



## Levy County Board of County Commissioners

PO Box 310, Bronson, Florida, 32621

310 School Street, Bronson, Florida, 32621

Phone: 352.486.5218

### LEVY COUNTY

#### Planning and Zoning Department

Presented by: Tara E. Howell, Planning and Zoning Director

Date: May 5, 2025

Petition: PUD-A 21-01 Black Prong Equestrian Village

Agent for Applicant/Property Owner: Gerry Dedenbach, NV5, Inc.

Applicant/Property Owner: 6851 LLC

Property Address: 450 SE County Road 337, Bronson, FL 32621

Parcel ID: 0368400100

Parcel Size: 90.23 acres

FLUM Designation: Forestry/Rural Residential

Zoning District: Forestry/Rural Residential with a PUD Overlay  
adopted by Ordinance Number 2022-8



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## Request Summary

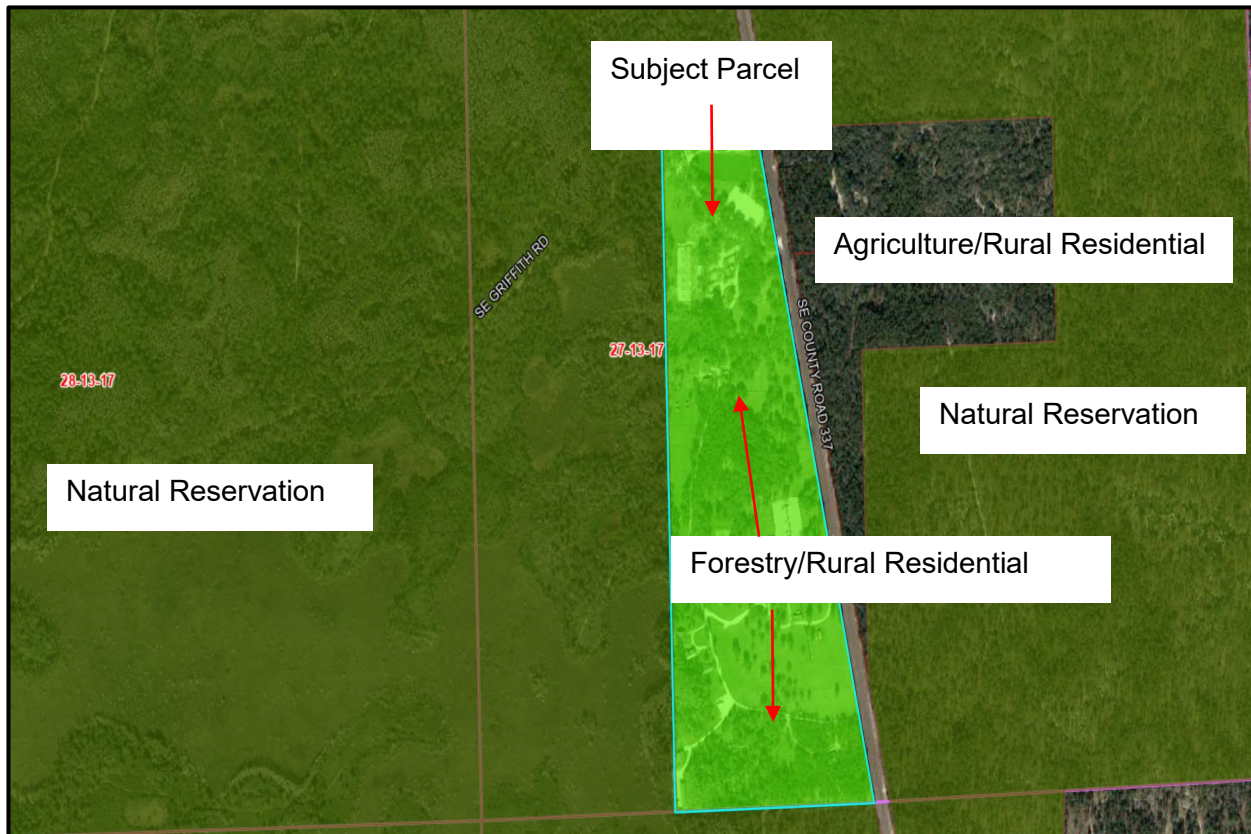
The Applicant/Property Owner is seeking approval of amendments to the Planned Unit Development (PUD) adopted by Ordinance Number 2022-8 for Black Prong Equestrian Village. The requested amendments are as follows:

- Clarification of uses [primary and accessory to the equestrian/agricultural activities]
- Flexibility in site location & allocation of uses within the overall property
- Board of County Commissioners authorizing the Planning and Zoning Director/ Zoning Official to approve future spatial adjustments and allocations within the site's boundaries.

## Future Land Use Category and Zoning District of Subject Property

As shown in Image 1 the subject property has a Future Land Use Category and Zoning designation of Forestry/Rural Residential. It also has an overlay zoning of PUD.

**Image 1**



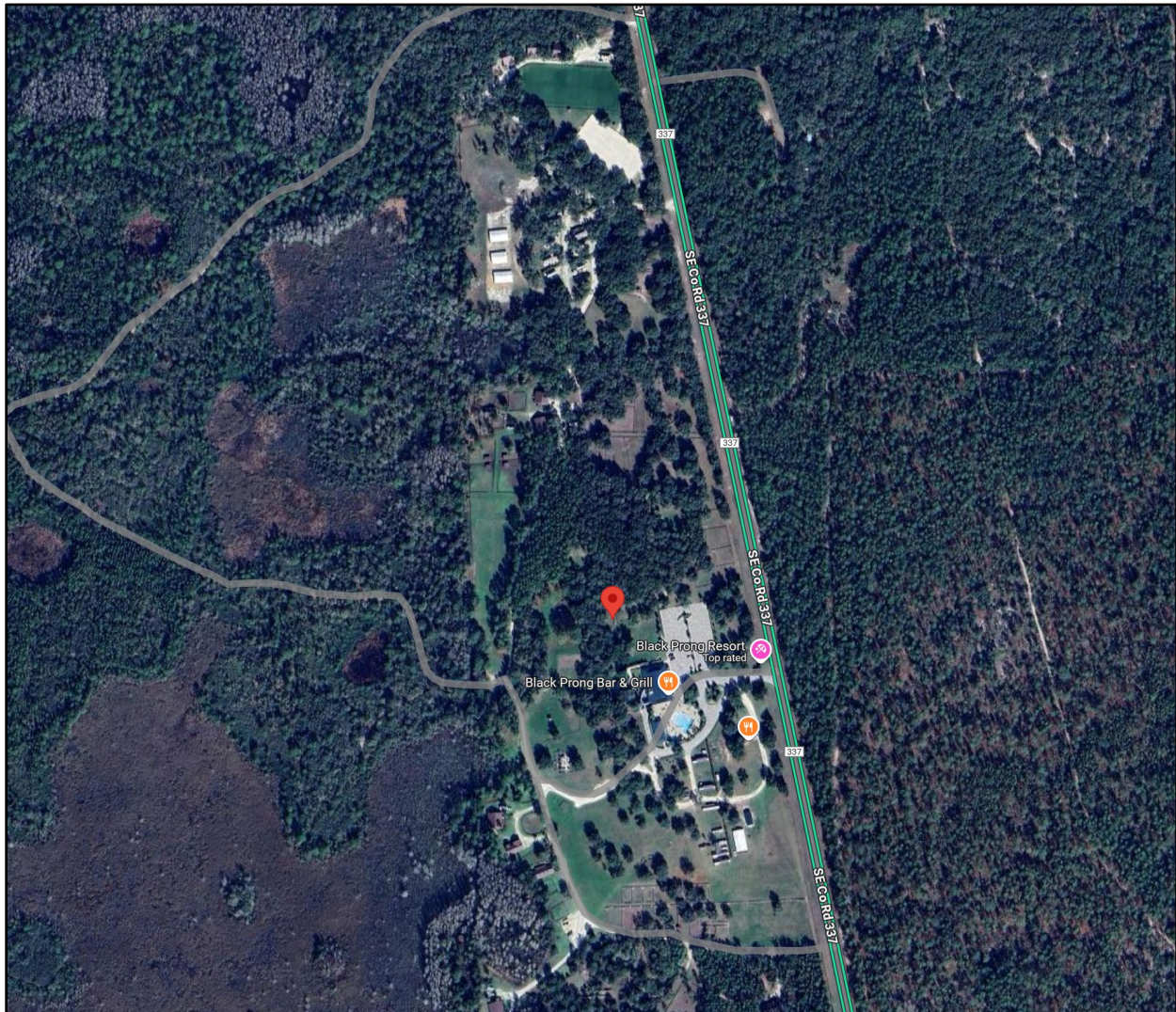


## Surrounding Uses

Table 1

Direction	Existing Use(s)	FLU Designation and Zoning District
North	Goethe State Forest	Natural Reservation
South	Goethe State Forest	Natural Reservation
West	Goethe State Forest	Natural Reservation
East	Single Family and Timber	Ag/Rural Residential

Image 2



## **Staff Analysis**

This application seeks to amend the existing PUD Ordinance No. 2022-8. The review of this application is confined exclusively to the proposed amendment items.

Proposed amendment PUD-A 21-01 aims to introduce flexibility in the site location and allocation of previously approved uses by amending Section 3.6. Development and Uses in Ordinance Number 2022-8. Instead of specifying exact locations, a Master Plan sketch will replace Exhibit “B” in Ordinance Number 2022-8 and will indicate area designations, providing greater adaptability. This approach will enable the PUD development to achieve a more harmonious arrangement while maintaining the natural character of the area. The proposed Master Plan is attached to this staff report as Exhibit A.

Additionally, the proposed amendment will revise Section 3.5. Administrative Changes and Amendments in Ordinance Number 2022-8 to authorize the Planning and Zoning Director/Zoning Official to approve adjustments to specific locations within the site's boundaries, the allocation of uses, and minor modifications to uses (such as covering previously uncovered areas). However, any additional uses or increases in the density or intensity of uses would necessitate an amendment to the PUD ordinance and must receive approval from the Levy County BOCC.

Finally, the proposed amendment will revise Section 3.4. Expiration in Ordinance Number 2022-8 to extend the original development expiration date from March 1, 2032, to May 1, 2045. Furthermore, the owners may request an extension of the PUD development expiration date, provided the request is submitted at least 30 days prior to the expiration date and is approved by the Levy County Board of County Commissioners.