



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



Commissioners

Charlie Kennedy, District 1

Rock Meeks, District 2

Desiree Mills, Chair, District 3

Tim Hodge, Vice Chair, District 4

Johnny Hiers, District 5

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Request Summary

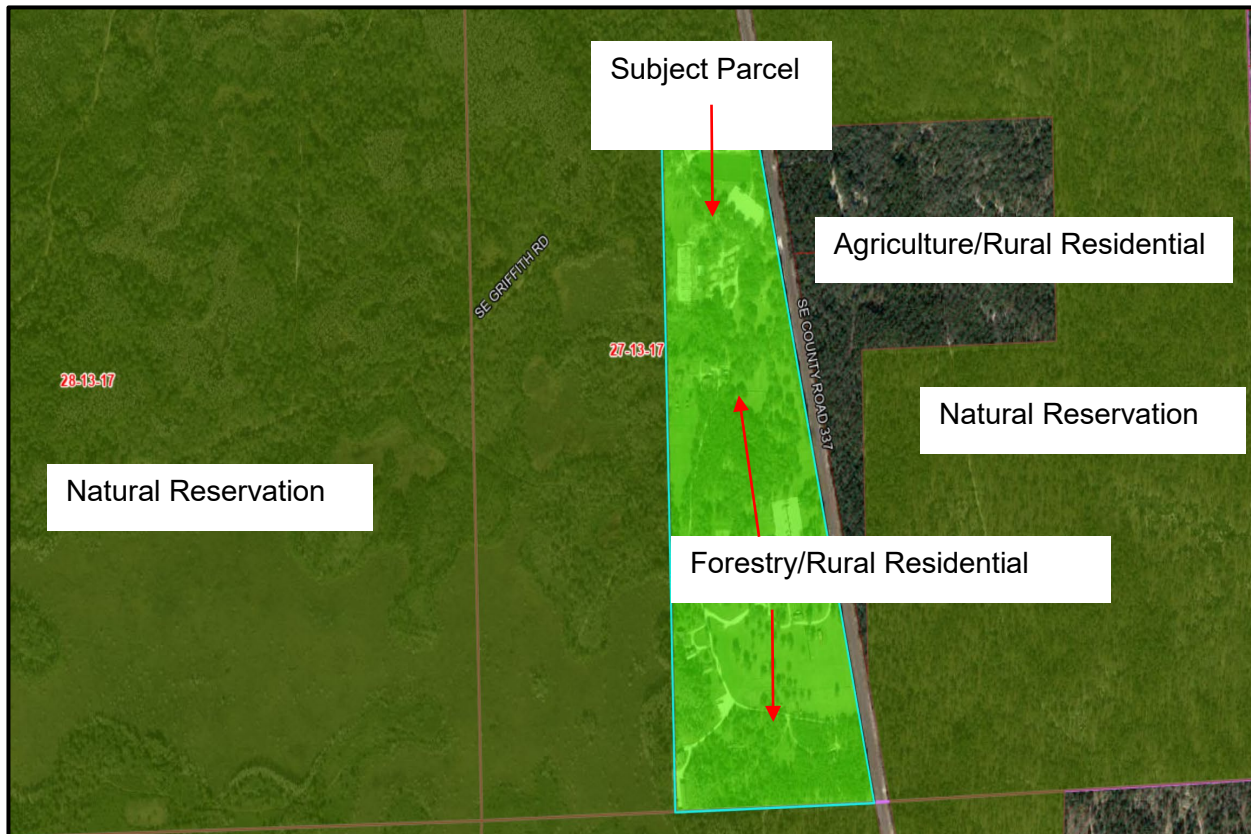
The Applicant/Property Owner is seeking approval of amendments to the Planned Unit Development (PUD) adopted by Ordinance Number 2022-8 for Black Prong Equestrian Village. The requested amendments are as follows:

- 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

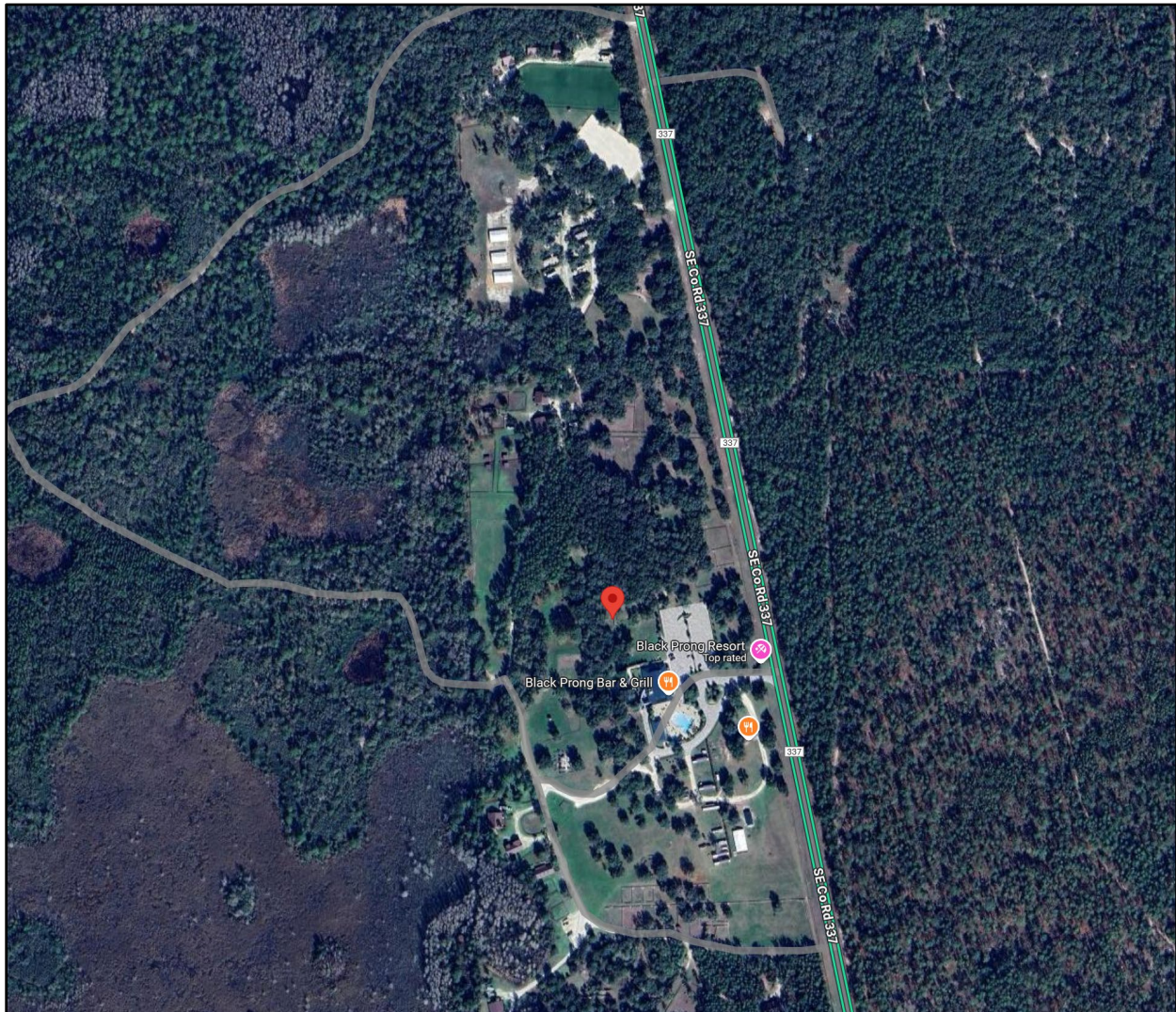


Surrounding Uses

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



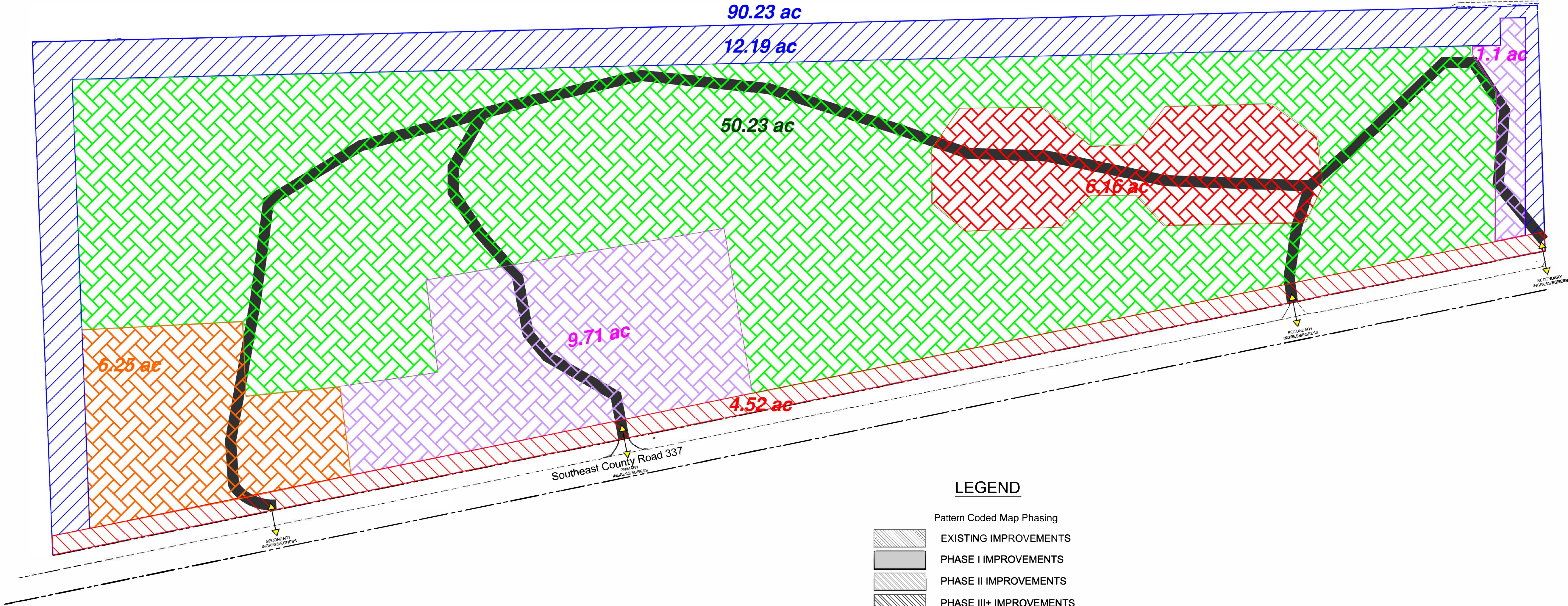
Staff Analysis

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.

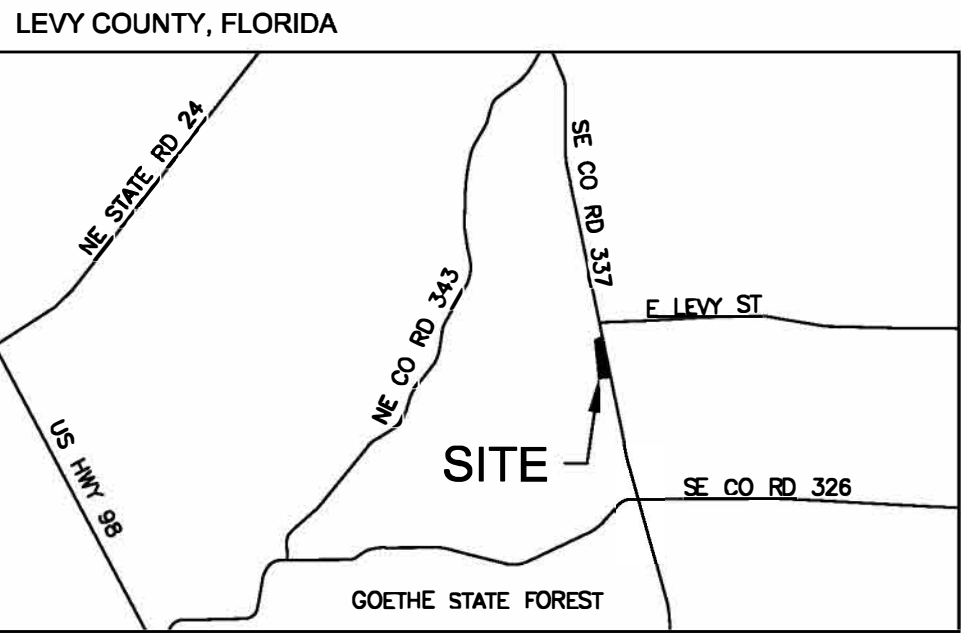
Additionally, the proposed amendment will revise Section 3.5. Administrative Changes and Amendments in Ordinance Number 2022-8 to authorize the Planning and Zoning Director/Zoning Official to approve adjustments to specific locations within the site's boundaries, the allocation of uses, and minor modifications 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.



- LEGEND**
- Pattern Coded Map Phasing
 - EXISTING IMPROVEMENTS
 - PHASE I IMPROVEMENTS
 - PHASE II IMPROVEMENTS
 - PHASE III+ IMPROVEMENTS
 - SF Existing Septic Fields

SITE LOCATION / VICINITY MAP



PROJECT DATA TABLE

AREA DESIGNATION	DESCRIPTION	SITE AREA	BLDG. AREAS	MAX BLDG. HEIGHT	PUD MODIFICATION CONSIDERATION
1	EQUESTRIAN / AGRICULTURAL CORE	50.23	±166,140	35 FEET	YES
2	BUFFERS	16.71	n/a	35 FEET	YES
3	HOSPITALITY & LODGING org, red, pur	23.29	±55,800	35 FEET	YES
N/A	TOTAL	90.23	±223,000		N/A

ALL FACILITIES WILL USE WELL AND SEPTIC

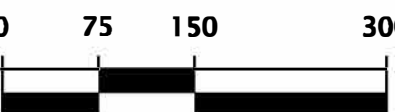
PLANNED DEVELOPMENT CONDITIONS

- LAND USE AREAS SHALL BE AS GENERALLY DEPICTED ON THE PUD ZONING MASTER PLAN AND/OR FINAL SITE PLAN AND MAY BE ADJUSTED TO ACHIEVE APPROVABLE ENGINEERING DESIGNS OR PERMITTING REQUIREMENTS;
- EQUESTRIAN AND ASSOCIATED AGRICULTURAL USES, WHICH ARE THE PRIMARY ACTIVITIES, CAN OCCUR IN ANY LAND USE AREA IN BOTH PASSIVE AND ACTIVE MANNERS. ASSOCIATED ACCESSORY USES, SUCH AS BUT NOT LIMITED TO, RECREATIONAL ACTIVITIES, TRAIL RIDING, TRAINING, EDUCATIONAL CLASSES, HIKING, CYCLING, NATURE ECOTOURISM, AND OTHER RECREATIONAL PURSUITS CAN OCCUR IN ANY LAND USE AREA.
- INFRASTRUCTURE AND SUPPORTIVE MAINTENANCE USES, WHICH ARE NECESSARY, RELATED, AND ACCESSORY TO THE PRIMARY ACTIVITIES AND USES, CAN OCCUR IN ANY LAND USE AREA AND SHALL BE APPROPRIATELY AND LOGICALLY SCREENED FROM VIEW IF WARRANTED, IN CONCERT WITH THE FACILITY'S CONTINUED AND ONGOING EQUESTRIAN AND ASSOCIATED AGRICULTURAL CHARACTER AND FUNCTION;
- SITE INGRESS/EGRESS ON COUNTY ROAD 337 SHALL BE AS GENERALLY DEPICTED ON THE PUD ZONING MASTER PLAN AND/OR FINAL SITE PLAN AND MAY BE ADJUSTED TO ACHIEVE APPROVABLE ENGINEERING DESIGNS OR PERMITTING REQUIREMENTS, IN ACCORDANCE WITH LEVY COUNTY PUBLIC WORKS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ACCESS MANAGEMENT AND DRIVEWAY PERMITTING STANDARDS AND MAY BE ADJUSTED TO COMPORT WITH SITE-SPECIFIC OR OPERATIONAL REQUIREMENTS;
- SITE ACCESS, FOR MOTORIZED PASSENGER AND COMMERCIAL VEHICLES, SHALL GENERALLY BE AS DEPICTED ON THE SITE PLAN ALONG THE SITE'S EASTERN PROPERTY LINE;
- ELECTRONIC AND MANUAL SECURITY GATES SHALL BE EMPLOYED ALONG THE SITE'S PERIMETER TO CONTROL VEHICULAR TRAFFIC ENTERING/DEPARTING FROM THE SITE. FIRST RESPONDERS SHALL ENTER VIA STANDARDIZED KNOX BOXES OR COMPARABLE ELECTRONIC ACCESS MECHANISMS;
- THE APPLICANT SHALL PROVIDE LEVY COUNTY EVIDENCE OF APPROVED SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD), OTHER REGULATORY AGENCIES, AND OTHER RELEVANT PERMITS, LETTERS FROM SAME EXEMPTING THE PROJECT FROM AGENCY PERMITTING, AND OPERATIONAL LICENSING UPON REQUEST;
- ON-SITE MAINTENANCE, VEGETATIVE MANAGEMENT, AND ACTIVE SILVICULTURE PRACTICES SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPs);
- DURING THE COURSE OF OPERATIONS, ALL LAND AREAS AND ACTIVITIES SHALL BE MONITORED AND MAINTAINED IN ACCORDANCE WITH EQUESTRIAN AND AGRICULTURAL BMPs, WHICH SHALL BE CONSTRUCTED AS:
 - LAND AREAS MUST BE FREE OF INVASIVE EXOTICS, EROSIONAL AREAS, AND SUITABLE FOR NATIVE VEGETATION AND/OR REVEGETATION DURING THE COURSE OF PASTURE ROTATION AND GRAZING AREAS. VEGETATION MAY BE PLANTED TO PREVENT EROSION AND PROMOTE THE LAND'S CONTINUED ECOLOGICAL DIVERSITY;
 - STORMWATER MANAGEMENT FACILITY AREAS MAY BE UTILIZED IN CONJUNCTION WITH COUNTY, SRWMD, AND OTHER REGULATORY AGENCIES CRITERIA FOR ANY PROPOSED ADAPTIVE USE OR REUSE OF THE LAND AND STRUCTURES AND CAN EXIST IN ANY LAND USE AREA; AND
 - BERMING AND BUFFERING, MAY EXIST ALONG CR 337 FOR VISUAL SCREENING, BUFFERING/BEAUTIFICATION, AND SOUND ATTENUATION AND CAN EXIST IN ANY LAND USE AREA.
- THE DEVELOPMENT APPROVAL GRANTED BY THIS ORDINANCE EXPIRES ON MAY 1, 2045. DEVELOPMENT AUTHORIZED BY THIS ORDINANCE NOT COMPLETED AND ISSUED A CERTIFICATE OF COMPLETION OR CERTIFICATE OF OCCUPANCY, AS APPLICABLE, BY THAT DATE IS NO LONGER AUTHORIZED. EXTENSIONS REQUESTED NO LESS THAN 30 DAYS PRIOR TO THE EXPIRATION MAY BE GRANTED BY THE LEVY COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE PROPERTY AND/OR THE PUD MAY BE TRANSFERRED TO A RELATED ENTITY OR INDIVIDUAL FOR ESTATE AND TAX PLANNING PURPOSES.

LEGAL DESCRIPTION

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

GRAPHIC SCALE



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

NV5

SCALE: 1"=150'
THIS SCALE
BASED ON THE
ORIGINAL DRAWING
IF NOT ONE INCH AS
THE SHEET ANALYST
SCALES ACCORDINGLY.

CONTINUATION OF PUD REVISIONS

02/14/2025 - INTERNAL REVIEW DRAFT

DEVELOPER:	BLACK PRONG EQUESTRIAN VILLAGE	CLIENT:	BLACK PRONG EQUESTRIAN VILLAGE
ARCHITECT:	N/A	PROJECT:	PUD MASTER PLAN
PLANNER:	NV5	SHEET TITLE:	UPDATED PUD MASTER PLAN
PROJECT NUMBER:	24-0221		

SHEET NO.:
SP-01



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

BEFORE ME, the undersigned authority, personally appeared the below named Affiant who being by me duly sworn, depose(s) and say(s):

1. I am the applicant located at NV5, Inc., 11801 Research Drive, Alachua, FL 32615 submitting this application on behalf of the owner of real property located at 450 SE Coe Rd. 337, Bronson, FL 32621 (insert street address of property) with parcel identification number 0368400100 in Levy County, Florida (the "Property".) This Affidavit is being executed in order to process the attached application requiring a public notice.
2. I understand and acknowledge that the Levy County Code requires me to provide posted and mailed public notice in accordance with Section(s) 50-2 and 50-3. Failure to comply with these ordinance requirements will result in continuation or withdrawal of my application from the agenda until I can comply with the outlined requirements.

WITNESSES:

[Signature]
Signature

April Dotson
Printed Name

[Signature]
Signature

Craig Brashier
Printed Name

AFFIANT:

[Signature]
Signature

Margot Maurer, AICP, NV5, Inc.
Printed Name

Signature

Printed Name

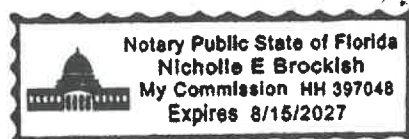
STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of May, 2025.

Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence: Type: _____

[Signature]
Signature of Notary Public - State of Florida

Stamp:

Nicholle Brockish
Printed Name of Notary Public or Stamp



NOTICE OF PLANNING COMMISSION PUBLIC MEETING

Public hearings on the petitions described below will be conducted by the Levy County Planning Commission on Monday, May 12, 2025, at 5:45 p.m. or as soon thereafter as the matter may be heard during the course of action. Said hearing will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida.

QUASI-JUDICIAL PETITION NO. PUD-A 21-01: NV5, Inc, on behalf of owner 6851 LLC, petitioning the Planning Commission for a PUD-Amendment to the existing PUD 21-01, Black Prong Equestrian Village. Parcel No. 0368400100 approximately 90.23 acres located at 450 SE County Road 337, Bronson, Florida 32621 in Section 27 Township 13 Range 17 Levy County.



In accordance with Section 286.0105, Florida Statutes, should any agency or person decide to appeal any decision made with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based"; and "In accordance with the Americans with Disabilities Act. Persons needing a special accommodation or an interpreter to participate in the proceeding should contact the Office of the Board of County Commissioners at (352) 486-5218, at least two (2) days prior to the date of the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD)

Copies of said petitions and subsequent staff reports (if applicable) will be available for review, by appointment, at the Levy County Planning and Zoning Department, 320 Mongo Street Bronson, FL 32621. For information call 352-486- 5203. Interested parties may appear at the meeting and be heard regarding the proposed petitions.

Published May 2, 2025



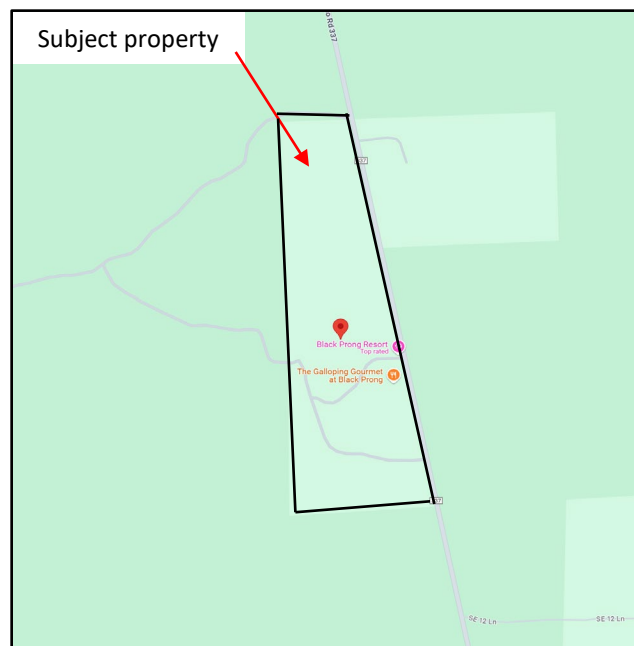
Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

NOTICE OF PUBLIC HEARING

Notice is hereby given by the Planning Commission of Levy County, Florida, that it will consider at public hearing the below described application for Planned Unit Development Amendment in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida on May 12, 2025 at 5:45 PM or as soon thereafter as the matter can be heard.

Quasi-Judicial Petition PUD-A 2101

A request by Gerry Dedenbach of NV5, Inc, as agent representing owner 6851 LLC, for a recommended approval of a Planned Unit Development Amendment (PUD-A) to the previously approved PUD 21-01. The applicant seeks approval for amendment to the current PUD 21-01 that would provide clarification regarding location of uses, building form, and accessory supportive uses. The application does not expand the site's boundary, nor expand or increase intensity of approved adopted PUD uses. The project is located on parcel number 0368400100 and is approximately 90.23 acres. The project site is in the Future Land Use Category and Zoning District of Forestry/Rural Residential with a current PUD overlay zoning. The project address is 450 SE Co. Rd 337, Bronson, Florida 32621.



A copy of the application and supporting documents is on file in the Office of Levy County Planning and Zoning located at 320 Mongo Street Bronson, Florida 32621, and is available for viewing during regular business hours. For information, call 352-486-5203. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the petition.

"Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-5128 or via Florida Relay Service (800) 955-8771". All persons are advised that, if they decide to appeal any decisions made at the public hearing, they will need a record of the



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

proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NV5

11801 RESEARCH DR
ALACHUA, FL 326156836



7022 3330 0001 1921 2837

0368400000
GREENE DANIEL LAWSON JR
551 SE COUNTY ROAD 337
BRONSON FL 32621

CERTIFIED MAIL

FIRST-CLASS



US POSTAGE^{IMP}PITNEY BOWES

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APR 23 2025

NV5

11801 RESEARCH DR
ALACHUA, FL 326156836

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3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

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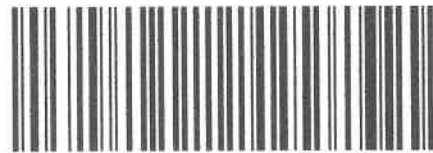


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NV5

11801 RESEARCH DR
ALACHUA, FL 326156836

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0368400100
6851 LLC
3890 SE 148TH TER
MORRISTON FL 32668

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NV5

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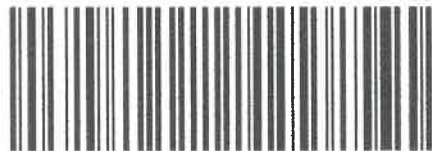


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NV5

11801 RESEARCH DR
ALACHUA, FL 326156836

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GREENE SHERRI DANIELLE
551 SE COUNTY ROAD 337
BRONSON FL 32621

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NV5

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ALACHUA, FL 326156836

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3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

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US POSTAGETM PITNEY BOWES



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\$ 009.64⁰
APR 23 2025

NV5

11801 RESEARCH DR
ALACHUA, FL 326156836

CERTIFIED MAIL®



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US POSTAGE



ZIP 32615
02 7H
0001252164



0368400200
SKELLY BRIAN
4475 SW 105TH AVE
DAVIE FL 33328

NOTICE OF PLANNING COMMISSION PUBLIC MEETING

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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
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**

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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

Application Package
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Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
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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](#)



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

■ 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.



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

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.



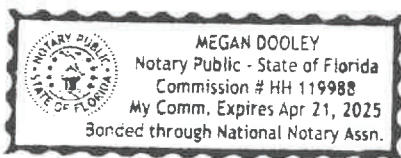
BPEV provides through equestrian / agricultural recreation an opportunity to bestow the intrinsic cultural value and serenity that both Levy County and the Goethe State Forest bring to the community and visitors to North Central Florida. As an equestrian / agricultural facility, no reliance on community 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.

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

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.

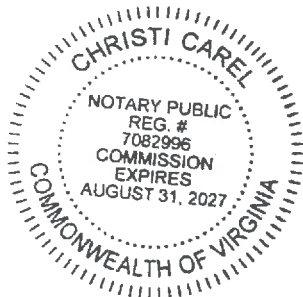
By: [Signature]
Reid Nagle, Manager

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

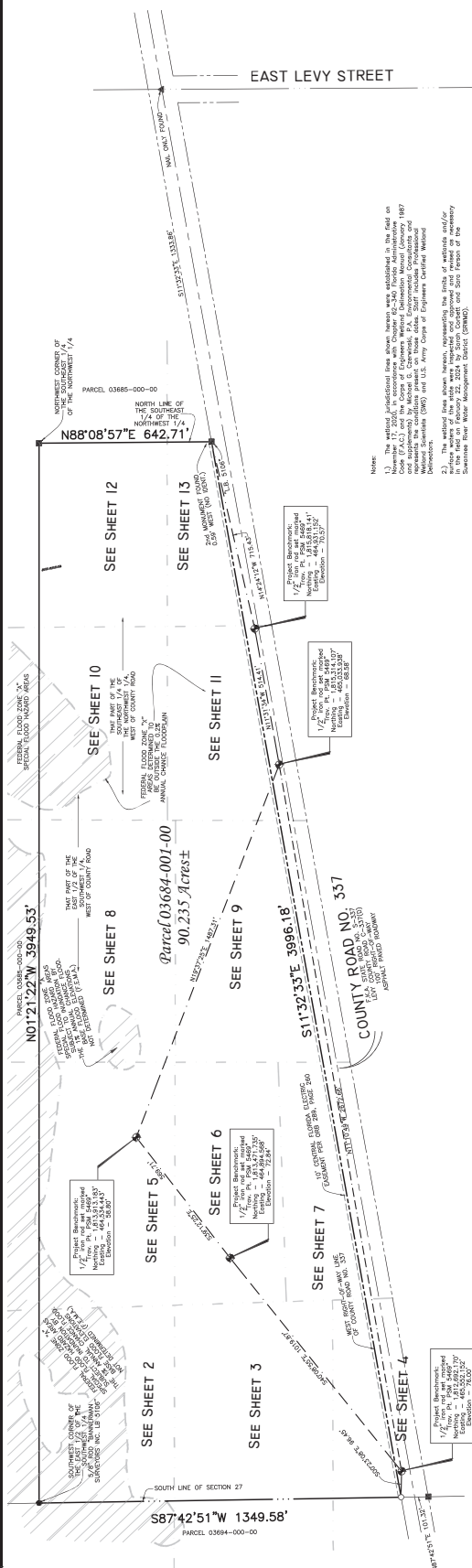
My commission expires 8/31/2027

Application Package
Table of Contents

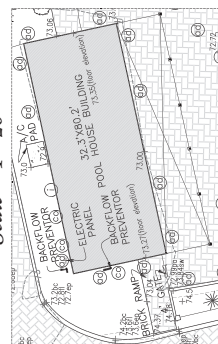
1. Cover Letter
2. Planned Unit Development (PUD) Amendment Application
3. Property Owner Affidavit
- 4. Signed and Sealed Legal Description**
5. Property Deed
6. Site Photographs
7. GIS Map Set
8. Justification Report
9. Unified Master Plan / Sketch Plan

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'



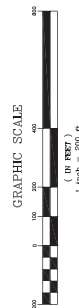
Notes:

1. Bearings hereon are based on the State of Florida State Plane Coordinates for the Florida North Zone (NAD 83).

- [illegible]

Description: (per commitment)

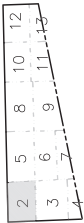
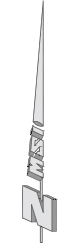
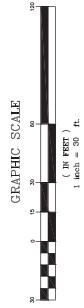
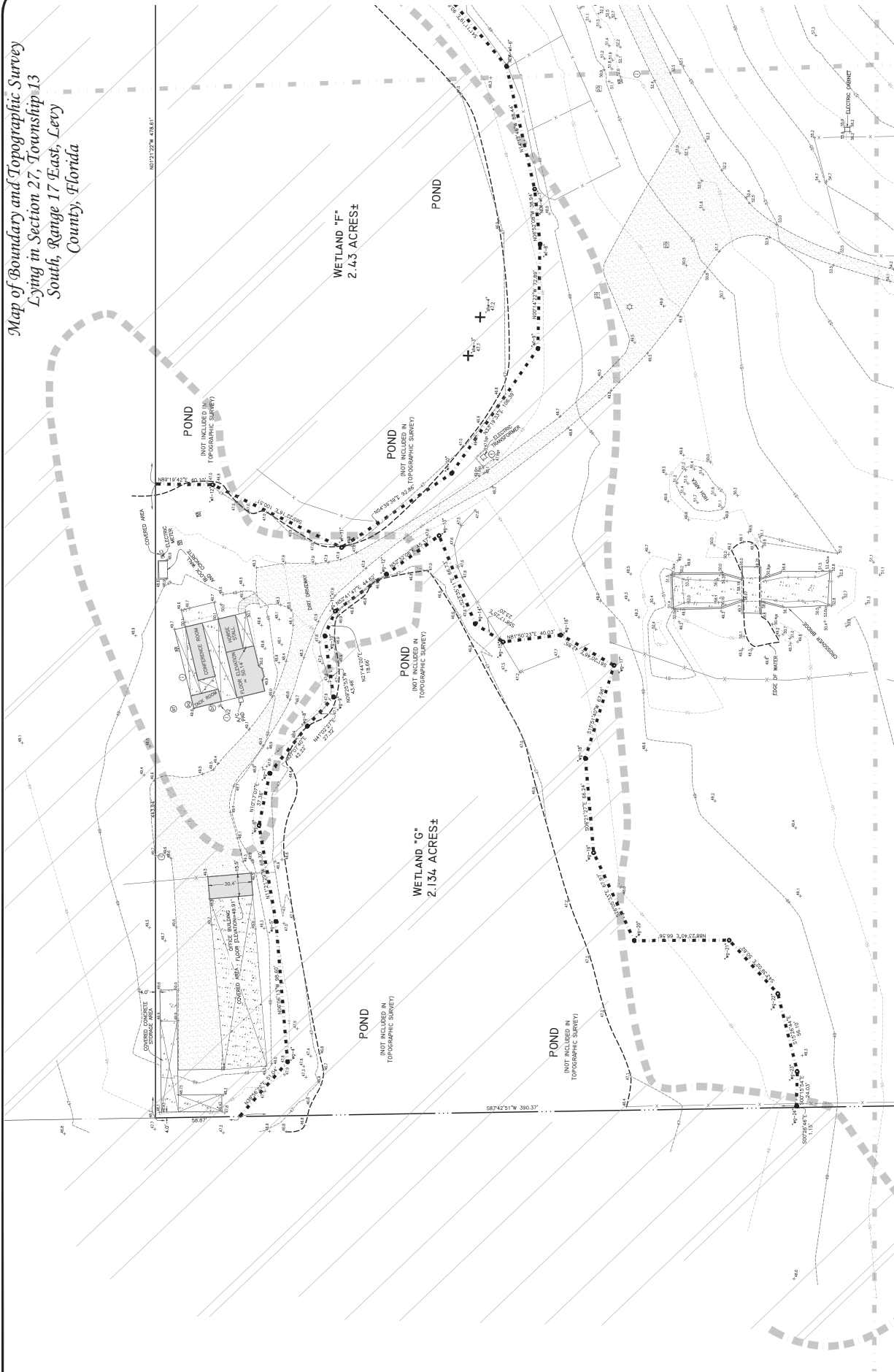
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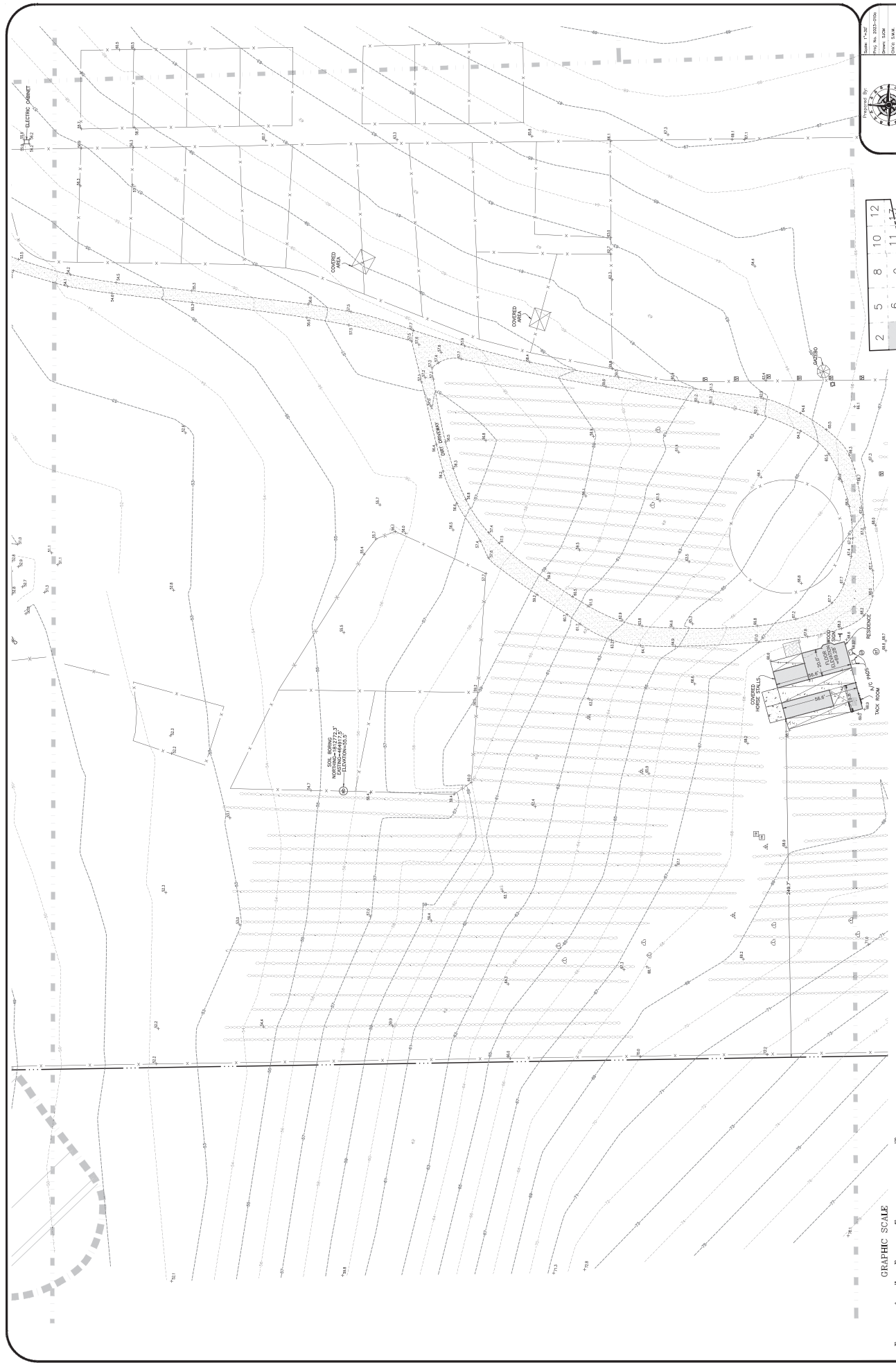
Map of Boundary and Topographic Survey
Lying in Section 27, Township 13
South, Range 17 East, Levy
County, Florida

[illegible]

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



McMullen Surveying, Inc.
1425 N. Main Street, 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
Project Number: 182
Page: 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@mcmlulensurveying.com
Website: www.mcmlulensurveying.com

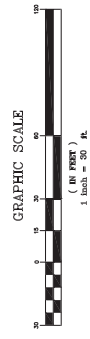
Project: 1425 North Main Street
Drawn: 12/2/22
Check: 12/2/22
Print Date: 12/2/22
Print Scale: 1/2" = 10'
Page: 18

2	5	8	10	12
3	6	9	11	13

Sheet Three of Thirteen

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

20 10 0 10 20



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

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3	6	9	11	13

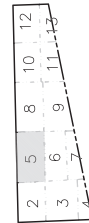
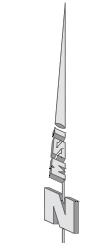
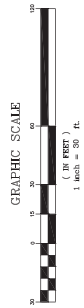
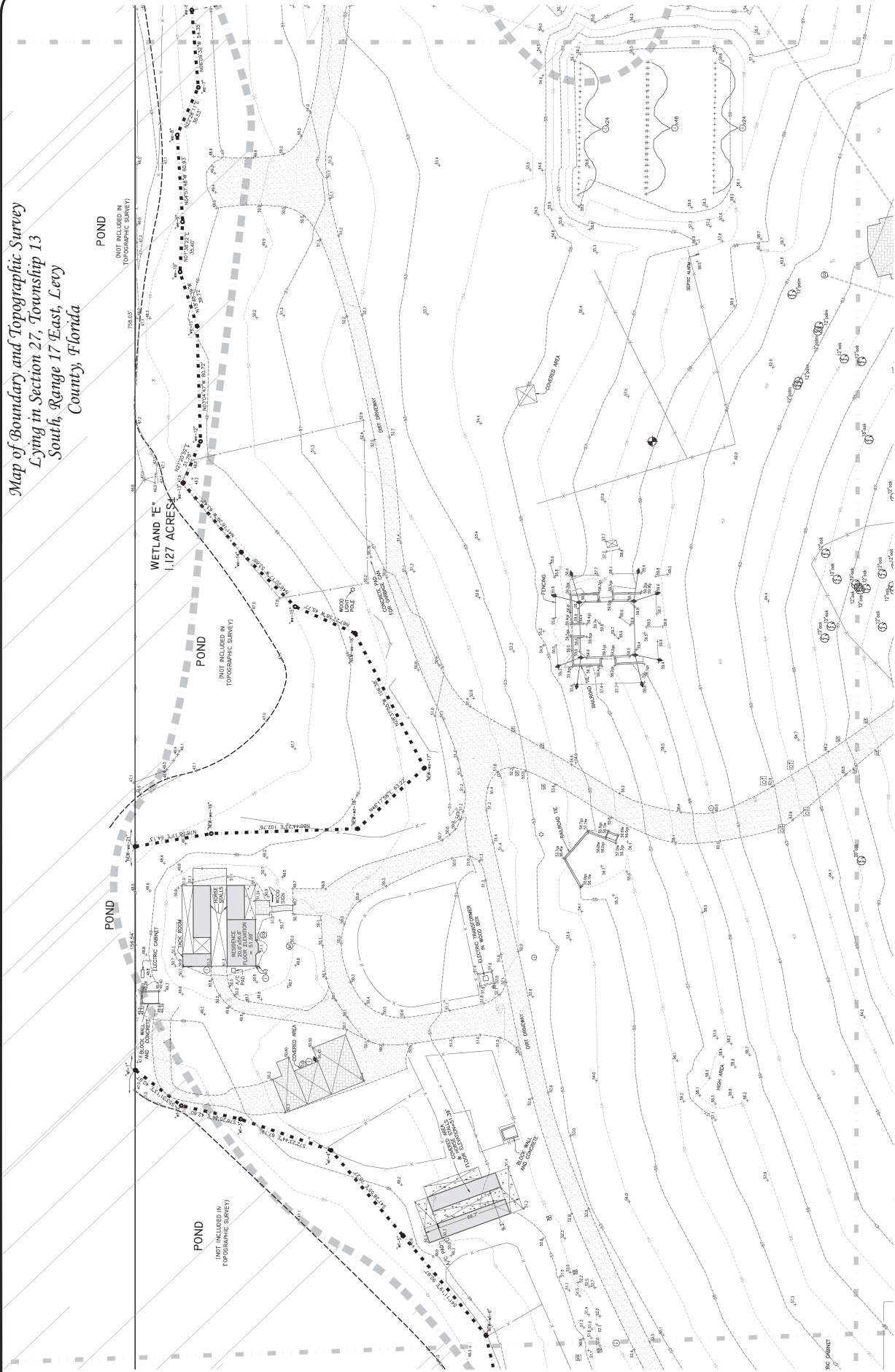
Prepared By
 Survey No. 2022-006
 Date of Survey
 12/15/2022
 Survey Date 12/15/22
 144 Northpark Lane, Suite 404
 Marietta, GA 30067
 Office: 770.592.3277
 Fax: 770.592.3277

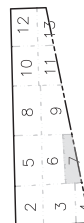
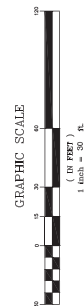
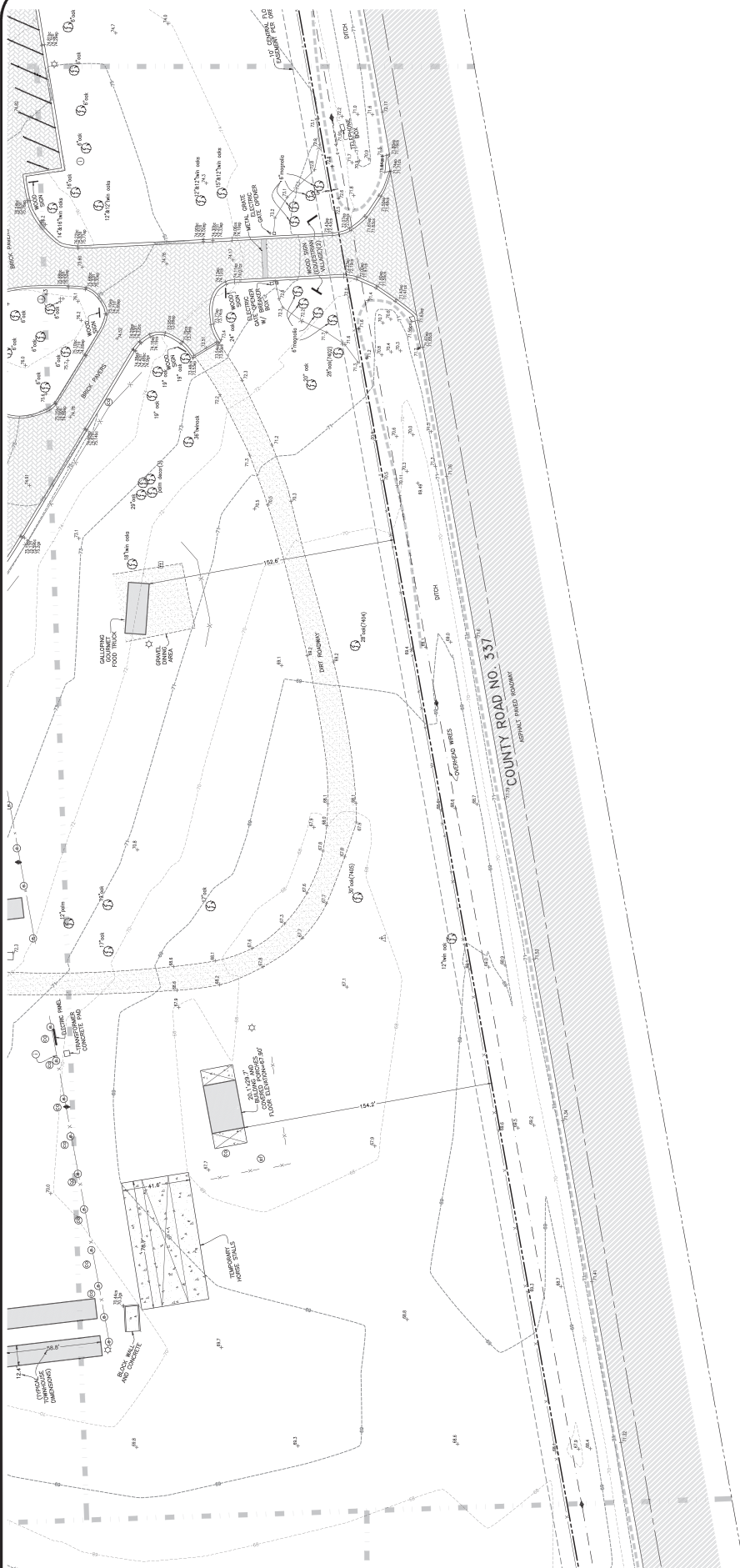
McMillen Surveying, Inc.

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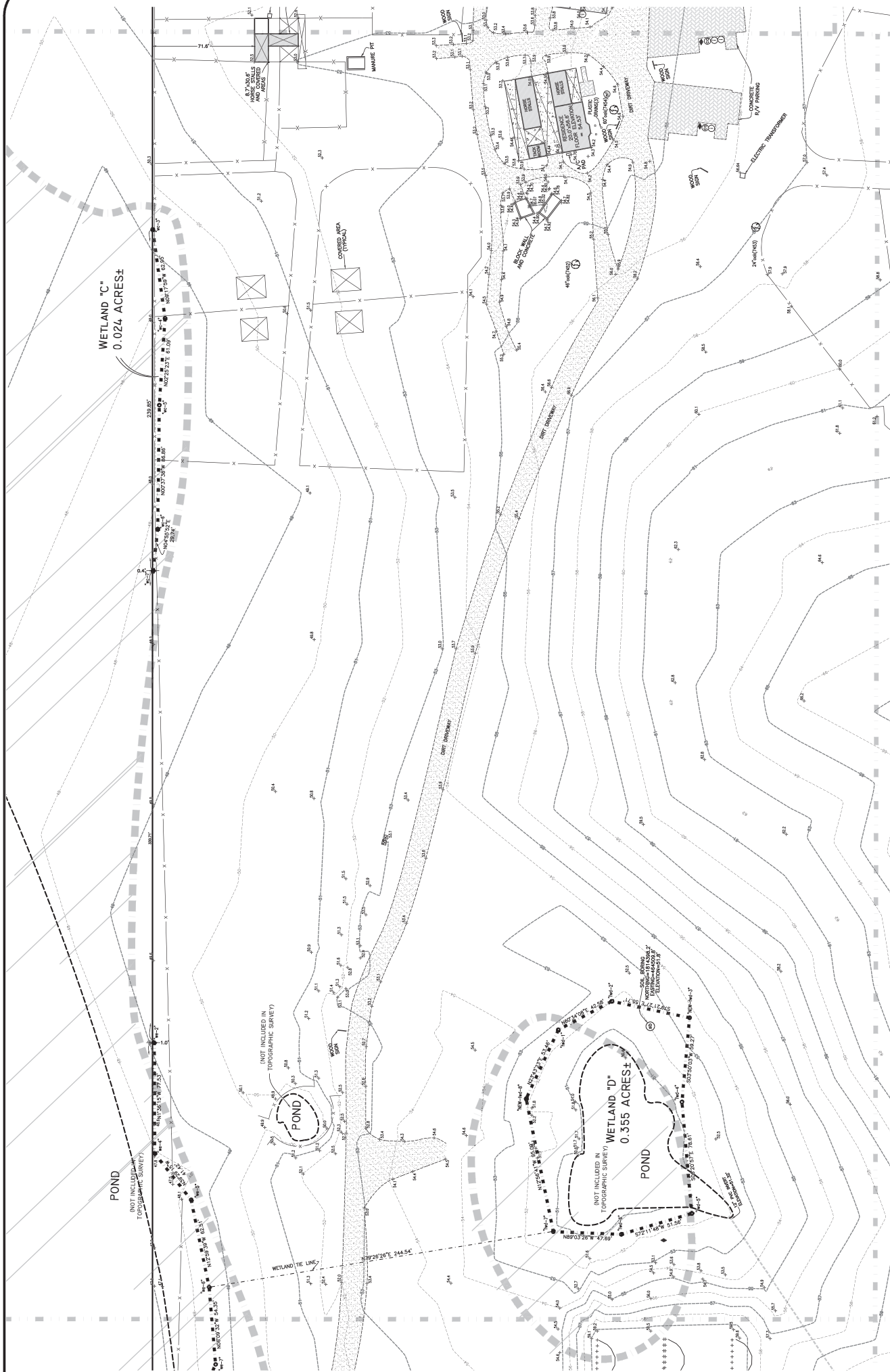
Page 56

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





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

WETLAND "C"
0.024 ACRES±

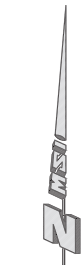
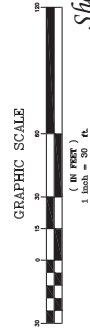
POND

(NOT INCLUDED IN TOPOGRAPHIC SURVEY)

WETLAND "D"
0.355 ACRES

PO

2	5	8	10	12
3	6	9	11	13
4	7			



Prepared By: 

Scale: 1"=50'

Proj. No. 2023-010a

Drawing: S.C.M.

CHK'D: S.M.M.

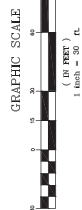
Dwg. Number: 2023-010c

Survey Date: 12/9/22

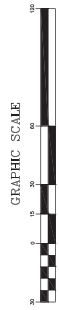
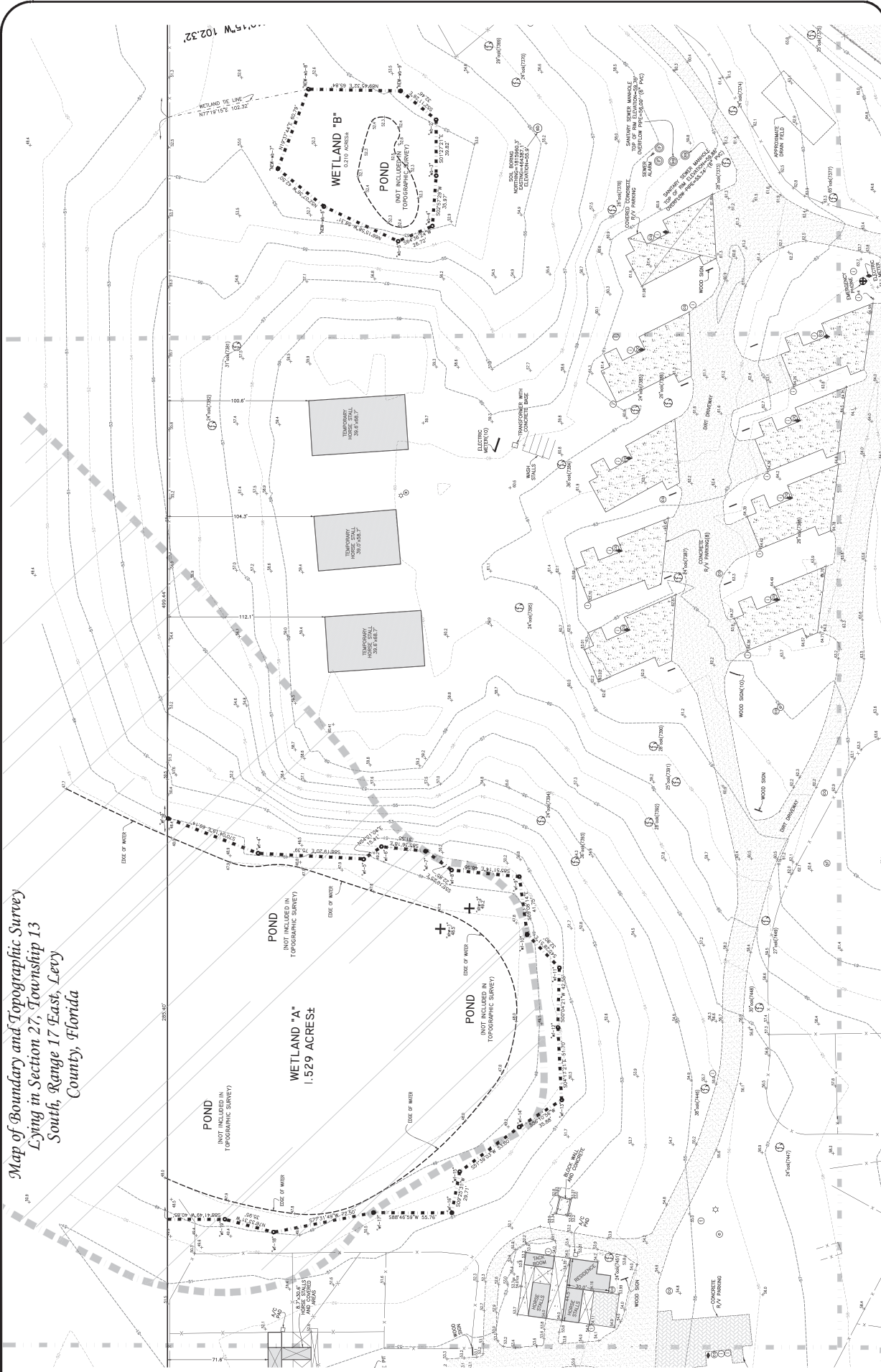
Field Book: 182

Pages: 58

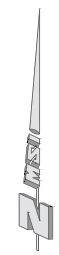
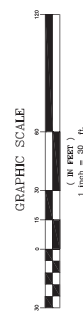
Office: 352-528-6277



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



McMullen Surveying, Inc.
1425 North Main Street
Tallahassee, FL 32301
Phone: 904.226.0277
Fax: 904.226.0277
Email: info@mcmls.com
Survey Date: 12/20/22
Sheet: 10 of 13



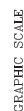
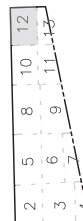
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2	5	8	10	12
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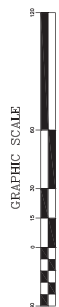
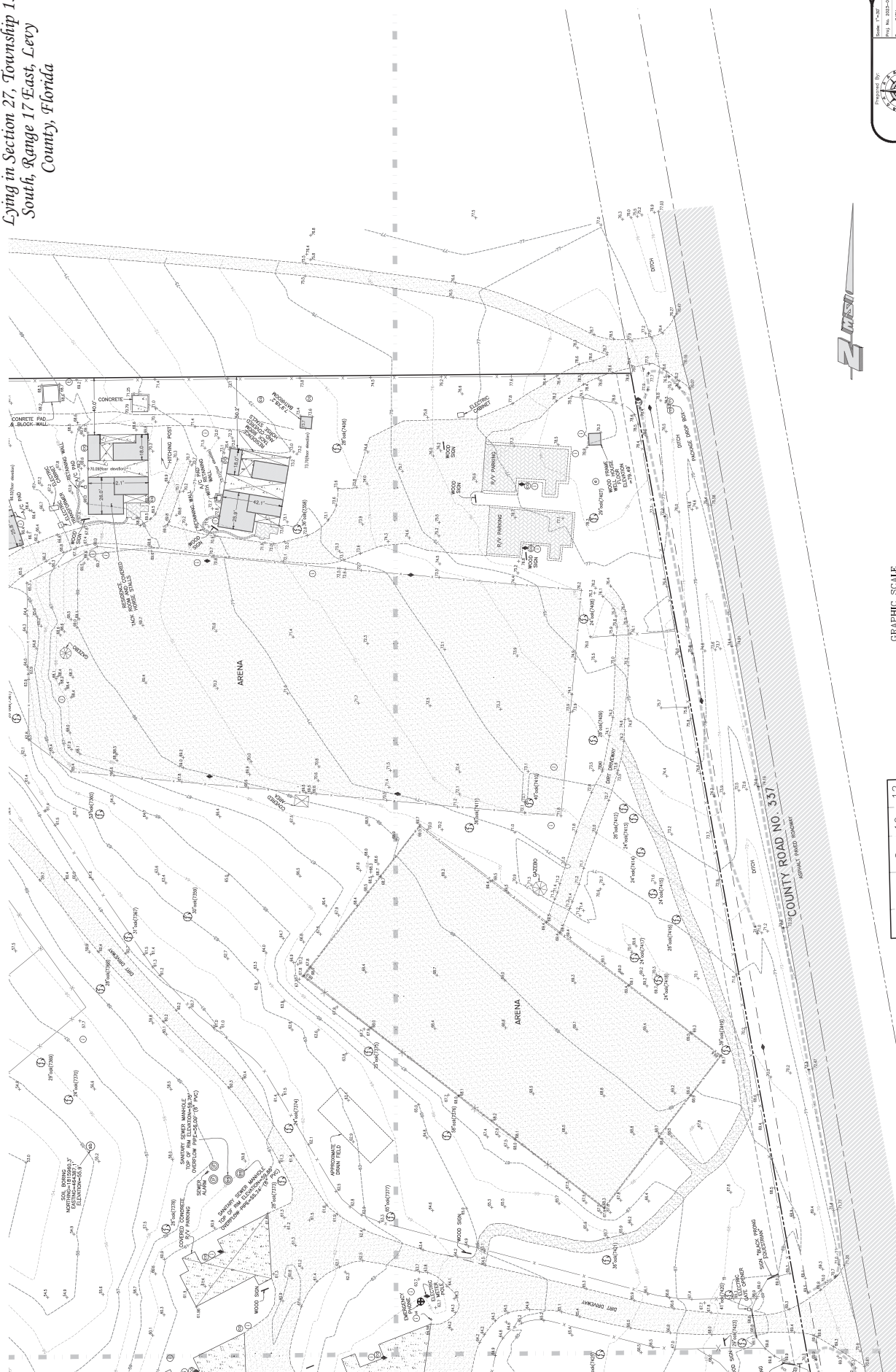
McMILLEN SURVEYING, INC.
 1425 North Main Street
 Tallahassee, FL 32301-2077
 Phone: 904-225-0277
 Fax: 904-225-0277
 Email: info@mcmlen.com
 Website: www.mcmlen.com

Project: 17-022
 Date: 12/20/2016
 Survey: 17-022
 Sheet: 13 of 13
 Project: 17-022
 Date: 12/20/2016
 Survey: 17-022
 Sheet: 13 of 13

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



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



2	5	8	10	12
3	6	9	11	13



Application Package
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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.

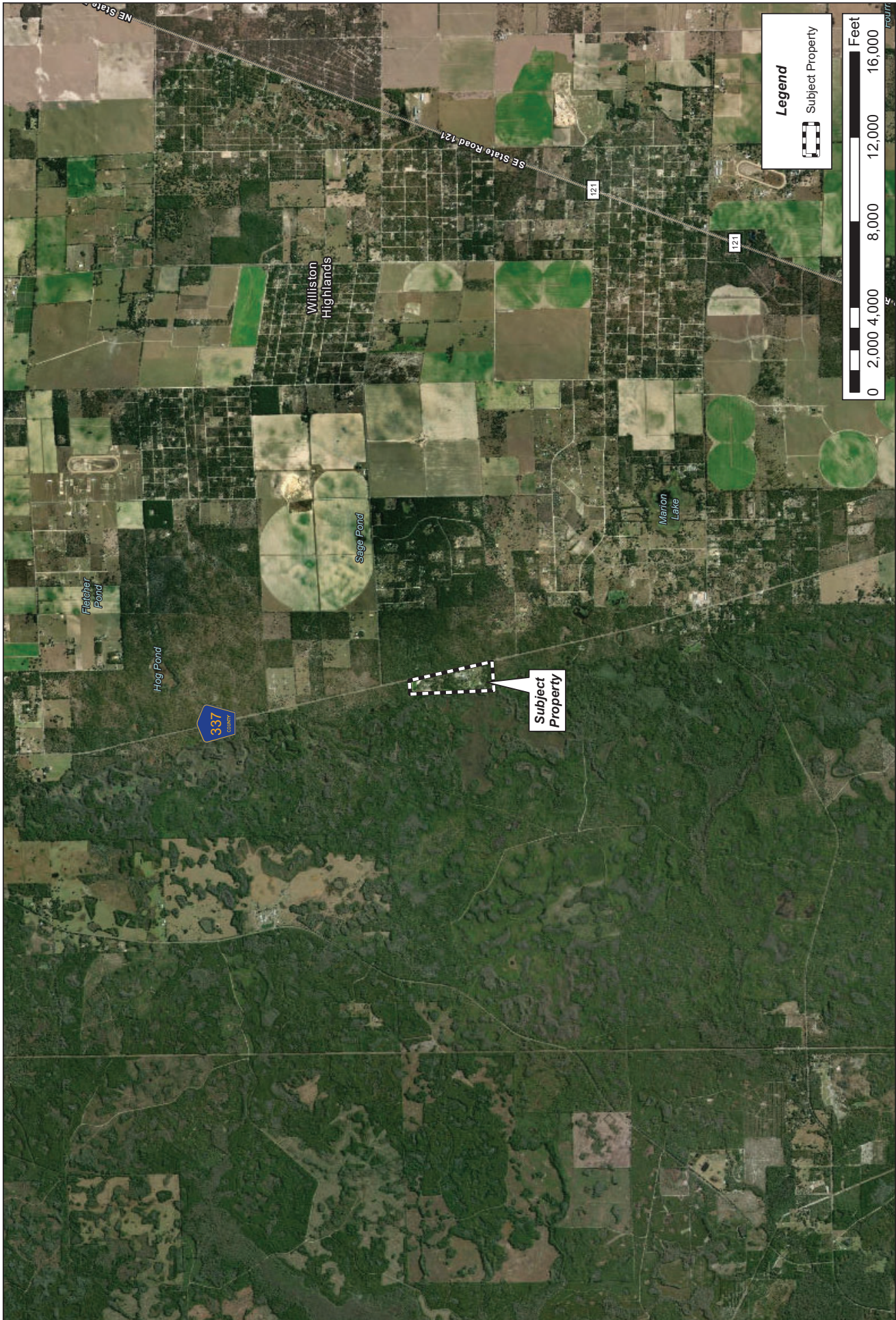


Site Photograph 9: Aerial image of BPEV oriented west.

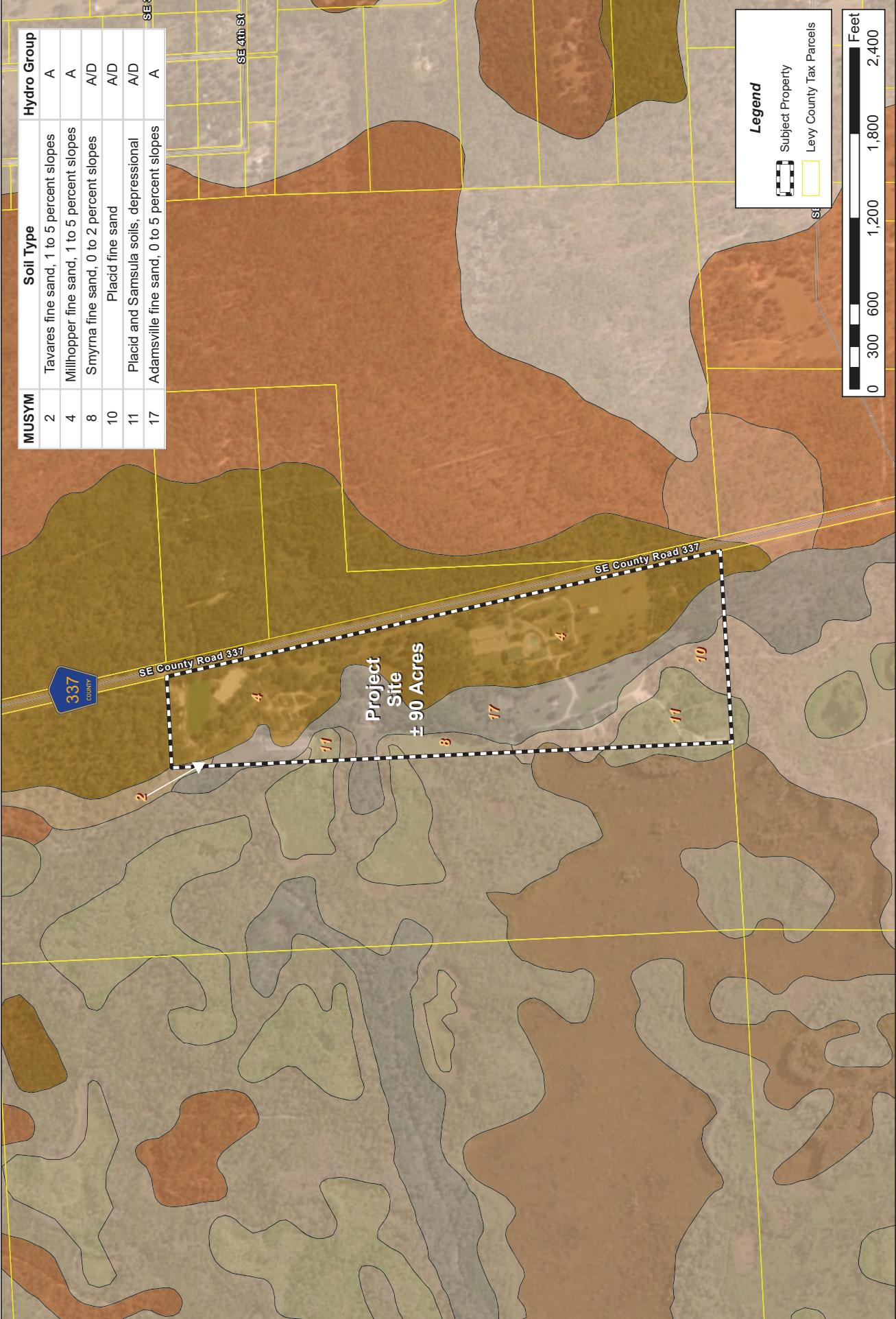
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Levy County Tax Parcel #
0368400100
Due Diligence



Levy County Tax Parcel #
0368400100
Due Diligence



MUSYM	Soil Type	Hydro Group
2	Tavares fine sand, 1 to 5 percent slopes	A
4	Millhopper fine sand, 1 to 5 percent slopes	A
8	Smyrna fine sand, 0 to 2 percent slopes	A/D
10	Placid fine sand	A/D
11	Placid and Samsula soils, depressional	A/D
17	Adamsville fine sand, 0 to 5 percent slopes	A

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BLACK PRONG EQUESTRIAN VILLAGE

Planned Unit Development (PUD)
Amendment – cMr tisi1ation Repo4t
Fb uey4Ma42 050f

P4epa4ed so4:
Levy County Board of County Commissioners

P4epa4ed on yehalsos
Black Prong Equestrian Village

P4epa4ed y2:
NVf , ln1.

PN# 0b-55F0F
N:\2024\24-0121\Departments\02_Planning\Reports\RPT MM Comments 250212 BPEV PUD Amendment.docx

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F. Executive Summary

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

County: Levy County, FL	Development Intent: Amend adopted Planned Unit Development (PUD) Ordinance 2022-8 to allow: clarification of uses; flexibility in site location & allocation of uses; and authorize the Land Development Administrator to approve adjustments within the site's boundaries.
Location Description: 450 SE Co. Rd. 337, Bronson, FL 32621	
Parcel Number: 0368400100	Site Area: ±90.23 acres (Source: Survey)
Existing Land Use: u4om Lev2 CoMnt2'r Comp4ehenr ive Plan Forestry / Rural Residential (FRR) This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, <u>resource based and/ or non-spectator based recreational uses</u> , conservation uses, and <u>very low density rural development, spatially separated from forestry uses</u> . The maximum residential density is one (1) unit per twenty (20) acres except as otherwise provided by Policy 3.4. The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989. Public schools are permitted within this category. Policy 3.4 ...As an incentive to conserve the use of land for silviculture and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Code, shall receive a density bonus of one (1) dwelling unit per ten (10) acres from the undeveloped portion of the same common ownership to be utilized for silviculture and/or open space use, excluding wetlands.	
Existing Zoning District: Planned Unit Development (PUD) u4om O4dinan1e 0500-58 Pursuant to Sections 50-661 and 50-902 of the Levy County Land Development Code, the Planned Unit Development (PUD) zoning district is an overlay zoning district that is intended to provide parcel specific zoning for <u>planned developments that have unique conditions, require design flexibility, and/or contain diverse and integrated uses and structures, that are consistent with the comprehensive plan, but which other zoning districts do not readily accommodate</u>	Proposed Zoning District: AMENDED Planned Unit Development (PUD)
Existing Maximum Density/Intensity: Density: 88 transient lodging units allowed Intensity: ±90.23 ac with ±5.65% Impervious Surface Ratio for Equestrian/Agricultural uses in the overall resort setting.	Proposed Maximum Density/Intensity: Density: No changes are proposed in PUD Amendment Intensity: No changes are proposed in PUD Amendment
Net Change: Approval of this Amendment application will result in no change in Residential Units nor Non-Residential Square footage beyond the existing approved PUD.	

0. STATEMENT ON PROPOSED CHANGE

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

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

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

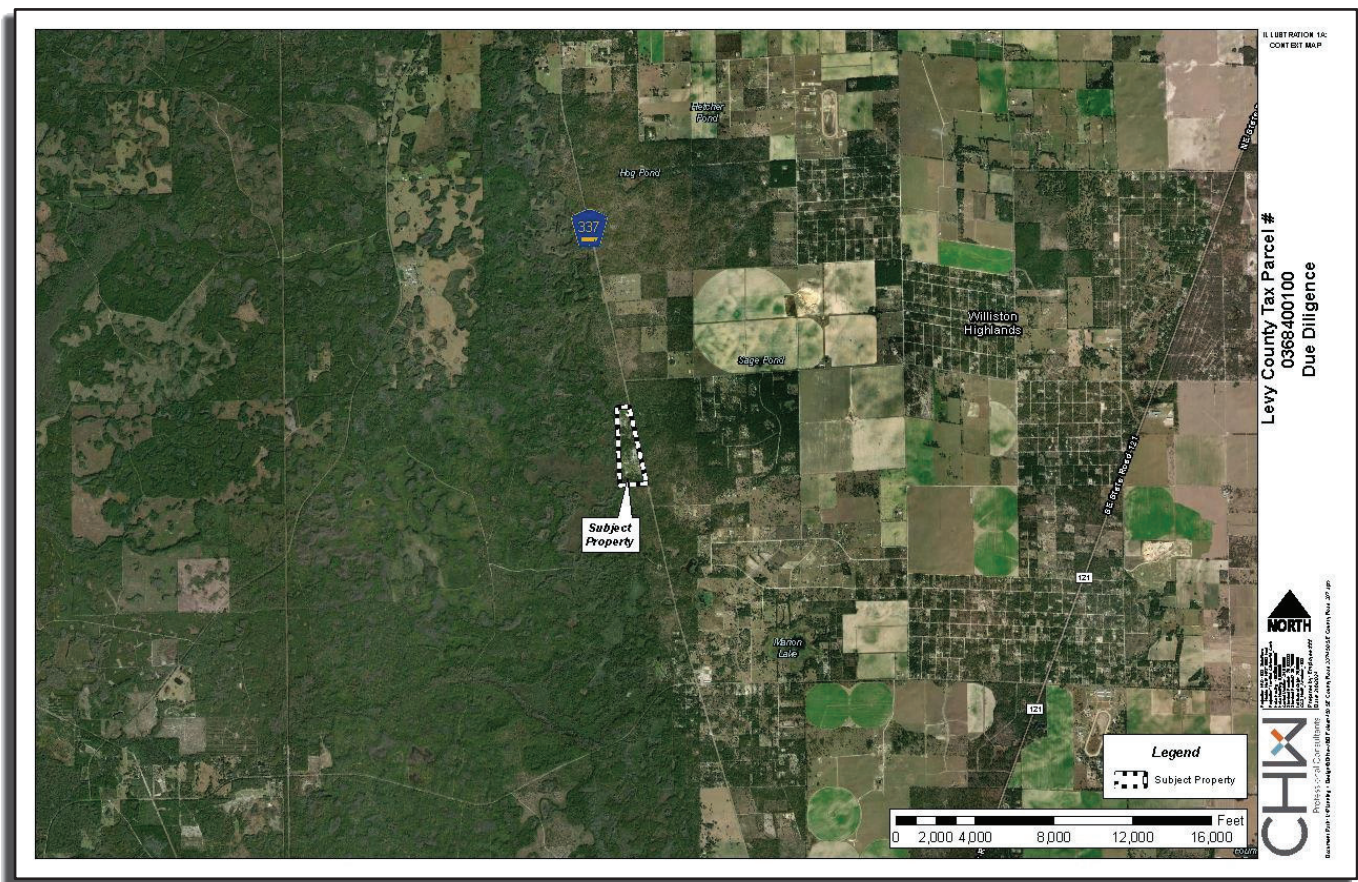


Figure F: Context Map

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

The Pavilion, which is the core hospitality area, is clearly visible based on the gated entrance, driveway's pavers, and enhanced landscaping, as seen in **Figure 0** below, which contains Property Appraiser's Aerial Photograph with Parcel Overlay. The PUD Amendment proposes no changes to BPEV's aesthetic nor the character established. Through continued extensive enhancement and investment in the site, greater interest in Levy County and the north central Florida region will occur.

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

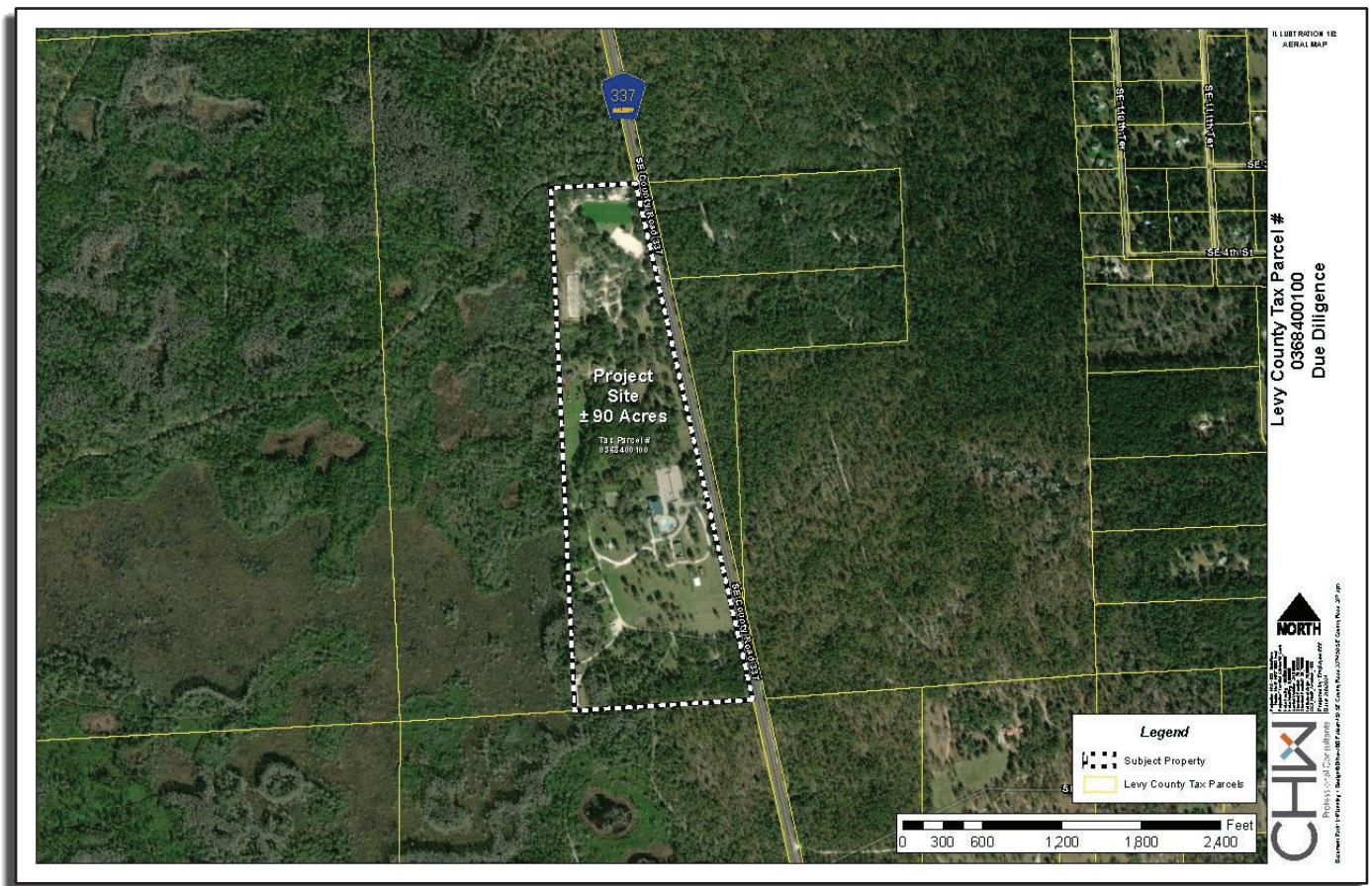


Figure 0: Site Aerial, with Property Appraiser Parcel Map Data

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

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

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

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

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

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

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

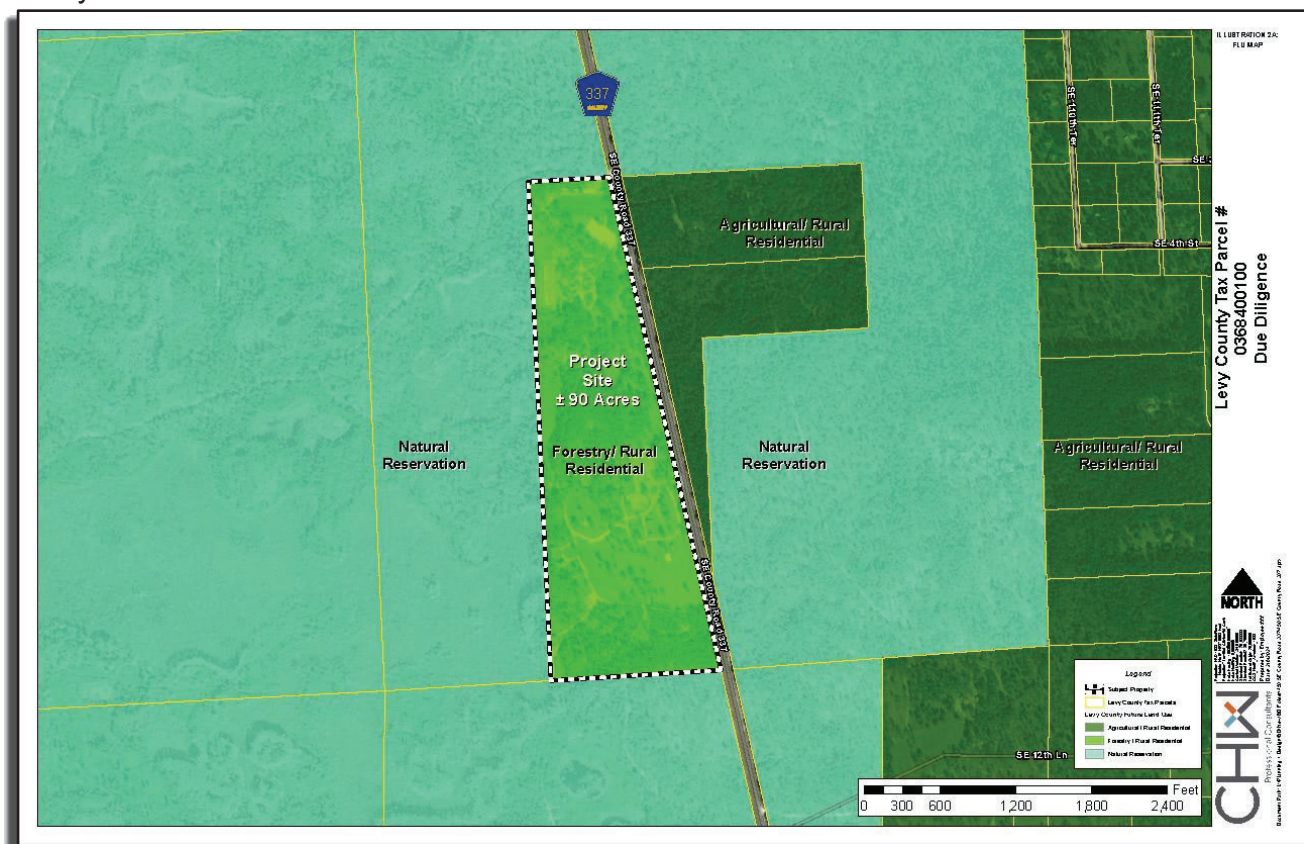


Figure 3: Existing Land Use Map

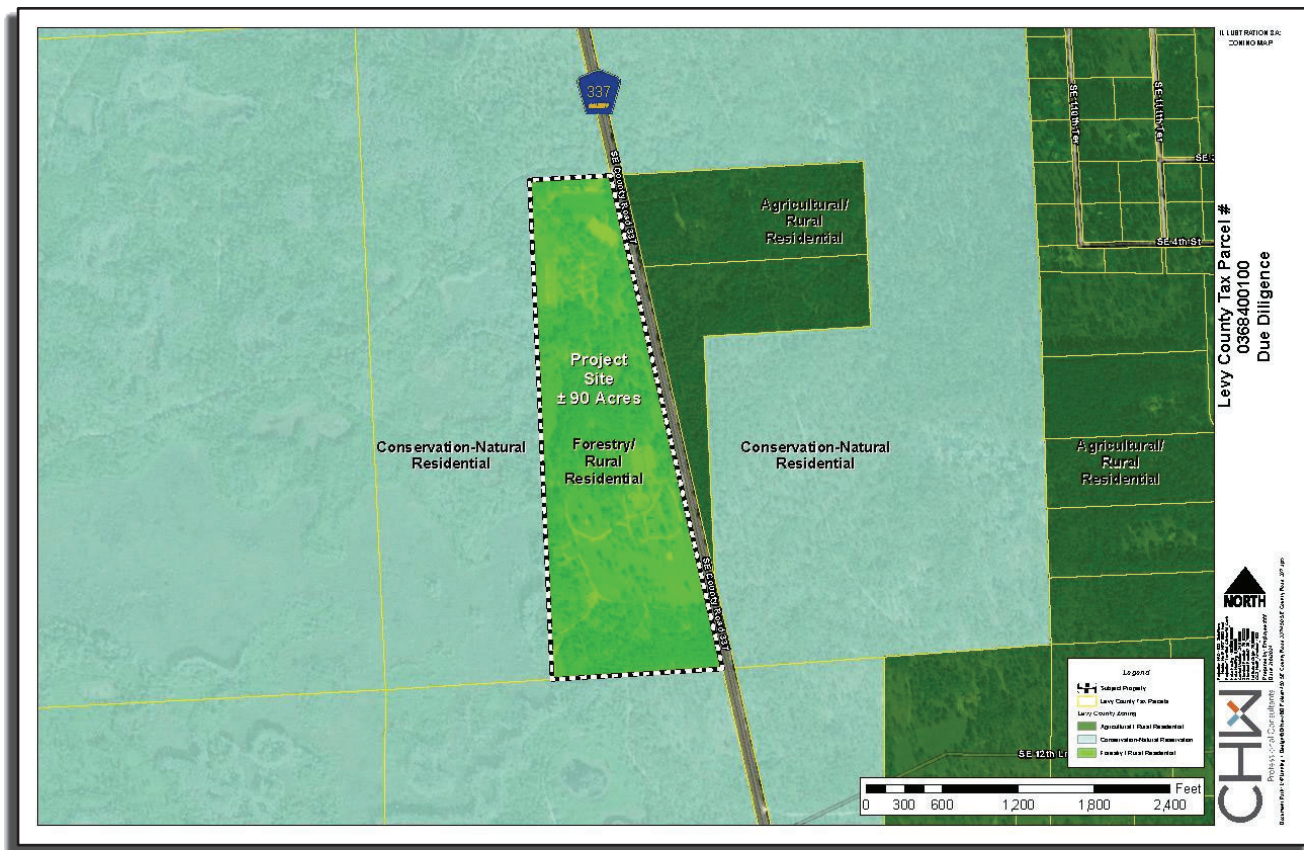


Figure 1: Existing Zoning Map

Taylor F: Summary of Land Use and Zoning Designation

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

PLEASE NOTE ABOVE: GSF= Goethe State Forest

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

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

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

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

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

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

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

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

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

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

3. IMPACT ANALYSIS

ENVIRONMENTAL FEATURES

As shown in **Figure 3-1** below, the subject property is relatively flat, with elevation ranging from ± 50 feet to ± 80 feet above mean sea level, with gently sloping open and treed areas consistent with the general context area's topography. Public domain Geographic Information Systems (GIS) data depicts two (2) portions of a larger off-site wetland system upon the subject site.

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

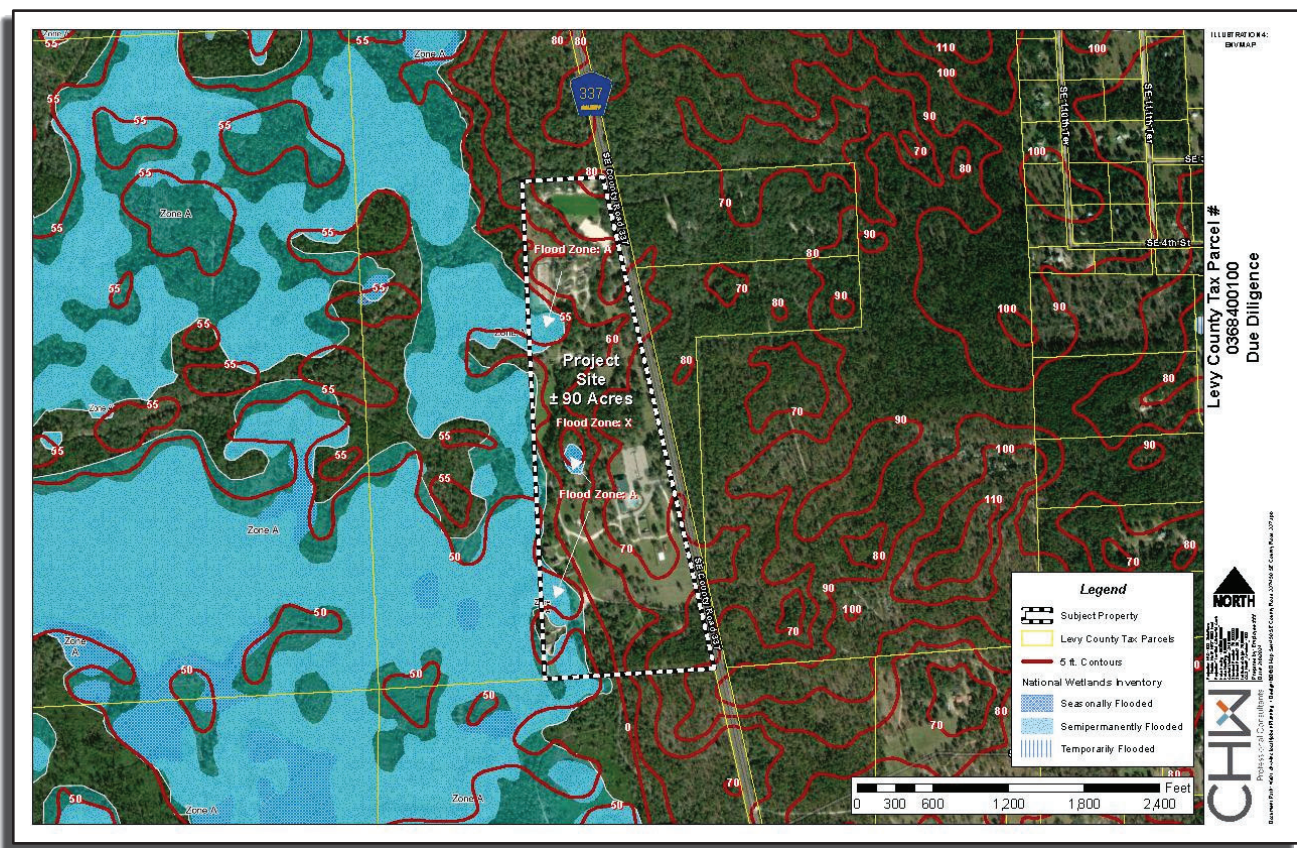


Figure 3-1: Topographic, Wetland, and FEMA Floodplain Map

POTENTIAL LONG-TERM COMMUNITY BENEFITS

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

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

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

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

LEVEL OF SERVICE (LOS) – PLANNING ANALYSIS

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

Tayle 0: Exirting and P4opored MaximMn G4orr Development Potential

Exirting uLU / Zoning	P4opored uLU / Zoning
FRR (±90.235 ac) / PUD	No Changes are proposed in category
<i>Existing Maximum Density / Intensity</i>	<i>Proposed Maximum Density / Intensity</i>
Density: 88 transient lodging units allowed Intensity: ±90.23 ac with ±5.65% Impervious Surface Ratio for Equestrian/Agricultural uses in the overall resort setting.	No Changes are proposed in <i>Maximum Density / Intensity</i>
Net Change	
<ul style="list-style-type: none"> There is no change proposed to allowed density nor intensity approved by Ordinance 22-08 	

Roadways / Transportation

STATEMENT: The p4opored PUD Amendment does not modify the site's approved development entitlements. P4oje1ted t4ip gene4ation har al4ead2 yeen sa1to4ed into adopted LOS r tanda4dr.

Potayle Wate4

STATEMENT: The p4opored PUD Amendment doer not modi2 the rite'r app4oved development entitlementr. The p4oje1ted potayle wate4demand 4om on-r ite wellr will not negativel2 impa1t the CoMnt2'r adopted LOS.

Sanita42 Sewe4

STATEMENT: The p4opored PUD Amendment doer not modi2 the rite'r app4oved development entitlementr. The p4oje1ted ranita42 rewe4demand ir add4er red th4oMgh on-r ite repti1 r2r temr and will not negativel2 impa1t the CoMnt2'r adopted LOS.

Solid War te

STATEMENT: The p4opored PUD Amendment doer not modi2 the rite'r app4oved development entitlementr. The p4oje1ted rolid war te 1olle1tionr a4e add4er red th4oMgh p4ivate p4ovide4r and will not negativel2 impa1t the CoMnt2'r adopted LOS.

EdMlation ua1ilitier

STATEMENT: The p4opored PUD Amendment doer not modi2 the rite'r app4oved development entitlementr. Sin1e the rite doer not have pe4manent 4er identr, the4e ir no creation of need for seats within the Lev2 CoMnt2 PMyli1 S1hool S2r tem.

Re14eation ua1ilitier

STATEMENT: The p4opored PUD Amendment doer not modi2 the rite'r app4oved development entitlementr. Sin1e the rite ir an eqMert4ian / ag41MtM4al e1otoM4ir m sa1ilit2, p4oviding a va4iet2 osa1tive and par rive 4e14eational oppo4Mhitier, there is no impact to Lev2 CoMnt2 4e14eation sa1ilitier.

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