUM Designation Gerard R Dedenbach
Forestry / Rural Residential (FRR) Digitally signed by Gerard R Dedenbach Date: 2025.02.14 10:57:18 -05'00'

Zoning Designation Gerard R Dedenbach
Planned Unit Development (PUD) Digitally signed by Gerard R Dedenbach Date: 2025.02.14 10:58:04 -05'00'

List any prior approvals granted for the subject property and how those approvals will be accommodated in the proposed Planned Unit Development: _____

This application proposes to amend adopted Planned Unit Development (PUD) Ordinance 2022-8 to allow: clarification of uses, flexibility in site location, and authorize the Land Development Administrator to approve spatial adjustments within the site's boundaries.

Current Use of Property: _____

BPEV functions are an equestrian / agricultural-based and its expressed purpose is providing guests with a world class equestrian experience in harmony with the natural beauty and serenity of the State forest surrounding the site.



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Residential Uses:

Types of Residential Use (No. of Units):

Single-Family N/A Two-Family N/A Multi-Family N/A

Commercial/Non-residential (square feet, floor area):

Commercial ±1,012,334 sq. ft. Service _____ Other _____

Accessory uses include pastures, paddocks, barns, and other non-habitable structures, as previously approved in PUD Ordinance 2022-8.

Accessory Uses (Describe extent, type, and location) _____

Equestrian / agricultural uses are the subject property'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.

Request

Requested Use _____

This application proposes to allow activity grouping that wasn't previously fully vetted, will foster resultant redevelopment in a manner that best and continues to serve a public purpose through the provision of active recreation. The recreation activity, which is already approved, will create a more harmonious site and better utilize portions of the already developed site. No changes in density or intensity are proposed in this PUD Amendment. See accompanying Justification Report for additional details.

Residential Uses:

Types of Residential Use (No. of Units):

Single-Family N/A Two-Family N/A Multi-Family N/A

Commercial/Non-residential (square feet, floor area):

Commercial No change. Service _____ Other _____

Accessory Uses (Describe extent, type, and location) _____

Pastures, paddocks, barns, and other non-habitable structures. The impetus for the proposed PUD Amendment arose with 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.

Base Density for existing zoning: N/A

Calculation of Additional Density Requested (See Schedule 3, 4, or 5, Section 50-904, as applicable.)

No change.

APPLICATION RESPONSE SHEET

Based on the limited area under page 2 of 6, Sketch Plan Review, please review the below sections.

1. The location of the various uses and their areas in acres.

The requested PUD Amendment, proposes to group complementary uses [Equestrian / Agricultural, Hospitality, Lodging, Buffering] in a manner more conducive to the site's natural environment, both from a vegetative and topographic perspective. The PUD Amendment does not propose quantitative changes to approved entitlements, other than allowing larger areas to divide into smaller units.

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, limited temporary housing, and all other activities, such as pastures, paddocks, barns, and other non-habitable structures being accessory and ancillary to the primary use.

2. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private.

The general outlines of the existing interior roadway system and all existing rights-of-way and easements, whether public or private are on the Master Plan (Sketch Plan Review). Of note, Black Prong Equestrian Village's (BPEV) vision is to minimize and restrict vehicular traffic internal to the site through limited parking areas, as reflected in the original approved accompanying Site Plan.

3. Delineation of the various areas intended to be used for residential purposes indicating for each such area its general extent, size and composition in terms of total number of dwelling units, approximate percentage allocation by dwelling unit type (i.e., single-family detached, duplex, townhouse, garden apartments, high-rise, and general middle-income, moderate-income, elderly units, family units, etc.); plus a calculation of the residential density per gross acre (total area including interior roadways) for such area.

The proposed Master Plan (Sketch Plan) delineates three (3) areas within the site for lodging, in addition to the hospitality core. The general extent, size and composition in terms of total number of dwelling units is eighty-eight, with twenty (20) being allocated to the core Inn approved in the original approval. All other lodging units are of a manufactured or site built classification. The calculation of residential density (dwelling units/acre (du/ac) per gross acre is 0.98 du/ac.

All uses are recreation and hospitality uses, focused on the core equestrian / agriculture theme. Approval of this PUD Amendment application will not change the site's allowed density nor intensity.

4. The interior open space system.

The site is comprised of approximately ±75% equestrian / agricultural open space, including the building setbacks, where connections to the Goethe State Forest exist. In addition, the nearly seventeen (17) acres surrounding the perimeter provide numerous opportunities for passive recreation.

5. The overall drainage system.

The subject property is relatively flat, with elevation ranging from ±50 feet to ±80 feet above mean sea level, with gently sloping areas consistent with the general context area's topography. The site's overall drainage system has been engineered and subsequently permitted through the Suwannee River Water Management District and the permit was supplied to Levy County on January 30, 2025.

6. If grades exceed three percent, or portions of the site have a moderate to high susceptibility to erosion or a moderate to high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than five feet of elevation shall be provided along with an overlay outlining such susceptible soil areas, if any.

The subject property's topography is gently rolling. As stated above, The site's overall drainage system has been engineered and subsequently permitted through the Suwannee River Water Management District. A GIS map illustrating the subject property's overall topography and environmental conditions is submitted with this application.

7. Principle ties to the community at large with respect to transportation, water supply, sewage disposal and power sources.

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. Power sources are largely electric and newly constructed solar facilities.

8. General description of the provision of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated.



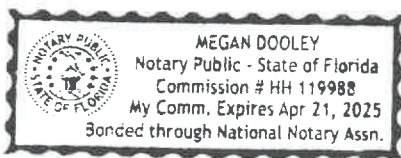
BPEV provides through equestrian / agricultural recreation an opportunity to bestow the intrinsic cultural value and serenity that both Levy County and the Goethe State Forest bring to the community and visitors to North Central Florida. As an equestrian / agricultural facility, no reliance on community facilities, such as schools is not required, fire protection adheres to State Fire Marshall regulations.

9. A location map showing uses and ownership of abutting lands.

A location map is included in the Justification Report and attached GIS Maps. The subject property is surrounded by properties of the Goethe State Forest, with the exception of two (2) parcels to the immediate east that are privately owned, of which one (1) has a listed residential mobile home according to the Levy County Property Appraiser's database. GIS maps illustrating the uses of abutting lands are submitted with this PUD Amendment application.

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Owner Name: 6851 LLC			
Address: 3890 SE 148 th Terrace Morristown, FL 32668		Phone: Contact Agent	
Agent Name: NV5, Inc. / Gerry Dedenbach, AICP + LEED AP, Vice President Infrastructure Florida			
Address: 11801 Research Drive Alachua, FL 32615		Phone: (352) 331-1976	
Other:			
Address:		Phone:	
Parcel No.: 0368400100			
Acreage: ±90 acres		S: 27	T: 13 R: 17
Requested Action:			
<p>To obtain approvals from Levy County for a Planned Unit Development (PUD) application, Site/Development Plans, Construction Plans, and associated regulatory agency permitting applications.</p>			
<p>I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
<p>Property owner signature: </p> <p>Printed name: <u>Judy Lewis, Authorized Agent</u></p> <p>Date: <u>2/12/2025</u></p>			
<p>The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>17</u> day of <u>Feb</u>, 2025, by <u>Judy Lewis</u>.</p>			
<p>Personally Known OR Produced Identification Type of Identification Produced:</p>			
NOTARY SEAL		<p></p> <p>Signature of Notary Public, State of _____</p>	
			

6851 LLC

Resolution Adopted by Manager

Statement of Limited Authority
(Pursuant to Florida Statute § 605.0302)

The undersigned, being the Manager of 6851 LLC, a Florida limited liability company (the "Company"), hereby revokes all previous appointments of Authorized Representatives and appoints Judy Lewis as Authorized Representative, to act on behalf of the Company completely and irrevocably, for the following purpose:

To [REDACTED]
[REDACTED] sign any and all associated documents, contracts and related items on behalf of 6851 LLC.

No other authorization is conveyed by this Statement of Limited Authority.

Signed this 30th day of August, 2024.

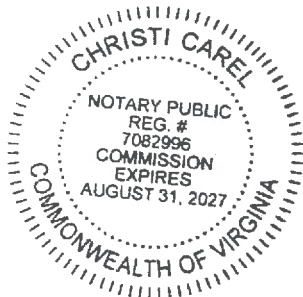
By: [Signature]
Reid Nagle, Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE, TO WIT:

I, Christi Carel, a Notary Public for the Commonwealth/State aforesaid, hereby certify that Reid Nagle personally appeared before me this day and acknowledged the foregoing instrument.

WITNESS my hand and official seal this 30th day of August, 2024.

SEAL



[Signature]
Notary Public

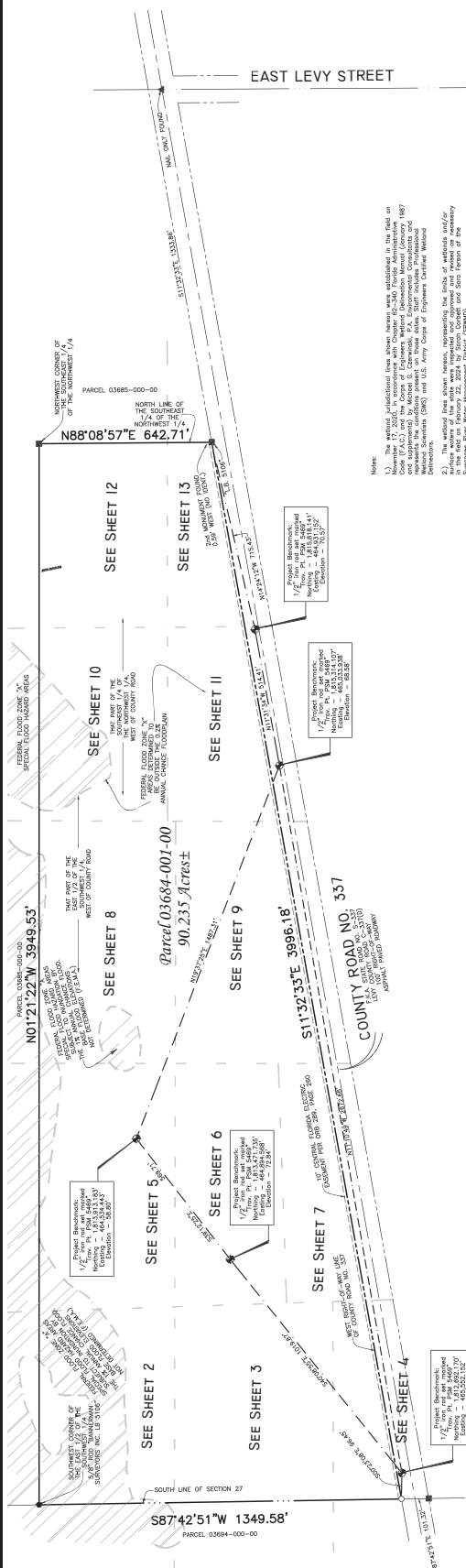
My commission expires 8/31/2027

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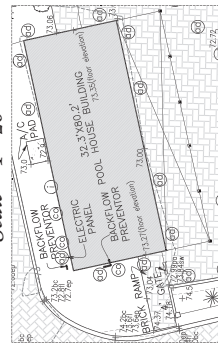
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Please see attached Signed and Sealed Survey, for ease of reference, the legal description is:

All that portion of the E 1/2 of SW 1/4 and the SE ¼ 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).



Pool House Detail
Scale = 1"=20'

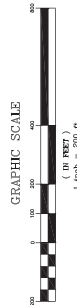


Notes:
1. Bearings hereon are based on the State of Florida State Plane Coordinates for
Florida, NAD 83, FLD 83.

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 568-569-7

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 Slate Road S-337).



*Map of Boundary and Topographic Survey
Lying in Section 27, Township 13
South, Range 17 East, Levy
County, Florida*



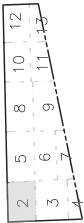
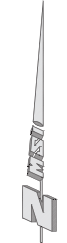
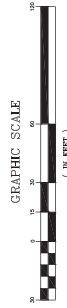
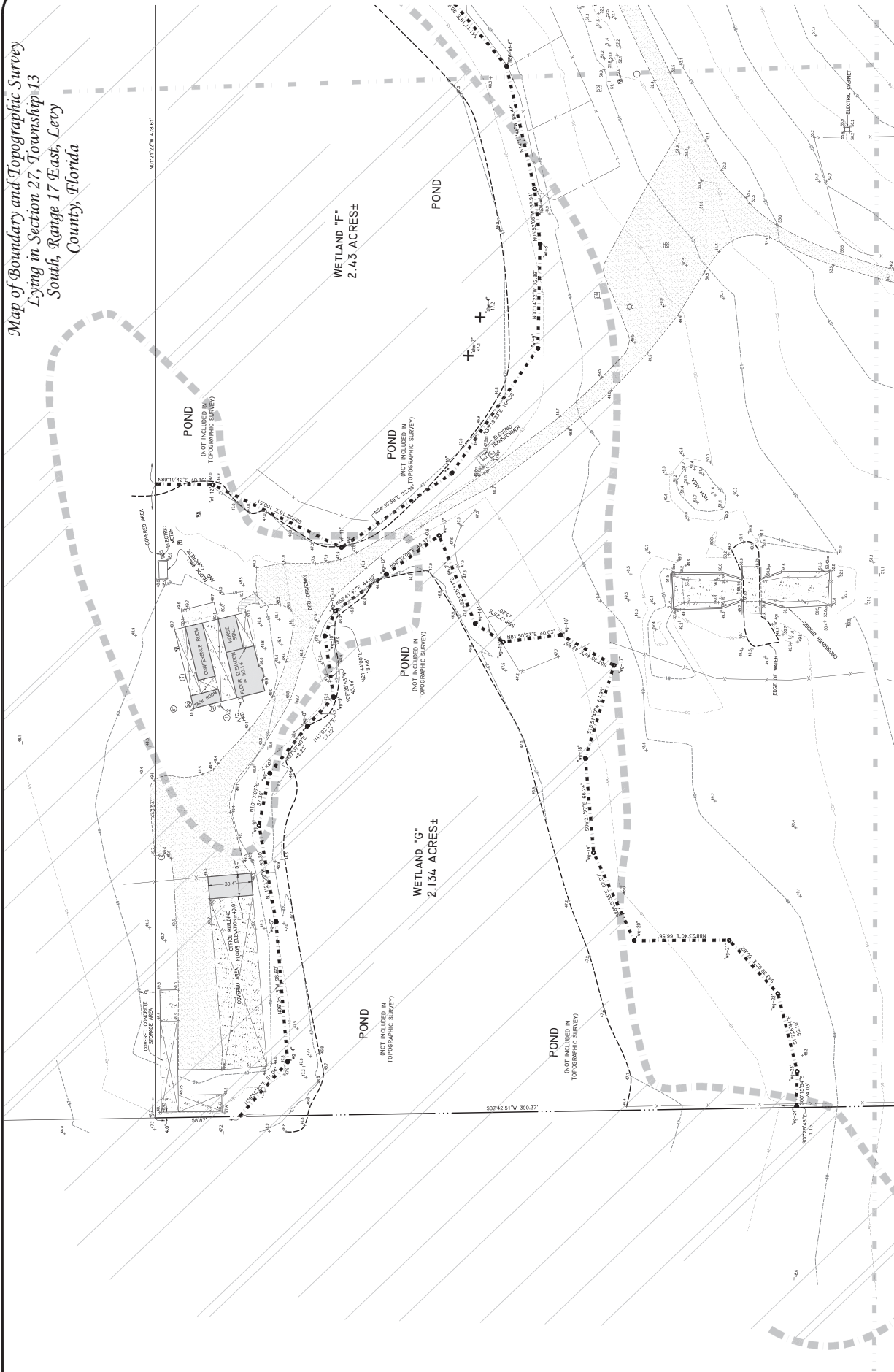
McMILLEN SURVEYING, INC.
441 E. 1ST AVENUE
SUITE 302
POMEROY, IN 46786-2277
TEL: 317.526.4227
FAX: 317.526.4228
www.mcmillensurveying.com

Professional Note:
 SECTION 36, TOWNSHIP 34S, RANGE 10E, 4TH ME. - 03/29/2010
 For more information, please visit:
www.mcmillensurveying.com

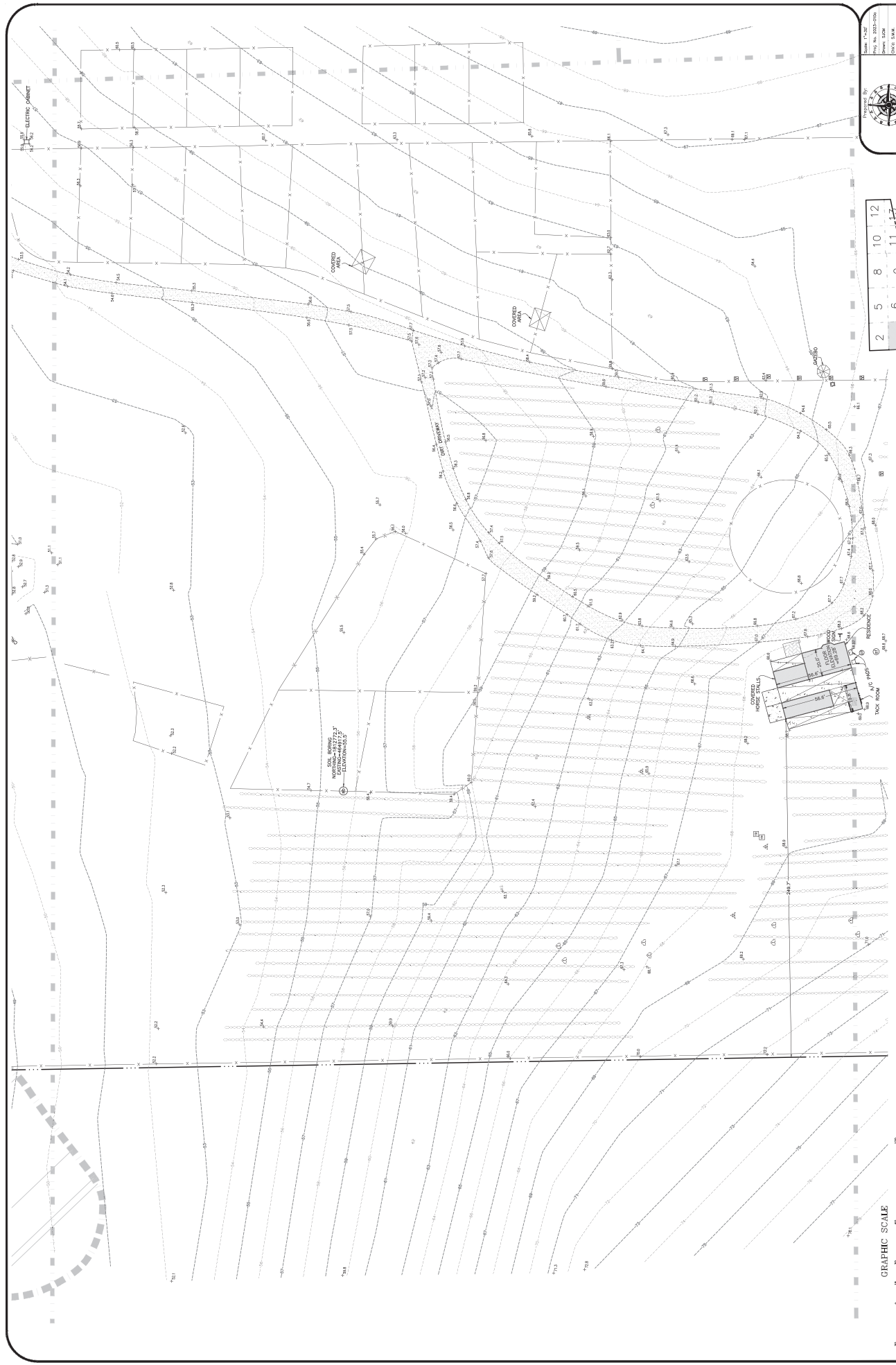
Made to Order for the State of Florida
 by the Surveyor General, B. G. FARR
 1000 N. GULF BLVD., SUITE 100
 TAMPA, FL 33601-1000
 LICENSED SURVEYOR & MAPPING
 STATE OF FLORIDA
 1000 N. GULF BLVD., SUITE 100
 TAMPA, FL 33601-1000
 813-222-2222
 www.floridasurveyors.com

PREPARED FOR:
 MCMILLAN, LLC COASTMAN
 1000 N. W. 1ST AVENUE
 SUITE 504
 COASTMAN, FL 32009
 904-282-2222
 12/16/2013
 Survey Date: 12/16/2013
 Survey Book: 163
 Page: 56
www.mcmillensurveying.com

Map of Boundary and Topographic Survey
Lying in Section 27, Township 13
South, Range 17 East, Levy
County, Florida



McMullen Surveying, Inc.
1425 N. W. 10th Ave., Suite 100
Tallahassee, FL 32304
Phone: 904.225.0000
Fax: 904.225.0001
Email: info@mcmls.com
Survey Date: 12/20/22
Project Name: 182
Sheet: 08



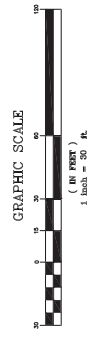
McMullen Surveying, Inc.
1425 North Main Street
P.O. Box 100
Mills, MO 64581
Phone: 816-228-0277
Fax: 816-228-0277
Email: info@mcmls.com
Website: www.mcmls.com

Project: 1425 North Main Street
Drawing: 1425-001
Scale: 1" = 40'
Date: 12/2/22
Sheet: 13 of 13

2	5	8	10	12
3	6	9	11	13

Sheet Three of Thirteen





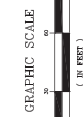
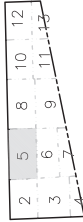
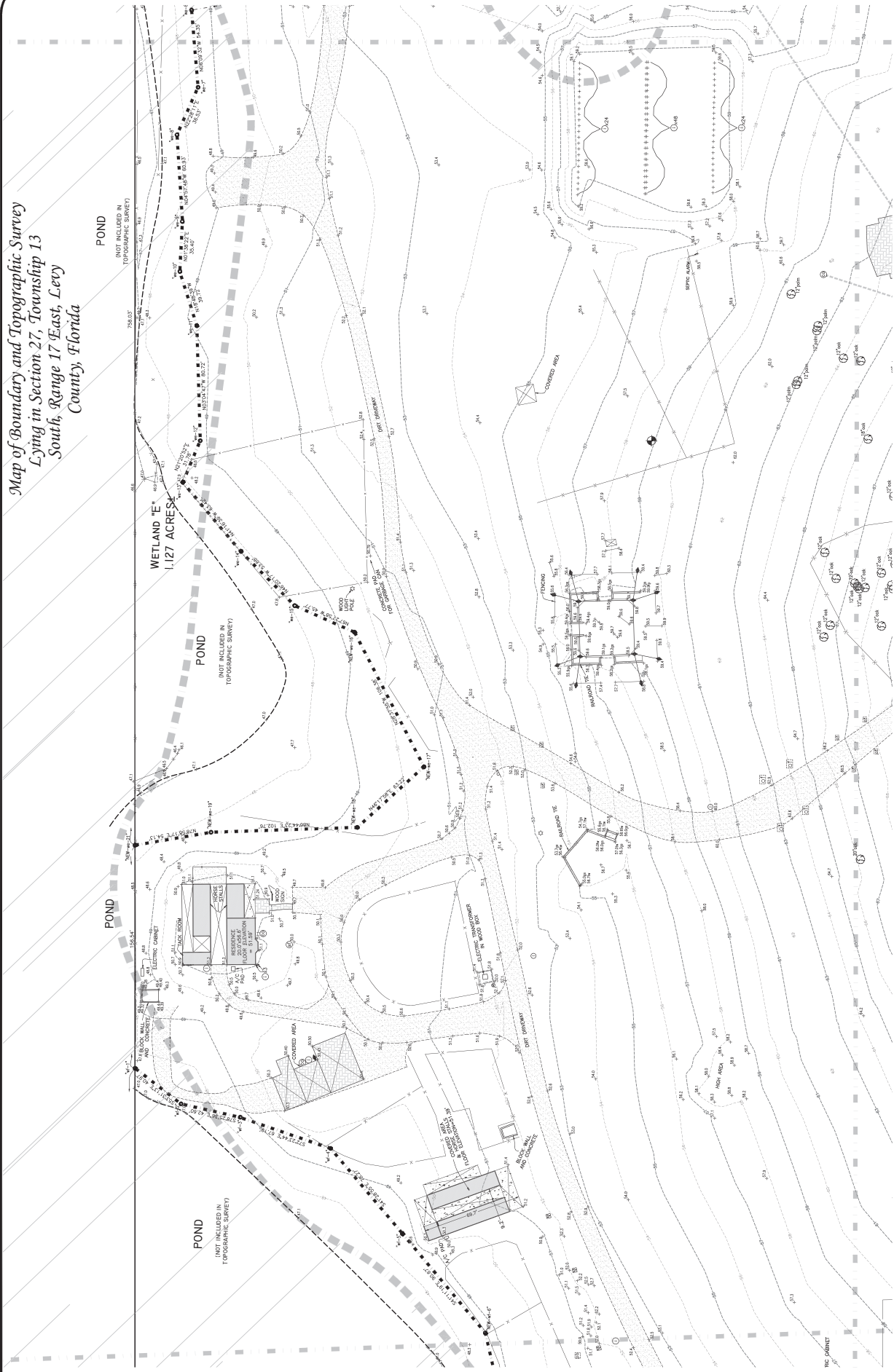
Map of Boundary and Topographic Survey
 Lying in Section 27, Township 13
 South, Range 17 East, Levy
 County, Florida

2	5	8	10	12
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Prepared By
 Survey No. 2022-010
 Date 12/15/22
 Scale 1"=30'

McMillen Surveying, Inc.
 144 Northwest 10th Street
 Ft. Lauderdale, FL 33304
 Phone: 754.562.2272
 Office: 352.528.2272

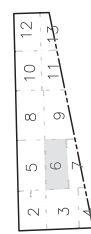
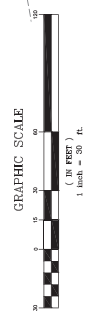
Map of Boundary and Topographic Survey
Lying in Section 27, Township 13
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County, Florida

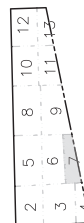
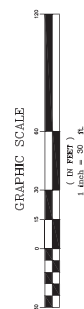
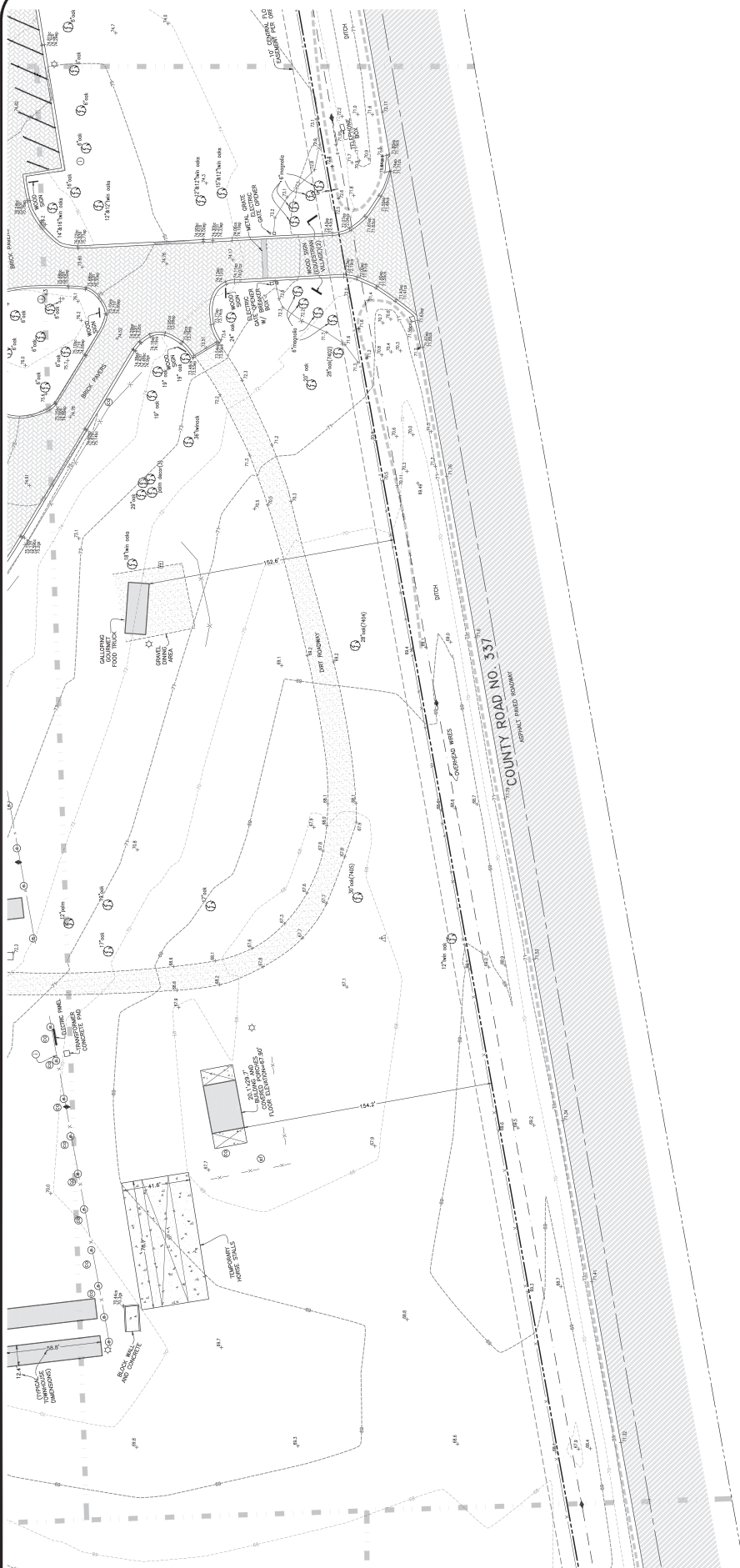


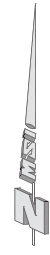
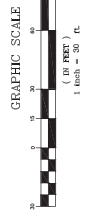
McMILLAN SURVEYING, INC.
1425 North Main Street
Tallahassee, FL 32301
Phone: 904.225.0277
Fax: 904.225.0277
Email: info@mcmlan.com
Web: www.mcmlan.com
Survey Date: 12/20/22
Print Date: 12/20/22
Page: 08

Scale: 1"=20'-0"
 Project No: 2020-006
 Drawn: CMB
 Date: 12/2/22
 Check: JMB
 Date: 12/2/22
 Project Name: 1425 N. Main St. (M-10)
 Sheet No: 102
 Project: 102-220-0077
 Page: 08

See Sheet One for *Sheet Six of Thirteen*
Pool House Detail



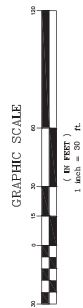


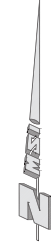
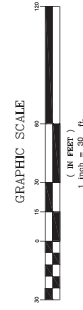


Map of Boundary and Topographic Survey
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 County, Florida

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McMullen Surveying, Inc.
 1425 North Main Street
 Tallahassee, FL 32301
 Phone: 904.225.0277
 Fax: 904.225.0277
 Email: info@mcmlulensurveying.com
 License No. 2020-2026
 Survey Date: 12/2/22
 Project Name: 2022-006
 Sheet No. 142

[illegible]



Map of Boundary and Topographic Survey
Lying in Section 27, Township 13
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County, Florida

2	5	8	10	12
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McMillen Surveying, Inc.
1425 North Main Street
Tallahassee, FL 32301-2277
Phone: 904-225-0277
Fax: 904-225-0277
Email: info@mcmlen.com
Web: www.mcmlen.com
Survey Date: 12/20/22
Print Date: 12/20/22
Page: 18

*Map of Boundary and Topographic Survey
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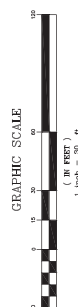
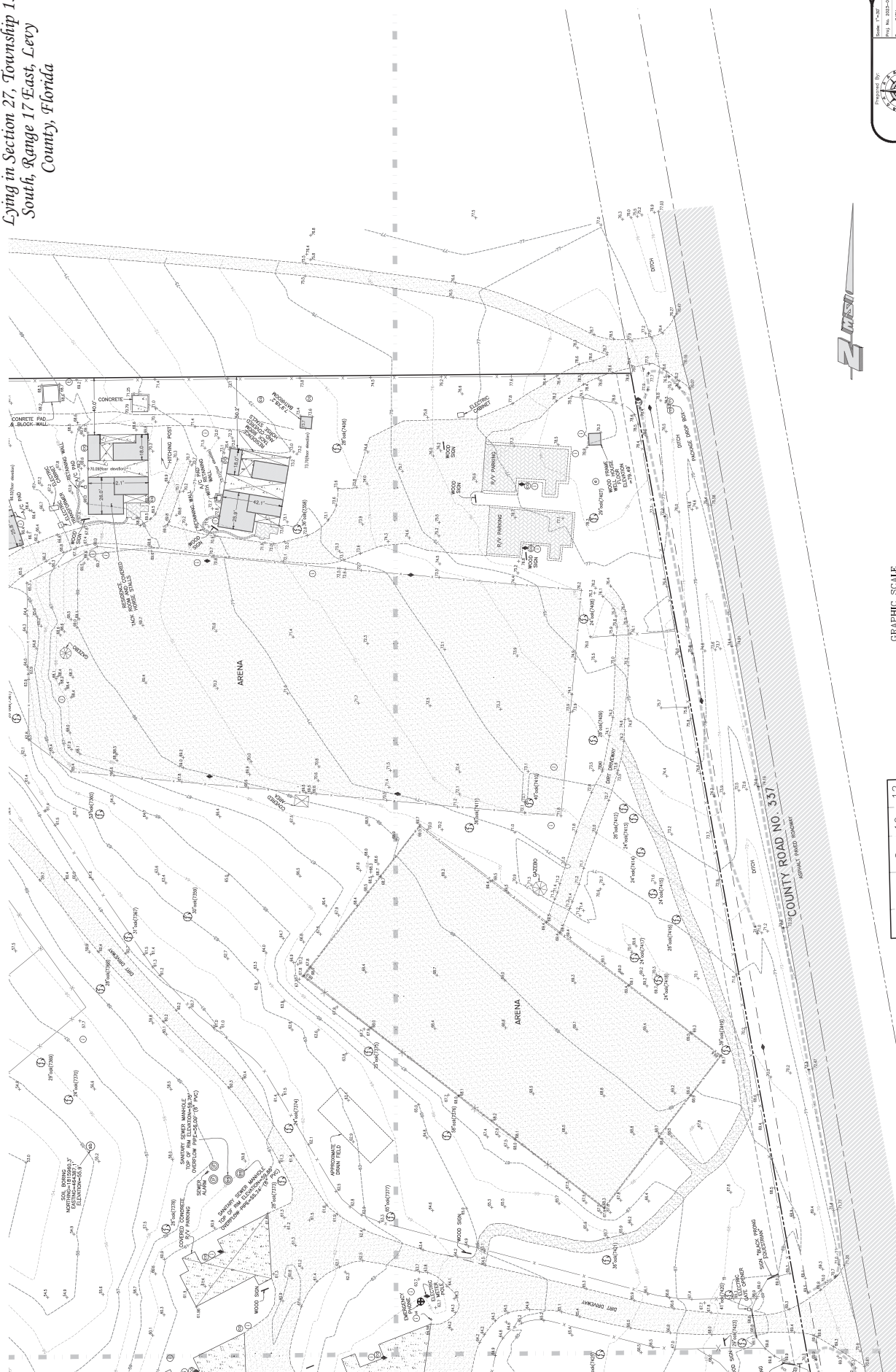


GRAPHIC SCALE



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Application Package
Table of Contents

1. Cover Letter
2. Planned Unit Development (PUD) Amendment Application
3. Property Owner Affidavit
4. Signed and Sealed Legal Description
- 5. Property Deed**
6. Site Photographs
7. GIS Map Set
8. Justification Report
9. Unified Master Plan / Sketch Plan

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 1ST 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

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 1st day of MAY, 2019, by ALAN P. AULSON, who ☒ is personally known to me OR ☐ has produced _____ as identification.



(Notary Stamp/Seal)

Notary Public
Printed Name: H. Henderson V
My Commission Expires: _____

Unofficial Copy

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Site Photograph 1: Primary entrance to Black Prong Equestrian Village (BPEV) from County Road 337.



Site Photograph 2: Aerial image of BPEV oriented north.



Site Photograph 3: Aerial image of BPEV oriented north.



Site Photograph 4: Aerial image of BPEV oriented east.



Site Photograph 5: Aerial image of BPEV oriented east.



Site Photograph 6: Aerial image of BPEV oriented south.



Site Photograph 7: Aerial image of BPEV oriented south.



Site Photograph 8: Aerial image of BPEV oriented west.

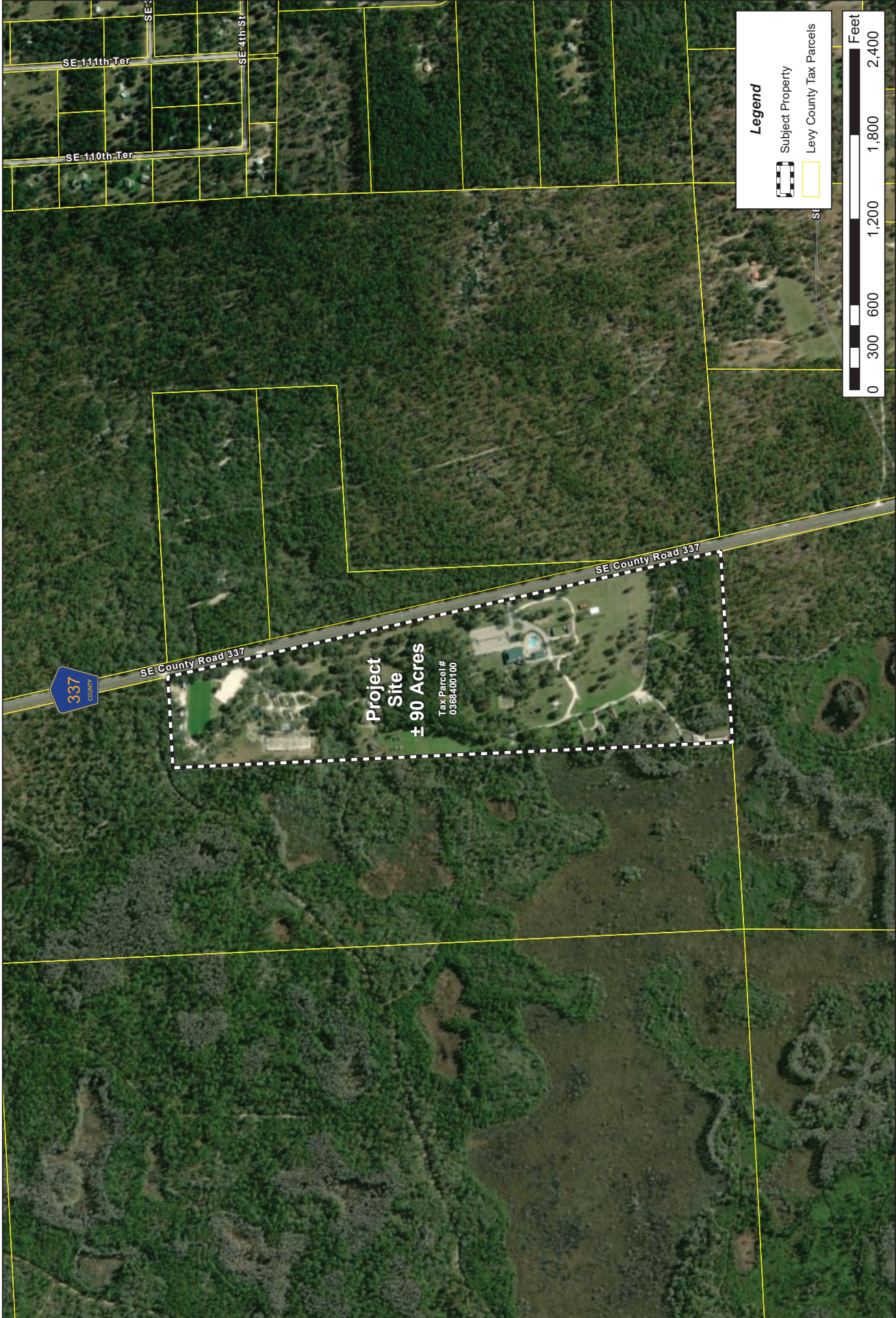


Site Photograph 9: Aerial image of BPEV oriented west.

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0368400100
Due Diligence



Levy County Tax Parcel #
0368400100
Due Diligence

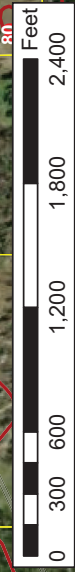


Professional Consultants
CHW
CHW CONSULTANTS, INC.
10000 Highway 100, Suite 100
Gainesville, FL 32609
Phone: 352.339.1000
Fax: 352.339.1001
www.chwconsultants.com



Legend

- Subject Property
- Levy County Tax Parcels
- 5 ft. Contours
- National Wetlands Inventory
 - Seasonally Flooded
 - Semipermanently Flooded
 - Temporarily Flooded



Levy County Tax Parcel #
0368400100
Due Diligence

