

## **Horseshoe Estates – Narrative**

Horseshoe Estates is an Equestrian Community consisting of 46 residential lots spanning across 48 acres with a mix of 1-Acre & ½ Acre lots. The inspiration for this proposed project was drawn from the feedback we had gathered from members of the local community and city staff members alike. One of the re-occurring themes in the feedback we received, was that the surrounding area is agricultural and staff & residents want to maintain & preserve that character. Especially when it comes to the addition of a new community in the area.

We understand that as a city, the sole purpose of allowing new developments is to create and provide opportunities for the city and its residents. Our goal for this proposed project is to create opportunities for those who are interested in equestrian living but are unable to pay the high price of constructing their own ranch.

When designing the concept of the community, it was important that we limit density to maintain & preserve the rural character of the area, so we decided to limit the density to have no more than one unit per acre. The concept plan currently has 46 total lots with a mixture of one-acre and half-acre lots. Each lot will have a home with a detached, accessory structure containing one or two horse stables and a feed room as well. The community will also provide a connection to the East Central Regional Trail so residents may ride their horses directly to and on the trail. In addition to the trail access, the section of the site located directly south of the trail will be strictly open space with the addition of trail paths and picnic benches, preserving most, if not, all the existing trees.

We are excited to explore the possibility of creating a unique community like this in the City of Deltona and look forward to working collaboratively with city staff and the community to bring this vision to life while honoring the area's rural and agricultural heritage.