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December 27, 2021

Stacey Hectus Planning and Zoning Director Levy County Planning and Zoning Department 310 School Street

Re: Application for Planned Unit Development Approval

6851, LLC—Black Prong Equestrian Village

Final Detailed Site Plan

Dear Ms. Hectus:

Bronson, FL 32621

Enclosed please find the Final Detailed Site Plan for the Black Prong Equestrian Village Planned Unit Development for the Planning Department's, and ultimately the Levy County Commission's, consideration. Black Prong's October 1, 2021, Application for Planned Unit Development Approval 6851, LLC—Black Prong Equestrian Village and accompanying sketch plan are hereby incorporated by reference into this Final Detailed Site Plan submission. Pursuant to Levy County Ordinance section 50-905(c), the final detailed site plan must be accompanied by the following:

1. The final site plan at a scale of 50 feet to one inch. Where more than one sheet is required to show the entire development, a key map shall be provided.

See Exhibit A, Final Site Plan.

2. The lines of existing and proposed streets and sidewalks immediately adjoining and within the development or development stage.

See Exhibit A, Final Site Plan. Mostly not applicable as there will not be any streets or sidewalks in future development.

3. 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.

See Exhibit B, attached area map.

4. A topographic map showing contour intervals of not more than five feet of elevation shall be provided.

See Exhibit C, attached topographic map—this shows existing grades on the property.

ATTORNEYS:

TIMOTHY P. ATKINSON M. CHRISTOPHER BRYANT SEGUNDO J. FERNANDEZ KENNETH G. OERTEL IAN E. WALDICK

OF COUNSEL: C. ANTHONY CLEVELAND C. PRESTON MCLANE

- 5. A final sketch plan including the following information:
 - a. Title of drawing, including the name and address of the applicant.

See Exhibit A, Final Site Plan.

b. North point, scale and date.

See Exhibit A, Final Site Plan.

c. Boundaries of the property plotted to scale.

See Exhibit A, Final Site Plan.

- d. Existing watercourses, including improvements and proposed changes. *Not applicable.*
- e. A site plan showing 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.

See Exhibit A, Final Site Plan. Heights of buildings are TBD but will not exceed 2 stories.

6. A tracing overlay showing all soil areas and their classifications and those areas, if any, with a 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.

Not applicable and do not exist on the property.

7. The name of existing and proposed streets.

Not applicable, as there are no proposed named streets.

8. Typical cross sections of proposed streets and sidewalks.

Not applicable, as no named streets are proposed.

9. Profiles of proposed streets at suitable vertical scale showing finished grades in relation to existing ground elevation.

No streets are proposed. There will be interior limerock roads built at or about existing grade.

10. Layout of proposed lots, including lot numbers and proposed numbering system for buildings.

There are no lots being proposed and buildings will have signage with their names on them.

- 11. 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.

 See Exhibit A, Final Site Plan—locations of existing sewers are labeled. Proposed sewer locations are approximate and may change during the building permit and health department permitting process.
- 12. Provisions for water supply and sewage disposal and evidence that such provisions have received approval of the county department of health.
 - These approvals will come on a project-by-project basis and all approvals required will be attained before proceeding.
- 13. Locations of survey monuments. *See Exhibit A, Final Site Plan.*
- 14. 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.
 - Large oak trees are located on the topographic survey and will be worked around as much as possible to preserve the natural beauty of the property. Supplemental plantings will be proposed based on the careful placement of the proposed improvements.
- 15. Brief specifications or reference to county standards for all public facilities to be constructed or installed within the development stage

 All buildings and facilities will be built to meet or exceed the Levy County Standards.
- 16. 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.

 The entire property is an agritourism operation. See the green highlighted areas on the Final Site Plan that will remain open spaces after development.

In addition to the items listed above, a number of small changes have been made to the final site plan. Those changes include rearranging the configuration of tiny homes to comply with the 100-foot buffer adjacent to the Goethe State Forest, illustrating the exact planned layout of item 1A on the map so the County can see the unusual shape that was designed to preserve as many trees as possible in that area, revising the size of the café building to ensure its accuracy, and renaming the "chapel" as "ceremony building" to more appropriately reflect its planned use.

Levy County Planning and Zoning Department December 17, 2021 p. 4

Thank you for your continued consideration in this process. If there is any additional information you need or if you would like to discuss this further, please do not hesitate to contact us at any time.

Sincerely,

/s/ Timothy P. Atkinson

Timothy P. Atkinson



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October 1, 2021

Stacey Hectus, Planning and Zoning Director Levy County Planning and Zoning Department 310 School Street Bronson, Florida 32621

Re: Application for Planned Unit Development Approval

6851, LLC – Black Prong Equestrian Village

Dear Ms. Hectus,

Please accept this letter as a formal request for approval of a Planned Unit Development ("PUD") for my client 6851, LLC, which is the operator and owner of the cultural symbol recognized in Levy County and state-wide as "Black Prong Equestrian Village." Black Prong Equestrian Village sits on approximately 90 acres in Levy County about 9.5 miles south of Bronson and is surrounded by the Goethe State Forest. The property is classified as agricultural pursuant to the Levy County Property Appraiser and section 193.461, Florida Statutes. Application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of the Florida Statutes, as amended, and the Levy County Zoning Ordinance petitioning for approval of the PUD on the Black Prong Equestrian Village property.

The past, current and intended future use of Black Prong Equestrian Village has been and remains an equestrian boarding and training center, complete with necessary amenities to support the equine and human competitors, owners, trainers, and guests. Agritourism is at the forefront of everything at Black Prong.

Black Prong Equestrian Village started over 20 years ago and has a long and rich history in Levy County as an destination. In 2019, Reid and Sarah Nagle became the stewards for Black Prong Equestrian Village, and since acquiring ownership, have made a significant financial investment in the development of Black Prong into a five-star year-round agritourism experience,

Stacey Hectus, Planning and Zoning Director Levy County October 1, 2021 page 2

renown nationally and internationally for providing an equestrian experience unrivaled in the eastern United States.

Accompanying this letter are the following documents:

- 1. PUD Application Introduction
- 2. PUD Project Narrative
- 3. Completed PUD Application, including, but not limited to, the following exhibits:
 - a. Florida Department of Health letter dated September 21, 2021
 - b. Property Deed
 - c. Legal Description
 - d. Photographs
 - e. Property Appraisers Parcel Map
 - f. Property Appraisers Aerial Photograph with Parcel Overlay
 - g. Final Site Plan
 - h. Topographic Map
 - i. Draft PUD Resolution

Thank you for your attention and assistance with this application. Please let me know if you have any questions or need any additional information. We look forward to working with you on this important application. Thank you.

Yours truly,

/s/ Timothy P. Atkinson

Timothy P. Atkinson

Enclosures

Clayton Bratcher, President, 6851, LLC
 Christi Carel, CSRM, Contracts and Risk Manager, 6851, LLC
 David. W. Depew, Depew Planning Services, LLC

Introductory Text for the Black Prong PUD Application

Introduction

We are delighted to submit this application for a Planned Unit Development (PUD) that will not only boost the local economy of Levy County, but will provide amenities that will enhance residential life within the region.

Prior to the COVID-19 pandemic, out-of-state visitors added \$96.5 billion to Florida's economy. But tourism isn't only beneficial to businesses; the Florida Legislature's Chief Economist estimated in 2019 that every \$1 invested in VISIT FLORIDA returned a \$3.27 investment to Florida's taxpayers. However, the pandemic hurt the travel and tourism industry worldwide. In 2020, Florida hosted 79 million visitors, a nearly 40% decrease from the previous year. In the state's efforts to build back the economy, adding new tourism products to both urban and rural areas will be key. It is in this spirit that we are eager to submit the Black Prong Equestrian Village PUD proposal. As an agritourism endeavor, it joins other ventures classified as agriculture, merging together three major industries: equine, agriculture, and tourism. Indeed, Florida is ranked as the third largest equine economy in the nation.

The <u>Florida Agritourism Association</u> (FATA) notes that Florida's two top industries are tourism and agriculture, positioning agritourism as an exciting opportunity for farmers and ranchers to increase their revenue streams while educating the traveling public about the state's livelihoods and lifestyles. Within the vast offerings on the FATA site, the categories of "Farms, Nurseries, & Ranches" and "Trail Riding, Hunting, & Petting" provide many examples of horse-related activities such as equestrian competitions and demonstrations, guided or self-guided trail riding, horseback riding tours, boarding of horses, ranching, horse-drawn vehicles, horse-assisted therapy, and providing horses as part of bucolic and pastoral scenery.

The state of Florida embraces its agricultural heritage and agritourism is one way that businesses can impart to visitors their pride in that heritage. This is underscored in the introductory letter by 2011-2019 Commissioner of Agriculture Adam H. Putnum found on page 3 of FATA's Tourism Guide. He notes "I know agriculture's invaluable contributions to Florida's culture and economy firsthand. I also know that further connecting our state's main economic engines - agriculture and tourism - is a win-win. The growth and success of agritourism in Florida is not only good for our economy, but it celebrates the people, and families and the businesses that have made up Florida agriculture for the past 500 years."

Horses have been a part of Florida's identity since the 1930s and equestrian events and competitions have helped to bring visitors to the state. A 2017 study of Florida Consumers' Perceptions of Agritourism conducted by the University of Florida's Institute of Food and Agricultural Sciences found that Florida consumers are very interested in a number of agritourism activities including trail rides on horses. In fact, those consumers that were familiar with agritourism classified "equestrian-related activities" as among the most commonly cited.

While FATA is fairly new by comparison, the North American Farm and Direct Marketing Association (International Agritourism Association) has been working with agritourism farms for 35 years to assist them in what began as a unique distribution channel. By "directly marketing" farm products to visitors who come to the farm to buy products or experience farming and ranching life, the association happened onto a farm visitation trend that included not only local residents but tourists from outside the area. The International Agritourism Association brands themselves as "entrepreneurial farm families and experts in helping you create fun on the farm."

It has been a natural progression that entrepreneurial farms and ranches diversify their products and services to cater to visitors by offering event venues, lodging, and other amenities that visitors seek, and although their agritourism "product" grows, they are still considered agricultural. (Please see pages 4-7 of the FATA Tourism Guide for a summary of the statutes relevant to Florida's agritourism industry). As a project with livestock at its core, the Black Prong Equestrian Village is and should be considered agriculture, in line with other similar endeavors such as those listed on the Florida Agritourism Association website. Indeed, quite a few of FATA's members also provide lodging as a component of their agritourism activities. We are excited about this new planned development that combines the best of the top two industries - tourism and agriculture - to bring added responsible economic development to Levy County.

Agritourism enterprises such as equestrian activities also represent an attractive complementary use of lands that adjoin natural areas such as Goethe State Forest. Goethe offers one of the most extensive equestrian trail networks in the eastern U.S. and represents an opportunity to grow the local economy by promoting responsible outdoor recreation on public lands. Black Prong Equestrian Village augments the ability of area visitors to enjoy the many miles of trails in the state forest while providing jobs and tax revenue for the community. This economic activity is especially critical for a rural county where much of the land is preserved and controlled by the federal and state governments.

Equestrian agritourism, first recognized in the form of Dude ranching, has existed in the United States since the late 1800s. Dude ranches, common in the western United States, provide their guests with an immersive experience, from rugged horseback cattle drives where guests sleep under the stars, to rustic luxury lodges that provide opportunities for fishing, swimming, horseback riding lessons, hiking, playing games and relaxing. Dude ranch operations demonstrate an agritourism business model that blends lodging, equestrian activities, and responsible use of public natural landscapes. Dude ranches such as R Lazy S Ranch and Bitterroot Ranch in Wyoming create an immersive experience where guests live on the property for varying lengths of time to partake in equestrian activities. In these operations, lodging, meals, and summer camp style activities supplement the equestrian activities, to create a well-rounded outdoor adventure experience. Like these ranches, Black Prong Equestrian Village aims to cultivate a unique, holistic equestrian experience for its guests.

The following section reviews the proposed development of Black Prong Equestrian Village. The plans outlined will allow Black Prong to provide facilities for guest and the local community to participate in outdoor recreation and utilize the Goethe State Forest. While Black Prong is designed as an equine facility, the additional amenities provide a supplemental outlet to spend time enjoying Florida's Nature Coast when not on horseback or in a carriage. These proposed facilities will make Black Prong a paramount destination in Levy County and will not only drive tourism to the area but will encourage visitors to extend their stay. Most of Levy County's visitor economic activity occurs in the far western part of the county, at Cedar Key on the Gulf of Mexico. Cedar Key is where most of the county's 18 hotels (representing only 332 hotel rooms) and other visitor amenities are located. The Black Prong Equestrian Village project will bring needed visitor amenities to the inland part of the county but will do so in a manner that complements the county's agricultural heritage and supports responsible development.

References

- <u>Dude Ranchers' Association</u> History of dude ranching
- Hall & Wood (2020) Ten Legal Issues for Farm Stay Activities (see Zoning Regulations, p. 5)
- Florida Horse Industry
- Florida Statute on Agritourism (570.85)
- Florida Statute on Bona Fide Agricultural Activity (193.461)
- Florida Statute on Equine Activities (773.01)
- Florida Statute on Livestock (588.13)
- Levy County, Florida Codes of Ordinances
- NAFDMA International Agritourism Association
- <u>Stofer, Rumble, & Anderson (2017)</u> Florida Consumers' Perceptions on Agritourism
- <u>UF/IFAS Extension Agritourism Resources</u> which includes <u>Agritourism Building</u> and <u>Fire Codes</u>
- Visit Florida Research
- <u>Visit Florida Visitation Infographic (2019)</u>



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PROJECT NARRATIVE BLACK PRONG EQUESTRIAN RESORT, 6851 LLC PLANNED UNIT DEVELOPMENT APPLICATION

Introduction and Background

The subject property is a 90-acre site located at 450 SE County Road 337. It is located on the west side of County Road 337, approximately 9.5 miles south of Bronson. The property is located in the Goethe State Forest and is the site of an existing equestrian facility. The request is for a planned unit development that will allow the equestrian facilities to be expanded into a full-service equestrian resort. The subject property is designated as F/RR under the Levy County comprehensive plan.

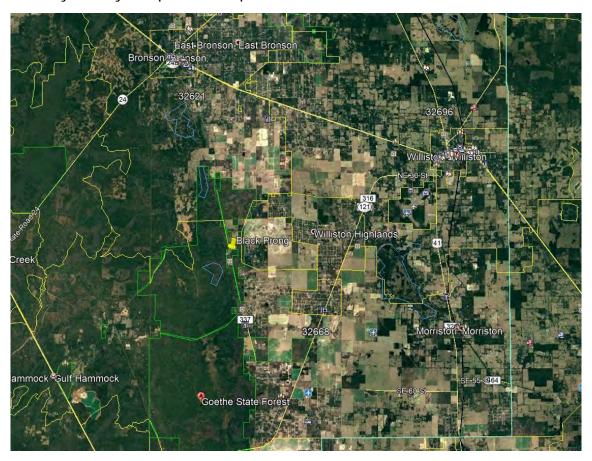


Figure 1: Area Location Map

Currently located on the subject property are a series of pastures and barns, equipment maintenance and storage, paddocks and corrals, a $\pm 10,000$ square foot pavilion, a swimming pool and pool house, a bathhouse, 2 barns without apartments, 29 recreational vehicles sites,

9 barns with apartments, and infrastructure to support these uses. Prior approvals for development of the subject property include Special Exceptions SE 5-02, SEA 2-03, SEA 1-05, SEA 02-19 and SEA 02-20. The purpose of the current request is to combine the prior approvals into a single document in addition to providing the final development plan for the site. To that end a request for planned unit development approval has been submitted with a phasing plan that provides for build-out of the equestrian resort facilities by December 31, 2031.

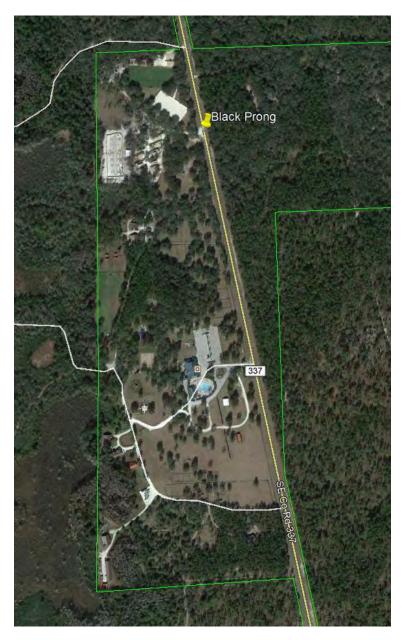


Figure 2: Subject Property

When completed, Black Prong will be a full-service, self-contained equestrian resort, open to serve the public with private and public events scheduled throughout the year. It is intended

Project Narrative: Black Prong Equestrian Resort 6581 LLC Planned Unit Development Application 10/1/2021 Page 3 of 21

for the property to provide lodging options for trainers, participants, quests and patrons, including transient facilities in the form of hotel/motel rooms, 20 room Equestrian Event Lodging Complex, cottages, recreational vehicle sites, and a campground. Dining options at a food truck park and a full-service restaurant and cocktail lounge (serving alcoholic beverages, including beer, wine, and liquor) will be provided. In addition, a convenience store for on-site purchases of supplies for the trainers, participants, quests, and patrons would be provided, along with personal services including laundry facilities, a day spa, hair styling, a gym, and concierge services. A large, covered arena would support equestrian and other training and events, along with tennis and pickleball courts that would accompany the existing pool and bathhouse. Events envisioned would include equestrian competitions and training seminars, herding dog trials and classes, equestrian-themed weddings, various types of agricultural and educational camps, along with local community events and nature-based corporate retreats. Black Prong guests and the public will be able to participate in a wide range of activities, to include equestrian & other livestock training programs and competitions, agricultural themed camps and seminars, trail rides, swimming, tennis, pickleball, miniature golf, horse drawn carriage rides, horseback riding lessons, archery, a ropes course, and other team building exercises as well as spa services.

Items that are approved by right, have been constructed, or approved for use with Outdoor Commercial Recreation Special Exception Amendments and comprise the first phase of the development program (present through 2025):

- 4 single-family residences.
- 40 new RV sites with water, sewer, and 50-amp electric service, some with roofs.
- A 15-room Bed and Breakfast:
- 3 separate horse barns without apartments to accommodate horses brought by event competitors and guests staying in above listed RV spaces or bed and breakfast;
- A covered or uncovered 120' by 120' tennis and pickleball court;
- 3 octagon firepits;
- A 2-bedroom log cabin;
- Addition of a new bathhouse/show office;
- Approx. 10,000 sq. ft pavilion (existing);
- Swimming pool, hot tub and pool house (existing);
- 9 barns with apartments attached (existing from previous owner);
- A bathhouse;
- 2 barns without apartments;
- Equipment maintenance area (existing);
- 17 existing RV spots (existing from previous owner);
- 14 new RV sites. 9 at the Big Oak area, 2 sites across from barns 5 and 6, 2 near barn
 1, and 1 at barn 7;
- Remodeling and addition of square footage to 5 existing barns with apartments; and .
- Upgraded outdoor ceremony and event venue area behind the existing pavilion.

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Facilities proposed for the final development plan, and which comprise Phase 2 of the development plan (approval date through 12/31/2031):

- The addition of a barn at the Big Oak to service RV sites;
- A food truck courtyard;
- A 10-unit tiny home village for short term rentals;
- A covered arena approximately 220 ft x 425 ft in size;
- Additional octagon firepits;
- A restaurant and cocktail lounge (beer, wine, and liquor);
- A convenience store:
- Completion of the remaining RV pads, with water, sewer, and 50-amp electric service, some with roof structures, up to a total not to exceed 55 sites (This includes the 10 tiny home village mentioned above)
- A transient lodging facility (20 room equestrian event lodging complex, 9 existing barns with apartments, 3 treehouses and the equestrian family lodging building is included in this number) or several separate cottages with full kitchens, not to exceed a total of 33 total transient units for the entirety of the site;
- Corporate ropes and team building courses;
- Miniature golf;
- Day spa;
- Chapel;
- Other resort facilities to support trail riding, carriage rides, horseback riding lessons, archery, etc.;
- Summer camp facilities (to include those for financially and/or physically disadvantages youth, Special Olympic type events); and
- Accessory uses for support, maintenance, and administration of the resort.

Black Prong is surrounded by the Goethe State Forest, a 53,587-acre state forest named for Mr. J.T. Goethe, from whom most of the land was purchased in 1992 under Florida's Conservation and Recreation Lands (CARL) program. The Florida Forest Service provides for multiple uses of the forest resources including managing the area for timber production, wildlife habitat, outdoor recreation and promoting ecological restoration. The Black Prong facility is ideally located to take advantage of the opportunities for outdoor recreation in a responsible and low impact fashion. The Goethe State Forest is open during daylight hours for visitors to enjoy picnicking, hiking, bicycling, fishing, wildlife viewing, horseback riding and other outdoor activities. Additionally, the proposed resort is proximate to the existing agricultural operations to the east and southeast of the site which have activities including an active steeplechase driving community that hosts carriage driving clinics, daily leisure carriage drives, equestrian poker runs, and other fun carriage drives; barrel racing, horseback sorting, pleasure and trail rides, endurance riding, carriage driving, dressage, hunter and jumper shows, mixed horseback eventing, thoroughbred racehorse training, livestock herding and dog trials, apiculture and honey production, mule driving, and goat yoga, milk and soaps.

Comprehensive Plan

The subject property is located in the Forestry/Rural Residential land use category as shown on the Levy County Future Land Use Map in the comprehensive plan. The Future Land Use Element states, "Forestry/Rural Residential - This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses and very low rural density development, spatially separated from forestry uses. 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."



Figure 3: Black Prong Trails, Goethe State Forest

Objective 2 of the Conservation Element of the comprehensive plan states that Levy County will, "Maintain and enhance the environmental, economic and recreational quality of the County by conserving and protecting environmentally sensitive lands, ecological systems, and Natural Reservations." By approving this request, Levy County will assist in providing access

Project Narrative: Black Prong Equestrian Resort 6581 LLC Planned Unit Development Application 10/1/2021 Page 6 of 21

to the Goethe State Forest, a unique public resource, and concentrating that access in an already existing facility uniquely situated to provide public access. This is consistent with Objective 2 as articulated in the Conservation Element.

It is further noted that reviews of the already approved special exceptions were undertaken by the Florida Forest Service, and it is anticipated that a similar review will be undertaken of this application. This procedure is consistent with Policy 7.4 of the Future Land Use Element and Policy 2.2.b of the Conservation Element, both of which indicate that development adjacent to environmentally sensitive lands will be coordinated with appropriate state resource agencies.

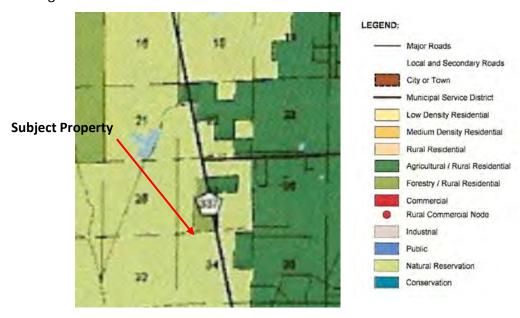


Figure 4: Future Land Use Map Excerpt

The proposed planned unit development will site wastewater treatment facilities in a manner that is consistent with the protection of natural resources and best management practices. This is consistent with Policy 2.9 of the Conservation Element. No central "package" water or wastewater treatment systems are currently proposed. Additionally, consistent with Policy 3.1 of the Conservation Element, negative impacts to wetlands on or adjacent to the subject property will be avoided, and development will be located on soils appropriate for such activity.

The proposed equestrian resort facilities are intended to take advantage of the trails in existence within the Goethe State Forest, providing public access to the wild areas within the Forest. This is consistent with the continuation of the continuing productivity of the Forest and provides a use that is compatible with the preservation of the Forest, consistent with Policy 4.1 of the Conservation Element.

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Objective 2 of the Recreation Element of the comprehensive plan indicates that Levy County will, "Coordinate public and private resources to meet the recreational needs based on population growth and the demands generated by new development." The proposed planned unit development will provide additional opportunities for the public to access recreational facilities, taking advantage of the Forest, and helping to implement the County's stated intention of providing increased recreational facilities. Additionally, Policy 3.6 of the Recreation Element states, "The County endorses the acquisition and development of natural areas that will continue to improve the quality of resource-based recreation opportunities, throughout the County. The County is generally opposed to, and does not support, efforts to place large acreage in public ownership with no plans for public utilization." The approval of the request is consistent with the County's intent to improve resource-based recreation opportunities, reflected not only in this Policy, but also in Future Land Use Element Policy 7.1, which provides that "Resource-based and/or activity-based recreation areas plans by the County and/or State will be developed to provide maximum access and utilization by the public."

Policy 1.11 of the Infrastructure Element of the Levy County comprehensive plan as it relates to Private Package Treatment Plants / Residential single-family developments in Municipal Service Districts, states, "Private package treatment plans to serve residential single-family developments, including mobile home developments, shall be prohibited unless compelling information exists to demonstrate that the lack of a package wastewater treatment plan poses a significant health or environmental problem for which there is no other feasible solution Levy County may allow private package treatment plants to serve residential development in Municipal Service Districts on a case by case basis." Because the proposed project is not residential in nature, this policy is inapplicable to the current application. The application is for a commercial/agricultural resort operation with transient, rental housing, commercial uses, and services.

Policy 1.12 states, "Private package plants for non-single-family housing development, travel trailer parks, mobile home parks, congregate living facilities and other residential development outside of single-family residential development in a municipal service district may be permitted consistent with Policy 1.13." This policy is applicable in that a portion of the proposal is for travel trailer type uses as well as the above-described equestrian resort facilities and supporting uses. This policy requires that performance criteria described in Policy 1.13 be implemented as part of the development program. The applicant will commit to implementing all applicable performance criteria as part of the approval conditions.

Outside Municipal Service District/ Private Package Treatment Plant

Policy 1.13 deals with private package treatment plants outside a Municipal Service District and states:

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Private package treatment plants are permitted outside the Municipal Service Districts provided that they must meet or exceed the following standards: standards:

- a. Locations:
- 1. Recognized unincorporated Communities Permitted in each of the named unincorporated communities and areas designated Commercial on the future land use map.

The subject property is surrounded by the Goethe State Forest, and as such is not an unincorporated community. The location of the proposed eco-resort is unique in that it provides public access to a State resource in a responsible and environmentally sensitive fashion. Further, the area is not designated Commercial on the future land use map.

2. Rural Commercial Nodes – On Strategic Intermodal Systems (SIS) – Permitted at each rural commercial node on the SIS.

The subject property is not on the Florida Intrastate System and is not a commercial node.

On Non-SIS roadway- Must meet or exceed one of the following thresholds:

a. 200 platted lots outside a Municipal Service District, (or homes constructed) within a one-mile radius of the proposed location.

The subject property does not qualify for this standard.

b. 1,000 vehicles per day, average daily traffic on an abutting road.

FDOT traffic counts for 2019 show the average daily traffic on CR 337 at 2,300 vehicles; Black Prong qualifies under this standard. Even so, no private package treatment plan is currently proposed.

c. The distance to any other developed commercial node is two (2) miles or greater.

The closest developed commercial node is over 2 miles from the subject property; Black Prong qualifies under this standard. Even so, no private package treatment plan is currently proposed.

3. For the purpose of Retrofitting - Permitted in instances where "retrofitting" of an existing on-site system is necessary to correct a health hazard or to meet state environmental standards.

Not applicable.

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4. Water Dependent Uses - Permitted for water-dependent uses, which for the purposes of this plan are defined as activities which can be carried out only on, in or adjacent to, bodies of water (lakes, rivers, the Gulf, etc.) because the use requires access to the water body for: waterborne transportation, including ports or marinas; recreation; public utilities (electric generation, water supply, etc.); aquacultural; or other uses that are dependent upon large quantities of water or water bodies.

Not applicable.

5. Industrial Areas - Permitted for industrial areas shown on the Future Land Use Map.

Not applicable.

6. Specialized Uses – Institutional, tourist/entertainment, and resource-based recreation.

Black Prong meets this standard, as the proposed uses include both tourist/entertainment uses as well as resource-based recreation due to the activities at Black Prong and the resource-based recreational activities at the adjacent Goethe State Park. Even so, no private package treatment plan is currently proposed.

b. Densities of Development:

In no instance may gross densities be increased above those levels shown for the area on the Future Land Use Map. As used here, gross density is the number of dwelling units divided by the acres in the total development. Subdivisions which predate the comprehensive plan (prior to 1990) are vested and may develop at the platted density.

Increased residential densities are not proposed for the subject property.

c. Design:

General

1. For each wastewater treatment plant to be installed, the applicant based on sound engineering principle, shall demonstrate that the particular design or unit proposed has a history of satisfactory treatment and operation when operated under conditions similar to those anticipated for the subject project.

If a package plant is ultimately used for treatment of wastewater, all design criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

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Capacity

2. Wastewater treatment plant design shall address variable influent flow conditions, including provisions for treatment of all anticipated wastewater conditions and flows.

If a package plant is ultimately used for treatment of wastewater, all design criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

3. Wastewater treatment plants may be restricted to allow operation at no greater than 75% of the design capacity.

If a package plant is ultimately used for treatment of wastewater, all design criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

Pretreatment

4. Pre-treatment shall be required for industrial and other waste not classified as domestic wastewater.

If a package plant is ultimately used for treatment of wastewater, all design criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

Future Expansion

5. A suitable unobstructed area adjacent to the plant site and not less than twice the area of the plant site shall be reserved for future plant facility needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.

If a package plant is ultimately used for treatment of wastewater, all design criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

6. A suitable unobstructed area not less than twice the area required for effluent disposal shall be reserved for future effluent disposal needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.

If a package plant is ultimately used for treatment of wastewater, all design criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

Emergency back-up

7. Each wastewater treatment plant must be provided with an emergency backup power supply capable of providing full plant operations. The back-up power Project Narrative: Black Prong Equestrian Resort 6581 LLC Planned Unit Development Application 10/1/2021 Page 11 of 21

supply shall be tested and operated for not less than one-hour each week. This weekly operation shall be documented in the facility log.

If a package plant is ultimately used for treatment of wastewater, all design and operational criteria will be implemented in accordance with all applicable requirements. Even so, no private package treatment plan is currently proposed.

Waivers

- 8. Should specific project conditions warrant, the County may waive certain requirements or impose more stringent and additional design standards. The County will consider waiving requirements only when the applicant can demonstrate that:
- a. Alternate standards promote flexibility, economy and are equal to or exceed minimum state requirements for wastewater treatment systems so as to provide reasonable environmental safeguards; and
- b. The proposed alternate standards are appropriate for the particular application.

If a package plant is ultimately used for treatment of wastewater, all design and operational criteria will be implemented in accordance with all applicable conditions or requirements. Even so, no private package treatment plan is currently proposed.

d. Facility Monitoring:

Each wastewater treatment plant must be supervised and managed by a licensed sewer plant operator. A log of the supervisory and maintenance activities shall be maintained onsite for inspection by Levy County. An individual in responsible charge of the wastewater treatment plant shall be available on a daily basis, including weekends and holidays.

If a package plant is ultimately used for treatment of wastewater, all design and operational criteria will be implemented in accordance with all applicable conditions or requirements. Even so, no private package treatment plan is currently proposed.

e. Operations/Maintenance:

A firm or individual specializing in the operation, repair and maintenance of wastewater treatment plants must be responsible for the operation and maintenance of the facility at all times. This may be the same firm that conducts monitoring as required by d. above.

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If a package plant is ultimately used for treatment of wastewater, all design and operational criteria will be implemented in accordance with all applicable conditions or requirements. Even so, no private package treatment plan is currently proposed.

f. Financial Responsibility:

The owner of a wastewater treatment plant shall demonstrate proof of financial assurance to the satisfaction of the Board. This is intended to provide assurance that the facility will be properly operated and maintained. Such proof will also provide that, in the event of abandonment or other event that necessitates County or public operation of the plant, County and other public financial resources will be protected. The Board reserves the right and authority to deny any project which it considers not to be financially responsible. Financial responsibility may be reviewed on an annual basis.

If a package plant is ultimately used for treatment of wastewater, all financial assurances, design and operational criteria will be implemented in accordance with all applicable conditions or requirements. Even so, no private package treatment plan is currently proposed.

g. Shutdown Order:

If any wastewater treatment plant is not operated in a manner which meets or exceeds regulatory standards or is operated in an unsatisfactory manner as determined by the Board, the Board may order the termination of the Certificate of Occupancy (or Occupational License) for those structures served by the system accompanied by a shut down of the facility.

If a package plant is ultimately used for treatment of wastewater, all design and operational criteria will be implemented in accordance with all applicable conditions or requirements. Even so, no private package treatment plan is currently proposed.

Land Development Code

Section 50-902(a) of the Levy County Land Development Code (LDC) states, "It is the intent of this division to provide flexible land use and design regulations through the use of performance criteria so that small-to-large-scale neighborhoods or portions thereof may be developed within the county that incorporate a variety of residential types and nonresidential uses, and contain both individual building sites and common property which are planned and developed as one entity. Such a development is to be designed and organized so as to be capable of satisfactory use and operation as a separate entity without necessarily needing the participation of other building sites or other common property in order to function as a neighborhood. This division specifically encourages innovations in residential development so

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that the growing demands for housing at all economic levels may be met by greater variety in type, design and siting of dwelling and by the conservation and more efficient use of land in such developments."

The proposed planned unit development incorporates flexible uses along with a unique opportunity to address public access issues to the Goethe State Forest and the riding trails that exist in that publicly owned natural resource. The subject property has already been approved for certain elements of the proposed equestrian resort, and the PUD will incorporate prior approvals while providing a master plan for the full development of the subject property. The plans include single-family residential uses along with several types of transient uses such as a 20 room Equestrian Event Lodging Complex, restaurant, food truck, event venue, convenience store, hotel/motel units, recreational vehicle sites, transient rental cottages, and primitive camping facilities, which collectively will provide the expected conveniences of a traditional neighborhood (consolidating activity onsite and minimizing impact on the county infrastructure) in an atypical setting. All of these will be planned and developed as a single entity, with the primary focus being the equestrian facilities that serve as the primary focus of the proposed development. The additional activities, including team building, camps for disabled and disadvantaged individuals, an event venue, and on-site service facilities represent an innovative approach to addressing eco-tourism with efficient utilization of existing facilities and providing desired amenities necessary for a cohesive neighborhood.

Section 50-902(b) of the LDC states, "This division recognizes that while the standard zoning function (use and bulk) and the subdivision function (platting and design) are appropriate for the regulation of land use in areas or neighborhoods that are already substantially developed, these controls represent a type of pre-regulation, regulatory rigidity and uniformity which may be inimical to the techniques or land development contained in the planned unit development concept."

The utilization of a PUD for the unique circumstances associated with the subject property is precisely what the regulations anticipate. The need for a flexible set of uses coupled with the specifics of the proposed Sketch Plan provide for the ability to fully realize the attributes associated with the subject property and its juxtaposition with the Goethe State Forest. The area is not a typical neighborhood or one that is substantially developed, and the adoption of a planned unit development for the subject property offers the opportunity to provide flexible development parameters that recognize the ecological values of the surrounding property.

Section 50-902(c) states, "This division also recognizes that the county comprehensive plan contains policies to discourage residential development in agricultural areas, and that through proper planning it should be possible to do so by allowing residential development pursuant to the planned unit development concept. Finally, this division recognizes that there are greater pressures to subdivide agricultural land, as well as general reluctance by agricultural interests to accept additional regulation in the absence of adequate incentives. To provide incentives to agricultural landowners to conserve farmland while also realizing the benefits

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from development, the board of county commissioners may, according to the terms of these regulations, uniformly permit higher gross residential densities for planned unit development in the F/RR and A/RR districts than are allowed for conventional development."

The area in question is zoned for agricultural type uses and will be utilized for agritourism and ecotourism. It is characterized by conservation elements associated with the preservation of the Goethe State Forest while also recognizing the legitimacy of access for the public to this wild area of Florida. Thus, the planned unit development is appropriate due to the need to preserve the agricultural values of the area, consistent with the intent of this portion of the LDC, while recognizing the need to provide ecologically friendly controlled and responsible access to the public resources of the Forest.

Sec. 50-903 of the LDC provides objectives of the planned unit development option as follows:

 A maximum choice in the types of environment, occupancy, tenure (e.g., cooperatives, individual ownership, condominium, leasing), types of housing, lot sizes and community facilities available to existing and potential county residents at all economic levels;

The planned unit development being requested will provide for numerous types of transient housing options, including an Equestrian Event Lodging Complex, hotel/motel units, cottages, recreational vehicle sites, and primitive camping. All of these are intended to provide options for the public to experience an equestrian-themed ecological resort with multiple opportunities for recreation and personal development. The potential for group activities, including camps for disadvantaged individuals, will expand community services for Levy County and provide a unique equestrian experience with environmentally responsible foundations.

(2) More usable open space and recreation areas;

The development plan proposes to cluster uses and provide a wide alternative set of open space and recreational options for trainers, participants, patrons and guests. The equestrian facilities, access to the Forest, and on-site amenities will provide an agritourism and eco-tourism experience unparalleled in this area.

(3) More convenience in location of accessory commercial and service areas;

By providing on-site facilities for dining, recreation, event activities, recreational options, and availability of retail necessities, the activities will be kept internal to the subject property. Allowing access to the facilities by the public will also serve to address needs that manifest in the traveling public and residents in the vicinity of the site.

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(4) The preservation of trees, outstanding natural topography and geologic features and prevention of soil erosion;

The subject property is developed as an existing equestrian facility, and the Sketch Plan capitalizes on the existing development to limit off-site impacts. By approving the planned unit development, alternative options for providing access to the Forest will have limited necessity for consideration, and no other site offers the unique location provided by the subject property. The utilization of the site will conform to the existing topography and geologic features in its design, and on-site stormwater management facilities will engage in best management practices to prevent soil erosion and other negative impacts to the surrounding property.

(5) A creative use of land and related physical development which allows an orderly transition of land from rural to urban uses;

The proposed planned unit development is specifically intended to address the physical conditions of the subject property and the surrounding Goethe State Forest. Approval of the PUD will provide a creative use of the existing lands, recognizing the physical development of the current facilities and prior approvals, and serving to protect the Forest for future generations while allowing controlled access to the public.

(6) An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs;

All infrastructure will be provided on-site, creating a cost-effective means by which the development will realize lower costs associated with providing the services permitted in the PUD.

(7) A development pattern in harmony with the objectives of the master plan, especially in regard to agricultural land use;

The proposed Sketch Plan is intended to provide an equestrian resort with accompanying uses as described herein to create a development pattern that takes advantage of the agritourism and eco-tourism opportunities presented by the property's unique position within the Goethe State Forest. The low impact development proposed will provide a harmonious development in keeping with the ecological values associated with the Forest and the need to protect the public resource while promoting access and understanding of this unique natural property.

(8) A more desirable environment than would be possible through the strict application of other articles of this division;

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The PUD for the proposed Black Prong Equestrian Village will create a highly desirable agritourist and eco-tourist-based resort with accompanying full-service uses to support the activities associated with such an operation. The application of a standard zoning district to the subject property would provide neither the flexibility nor the assurances associated with the current request. The PUD process is uniquely applicable to the current situation and the subject property.

(9) The preservation of historic structures through rehabilitation and, where appropriate, conversion to commercial use.

Although there are no historic structures associated with the subject property, there are indeed unique elements with which it is associated due to its location in the Goethe State Forest. Through the Sketch Plan and PUD process, it is possible to ensure that the unique characteristics and features of the site and the surrounding property are maintained and enhanced.

Sec. 50-904 provides for general requirements of a planned unit development request. They are as follows:

(a) Minimum area. Under normal circumstances, the minimum area requirements to quality for a planned unit development shall be 20 contiguous acres of land.

The subject property consists of ± 90.0 acres.

(b) Ownership. The tract of land for a project may be owned, leased or controlled either by a single person or corporation, or by a group of individuals or corporations. An application must be filed by the owner or jointly by owners of all property included in a project. In case of multiple ownership, the approved plan shall be binding on all owners.

The deed included with the application demonstrates that the subject property is owned by a single entity.

- (c) Permitted uses. All uses within an area designated as a planned unit development shall comply with the following provisions and the approval of the project concerned:
 - (1) Residential uses. Residences may be of any variety of types. In developing a balanced community, the use of a variety of housing types and densities shall be deemed most in keeping with this division. In keeping with the objectives found in section 50-903, the developer must demonstrate that he is reaching as broad an economic market as possible, and the absence of any but middle-income housing and higher in the proposed development shall be considered grounds for disapproval of the

Project Narrative: Black Prong Equestrian Resort 6581 LLC Planned Unit Development Application 10/1/2021 Page 17 of 21

application. In making these determinations, the planning board shall consider the size of the site, its location with respect to community services and facilities, transportation and areawide market surveys as are available from several sources in the county. Developers are further encouraged to avail themselves of such state, federal and other housing programs as may be available to accomplish these objectives.

The requested PUD is not primarily a residential use, although there are 4 single-family dwelling units included in the request. The overall intent of the request is to provide for an equestrian resort facility that will take advantage of its unique location adjacent to the Goethe State Forest. To that end, the prior special exception approvals are being combined with the current Sketch Plan and PUD application to show the eventual build-out of the resort concept. Additionally, uses will include opportunities for all types of groups from every socioeconomic profile to take advantage of the resort facilities and access to the trail riding elements associated with the Forest. Camps for various individuals will also provide opportunities for a diverse set of people to access the facilities and the agricultural and ecological values of the Forest.

(2) Commercial, service and other nonresidential uses. Commercial, service and other nonresidential uses may be permitted. Consideration shall be given to the project as it exists in its larger setting in determining the appropriateness of such uses. All proposed planned unit developments shall provide clustered development and shall document a high percentage of internal capture of vehicle trips through an appropriate mix of land uses. As used in this subsection, the term "internal" specifically excludes access to nonhighway oriented commercial development directly from or to any arterial road as functionally classified by this plan, and it is intended that the majority of commercial development in a planned unit development will be centrally located relative to the boundaries of the proposed development.

The commercial and service uses that make up the primary activities associated with the equestrian resort PUD request will include equestrian stabling, performance, service and care facilities, transient lodging, camping, recreational vehicle sites, event facilities, recreation opportunities, and associated accessory uses. The mix of uses, combined with onsite retail and food services, is intended to capture internal trips, providing a full spectrum of services and resort opportunities onsite to trainers, participants, patrons and guests. Access to the resort will be via CR 337, and internal facilities will be accessed via the main entrance and internal circulation elements contained within the resort itself. The PUD already possesses a variety of prior special exception approvals granting

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permission for the majority of requested uses; the current request is intended to fold prior approvals into a single, unified Sketch Plan showing the eventual build-out of the resort facilities on the site.

(3) Customary accessory uses. Accessory uses such as private garages, storage spaces, recreational and community activities, churches and schools shall also be permitted as appropriate to the development.

As noted on the Sketch Plan, support services, equipment maintenance and storage, barns, paddocks, corrals, feed stations, and related equestrian stabling, performance and service facilities are included in the requested uses. Additionally, administrative offices, caretakers' residences, gathering spaces, open space and additional recreation opportunities have been included in the request and shown on the Plan. The chapel has been shown on the Plan along with areas to support commercial and food service in the form of a full-service restaurant and food truck compound. The Sketch Plan demonstrates that the request is compliant with prior approvals and the intent of the PUD regulations.

- (d) Intensity of land use. In all zoning districts except F/RR (forestry, rural residential) and A/RR (agricultural, rural residential), the gross density of a planned unit development shall be no greater than as provided by schedule 2.
 - (1) Within a planned unit development, clustering and increased building heights may be utilized to increase the amount of open space.

Development has been clustered to preserve open space. Permanent structures have been limited in order to further this goal. No additional building height is requested for the purposes of the current application and Sketch Plan.

(2) Within existing F/RR and A/RR districts, the planned unit development process shall serve as an incentive to developers to retain continued agriculture and open space uses by providing density bonuses. These bonuses may be utilized to increase the gross density, with the density increases directly related to increases in the percentage of gross land area reserved for agricultural and open space use. The density bonuses are presented in schedule 3, schedules 4 and 5 in this subsection show, for various parcel and development sizes, the gross units allowed for F/RR and A/RR zones, respectively.

The equestrian uses that have historically been the use of the subject property are being retained and further expanded with the creation of the equestrian resort shown on the Sketch Plan for the PUD. Density bonuses are not being requested as an increased number of permanent residents are not part of the overall equestrian resort concept.

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(3) To qualify for bonuses pursuant to this section, agricultural and open space lands must be under unified control, and, they must be platted and designated on the plat for continued unified control. As used in this subsection, the term "unified control" means a single owner of record.

The subject property is under unified control as that term is defined herein. Although density bonuses are not being requested, the unified control of the subject property will assist in the long-term development and achievement of the conditions of approval associated with the prior special exceptions and the currently requested planned unit development, implementing the intent of this provision of the LDC.

(4) That portion of a planned unit development which has contributed density bonuses may not contribute density bonuses to any other properties in the future, and may not be subdivided or otherwise developed except for uses which are accessory to the principal use.

Residential density bonuses are not being requested as part of this application.

Sec. 50-905(2) of the LDC requires additional documentation and information to accompany the Sketch Plan.

a. Evidence of how the developer's particular mix of land uses meets existing community demands, to include areawide as well as local considerations.

Currently there is a lack of facilities for equestrian themed activities and events in this portion of Levy County. There are considerable event venues and facilities to the east and southeast (e.g. along C.R. 335, C.R. 464, C. R. 545, and U. S. 41), but none of these operations are located in a fashion that can take advantage of the Goethe State Forest and the equestrian trails that exist in the area. Further, the ability to establish camps catering to youth and disadvantaged populations will further goals to serve those segments of the community. The proposed PUD will assist in the implementation of agritourism and eco-tourism and public access to the Forest while also providing jobs and responsible economic growth for Levy County.

b. Evidence of the developer's compliance with respect to the provision of an adequate mix of housing for all economic levels.

The subject application is not primarily a residential planned unit development, but the various options for patrons and guests of the facilities will provide options for all levels and interests for those wishing to experience the equestrian trails of the Forest and the associated activities of an equestrian resort in a natural setting.

c. Evidence that the proposal is compatible with the goals of the county comprehensive plan.

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As shown in the discussion above, the proposal is consistent and compatible with the applicable Goals, Objectives and Policies of the Levy County comprehensive plan.

d. General statement as to how common open space is to be owned and maintained.

The facilities will be owned and maintained by a single entity. There is no intention of selling off any part of the facility.

e. 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 phasing plan has been included as part of the Sketch Plan and discussed above.

f. 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 current operators have successfully operated the current facilities and are expanding the offerings to the public based upon the prior special exception approvals. The owning entity has obtained the necessary capital backing to implement both phases of the Sketch Plan.

g. Average and maximum drainageway and streamflow discharges before and after development will be provided, based upon estimates of a registered engineer.

Stormwater features are shown on the Sketch Plan and all applicable regulations regarding stormwater management will be implemented in the final construction plans. Drainage facilities will be designed to implement Best Management Practices where practicable and in accordance with the permitting requirements of the applicable agency with oversight (including any applicable exemptions). Drainage facilities will, to the greatest extent practicable, be low impact design, and 100% impervious surfaces will be limited to areas where no alternative options are available.

h. Documentation of environmentally unique or endangered areas and the protection of natural and historical resources.

The site has been used for ongoing operations of the equestrian facilities. No unmitigated impacts to wetlands are anticipated. Best Management Practices will be used to retain and manager storm water.

100-Foot Buffer

Section 50-189(c), Natural Reservation Protection, Required Buffer, Levy County Code, prohibits construction of structures within a 100-foot buffer. On August 6, 2019, the County Commission approved a variance which allowed an equipment shed to be located within the 100-foot buffer at a minimum of 30 feet from the Subject Property line. This variance has not been rescinded and it still in effect. Additionally, six (6) existing barns built in approximately

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2006 are located within the 100-foot buffer but are grandfathered uses under the Code. Due to space constraints on the parcel, Black Prong further seeks to locate the equestrian family lodging building within the 100-foot buffer at a minimum 30 feet from the Subject Property line. Location of these structures as described would not work unnecessary or undue hardship on the applicant but would make possible the reasonable use of the land the structures. The Subject property is bordered on three sides by the Goethe State Forest which is a unique setting where the requested buffer allowance will not be injurious to the area including the Forest, the area involved or detrimental to the public welfare, and will be in harmony with the general intent and purpose of Section 50-189(c), and is consistent with the comprehensive plan.

Conclusions

- 1. As demonstrated herein, the proposal is consistent, compatible, and conforms to the Levy County comprehensive plan.
- 2. As shown herein, the proposal meets the intent and objectives of planned development as expressed in sections 50-902 and 50-903 as well as all other applicable sections of the land development code.
- 3. The application has been properly filed, public hearings will be properly conducted with appropriate notice, and the proposal meets all the general requirements of section 50-904.
- 4. The proposal is conceptually sound in that it meets local and areawide needs and it conforms to accepted design principals in the proposed functional roadway and pedestrian system, land use configuration, open space system, drainage system and scale of the elements both absolutely and to one another.
- 5. There are adequate services and utilities available or proposed to be made available in the development.
- 6. The proposed conditions are rationally related to the request and the impacts anticipated from the proposed development.
- 7. Adequate buffers and conditions have been implemented to create a compatible condition between the final development of the subject property and the neighboring properties. The proposal includes a request to confirm in the PUD approval the August 6, 2019, variance of the buffer requirements found in Section 50-189(c), with allowances for limited additional structures within the 100-foot buffer but at a minimum of 30-feet from the Subject Property line. Location of these structures as described would not work unnecessary or undue hardship on the applicant, but would make possible the reasonable use of the land the structures in harmony with the general intent and purpose of Section 50-189(c).



Planned Unit Development Approval Application Levy County, Florida

				Hover form	n fields for	instructions.
	CZ-PUD-			(90 acres X \$5/acre)) + \$1,250 =	
Filing date	Petition number	Validatio	n number	Amount of fee (\$	\$1,250 + \$5.	/Acre)
To the Levy C	ounty Planning	Commission				
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the Florida Stat	utes, as amended	e County Commission I, and the Levy Co the following descr	unty Zoning Ordi			
Application for	Initial Sketch Plan A	pproval	X Application fo	r Final Detailed Site	e Plan Appr	oval
		cation need to be su required, and may				/,
1. Applicant 8	k Owner Informa	tion				
Applicant		(252) 502 2724	Clayton@BlackProi	n		
6851		(352) 502-3624	TAtkinson@ohfc.co	om		
Name	3890 SE 148th Terrac	Phone e	Email Morris	con	FL	32668
P. O. Box 1110		Tallahas	see	FL	32302-1110	
Mailing address	Street		City	_	State	ZIP Code
Owner						
6851 LLC		(352) 502-3624	Clayton@Blackf Christi@BigLick	Prong.com com		
Name		Phone	Email			
	3890 SE 148th Terra	ace	Morr	iston	FL	32668
Mailing address	Street		City		State	ZIP Code
2. Parcel Info	rmation					
Parcel number(on/township/range		Acreage		
0368400100		7/13/17		90.00		

	Total acreage 90.00
Not Applicable	Provide the most current deed. See required attachments.
bdivision name	Legal description Please see attached survey data and legal description.
Land Use Information	
	nown on the Official Zoning Districts Map show the application of a Planned
it Development on the area descr	ibed above in accordance with the information below.
esent Future Land Use Designatio	on: Forestry/Rural Residential Current Zoning: F/RR
_	on: Teresary real arrestastical Current Zoning:
_	on: Forestry/Rural Residential Current Zoning: F/RR evelopment associated with the proposed Planned Unit Development (Pl
equested use(s), activities, and de	on: Teresary real arrestastical Current Zoning:
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equested use(s), activities, and de	on: Teresary real arrestastical Current Zoning:
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equested use(s), activities, and de	on: Teresary real arrestastical Current Zoning:

Current (actual) use and improvements on the property (e.g., single family home, well and septic, pole barn, etc.):

The subject property is currently an equestrian facility, including barns, show arenas, and camping areas. More specifically,

facilities currently existing on the subject property include a +/-10,000 SF pavilion, a swimming pool and associated pool house,

a bathhouse, 2 barns without apartments, an equipment maintenance area, 28 recreational vehicle sites, and 9 Barns with Apartments Attached. Prior approvals for the property include up to 40 recreational vehicle sites and accompanying infrastructure, up to 15 rooms in a bed and breakfast facility, 5 new horse barns, 4 new horse barns with 2 apartments each, up to 3 fire pits, a cottage for use by wedding parties, added restroom facilities, expansion of 5 existing barns to include apartments, and renovation/expansion of the existing bathhouse.

Directions to the property (start from a County or State road):

The subject property is located at 450 SE County Road 337. Starting at the intersection of Hathaway Ave. and Thrasher Drive, head SE on E. Hathaway (Alt. 27) to the intersection with C. R. 337 (+/-0.45 miles); turn right on C. R. 337 and continue for +/-9 miles; the subject property will be on the west side of C. R. 337.

4. Uses Requested and Criteria for Application

Residential Uses:
Types of Residential Use (No. of Units):
Single-Family 4 ; Two-Family; Multi-Family
Commercial/Non-residential (square feet, floor area): Commercial Commercial Commercial Commercial Commercial Event Center, Service including restaurant, full service cocktail
Accessory Uses (Describe extent, type, and location): Accessory Uses Barns, arenas, recreational facilities, including pool, bathhouses, miniature golf, archery facilities, outdoor gathering spaces with fire pits, zip line and rope course, spa, chapel and wedding venue, equestrian education facility, food truck parking and picnic facilities, tennis & pickleball courts, campgrounds, administrative offices, maintenance facilities, equipment storage, feed storage for livestock, feeding stations and corrals, practice facilities and related equestrian activities
(Use additional pages if necessary; show on Sketch Plan or Final Plan.)
Density Bonus: Base Density for existing zoning:1 unit per 20 acres; 4 dwelling units total_ Calculation of Additional Density Requested (See Schedule 3, 4, or 5, Section 50-904, as applicable.): No additional residential units are being requested as part of this application.
Explanation of how PUD objectives are met by the request (See Section 50-903):

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

The subject property has five prior special exception approvals, 5-02, 2-03, 1-05, 02-19 and 02-20, approving development (see attached). The proposed Planned Unit Development will incorporate and replace the prior approvals with an overall development plan and conditions associated with the ultimate completion of the equestrian resort facilities being requested. Attached please find the proposed planned unit development approval language being requested for approval. The proposal includes a request to confirm in the PUD approval the August 6, 2019, variance of the buffer requirements found in Section 50-189(c), with allowances for limited additional structures within the 100-foot buffer but at a minimum of 30-feet from the Subject Property line.

5. To Be Supplied at the Time of Submission

Attach the items in the order listed below. If this is a Sketch Plan Review of a proposed PUD or PUD amendment, include all items listed below except for those listed in section C.3. If this is a Final Detailed Site Plan Review of a proposed PUD or PUD amendment, include all items listed below except for those listed in section C.1 and C.2. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.

Upon Completion of the above application, please submit the original application and supporting documents along with 24 copies of the same to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

A. Property description

- 1. Property Deed: The most recent one pertaining to the subject property; obtained from the Clerk of the Circuit Court's Office.
- 2. Legal Description. The legal description must be signed and sealed by a certified Registered Land Surveyor (RLS), (PLS, PMS) or a Civil Engineer.
- 3. 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.

B. Maps

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

- 1. Property Appraiser's Parcel Map
 - i. Identify the proposed site clearly using a color or pattern.
 - ii. 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.
 - iii. Identify the FLUM designation and zoning classifications for those properties identified in section 2.
- 2. Property Appraiser's Aerial Photograph with Parcel Overlay

Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

C. Documentation

- 1. Sketch Plan Review. In order to allow the planning commission and the developer to reach an understanding on basic design requirements prior to detailed design investment, the developer shall submit a sketch plan of his proposal to the planning commission. The sketch plan 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:
 - i. The location of the various uses and their areas in acres.
 - ii. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private.
 - iii. 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.
 - iv. The interior open space system.
 - v. The overall drainage system.

5. To Be Supplied at the Time of Submission (cont.)

- vi. 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.
- vii. Principle ties to the community at large with respect to transportation, water supply, sewage disposal and power sources.
- viii. 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.
- ix. A location map showing uses and ownership of abutting lands.
- 2. 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:
 - i. Evidence of how the developer's particular mix of land uses meets existing community demands, to include areawide as well as local considerations.
 - ii. Evidence of the developer's compliance with respect to the provision of an adequate mix of housing for all economic levels.
 - iii. Evidence that the proposal is compatible with the goals of the county comprehensive plan.
 - iv. General statement as to how common open space is to be owned and maintained.
 - v. 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.
 - vi. 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.
 - vii. Average and maximum drainageway and streamflow discharges before and after development will be provided, based upon estimates of a registered engineer.
- viii. Documentation of environmentally unique or endangered areas and the protection of natural and historical resources.
- 3. Objectives. In order to carry out the intent of a planned unit development, provide an explanation of how the project will achieve the following objectives (Section 50-903):
 - (1) A maximum choice in the types of environment, occupancy, tenure (e.g., cooperatives, individual ownership, condominium, leasing), types of housing, lot sizes and community facilities available to existing and potential county residents at all economic levels;
 - (2) More usable open space and recreation areas;
 - More convenience in location of accessory commercial and service areas;
 - (4) The preservation of trees, outstanding natural topography and geologic features and prevention of soil erosion;
 - (5) A creative use of land and related physical development which allows an orderly transition of land from rural to urban uses;
 - (6) An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs;
 - (7) A development pattern in harmony with the objectives of the master plan, especially in regard to agricultural land use;
 - (8) A more desirable environment than would be possible through the strict application of other articles of this division;
 - (9) The preservation of historic structures through rehabilitation and, where appropriate, conversion to commercial use.
- 4. Final Detailed Site Plan Review. After 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

5. To Be Supplied at the Time of Submission (cont.)

and submit it to the planning commission for final approval; except that if more than 12 months has elapsed between the time of the planning commission's report on the preliminary sketch plan and if the planning commission finds that conditions have changed significantly in the interim, the planning commission may require a resubmission of the preliminary plan for further review and possible revision prior to accepting the proposed final site plan for review. 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. An application for final site plan approval shall also contain:

- i. The final site plan at a scale of 50 feet to one inch. Where more than one sheet is required to show the entire development, a key map shall be provided.
- ii. The lines of existing and proposed streets and sidewalks immediately adjoining and within the development or development stage.
- iii. 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.
- iv. A topographic map showing contour intervals of not more than five feet of elevation shall be provided.
- v. A final sketch plan including the following information:
 - 1. Title of drawing, including the name and address of the applicant.
 - 2. North point, scale and date.
 - 3. Boundaries of the property plotted to scale.
 - 4. Existing watercourses, including improvements and proposed changes.
 - 5. A site plan showing 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.
- vi. A tracing overlay showing all soil areas and their classifications and those areas, if any, with 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.
- vii. The name of existing and proposed streets.
- viii. Typical cross sections of proposed streets and sidewalks.
- ix. Profiles of proposed streets at suitable vertical scale showing finished grades in relation to existing ground elevation.
- x. Layout of proposed lots, including lot numbers and proposed numbering system for buildings.
- xi. 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.
- xii. Provisions for water supply and sewage disposal and evidence that such provisions have received approval of the county department of health.
- xiii. Locations of survey monuments.
- xiv. 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.

- xv. Brief specifications or reference to county standards for all public facilities to be constructed or installed within the development stage.
- xvi. 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.

6. Additional Written & Mapping Documentation

Additional Written and Mapping Documentation is required for proposed Change of Zonings that may have impacts that exceed those uses permitted by right in the inapplicable Zoning Districts. Confirm with the Development Department whether or not the proposed may require additional documentation.

7. Comprehensive Plan

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

8. Application Instructions

- An application for a PUD must be accompanied with a fee of \$1,250 plus \$5 per acre of the property subject
 to the request. Please note, the application fee may be subject to change. Confirm fee at the time of
 application. Note: All copies must be bound and collated.
- If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- All required documentation and submission material is required to accompany the application at the time
 the request is submitted. Applications are screened for completeness. Depending on the proposed use,
 additional information may be required. Failure to provide all information and submission material required
 shall delay the public review of the application until such time as all materials are received.
- The minimum criteria for the applicable zoning district must be met uniformly for every change of zoning. These standards are not exclusive of any other standards which may be established by the Planning Commission due to particular circumstances which are unique to the property for which the change of zoning is being requested.
- Change of Zoning—PUD applications are processed once a month. Applications received and found complete by the first day of the month will tentatively be scheduled, advertised and presented at the public hearing the following month. Applications received after the first day of the month will not be scheduled for the following month.
- Any information changes must be submitted, in writing, to the Development Department and received 10 days prior to the Planning Commission Public Hearing.
- Applications may be submitted as follows: In Person:
 Levy County Development Department, located on Alternate 27 (622 East Hathaway Avenue), within the
 Levy County Building and Zoning Office.
 By Mail:
 Levy County Development Department, Post Office Box 672, Bronson, Florida, 32621.
- Lovy County Development Department, 1 ost Office Box 072, Bronson, Honda, 02021.
- With approval by the Development Director, this office will prepare 2 posters (Notice of Land Use Action) and place them on the subject property approximately 2 weeks prior to the public hearing.
- Abutting property owners will be notified by mail of the request. "Abutting property" is any property
 immediately adjacent or contiguous to the property which is the subject of this request or located within
 300 (three hundred) feet of the subject property lines including, immediately across any road or public
 right-of-way for said property.
- It is highly advised that the applicant or representative be present at the Public Hearing by the Planning Commission and the Board of County Commissioners. The Commission, at its discretion, may defer action, or take decisive action on any application.

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

9. Review Process

Proposed PUDs and PUD amendments are reviewed by the planning commission and the county commission in two stages, described below: (1) a preliminary planned unit development review and (2) a final detailed site plan approval. These stages correspond with the applicant's submission of the sketch plan and final site plan, respectively, discussed herein.

- A. Preliminary Planned Unit Development Review. The planning commission shall review the sketch plan and its related documents and shall render either a favorable report to the county commission or an unfavorable report to the applicant. The planning commission shall consult with other county departments such as county engineer, health and highways and obtain a written review.
 - 1. A favorable report shall include a recommendation that a public hearing be held for the purpose of considering the preliminary proposal. It shall be based on the following findings which shall be included as part of the report:
 - i. The proposal conforms to the comprehensive plan.
 - ii. The proposal meets the intent and objectives of planned development as expressed in sections 50-902 and 50-903.
 - iii. The proposal meets all the general requirements of section 50-904.
 - iv. The proposal is conceptually sound in that it meets local and areawide needs and it conforms to accepted design principals in the proposed functional roadway and pedestrian system, land use configuration, open space system, drainage system and scale of the elements both absolutely and to one another.
 - v. There are adequate services and utilities available or proposed to be made available in the development.
 - 2. An unfavorable report shall state clearly the reasons therefore, and, if appropriate, point out to the applicant what might be accomplished in order to receive a favorable report. Failure of a proposed planned unit development to:
 - i. Provide facilities in common ownership;
 - ii. Utilize innovative techniques; and
 - iii. Provide housing with accessory commercial uses shall result in denial if all three provisions are lacking, and may result in a denial if one or two of the provisions are lacking. This requirement shall not be interpreted to preclude denial on other grounds, including, but not limited to, for example, the failure to provide a range of housing costs.
 - 3. The chairman of the planning commission shall certify when all of the necessary application material has been presented; and the planning commission shall submit its report within 30 days of such certification. If no report has been rendered after 30 days, the applicant may proceed as if a favorable report were given.
- B. Final Detailed Site Plan Approval. After 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; except that if more than 12 months has elapsed between the time of the planning commission's report on the preliminary sketch plan and if the planning commission finds that conditions have changed significantly in the interim, the planning commission may require a resubmission of the preliminary plan for further review and possible revision prior to accepting the proposed final site plan for review. 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. Upon approval by the planning commission, the final detailed site plan will be considered by the county commission.

10. Certification

The undersigned has read and understands the application, and has received, read and understands the

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

Owner of recor 6851 LLC	а	(352) 502-3624	Clayto	n@BlackProng.com; Ch	risti@BigLick.com	
Name		Phone	Email			_
	3890 SE 148th	Terrace		Morriston	FL	32668
Mailing address	Street			City	State	ZIP Code
Owner of recor	d					
Name		Phone	Email			_
Mailing address	Street			City		 ZIP Code
Owner verificat I hereby certify	ion that the infor	osal, please call (352) - mation contained in tl er of the above-descri	his applica	ation and its supple		nd correct,
				Owner signature 8	& date	
STATE OF FLORII	DA, COUNTY (OF LEVY				
Sworn to (or aff	firmed) and su	ubscribed before me t	his day, —			
by		who is personally	y known_	or produced _		
		Nota	ıry seal	Notary public s	ignature	

10. Certification (cont.)

Agent verification (ifapplicable)

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

Authorized agent signature & date

STATE OF FLORIDA, COUNTY OF LEVY

Sworn to (or affirmed) and subscribed before me this day,

by Robert Bratcher who is personally known_

or produced



Notary seal

Office Use Only

_____Recommendation Capproval Conial PC public hearing date

BOCC public hearing date______ BOCC action

Ordinance number_____ Adoption date _____

Print Form

6851 LLC

RESOLUTION

Statement of Limited Authority

(Pursuant to Florida Statute § 605.0302)

I, Reid Nagle, as Managing Member of the Sole Member of 6851 LLC, a Florida Limited Liability Company, formed April 24, 2019, do hereby appoint Robert Clayton Bratcher, as Authorized Agent, to act on behalf of 6851 LLC, completely and irrevocably, for the following purpose:

To sign the Planned Unit Development Approval Application and all related documents.

	atement of Limited Authority.
Signed this 1st day of October 2021 by:	
Reid Nagle, Managing Member	
COMMONWEALTH/STATE OF Flor	ida
CITY/COUNTY OF Levy	, TO WIT:
The state of the s	ablic for the Commonwealth/State aforesaid, hereby certify the this day and acknowledged the foregoing instrument. Bay of October 2021.
	Sharon J. Equi Notary Public
	Sharan J. Equivalent Notary Public My commission expires 02/11/2025

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Ron DeSantis Governor

Joseph A. Ladapo, M.D., Ph.D. State Surgeon General

September 28, 2021

Clayton Bratcher, Mayor Black Prong Equestrian Village LLC 450 SE County Road 337 Bronson, FL 32621

RE: Black Prong Equestrian Village - Wastewater Management

Dear Clayton:

This letter will confirm our recent discussions regarding the wastewater management procedures at Black Prong for current and future operations. This included a review of the current master site plan attached to your PUD Application submission in the process of being filed with the Levy County Planning Commission.

At this time the Florida Department of Health (FDOH) in Levy County has no objection to the permitting of these sites to be served by Onsite Sewage Disposal Systems. Each proposed site/ system will be evaluated on an individual basis at the time of application. We will work with you on the permitting process as you continue to move through each phase of your build out until you reach an estimated 10,000 gallons (4236 at present) per day of domestic and 5,000 gallons (4850 at present) per day of commercial sewage. Once the permitting thresholds for FDOH have been met you will work with the Florida Department of Environmental Protection (FDEP) to obtain the appropriate permits or a letter of no objection. A letter of no objection will allow us, your local health department, to continue to permit your systems beyond the current statutory limitations under the current inter-agency agreement between FDOH and FDEP.

Please feel free to contact me with further questions.

Twee ESII

Thank you,

Thomas R. McQueen // Environmental Specialist III

62 mil

Levy Environmental Health

352-486-5301

INSTR # 651666, OR BK: 1492 PG: 259, Recorded 5/1/2019 3:13 PM Rec: \$18.50 Deed Doc: \$12,320.00 Danny J. Shipp,Clerk of the Circuit Court Levy FL Deputy Clerk UWILLIAMS

> 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

_____, 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

St 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 has produced	instrument was acknowledged before me this day o , 2019, by ALAN P. AULSON, who is personally known to me OR as identification.	of —
/		

HILLARY C. HENDERSON, V MY COMMISSION # FF 936285 EXPIRES: November 15, 2019 Bonded Thru Notary Public Underwriters

(Notary Stamp/Seal)

Notary Public
Printed Name: He Herzolorio

My Commission Expires:

Black Prong Legal Description

All that portion of the E ½ of the SW ¼ and the SE ¼ of NW ¼ of Section 27, Township 13 South, Range 17 east, Levy County, Florida, lying West of Levy County Road C-337 (f/k/a State Road S-337).











Summary

Parcel ID 0368400100

Location Address 450 SE COUNTY ROAD 337

BRONSON

Neighborhood 05.00(5)

 $27\text{-}13\text{-}17\,0090.00\,\text{ACRES}\,\text{E}1/2\,\text{OF}\,\text{SW}1/4\,\text{AND}\,\text{SE}1/4\,\text{OF}\,\text{NW}1/4\,\text{LYING}\,\text{WEST}\,\text{OF}\,\text{CR}\,337\,\text{OR}\,\text{BOOK}\,1492\,\text{PAGE}\,259$ Legal Description*

*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.

Property Use Code PASTURE LAND 1 (6000)

Subdivision Sec/Twp/Rng 27-13-17

SUWANNEE RIVER WT (District SR) Tax District

15 6225 Millage Rate 90.000 Acreage Homestead Ν Ag Classification Yes

View Map

Owner

6851 LLC 100% Owner Name 3890 SE 148TH TER Mailing Address

MORRISTON, FL 32668

Valuation

	2021 Preliminary Value Summary
Building Value	\$1,795,180
Extra Features Value	\$859,320
Market Land Value	\$432,000
Ag Land Value	\$119,250
Just (Market) Value	\$3,086,500
Assessed Value	\$2,773,750
Exempt Value	\$0
Taxable Value	\$2,773,750
Cap Differential	\$0

Previous Year Value \$1,269,606

Exemptions

Homestead ▼ 2nd Homestead ▼ vyldow/er ▼ Disability ▼ Seniors ▼ veterans ▼ Ot	mestead ♦ 2nd Homestead ♦	Widow/er ♦ Disability ♦ Senior	s ♦ Veterans ♦ Other ♦
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Building Information

Building Actual Area 2308 **Conditioned Area** 552 Actual Year Built 2003

SINGLE FAMILY 1 Use HARDIF BOARD

Exterior Wall Roof Structure GABLE OR HIP Roof Cover METAL

Interior Flooring CERAMIC/CLAY TILE Interior Wall DRYWALL

FORCED AIR DUCTED Heating Type Air Conditioning CENTRAL

Baths

Description	Conditioned Area	Actual Area
DECK	0	100
FINISHED SCREEN PORCH	0	108
UNFINISHED HORSE BARN	0	1548
BASE	552	552
Total SqFt	552	2308

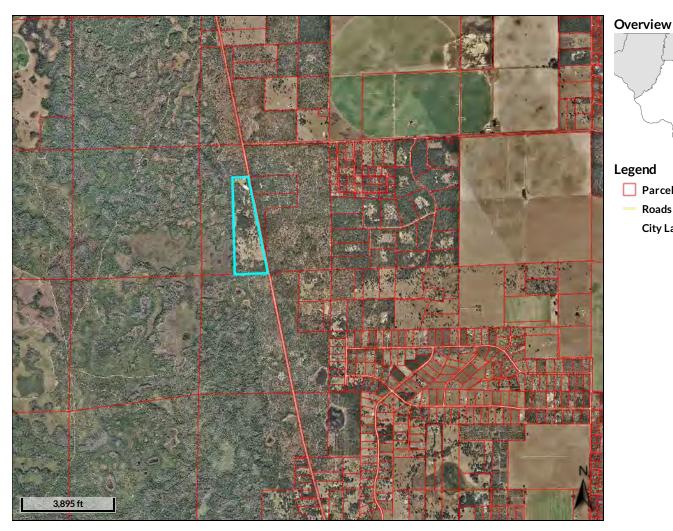
Building METAL Roof Cover **Actual Area** 2308 Interior Flooring

CERAMIC/CLAY TILE **Conditioned Area** 552 Interior Wall DRYWALL Actual Year Built 2003 **Heating Type** FORCED AIR DUCTED SINGLE FAMILY 1 Air Conditioning CENTRAL

Exterior Wall HARDIE BOARD **Baths Roof Structure GABLE OR HIP**

Description **Conditioned Area Actual Area**

QPublic.net Levy County, FL



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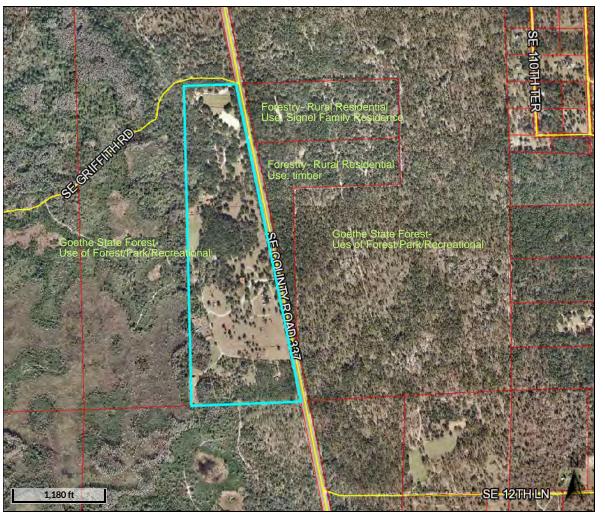
Parcels Roads City Labels

Parcel ID 0368400100 Physical 450 SE COUNTY ROAD **Building Value** \$500,348 Last 2 Sales Address 337 Extra Feature Reason Qual Property 6000 - PASTURE \$270,664 Date Price **BRONSON** Class Value 5/1/2019 \$1760000 n/a Q Mailing Taxing SUWANNEE RIVER 6851 LLC Market Land \$327,096 2/1/2002 \$450000 n/a Q District WT Address 3890 SE 148TH TER Value Acres 90 MORRISTON FL 32668 Ag Land Value \$82,296 Just Value \$1,098,110 Assessed Value \$853.308 Taxable Value \$853,308

Date created: 5/20/2019 Last Data Uploaded: 5/17/2019 5:16:09 PM



QPublic.net Levy County, FL





Parcels

Roads

City Labels

Parcel ID	0368400100	Physica
Property	6000 - PASTURE	Address
Class		
Taxing	SUWANNEE RIVER	Mailing
District	WT	Address
Acres	90	

450 SE COUNTY ROAD
337
BRONSON
6851 LLC
3890 SE 148TH TER
MORRISTON FL 32668

Building Value	\$500,348	Last 2 Sale	es		
Extra Feature	\$270,664	Date	Price	Reason	Qua
Value		5/1/2019	\$1760000	n/a	Q
Market Land	\$327,096	2/1/2002	\$450000	n/a	Q
Value					
Ag Land Value	\$82,296				
Just Value	\$1,098,110				

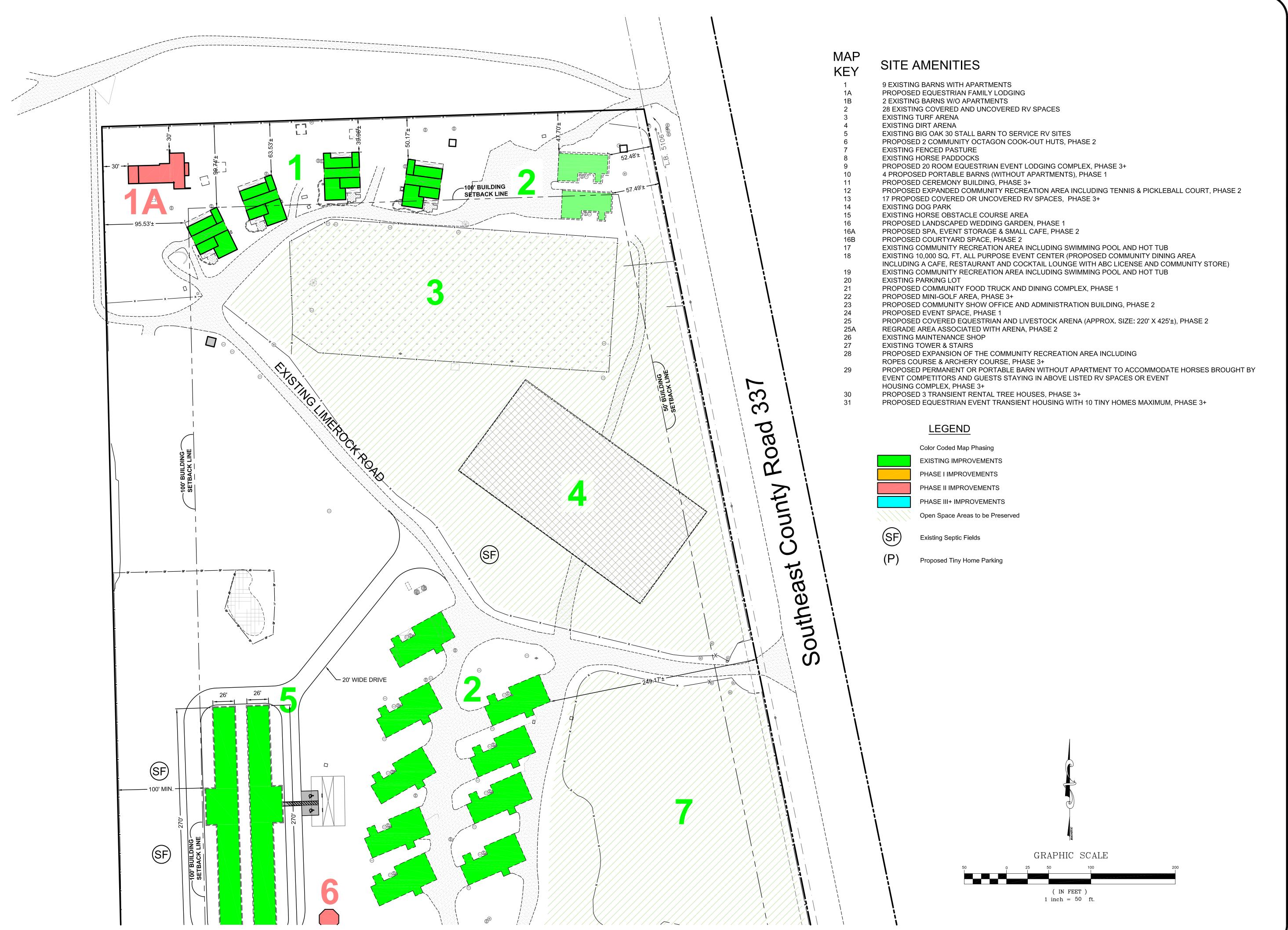
Assessed Value \$853,308

\$853,308

Taxable Value

Date created: 5/20/2019 Last Data Uploaded: 5/17/2019 5:16:09 PM

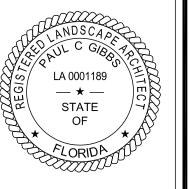






Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

This item has been electronically signed and sealed by Paul C. Gibbs, Registered Landscape Architect using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



BLACK PRONG EQUESTRIAN VILLAGE

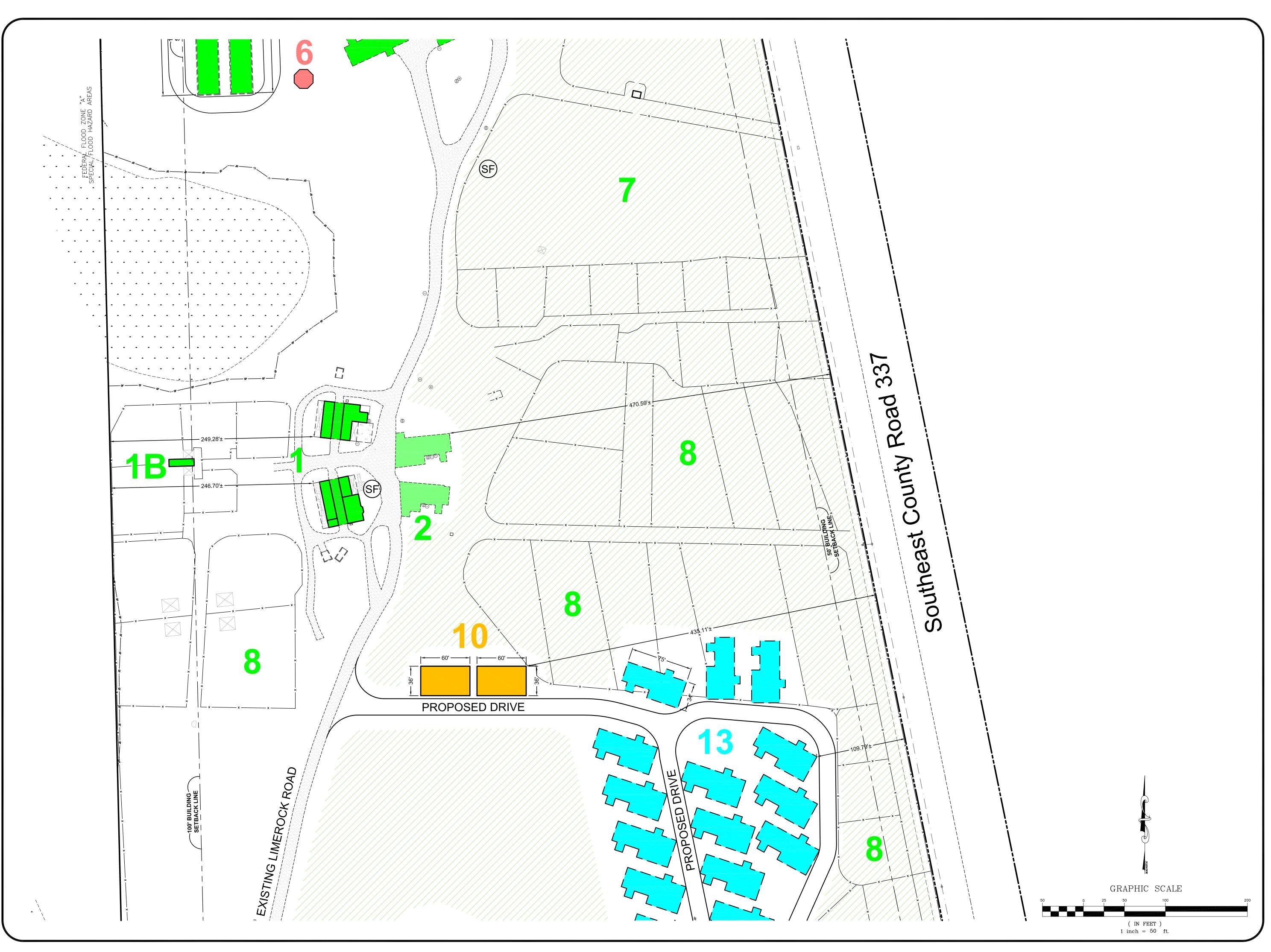


Final
Site Plan
12/20/21

450 SE County Road 337 Bronson, Florida

DRAWN BY:		PCG		
DATE:		12/20/21		
SCALE:			1" = 00'	
PLAN REVISIONS:				
KEY	DATE		REVISIONS	
Â	00/00/00			
<u>^2</u>	00/00/00			
<u>3</u>	00/00/00			

SHEET 1 OF 4



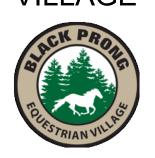


Paul C. Gibbs Registered Landscape Architect #LA0001189 State of Florida

This item has been electronically signed and sealed by Paul C. Gibbs, Registered Landscape Architect using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be



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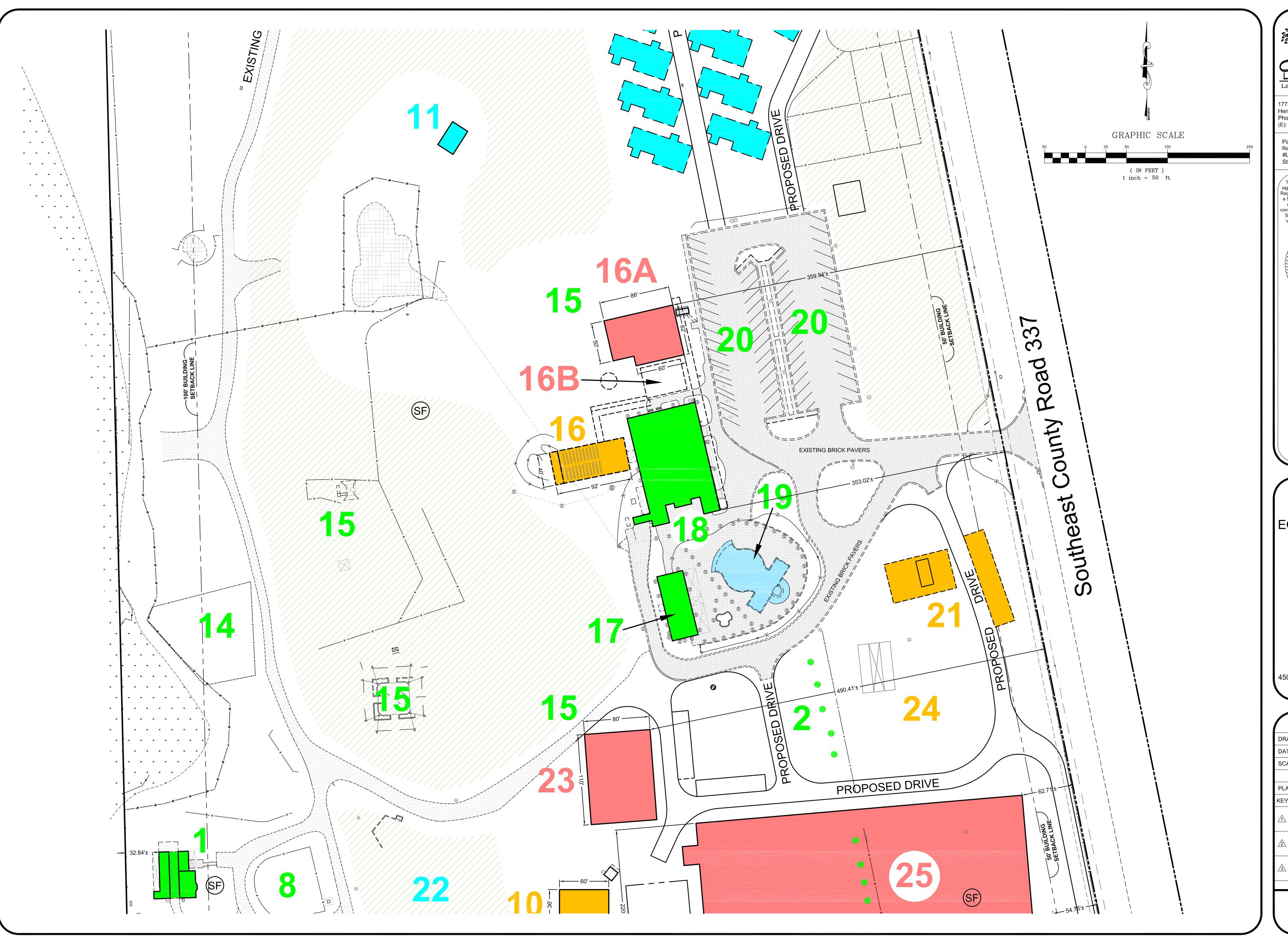


Final Site Plan 12/20/21

450 SE County Road 337 Bronson, Florida

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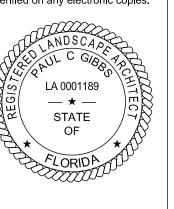
SHEET 2 OF 4





Paul C. Gibbs Registered Landscape Architect #LA0001189 State of Florida

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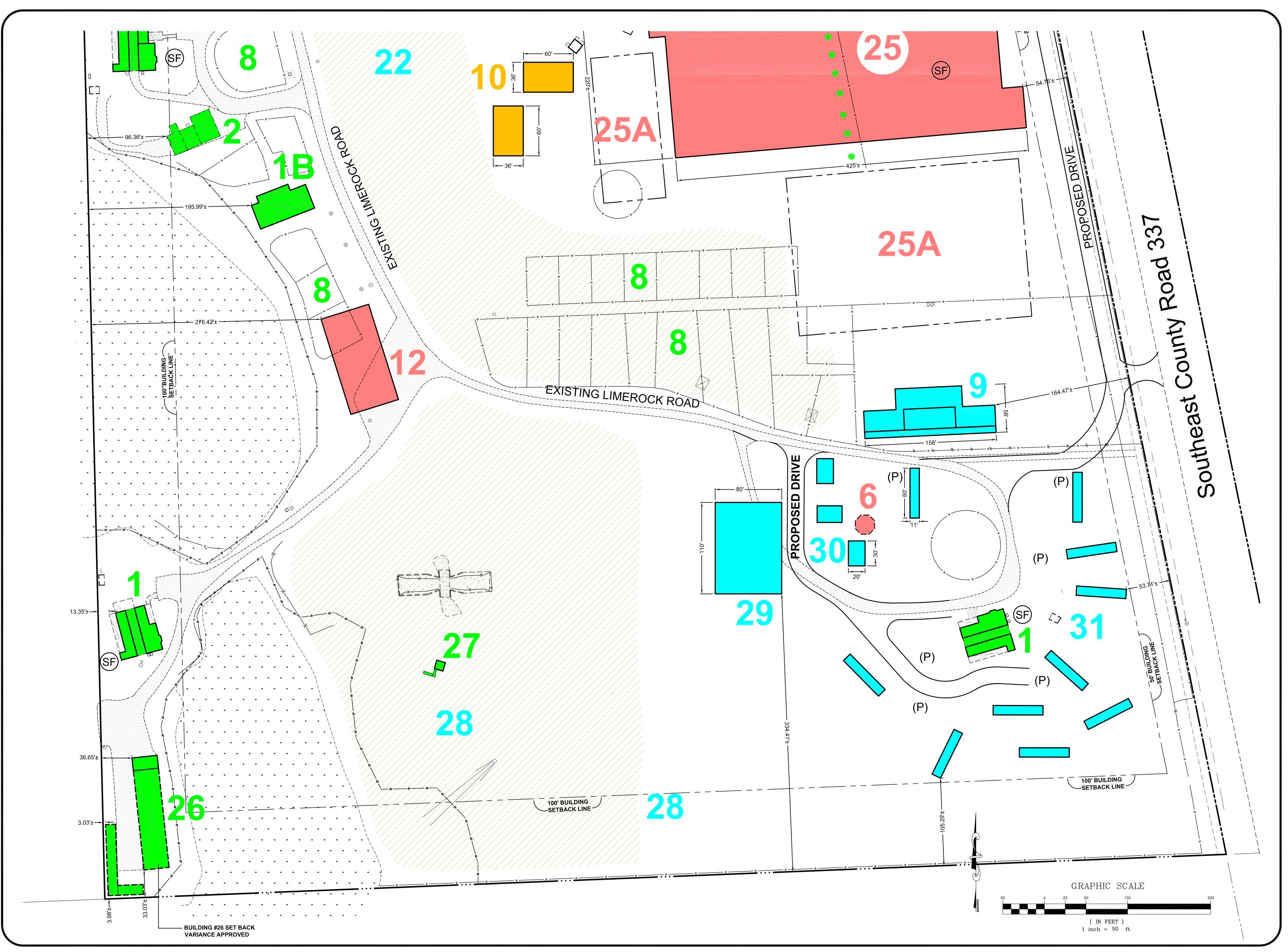


Final Site Plan 12/20/21

450 SE County Road 337 Bronson, Florida

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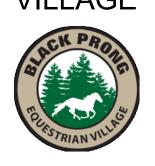


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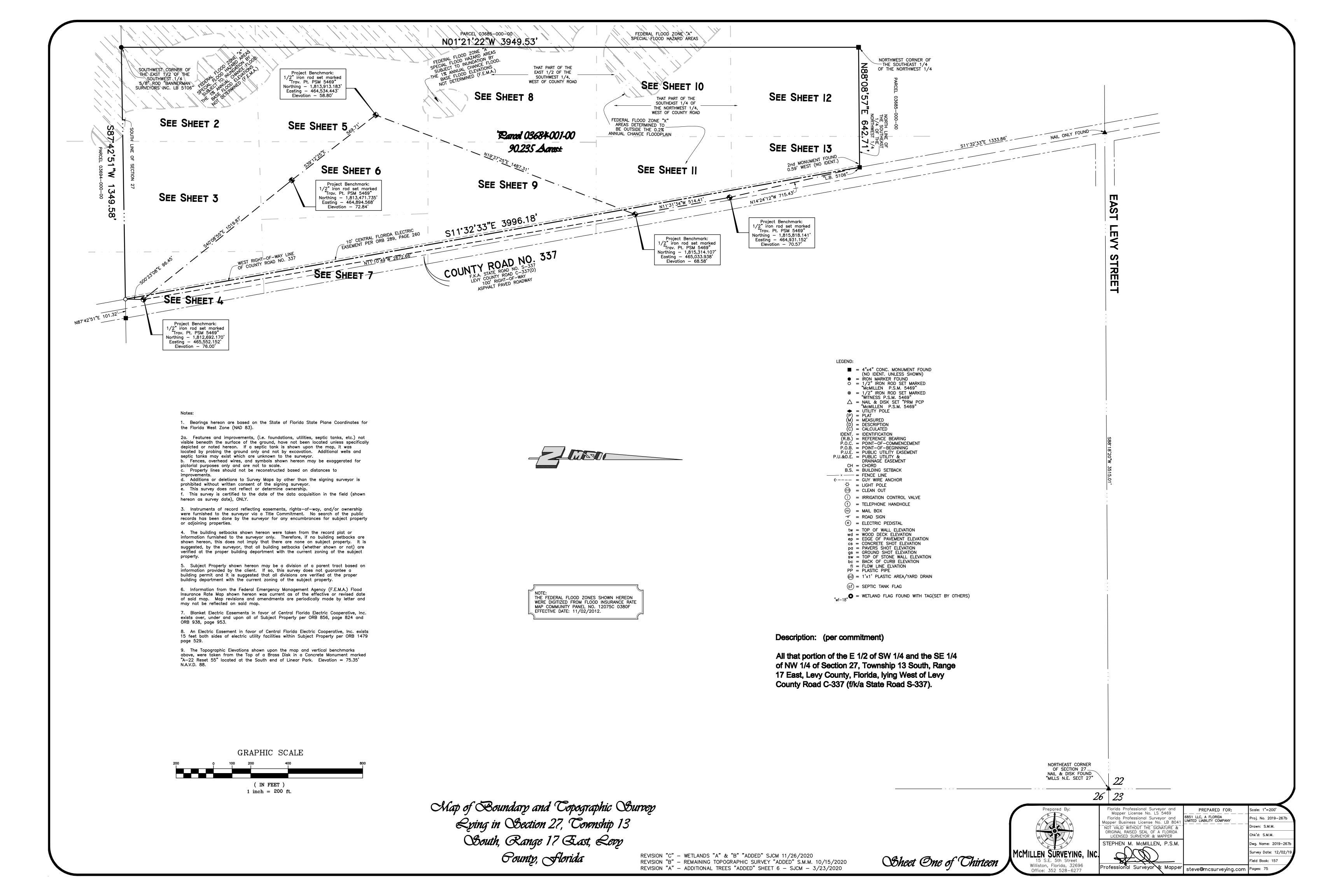


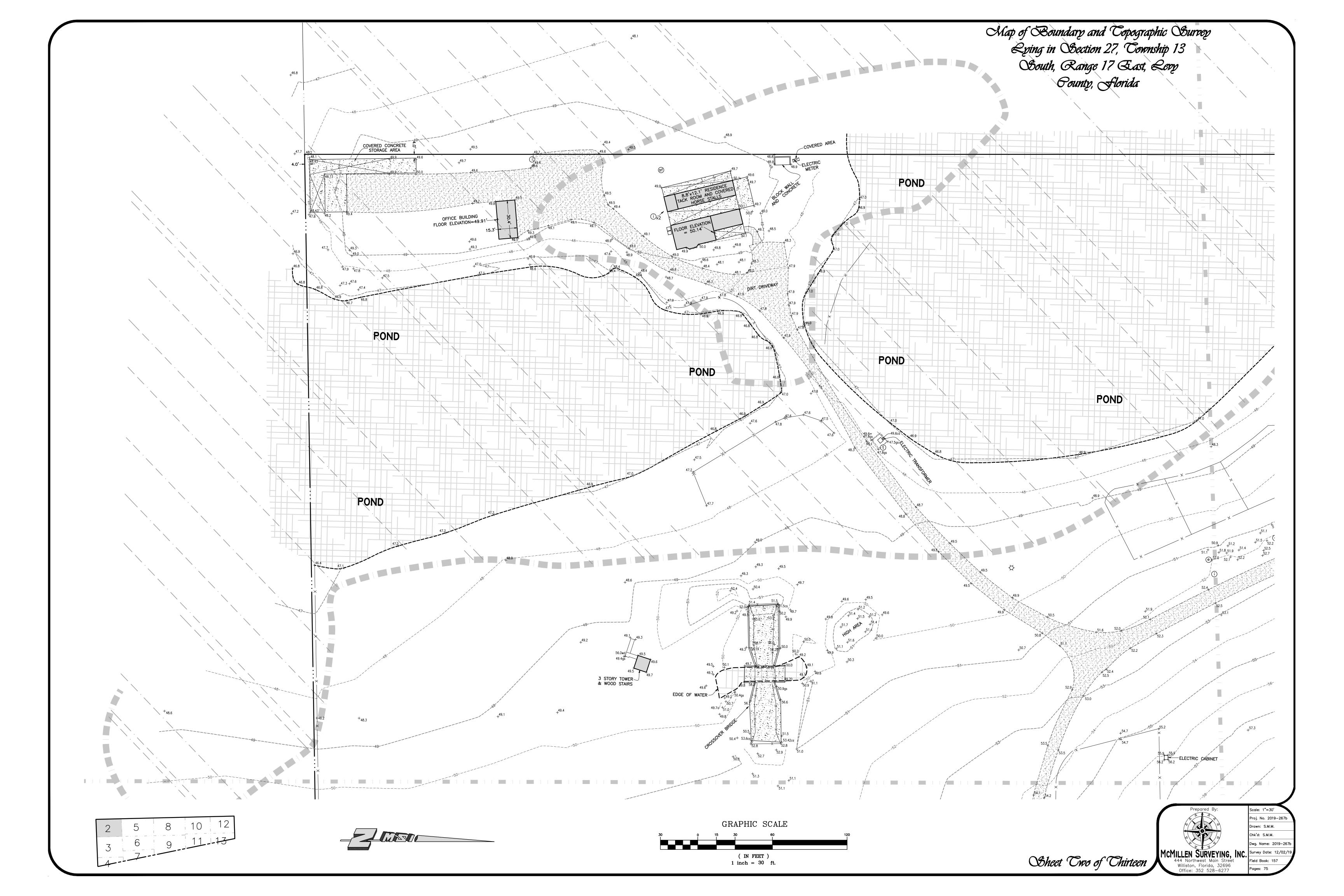
Final Site Plan 12/20/21

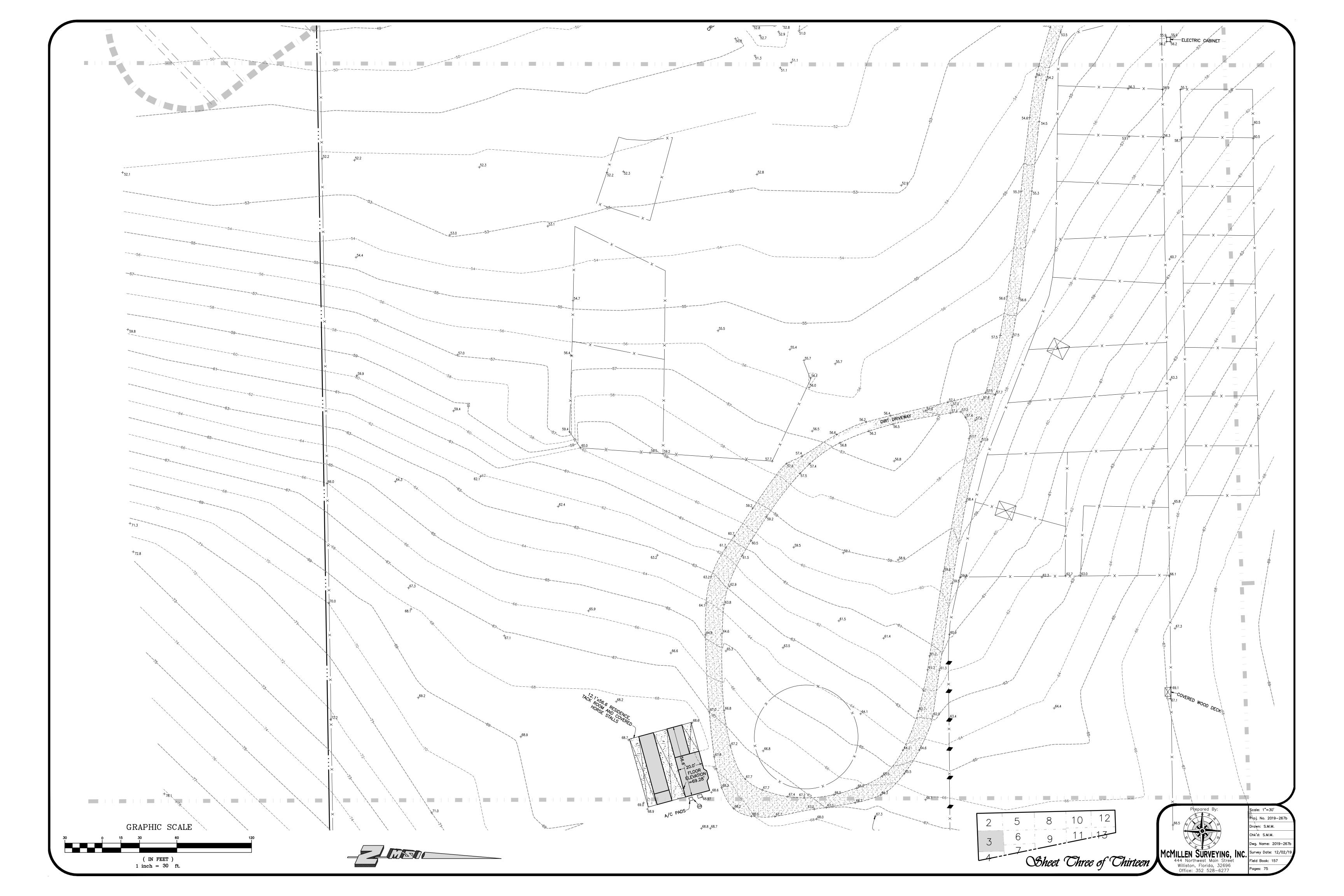
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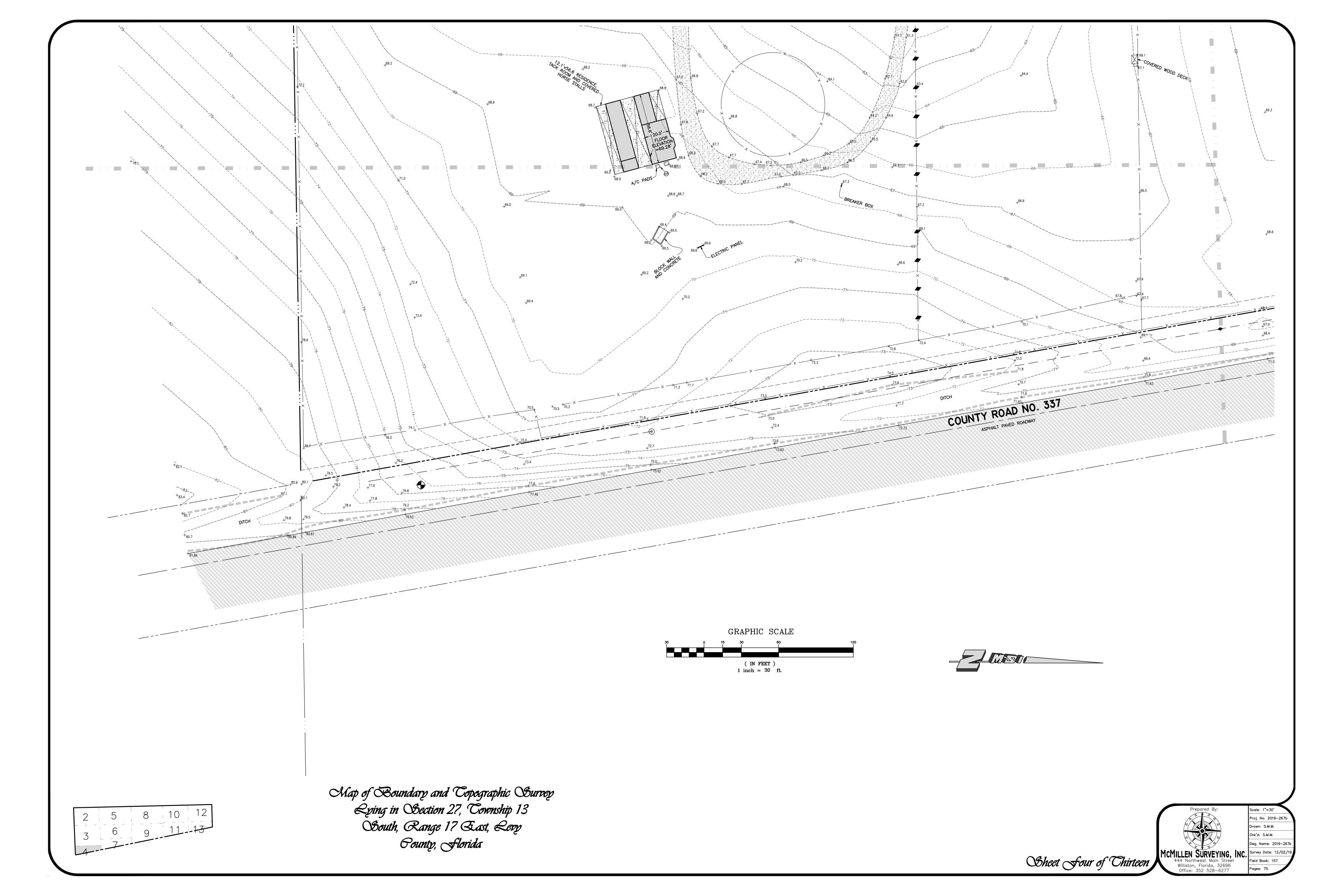
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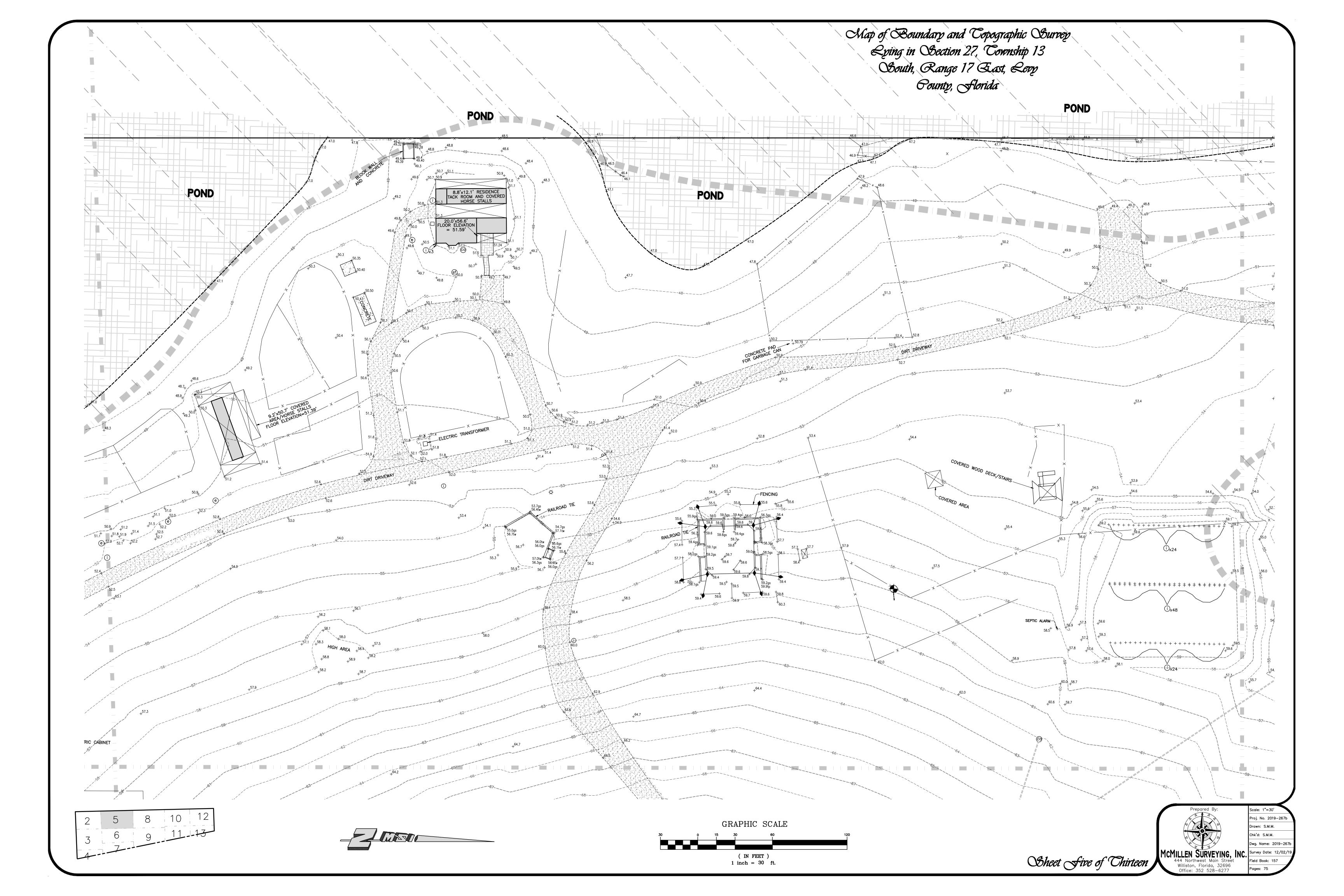
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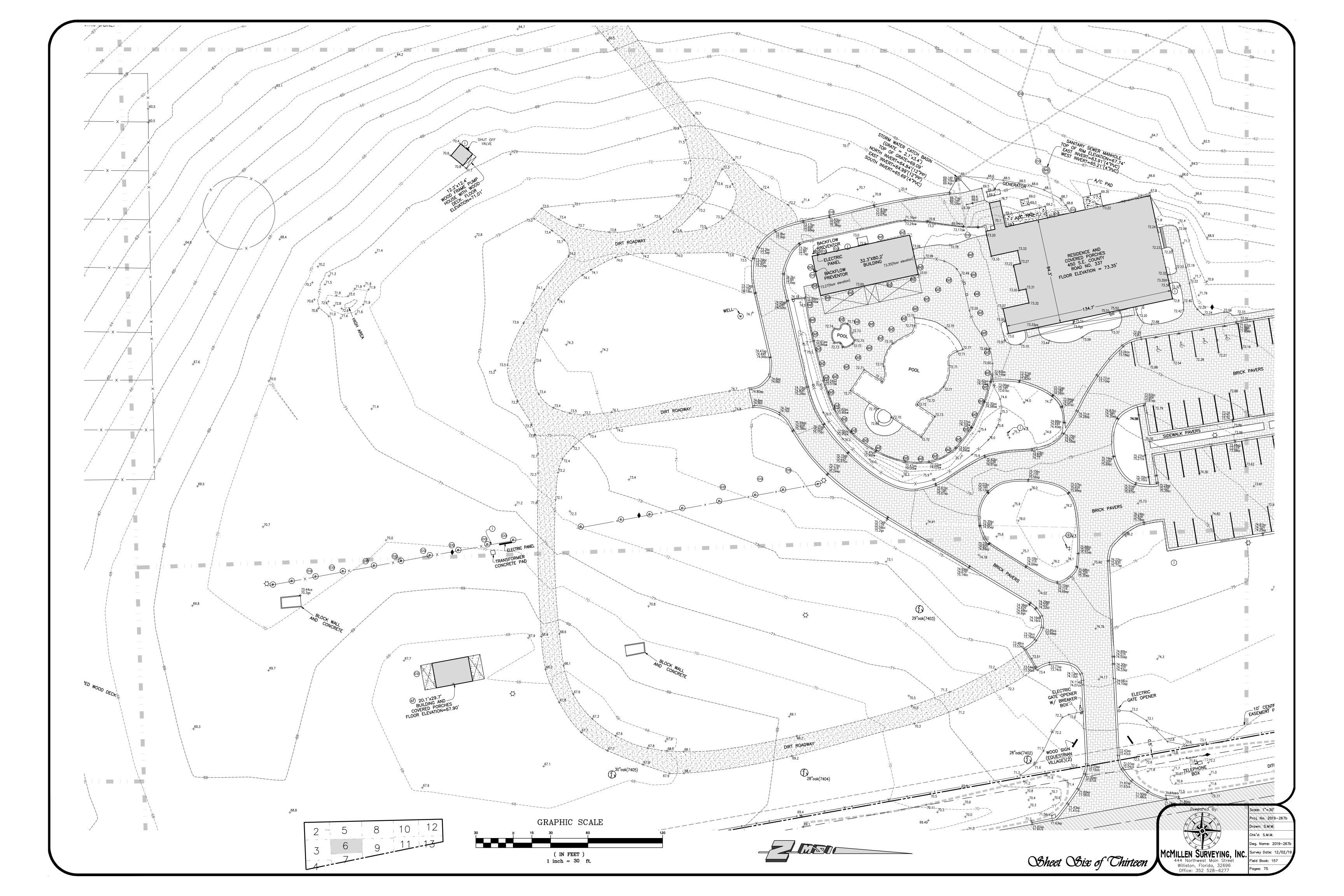


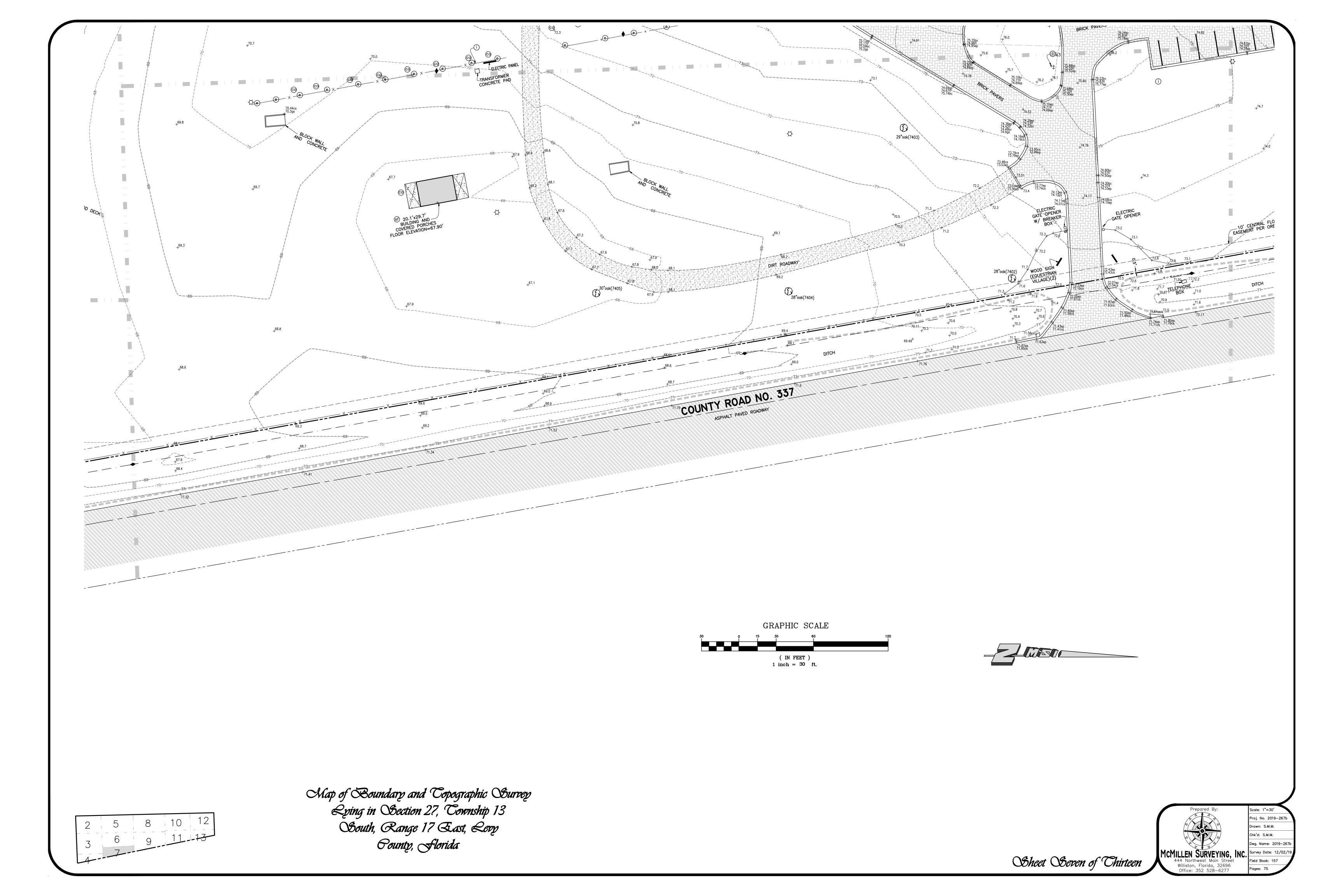


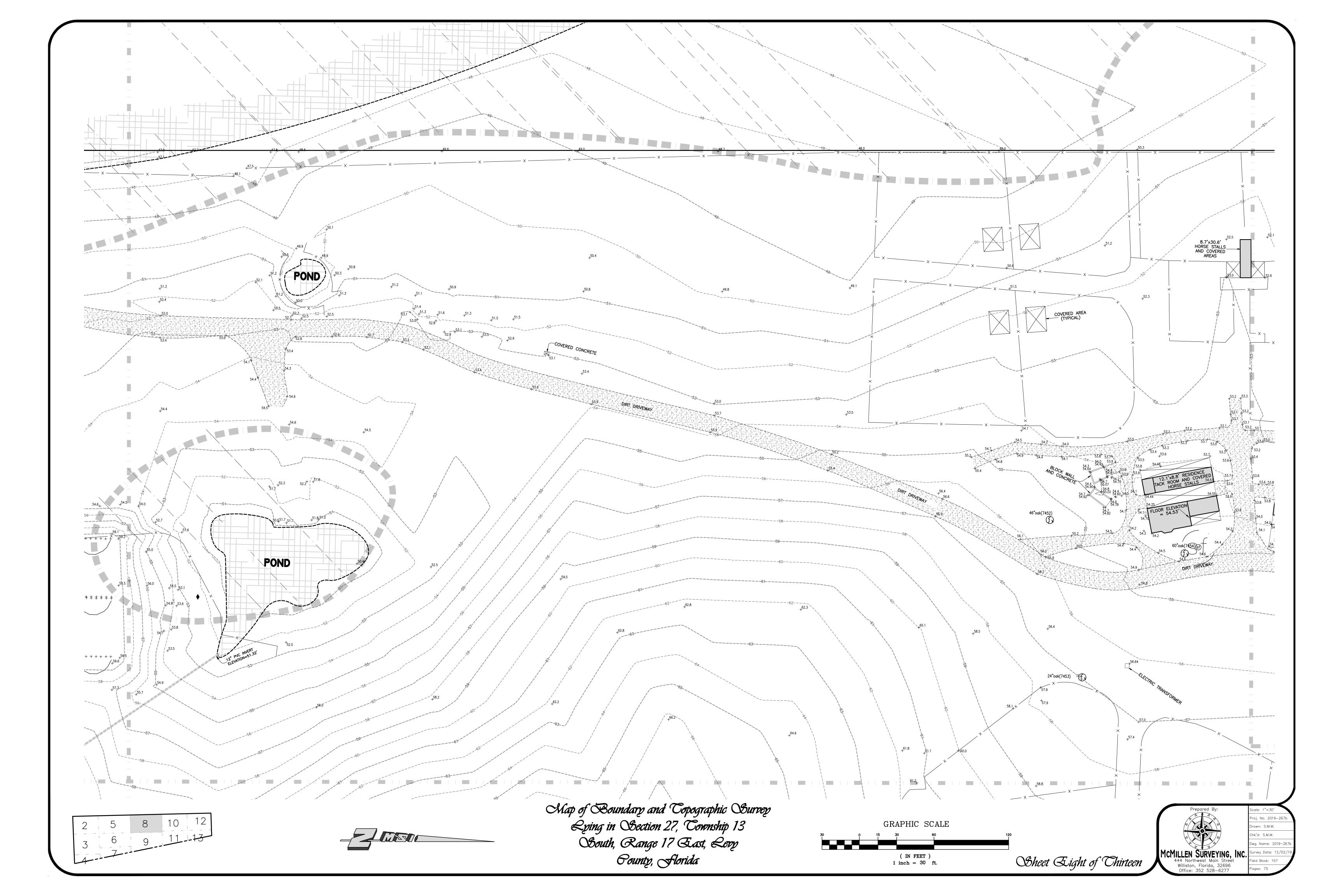


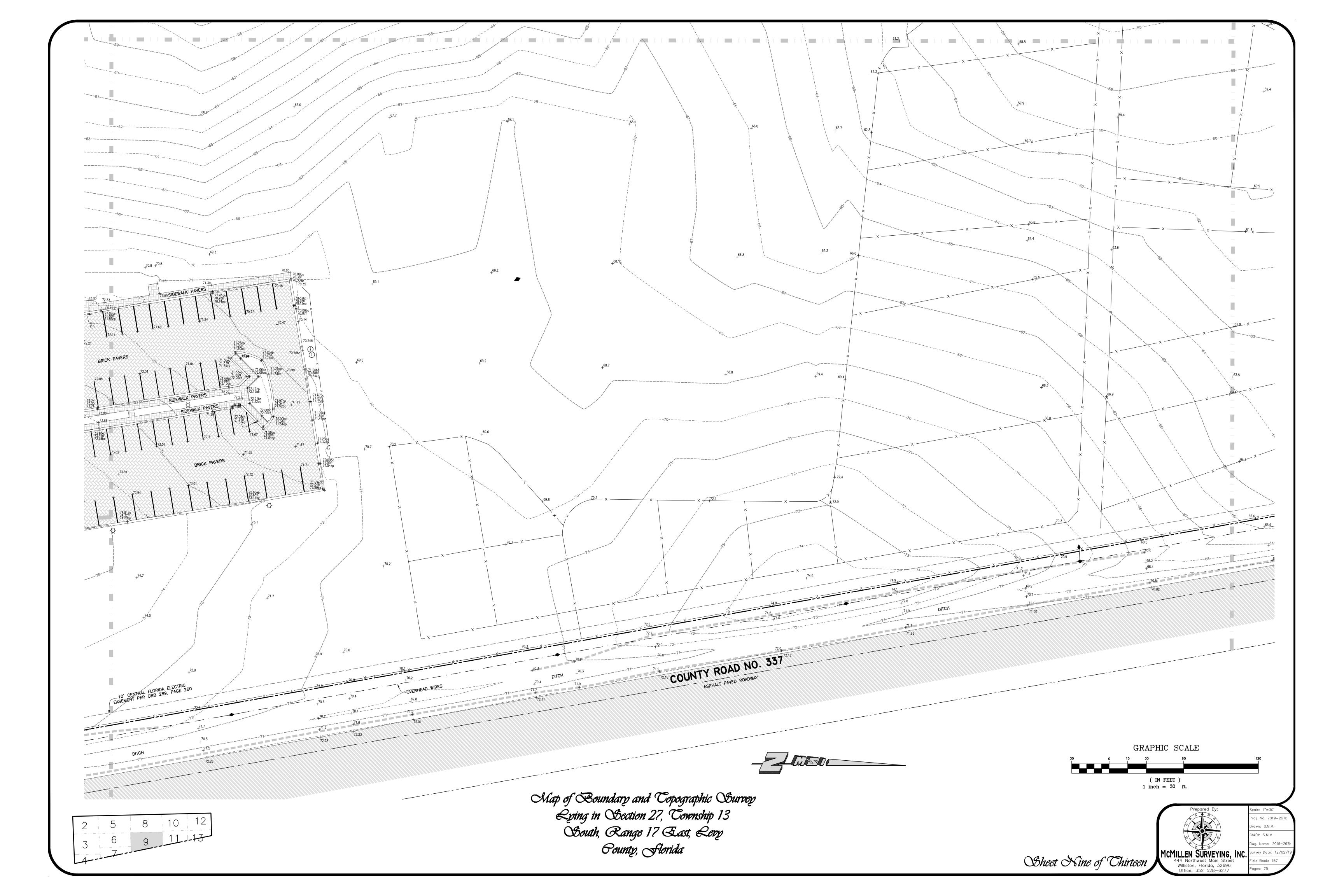


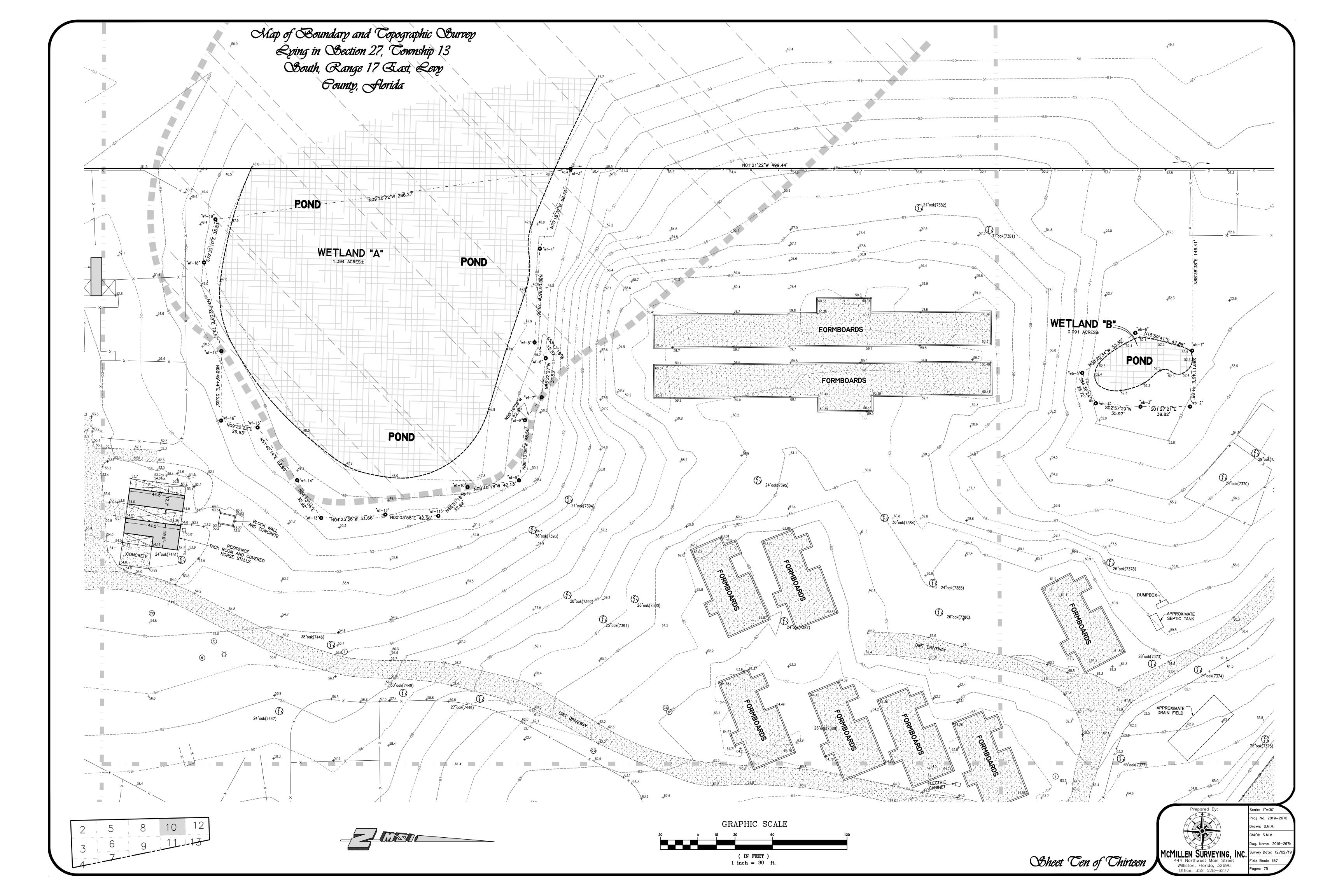


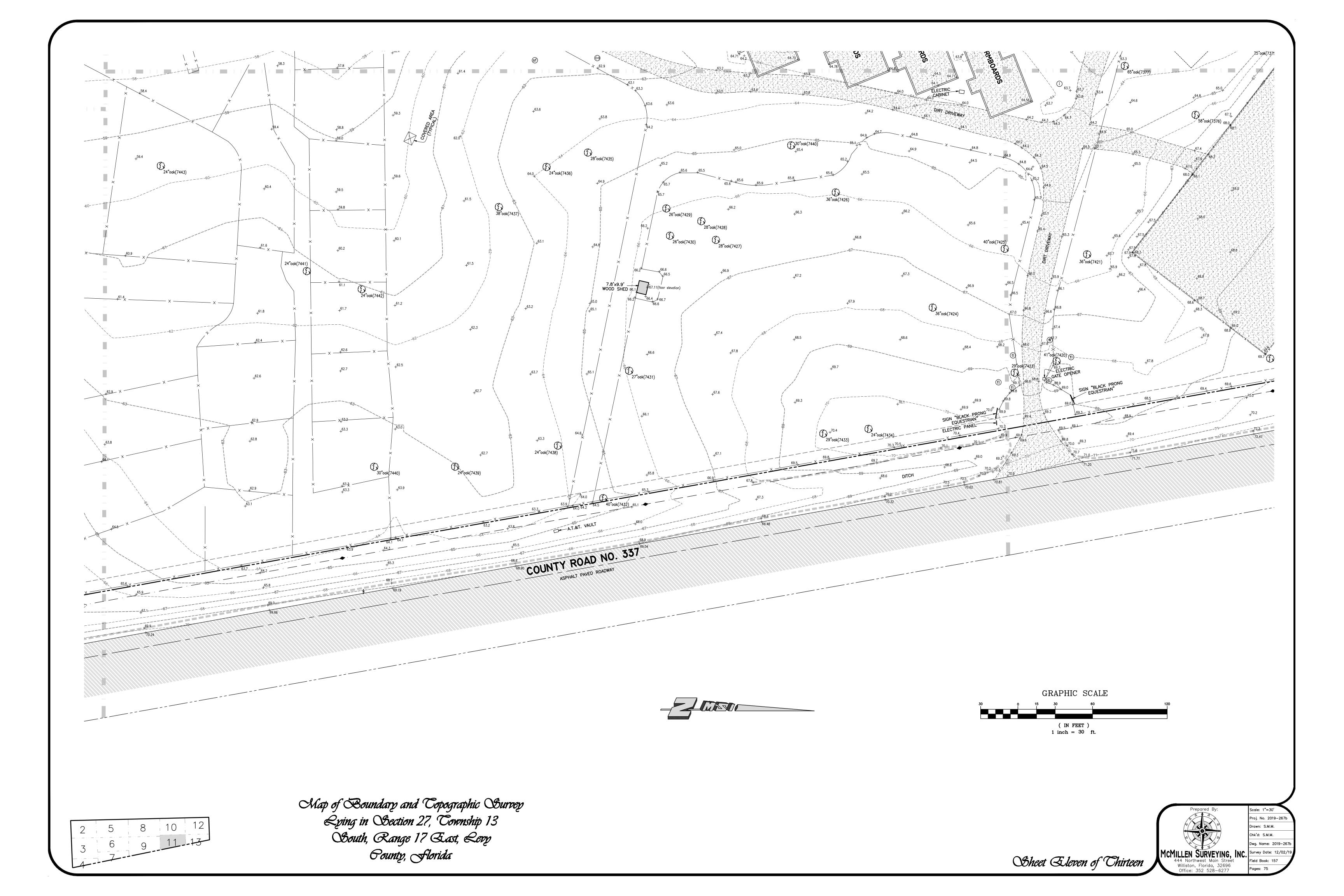


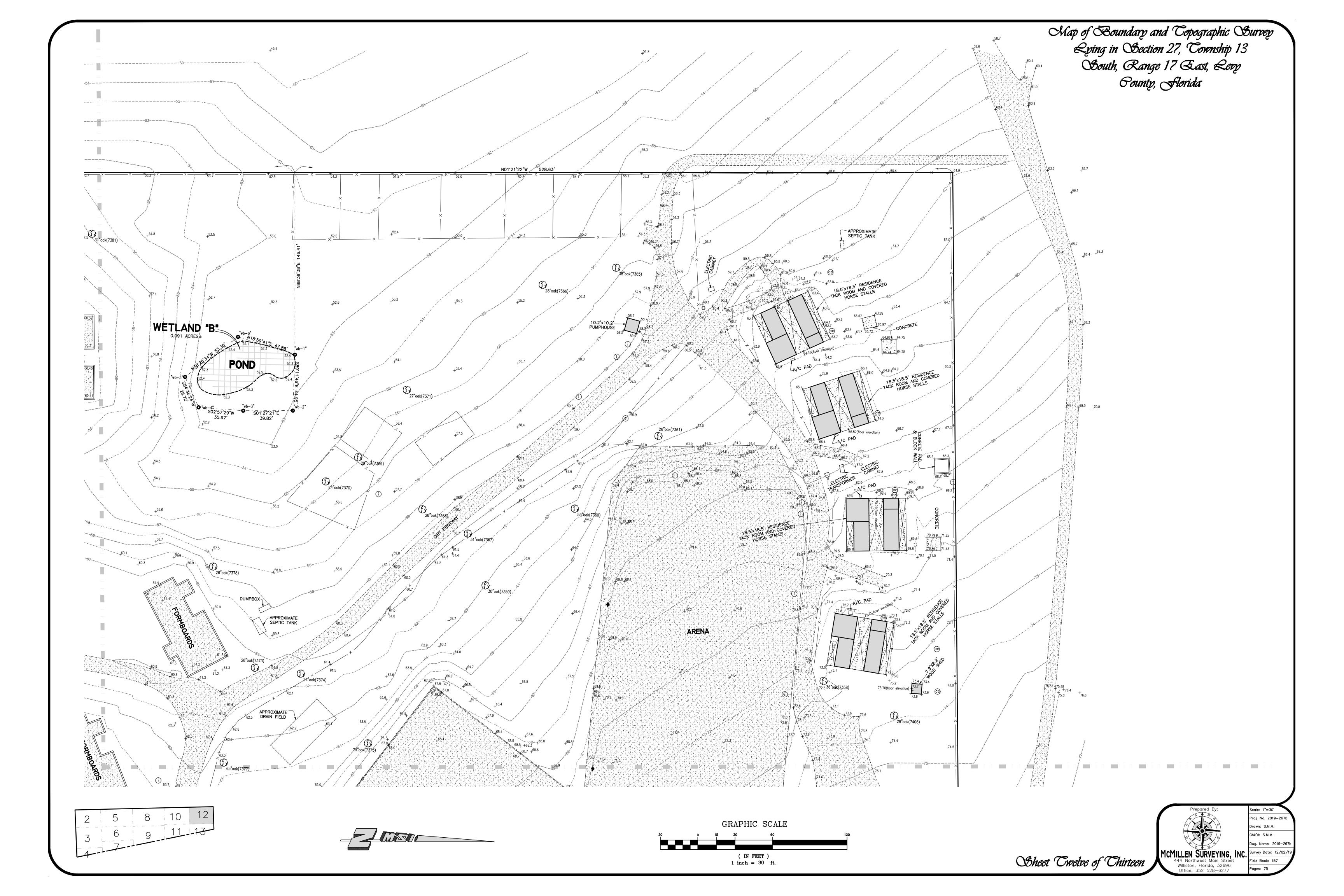


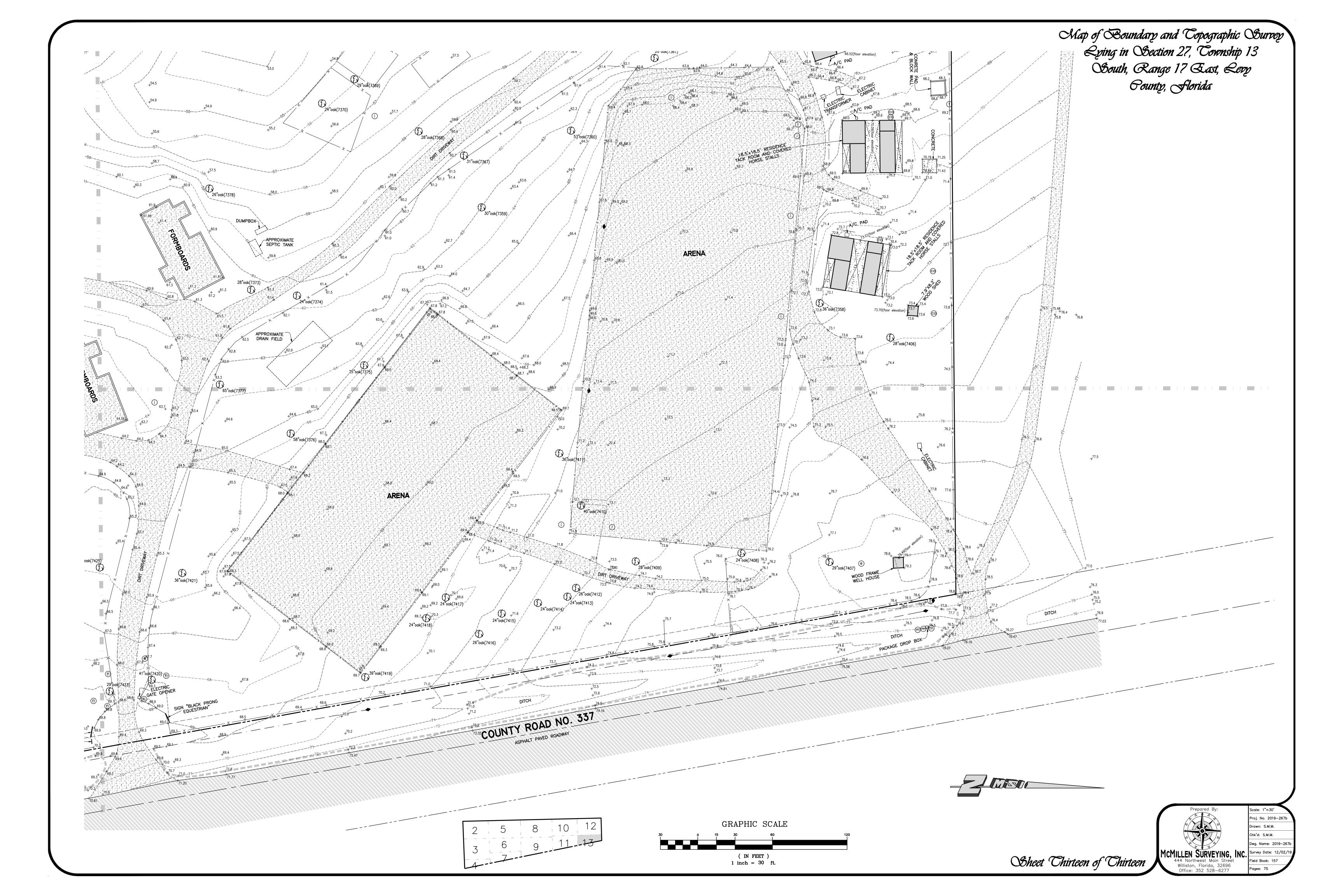












BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA

IN RE: PLANNED UNIT DEVELOPMENT APPLICATION 01-21
6851 LLC, a Florida Limited Liability Company, APPLICANT

ORDER TO APPROVE

on Article X unit deve Order as previous SEA 02- district, k and stru accomm	THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, 2021, after due public notice, being empowered under Chapter 50, KIII, Division 6, of the Levy County Code, to hear and decide requests for planned elopments, does hereby make the following statements and issues the following s to the above planned unit development application which will incorporate the sly approved special exceptions, SE 5-02, SEA 2-03, SEA 1-05, SEA 02-19, and -20, which allows outdoor commercial recreation in a Forestry/Rural Residential by improving existing facilities and structures and constructing additional facilities actures on the Subject Property, as described in Application, in order to nodate a phased expansion of events and off-season uses on the Subject of this approved planned unit development.						
C	On, 2021 the Board of County Commissioners conducted a public hearing on Application (the Application), at which public hearing the Board heard and considered the presentations of the Applicant						
a	and any other interested parties, in favor and against, the Application. It the public hearing on Application, the Board of County						
C D R	Commissioners was presented with and considered the Staff Report of the Development Department, dated, 2021 regarding the Application (Staff Report), the recommendations of the Planning Commission for the Application, and all testimony and evidence presented at that time.						
3. B re pi C ai	Based on the findings and analysis presented in the Staff Report, the ecommendations of the Planning Commission, and the testimony and evidence presented at the public hearing on the Application, the Board of County Commissioners has determined that the applicable intent, requirements, criteria, and standards set forth in Chapter 50, Article XIII, Division 6, Sections 50-902, 50-103, 50-904, and 50-189(c), of the Levy County Code, have been met, provided that certain conditions apply.						
Α	accordingly, it is hereby:						
for th	ORDERED that Planned Unit Development Application is hereby approved for the property described in Exhibit "A" attached hereto and incorporated herein by this reference, subject to the following conditions:						

CONDITIONS OF APPROVAL – GENERAL CONDITIONS

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

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

Application _____ means the request filed by 6851 LLC with Levy County for a planned unit development incorporating the prior approved special exceptions, special exception amendment to amend the previously approved special exception SE 5-02, SEA 2-03, SEA 1-05, SEA 02-19, and SEA 02-20, which allows outdoor commercial recreation in a Forestry/Rural Residential district, by improving existing facilities and structures and constructing additional facilities and structures on the Subject Property, as described in Application ______, in order to accommodate a phased expansion of events and off-season uses on the Subject Property, including the completed application form and all additional documents submitted by the Applicant.

County means Levy County, Florida.

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

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

- 2. The Conditions of Approval contained in this Order are enforceable against the Applicant, any of the Applicant's parent entities, any of the Applicant's subsidiary entities that are involved in any way in the activities, uses, or operations approved by this Order, the owner of the Subject Property, any operator of the activities or operations approved by this Order, or any of their successors or assigns, jointly and severally. In addition, any decision, approval, or determination made or required to be made by the County or the Department pursuant to any Condition of Approval contained in this Order will be final.
- 3. All prior special exception approvals, including conditions and associated site plans, are hereby vacated and rendered null and void. Prior special exception approvals have been subsumed by the approved planned unit development requested by the Applicant and approved herein.
- 4. This Order is for a planned unit development to permit improvements to existing facilities and structures and constructing additional facilities and structures on the Subject Property, as described in the Application, in order to accommodate a phased expansion of events and off-season uses on the Subject Property, and for no other purpose. This Order is also subject to any and all conditions or requirements contained in all applicable provisions of the Levy County Code, regardless of whether such condition or requirement is expressly set forth in these

- Conditions of Approval, so long as the express conditions of this approval do not contradict such conditions or requirements.
- 5. Issuance of this Order does not in any way create any rights on the part of the Applicant to obtain a permit from any state or federal agency and does not create liability on the part of the County for issuance of this Order if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in violation of state or federal law.
- 6. All other state or federal permits applicable to the approvals granted by this Order must be obtained prior to commencement of any activities, site preparation, construction or development of the Subject Property proposed or requested in the Application.
- 7. All improvements to facilities and structures and construction of any new facilities and structures and any additional improvements described in the Application shall be completed prior to December 31, 2031. In the event Applicant will not complete all improvements or construction of new facilities and structures and any other improvements by that date, Applicant must receive approval for an extension from the Levy County Board of County Commissioners.
- 8. Applicant shall notify the Department of any changes in the phases as set forth in the Application prior to implementing any such changes. Changes that require notification will include, but not be limited to, changes in the time frames for each phase, changes to specific projects contained in each phase (i.e., changing a project from one phase to another), and the addition of a phase (not to include addition of any projects). The Director of the Department will have the authority to approve any such changes, provided that no additional facility or structure is added to any phase that is not already contained in the Application and provided further that no phase will extend beyond December 31, 2031, as provided in Condition 7 above. Any additional facility, structure or use that is not already proposed or approved in the Application will require an additional amendment to PUD.

CONDITIONS OF APPROVAL – SPECIFIC CONDITIONS

1.	Development	shall	be	generally	in	accordance	with	the	latest	Site	Plan
	submitted as part of the Application and dated							, 2021	l.		

2. Uses:

- a. Full-service equestrian resort and associated facilities, including animal care, grooming and veterinary services.
- b. Single-family dwelling units, not to exceed a total of 4. These units may be used as transient housing if properly registered as such.
- c. Stables, barns, corrals, feeding stations, pastures, event arenas or pavilions, facilities associated with equestrian activities, storage areas for equipment used to maintain the facilities and equipment

- maintenance facilities for servicing and repair of equipment, tack and related materials used in the equestrian resort facilities.
- d. Hotel, motel, efficiency, cottage and associated transient rental facilities, not to exceed a total of 33 total rental units.
- e. A 20-room equestrian event lodging complex.
- f. A 10 unit tiny home village for transient rentals.
- g. Recreational vehicle sites, not to exceed a total of 55 (Including the 10 in the tiny home village mentioned above).
- h. An equestrian event center, including restaurant and cocktail lounge facilities.
- i. Commercial recreation enterprise, including retail sales, including of convenience foods and beverages, a restaurant and cocktail lounge (consumption of alcoholic beverages, including beer, wine, and liquor), food service, and catering, and services (facilities not to exceed 5,000 square feet building envelope) intended to provide basic necessities and services for participants, guests and patrons of the facilities at public events and closed private events, such as equestrian competitions and training seminars, herding dog trials and classes, livestock exhibitions, equestrian themed weddings, various types of agricultural and educational camps, along with local community events and nature-based corporate retreats.
- j. Day-care center.
- k. An area designated for location of food trucks (food and alcoholic beverages).
- I. A chapel and an event center, including indoor and outdoor event venues, including catering, for guests and patrons of the facilities.
- m. Recreational uses such as swimming pools, miniature golf courses, zip line courses, rope courses, tennis, pickleball, bocce ball, fire pits and barbecue facilities, primitive camping (not to exceed 50 campsites), and similar recreational types of uses as generally located on the Site Plan.
- n. All necessary infrastructure requirements for servicing the livestock and support animals, guests and patrons of the facility.
- o. Signs in accordance with existing regulations.
- p. Fences in accordance with existing regulations.
- q. General farming and forestry.
- r. Nurseries and greenhouses.
- s. Essential public utility services.
- t. Private club, enclosed clubhouse and lodges.
- u. Private club, outdoor recreation including hunt clubs, bridle trails, nonvehicular trail facilities and other similar uses.
- v. Outdoor passive recreation.
- w. Public parks, noncommercial playgrounds and other public recreational facilities.

- x. Parks and recreational areas accessory to residential development including swimming pools and facilities, fitness facilities, and similar uses.
- y. Minor excavation and fill activities or operations for water management purposes.
- Future development of the site will be required to provide updated site plans to the Florida Forest Service to inform that agency regarding development of the subject property to allow for coordination with forest conservation and recreation activities in the Goethe State Forest.
- 4. Access to the subject property will be as generally depicted on the Site Plan, but will be coordinated with Levy County for any necessary site-related improvements related to the traffic impacts that are anticipated as part of the development program of the subject property.
- 5. Setbacks from external property lines will be as depicted on the Site Plan, will be not less than 30' from external property lines, and are hereby approved as part of this Order to Approval.
- 6. Internal roadways will consist of paved dust-free surfaces for all handicap parking areas, but may consist of base rock material and stabilized sub-base materials consistent with the necessary load bearing ratios for the traffic proposed in the final design elements of the construction plans.
- 7. Drainage facilities will be designed to implement Best Management Practices where practicable and in accordance with the permitting requirements of the applicable agency with oversight (including any applicable exemptions). Drainage facilities will, to the greatest extent practicable, be low impact design, and 100% impervious surfaces will be limited to areas where no alternative options are available.
- 8. On-site wastewater treatment facilities will be properly permitted in accordance with all applicable regulations.
- 9. On-site potable water facilities will be properly permitted in accordance with all applicable regulations.
- 10. The existing equipment shed, six (6) existing barns, and the proposed equestrian family lodging building are authorized to be placed with the 100-foot buffer required by Section 50-189(c), Levy County Code, at a minimum of 30 feet from the Subject Property line.
- 11. This planned unit development resolution is intended to replace all prior special exception approvals. It is not the intention, however, that this resolution repeal any of the prior approvals, rather that prior approvals have been carried forward and incorporated into this resolution along with additional elements that are intended to comprise the ultimate build-out of the proposed equestrian resort facility. In case of any conflict between the terms of this Order and the terms of the prior special exceptions for this property, the terms of this Order shall prevail.

FINDINGS OF FACT

- 1. The requested Planned Unit Development will provide additional choices in the types of environment, occupancy, tenure, and community facilities available to existing and potential county residents at all economic levels.
- 2. The requested Planned Unit Development will provide usable open space and recreation areas.
- The requested Planned Unit Development will provide convenience in location of accessory commercial and service areas for guests and patrons of the facilities.
- 4. The requested Planned Unit Development will provide for preservation of trees, outstanding natural topography and geologic features and prevention of soil erosion as part of the development plan.
- 5. The requested Planned Unit Development will provide creative use of land and related physical development to allow an orderly transition of any land necessary to change from rural to urban uses.
- 6. The requested Planned Unit Development will provide an efficient use of land resulting in smaller networks of utilities and streets.
- 7. The requested Planned Unit Development will provide a development pattern in harmony with the objectives of the master plan in regard to agricultural land use.
- 8. The requested Planned Unit Development will provide a more desirable agricultural environment than would be possible through the strict application of other articles of this division.
- 9. The requested Planned Unit Development will have no impact upon preservation of historic structures as there are no historic structures on the subject property.
- 10. The requested Planned Unit Development will provide a subject property of ±90.0 acres, a size considerably above the 20-acre minimum site area.
- 11. The requested Planned Unit Development will provide a development plan for a project that is owned by a single entity, and that plan will be binding upon all existing and future owners until such time as it is changed through the normal public hearing process.
- 12. The requested Planned Unit Development will provide uses permitted by the Levy County Land Development Regulations at densities and intensities that are consistent with the Levy County Comprehensive Plan.
- 13. The requested Planned Unit Development is not requesting density bonuses.
- 14. The requested Planned Unit Development will provide a mix of land uses that assists in meeting existing community demands, including areawide as well as local considerations.
- 15. The requested Planned Unit Development will provide a mix of housing and recreational opportunities for all economic levels.

- 16. The requested Planned Unit Development is consistent and compatible with the Goals, Objectives and Policies of the Levy County comprehensive plan.
- 17. The requested Planned Unit Development will provide unified ownership and maintenance of all of the facilities for the equestrian resort and accessory uses.
- 18. The requested Planned Unit Development has provided adequate indications of how the staging is to proceed.
- 19. The requested Planned Unit Development has provided satisfactory evidence of the applicant's competence to carry out the plan and awareness of the scope of such a project, both physical and financial.
- 20. The requested Planned Unit Development will provide average and maximum drainageway and streamflow discharges before and after development based upon estimates of a registered engineer.
- 21. The requested Planned Unit Development has provided documentation of environmentally unique or endangered areas and the protection of natural resources.

resources.		
DONE AND ORDERED effective as of	this, 2021.	
	BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA	F
	, Chair	
ATTEST: Clerk of Circuit Court and Ex Officio Clerk to the Levy County Board of County Commissioners.		
, Clerk	_	
	APPROVED AS TO FORM AND LEGA SUFFICIENCY:	۱L
	, LEVY	