



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION**
123 West Indiana Avenue, DeLand, Florida 32720
(386) 736-5959

PUBLIC HEARING: September 16, 2021 – Planning and Land Development Regulation Commission (PLDRC)

CASE NO: CPA-21-016

SUBJECT: Small-scale comprehensive plan amendment from the Agricultural Resource (AR) future land use designation to the Rural (R) designation.

LOCATION: North side of Marsh Road, approximately 1.5 miles southeast of the intersection with State Road 11

APPLICANT(S): James Barnhill, agent for owner

OWNER(S): Terri Lynn Barnhill Family Share Trust

I. SUMMARY OF REQUEST

The applicant is requesting a small-scale future land use amendment for a 20-acre parcel from Agricultural Resource (AR) to Rural (R). If approved, the applicant intends to rezone the amendment area from the Prime Agriculture (A-1) zoning classification to the Rural Agriculture (A-2) zoning classification. A companion rezoning application (Z-21-131) has been concurrently submitted with this future land use amendment application.

Staff Recommendation:

Find the future land use amendment consistent with the Comprehensive Plan and forward the application, case number CPA-21-016, to County Council with a recommendation of approval to transmit to the Department of Economic Opportunity for expedited state review and to the Volusia Growth Management Commission (VGMC) for certification.

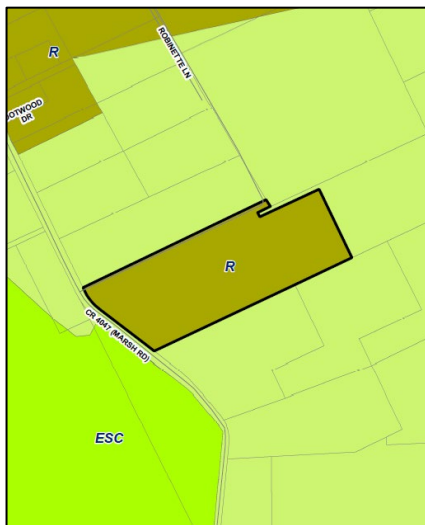
II. SITE INFORMATION

- 1. Location: North side of Marsh Road, approximately 1.5 miles southeast of the intersection with State Road 11.
- 2. Parcel No(s): 6037-01-00-0100
- 3. Property Size: +/- 20 acres
- 4. County Council District: 4
- 5. Zoning: Current – Prime Agriculture (A-1)
Proposed – Rural Agriculture (A-2)
- 6. FLU Designation: Current – Agricultural Resource (AR)
Proposed – Rural (R)
- 7. Overlay Districts: None
- 8. Adjacent Zoning and Land Use:

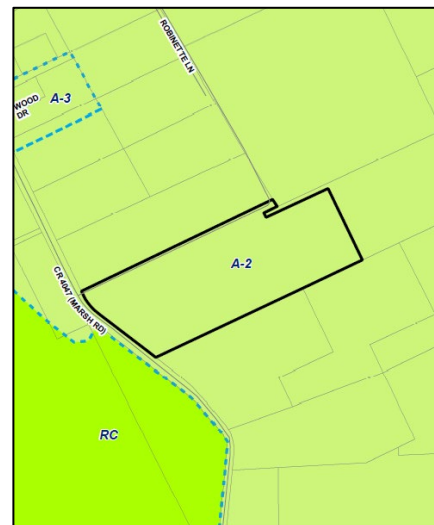
Direction	Zoning	Future Land Use	Existing Use
North	Prime Agriculture (A-1)	Agricultural Resource	Agriculture Large Lot Single-family residential
East	Prime Agriculture (A-1)	Agricultural Resource	Large Lot Single-family residential
South	Prime Agriculture (A-1) Resource Corridor (RC)	Agricultural Resource Environmental Systems Corridor	Agriculture Large Lot Single-family residential
West	Prime Agriculture (A-1)	Agricultural Resource	Vacant/wooded Single-family residential

9. Maps

PROPOSED FUTURE LAND USE MAP



PROPOSED ZONING MAP



III. BACKGROUND

The owners of the 20-acre subject parcel desire to split the property into two 10-acre parcels. The current future land use designation of Agricultural Resource allows a density of one dwelling unit per 10 acres, and the current A-1 zoning classification requires a 10-acre minimum lot size. The owners proceeded to submit an application to accomplish the subdivision and were informed that their 20-acre parcel is subject to a prescriptive right-of-way dedication along Marsh Road. By operation of law, a road constructed or maintained by the County for the required number of years is deemed to have the title dedicated to the County to the extent of the maintenance. The prescriptive dedication of right-of-way reduces the size of the overall parcel to less than 20 acres. Therefore, in order to split the lot into two parcels, a future land use amendment is needed to allow a density greater than one dwelling unit per 10 acres, and a rezoning is needed to allow a parcel that is less than 10 acres in size.



The property fronts on Marsh Road, which is classified as a Rural Collector roadway. Pursuant to Section 72-612 of the Land Development Code, a right-of-way width of 80 feet is required for rural collector roads. Measuring from the centerline of the road, 40 feet of right-of-way is required from the subject parcel. There is a 20-foot prescriptive right-of-way that has been historically maintained by the County that must be conveyed by warranty deed. The additional 20 feet may be dedicated by easement. The effect of the dedication of the prescriptive right-of-way reduces the parcel to approximately 19.67 acres. Dedication of the full 40 feet from the centerline would reduce the parcel to approximately 19.34 acres.

Amending the land use designation to Rural will allow a density of one dwelling unit per five acres. A companion rezoning to the A-2 classification will allow a five-acre lot size. The A-2 zoning classification also requires a 150-foot lot width on a public road. The entire parcel has approximately 587 feet of frontage and could be split into a maximum of three parcels of approximately 195 feet in width and 6.44 acres in size.

IV. REVIEW CRITERIA AND ANALYSIS

A. Site Characteristics

The parcel is vacant and cleared of vegetation. It may be used as pasture or for hay production. It is considered uplands by vegetation category. The soils consist of Tavares Fine Sand near Marsh Road, Astatula Fine Sand in the middle and Quartzipsamments near the east end of the parcel, which are considered well drained soils. The parcel does not contain wetlands, nor is it in a flood risk zone. The parcel is identified as suitable gopher tortoise habitat.

B. Land Use Compatibility

The existing future land use designation of the property is defined in part below:

Agricultural Resource (AR) – This designation consists of lands suited for intensive cultivation, ranching, aquaculture, and timber farming. The criteria used to identify these areas includes the soil quality, existing or potential value of production, existing agricultural uses, parcel size, ownership patterns, and investment in farming. In order to protect the agricultural industry, it is important that uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed. In addition, to facilitate a diversification of land uses within AR areas, non-agricultural uses, such as agri-tourism, recreation, disposal and extractive uses may be allowed. However, to protect the viability of agriculture, such uses should be ancillary to the primary agricultural use of the property.

The proposed Rural future land use designation is defined in part as follows:

Rural (R) - This designation consists of areas which are a mixture of agriculture and low density residential development. Rural areas provide two functions, the first being a transitional use between the agricultural and urban uses and the second would be a rural community which serves as the economic focal point of a small region. Rural areas should be developed in a manner consistent with the retention of agriculture and the protection of environmentally sensitive areas. Strict limitation of development in rural areas contributes to the efficient growth and operation of public services and facilities, thus ensuring the most effective use of public resources. The natural features and constraints will be the primary determinants in deciding whether or not an area is suitable for rural type development. Lands designated as rural shall be developed at a density of one (1) dwelling unit per five (5) acres.

The comprehensive plan allows properties with the Rural designation to be developed with densities of up to one unit per acre if adjacent to an urban land use, urban infrastructure, and a subdivision within 660 feet with a density of less than one unit per five acres. None of these characteristics exist in the vicinity of the subject property, meaning that the property could not be developed at a density greater than one dwelling unit per five acres under the proposed designation. The maximum yield would be three dwelling units.

The location of the property and development pattern of the area are compatible with a Rural future land use designation. Properties lying approximately 1000 feet to the north are designated Rural and developed at less than a one dwelling unit per five-acre density. Approximately 350 feet to the north are five acre-sized parcels, although they are designated Agricultural Resource. This is likely an historic development pattern, prior to the assignment of the AR land use designation. Allowing the amendment to Rural is consistent with the character of the area.

C. Consistency with Comprehensive Plan

Staff finds that the proposed future land use amendment is consistent with these policies and with the Volusia County comprehensive plan. Policies and criteria in support of the proposed amendment include:

Future Land Use

Goal 1.4 - Ensure that agricultural and silvicultural lands are protected from encroachment by incompatible land uses and remain a vital element of the county's economy.

Objective 1.4.1 - Consistent with Section 163.3202(1), Florida Statutes, the county will review its land development regulations and determine if it is necessary to adopt standards that protect agricultural and silvicultural resource areas.

Policy 1.4.1.1 – Urban growth shall be directed away from designated agricultural areas.

Policy 1.4.1.2 – Volusia County shall protect agricultural and forestry resource areas from encroachment of non-agricultural areas.

Policy 1.4.1.3 – In agricultural areas, Volusia County shall prevent the intrusion of incompatible land uses such as urban density residential and non-agricultural-oriented commercial, and preclude the provision of urban services while encouraging and supporting programs that enhance the agricultural environment.

Conservation

12.2.1.4 *Land use activities adjacent to environmentally sensitive lands, including conservation areas designated in the Future Land Use and Recreation/Open Space Elements, shall be limited to non-intensive uses such as Environmental Systems Corridors, Forestry Resource, Agriculture, Rural, or Low Impact Urban. Otherwise, proposed land use activities must ensure that such activities will not degrade the natural physical, biological, aesthetic, or recreational functions of such lands.*

D. Urban Sprawl Criteria

Based on the density and lot size allowances of the proposed future land use designation and companion rezoning, the property is limited to a maximum yield of three dwelling units. No additional roads, utilities, or services are required to support this amendment. Therefore, it discourages the proliferation of urban sprawl by achieving the following four criteria:

- The amendment does not have an adverse impact on and protects natural resources and ecosystems.
- The amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- Preserves agricultural areas and activities
- It is compatible with abutting and nearby land uses and can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.

E. Impacts on Concurrency Monitored Facilities

1. *Transportation:* Adequate capacity exists on the roadway system to accommodate the estimated trips generated by the proposed land use. This amendment and the associated rezoning have the potential to create two additional single-family dwelling units beyond what the current land use and zoning allow. This would generate 2 additional p.m. peak hour trips; therefore, traffic impacts from this amendment are considered *de minimis*.
2. *Potable Water:* The property is within the DeLand Utility Service area; however, potable water needs will likely be by on-site well, subject to review and approval by the Health Department. There will be no impact on central potable water utilities.

3. *Sanitary Sewer*: The property is within the DeLand Utility Service area; however, sanitary sewer treatment and disposal will likely be by an on-site septic system, subject to review and approval by the Health Department. There will be no impact on central sanitary sewer utilities.
4. *Storm water*: There will be no impact to County storm water facilities.
5. *Solid Waste*: The adopted level-of-service (LOS) standard for solid waste capacity is a minimum of five (5) years of landfill construction life. As of March 2020, the current remaining capacity of the Tomoka Farms Road Solid Waste Class I Facility is 3,785,563 cubic yards with a closure date of April 2029. The Class III facility is 2,970,555 cubic yards with a closure date of March 2034. This amendment will not degrade solid waste level of service standards.
6. *Parks and Recreation*: Proposed development of this site will not negatively impact the level of service for park facilities. The level of service is based on acres per capita population. There are over 3,300 acres of local and district parks. There is no level of service deficiency in park acreage.
7. *Schools*: Volusia County Schools Facilities considers the impact for concurrency to be *de minimis* when the increase in density is less than 10 lots. This amendment and the associated rezoning will yield a maximum of two lots.

V. STAFF RECOMMENDATION

Find the future land use amendment consistent with the comprehensive plan and forward the application, case number CPA-21-016, to County Council with a recommendation of approval to transmit to the Department of Economic Opportunity for expedited state review and to the Volusia Growth Management Commission (VGMC) for certification.

VI. ATTACHMENTS

- Ordinance 2021-31
- Survey
- Written Explanation
- Environmental Permitting Comments
- Transportation Engineering Comments
- Photographs
- Map Exhibits

ORDINANCE 2021-31

1
2
3 AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA
4 COUNTY, FLORIDA, AMENDING VOLUSIA COUNTY
5 COMPREHENSIVE PLAN ORDINANCE NO. 90-10, AS
6 PREVIOUSLY AND SUBSEQUENTLY AMENDED, BY
7 AMENDING THE FUTURE LAND USE MAP; CHANGING THE
8 FUTURE LAND USE DESIGNATION OF ±20 ACRES
9 LOCATED ON THE NORTH SIDE OF MARSH ROAD,
10 APPROXIMATELY 1.5 MILES SOUTHEAST OF THE
11 INTERSECTION WITH STATE ROAD 11, FROM
12 AGRICULTURAL RESOURCE TO RURAL; AUTHORIZING
13 INCLUSION IN THE VOLUSIA COUNTY COMPREHENSIVE
14 PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR
15 AN EFFECTIVE DATE.

16
17 **WHEREAS**, Section 163.3161, *et. seq.*, Florida Statutes, creates the Community
18 Planning Act ("Act"); and
19

20 **WHEREAS**, Section 163.3167, Florida Statutes, requires each county in the State
21 of Florida to prepare and adopt a Comprehensive Plan; and
22

23 **WHEREAS**, the Volusia County Council adopted the Volusia County
24 Comprehensive Plan by Ordinance No. 90-10 pursuant to the Act; and
25

26 **WHEREAS**, Section 163.3187, Florida Statutes, provides for small-scale
27 amendments to the adopted Future Land Use Map of the Comprehensive Plan by the
28 local government; and
29

30 **WHEREAS**, the Volusia County Council has provided for broad dissemination of
31 the proposed amendment to the Comprehensive Plan in compliance with Sections
32 163.3181 and 163.3187, Florida Statutes; and
33

34 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, Volusia County Code
35 of Ordinances, chapter 72, article II, section 72-413, has designated the Volusia County
36 Planning and Land Development Regulation Commission as a local planning agency for
37 the unincorporated area of the County of Volusia, Florida.
38

39 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF**
40 **VOLUSIA COUNTY, FLORIDA, AS FOLLOWS:**

41 (Words in ~~strike-through~~ are deletions; words in underline type are
42 additions)
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SECTION I: FUTURE LAND USE MAP AMENDMENT – The Future Land Use Map is hereby amended from Agricultural Resource to Rural for the Subject Property located on the North side of Marsh Road, approximately 1.5 miles southeast of the intersection with State Road 11, more particularly described as Parcel Number 6037-01-00-0100, as described in Exhibit A, and as graphically depicted in Exhibit B, which are attached hereto and incorporated herein.

SECTION II: SEVERABILITY - Should any section or provision of this Ordinance, or application of any provision of this Ordinance, be declared to be unconstitutional or invalid, or inconsistent with the applicable state law, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION III: EFFECTIVE DATE - Within ten (10) days after enactment, a certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk of the County Council and transmitted to the state land planning agency and any other agency or local government that provided timely comments pursuant to the small-scale comprehensive plan review process in Section 163.3187, Florida Statutes. This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after adoption and after the issuance of a certificate of consistency or conditional certificate of consistency by the Volusia County Growth Management Commission, or (b) if timely challenged, issuance of a final order by the state land planning agency or the State of Florida Administration Commission determining the amendment adopted by this Ordinance to be in compliance.

EXHIBIT A

Legal Description

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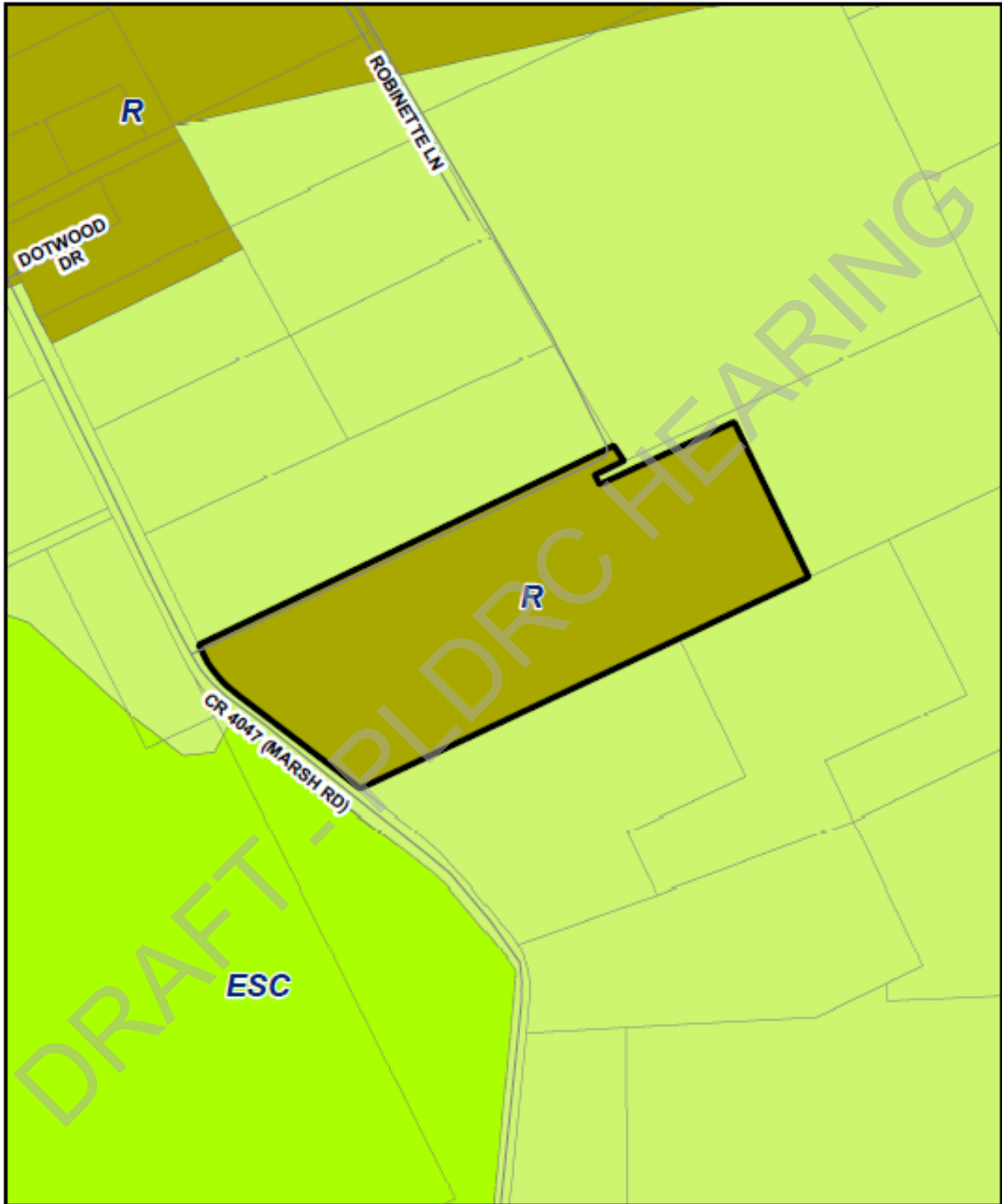
N 919.32 FT OF S 2029.95 FT MEAS ON E/L OF 2179.71 FT E OF MARSH RD MEAS ON S/L & EXC N 335.03 FT OF W 1300.20 FT & EXC N 379.20 FT MEAS ON E/L OF E 1146.73 FT MEAS ON N/L & EXC IRREG PARCEL PER OR 5095 PG 4857 MEAS 1200.78 FT ON N/L & MEAS 540 FT ON E/L WILSONS MAP LEVY GRANT MB 22 PG 174 PER OR 5217 PG 2069 PER OR 5782 PG 1504 PER D/C 6508 PG 0264 PER OR 6581 PG 2420 PER OR 6581 PG 2424

DRAFT - PLDRC HEARING

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Exhibit B

CPA-21-016



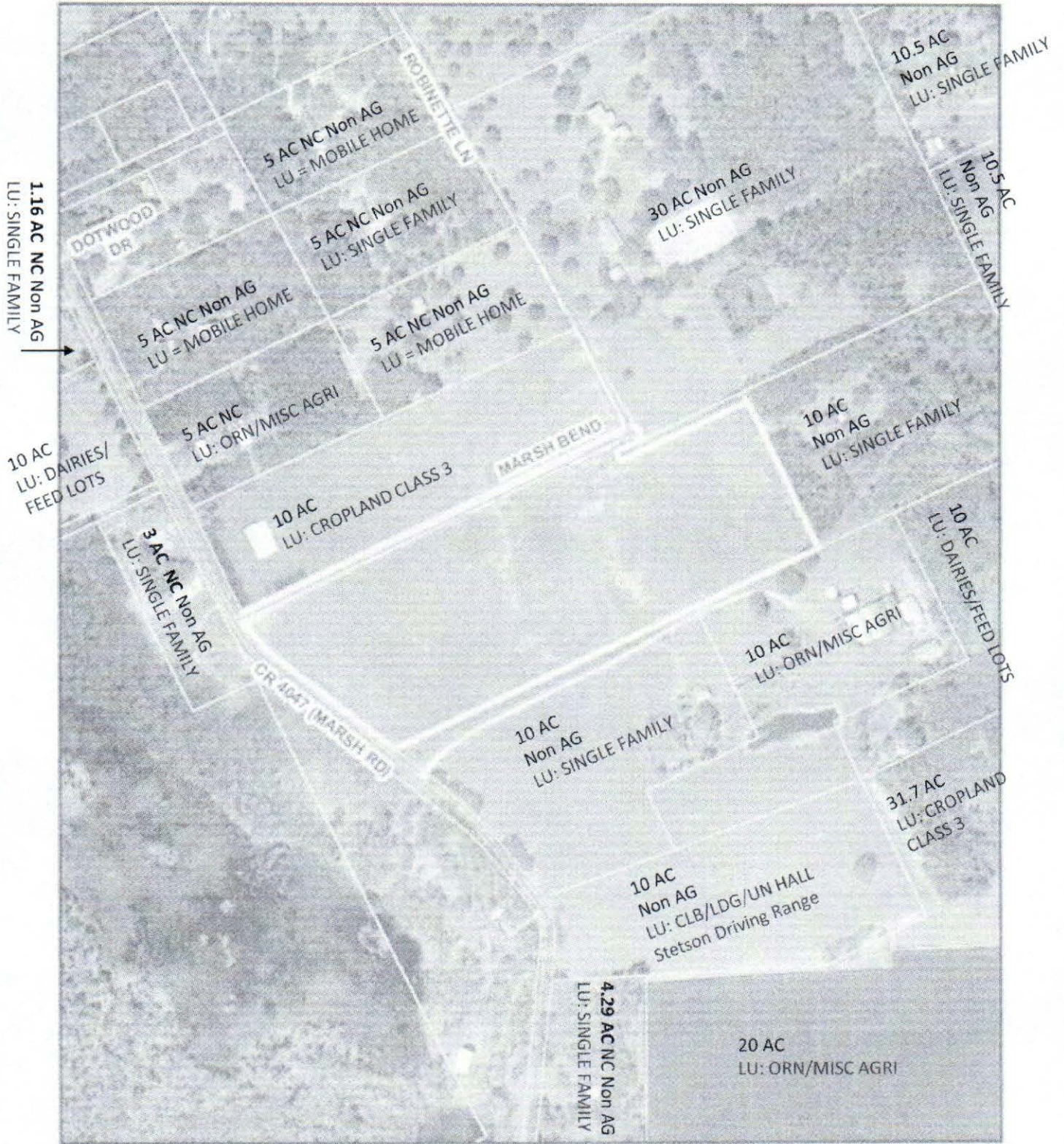
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	AGRICULTURE RESOURCE	TO: R		8/12/2021
	ENVIRONMENTAL SYSTEMS CORRIDOR			
	RURAL			

4

We are requesting rezoning to A-2 (R) due to right-of-way requirements making a 10/10 acre split impossible while maintaining A-1 compliance. We understand that the future land use plan has the area zoned as A-1 (AR). However, as shown on our included map, the majority of lots are not being used for agriculture and most of the lots between the R zone and our property are non-agricultural and/or non-conforming lot sizes.

It is our belief that the area is more in line with rural land use instead of agricultural resource. Rezoning to A-2 (R) to split into two equal lots would still maintain the current and actual land use for the area.

AERIAL 2021-S-ODP-0349



SUBJECT PROPERTY

IMAGE DATE 2018



1" = 400'
8/7/2021

NC = Nonconforming acreage per A-1
LU = Land Use

Inter-Office
Memorandum



TO: Susan Jackson, AICP, Senior Planning Manager

DATE: August 10, 2021

FROM: Samantha J. West, Environmental Specialist III

SUBJECT: Parcel #: 6037-01-00-0100
Case #: CPA-21-016

Environmental Permitting (EP) has reviewed the application for a small scale amendment from the Agricultural Resource (AR) to the Rural (R) future land use designation. EP provides the following report for the requested small scale amendment:

Overview

The subject property is within the Little Haw Creek watershed and holds an active agricultural exemption from 2008. Therefore, the agricultural uses must comply with best management practices regulated by the St. Johns River Water Management District.

Tree Preservation

The property will remain exempt from Division 10 *Tree Preservation*, of the Land Development Code, if the small scale amendment request is approved.

Protected Species

The property has been identified as containing suitable habitat for the gopher tortoise, a threatened species. Any residential development of the site will require compliance with Division 17 *Gopher Tortoise Protection*, of the Land Development Code.

Recommendation

EP staff does not object to the proposed a small scale amendment from the Agricultural Resource (AR) to the Rural (R) future land use designation. However, any future development of the site must comply with the applicable requirements of the Land Development Code.

INTER-OFFICE MEMORANDUM



TO: Susan Jackson, AICP
Senior Planning Manager

DATE: August 13, 2021

FROM: Melissa Winsett
Transportation Planner

FILE: RSN 1044747 CPA
RSN 1044745 Rezoning

SUBJECT: Barnhill Land Use Amendment (LUA) and Rezoning

LOCATION: Marsh Road, approximately .5 miles south of Daugharty Road, DeLeon Springs Area

SITE INFORMATION

The property has proposed LUA and Rezoning applications. Below is the transportation analysis for both:

Land Use Amendment

The proposed LUA would change the land use category on 19.34 acres from Agricultural Resource (AR) to Rural (R). The location is approximately 0.5 miles south of Daugharty Road, DeLeon Springs Area.

Considering the existing land use, theoretically, 19.34 acres of AR could result in a maximum development potential of 1 single-family home, which would generate 1 PM peak hour trip. For the proposed amendment, Rural land use could theoretically allow 3 homes and 3 PM peak hour trips. The change in land use would result in a net increase of 2 PM peak hour trips. See below:

Trip Generation Analysis - CPA						
		Acreage	Max dev potential	Max units allowed	Land Use**	PM Peak Hour Trip Generation
Existing Land Use	AR	19.34	1 unit per 10 acres	1 SFDU	Single Family Detached Housing	1
Proposed Land Use	R	19.34	1 unit per 5 acres	1 SFDU	Single Family Detached Housing	3
Net Trip Impact - 2 pm peak hour Trip Increase						

***Per latest edition of ITE Trip Generation Manual*

Rezoning

The proposed zoning amendment would change the zoning classification on 19.34 acres from A-1 zoning to A-2. Theoretically, 19.34 acres of A-1 zoning could result in a theoretical maximum development potential of 1 single-family home, which would generate 1 PM peak hour trip. In contrast, 19.34 acres of A-2 would generate 3 PM peak hour trips considering the theoretical maximum trip scenario yielding 3 single family residential units. As with the LUA analysis, the change in zoning would result in a net increase of 2 trips. See below:

Trip Generation Analysis - Rezoning						
		Acreage	Max dev potential	Max units allowed	Land Use**	PM Peak Hour Trip Generation
Existing Zoning	A-1	19.34	1 unit per 10 acres	1 SFDU	Single Family Detached Housing	1
Proposed Zoning	A-2	19.34	1 unit per 5 acres	1 SFDU	Single Family Detached Housing	3
Net Trip Impact - 2 pm peak hour Trip Increase						

***Per latest edition of ITE Trip Generation Manual*

Roadway Analysis

The most recent 2019 Volusia County Traffic Counts were used to determine the PM peak hour traffic and level of service (LOS), and the Volusia County Comprehensive Plan Maximum Capacity was used to determine the potential LOS after adding the amendment's and/or rezoning's trips to the 2019 AADT for the impacted thoroughfare roadway(s).

LOS Analysis

Marsh Road (Carter Road to Daugharty Rd)				
2019 PM Peak Hour Count	2019 LOS	Comp. Plan Max. Capacity	Comp. Plan Allowable LOS	LOS with Amendment
80	B	1160	C	B
Daugharty Road (Marsh Rd to SR 11)				
2019 PM Peak Hour Count	2019 LOS	Comp. Plan Max. Capacity	Comp. Plan Allowable LOS	LOS with Amendment
50	B	590	C	B

The additional 2 trips would not cause LOS problems for the thoroughfares near this development.

CONCLUSION

If the LUA and Rezoning were approved, transportation system impacts would be minimal. The existing transportation system has adequate capacity to accommodate the additional trips associated with the proposed LUA and rezoning. If approved, all safety and access concerns would be addressed with the applicant during the final site plan phase.

MW/

Photographs

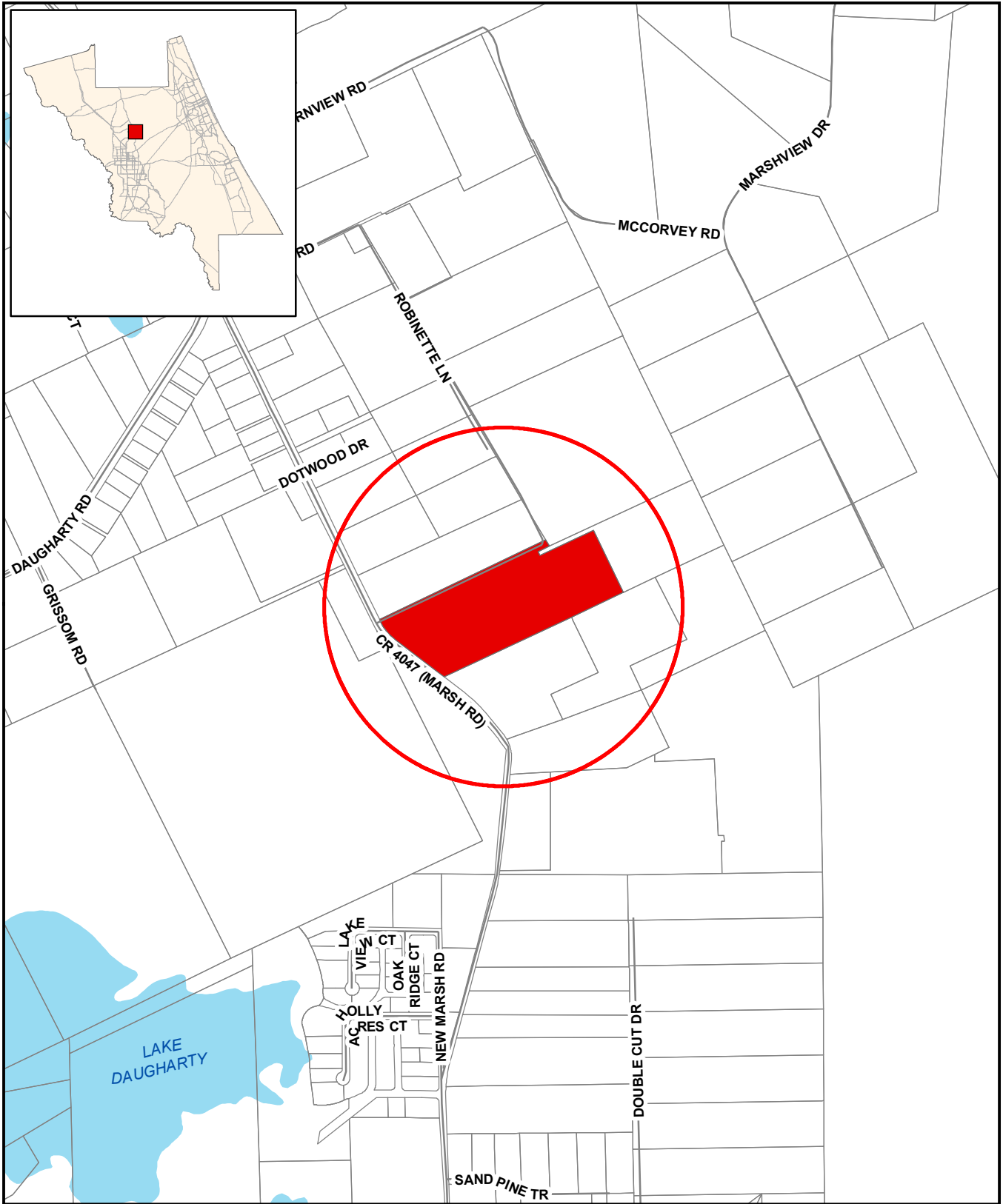
View of subject property from southwest corner.



View of subject property from southeast corner.



PROPERTY LOCATION CPA-21-016



 SUBJECT PROPERTY



1" = 1,000'

8/12/2021

AERIAL
CPA-21-016



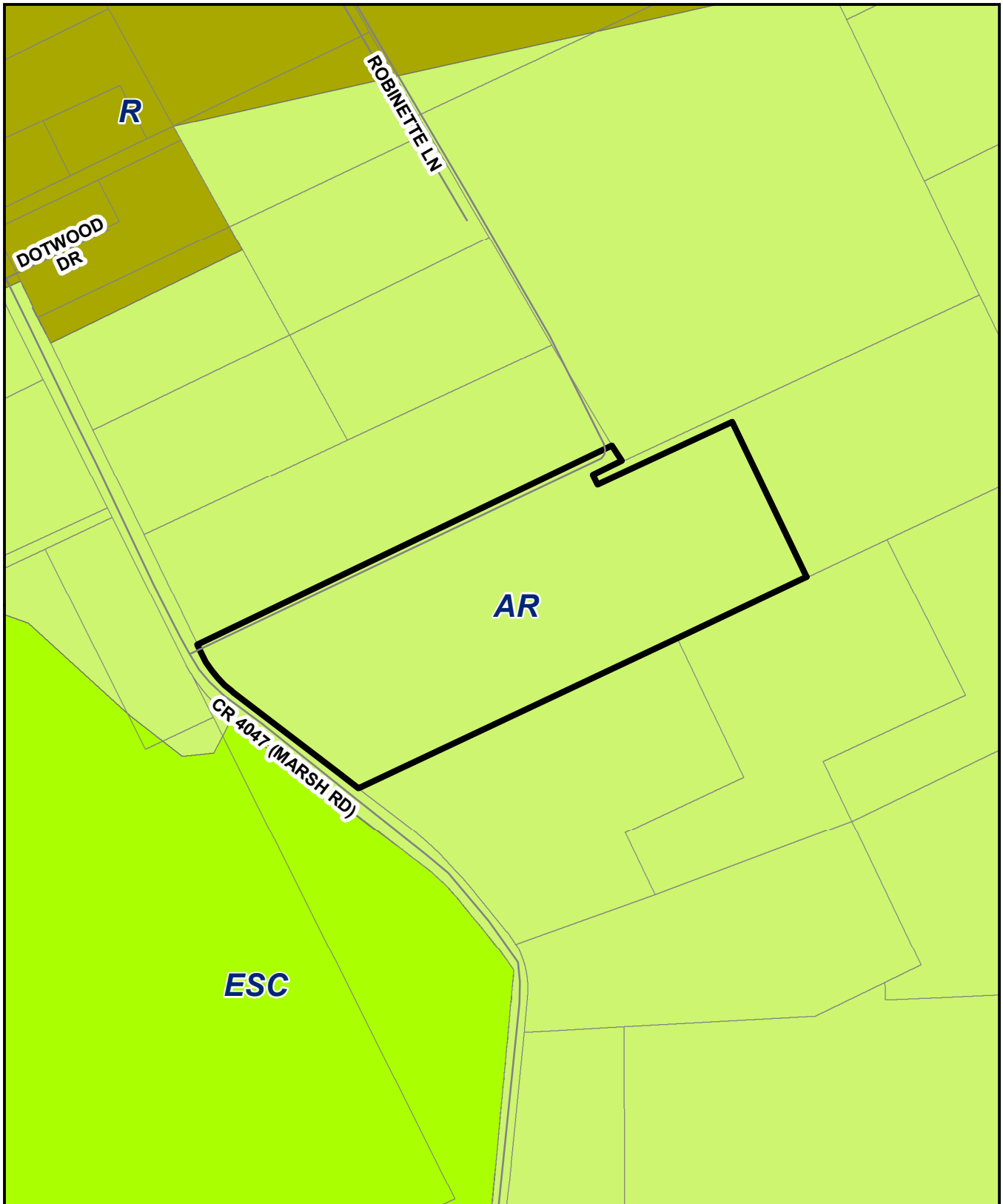
 SUBJECT PROPERTY

IMAGE DATE 2018



1" = 400'
8/12/2021

FUTURE LAND USE - CURRENT CPA-21-016



 SUBJECT PROPERTY

 AGRICULTURE RESOURCE

 ENVIRONMENTAL SYSTEMS CORRIDOR

 RURAL

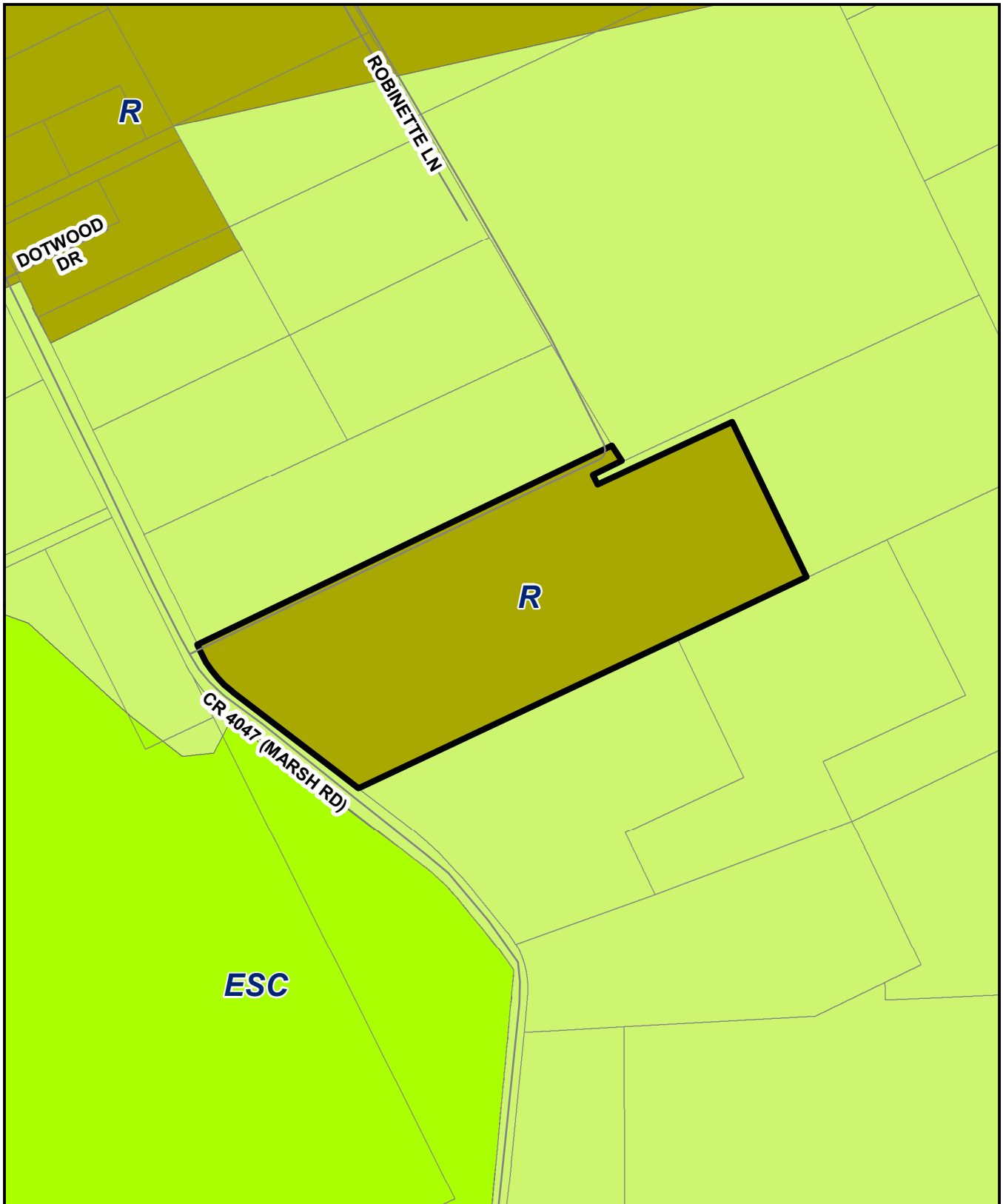
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FUTURE LAND USE - PROPOSED CPA-21-016



 SUBJECT PROPERTY

 AGRICULTURE RESOURCE

 ENVIRONMENTAL SYSTEMS CORRIDOR

 RURAL

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TO: R

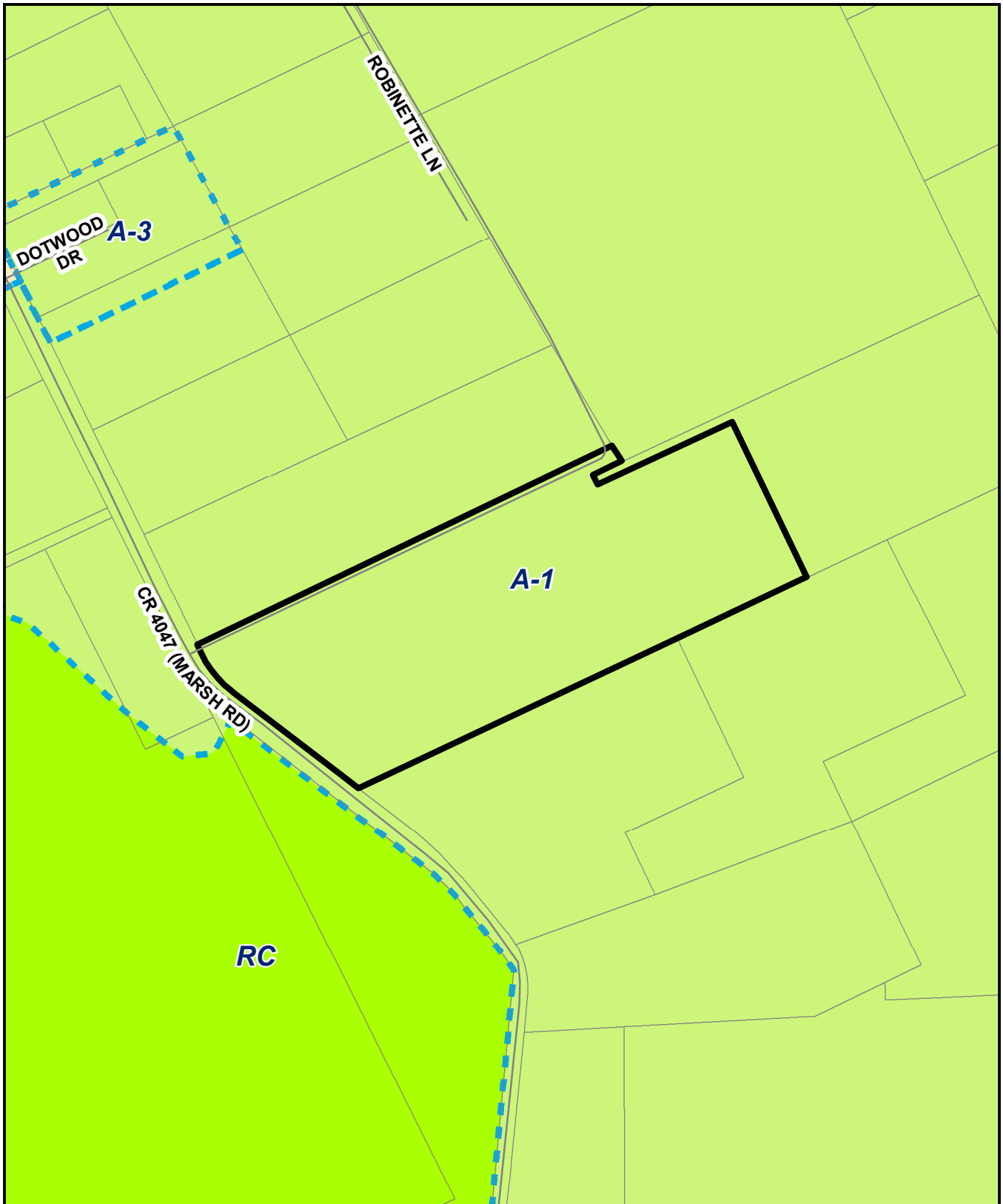







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ZONING CLASSIFICATION - CURRENT

CPA-21-016



-  SUBJECT PROPERTY
-  ZONING BNDY
-  AGRICULTURAL
-  RESOURCE CORRIDOR
-  RESIDENTIAL

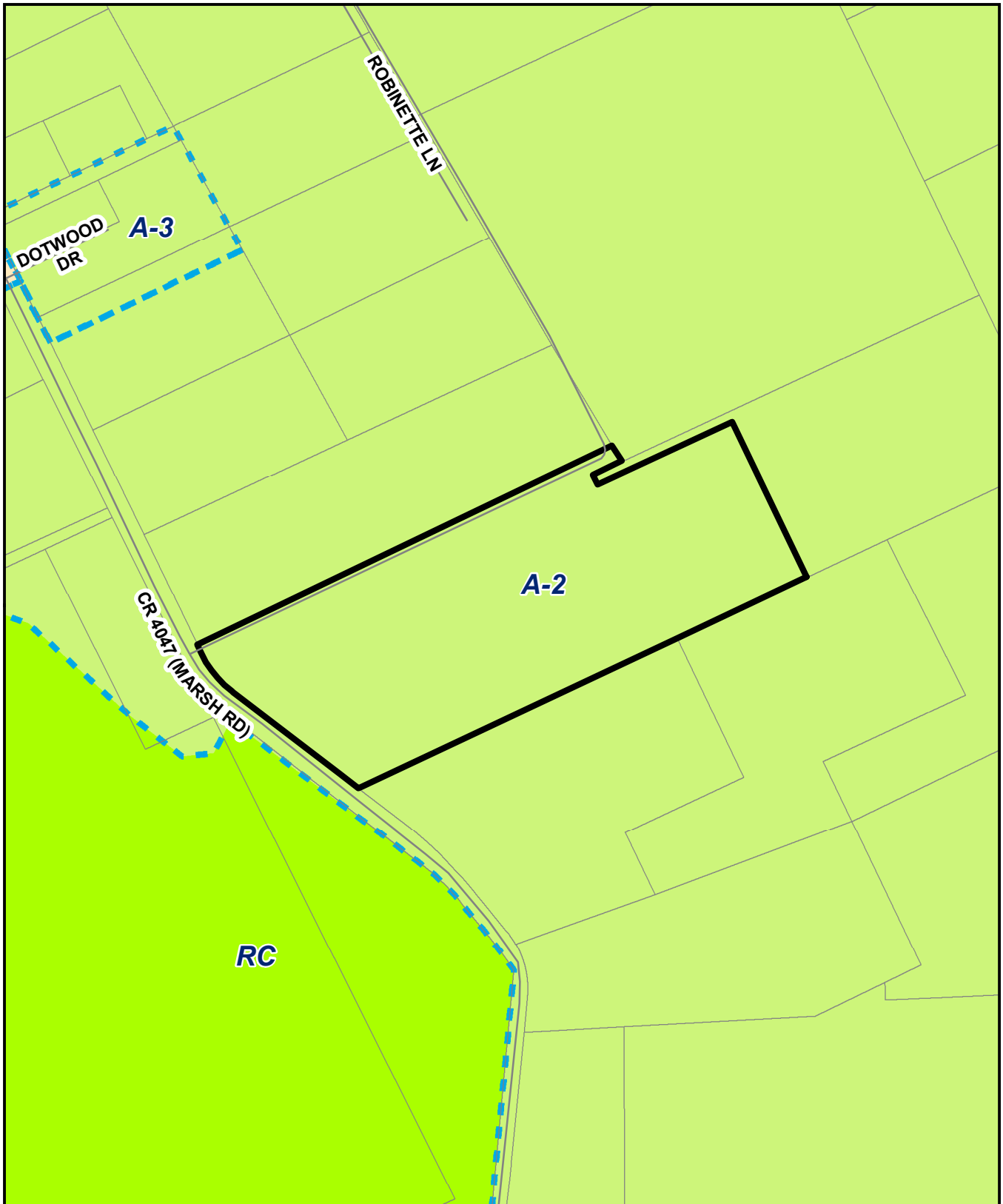
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TO: A-2








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ZONING CLASSIFICATION - PROPOSED

CPA-21-016



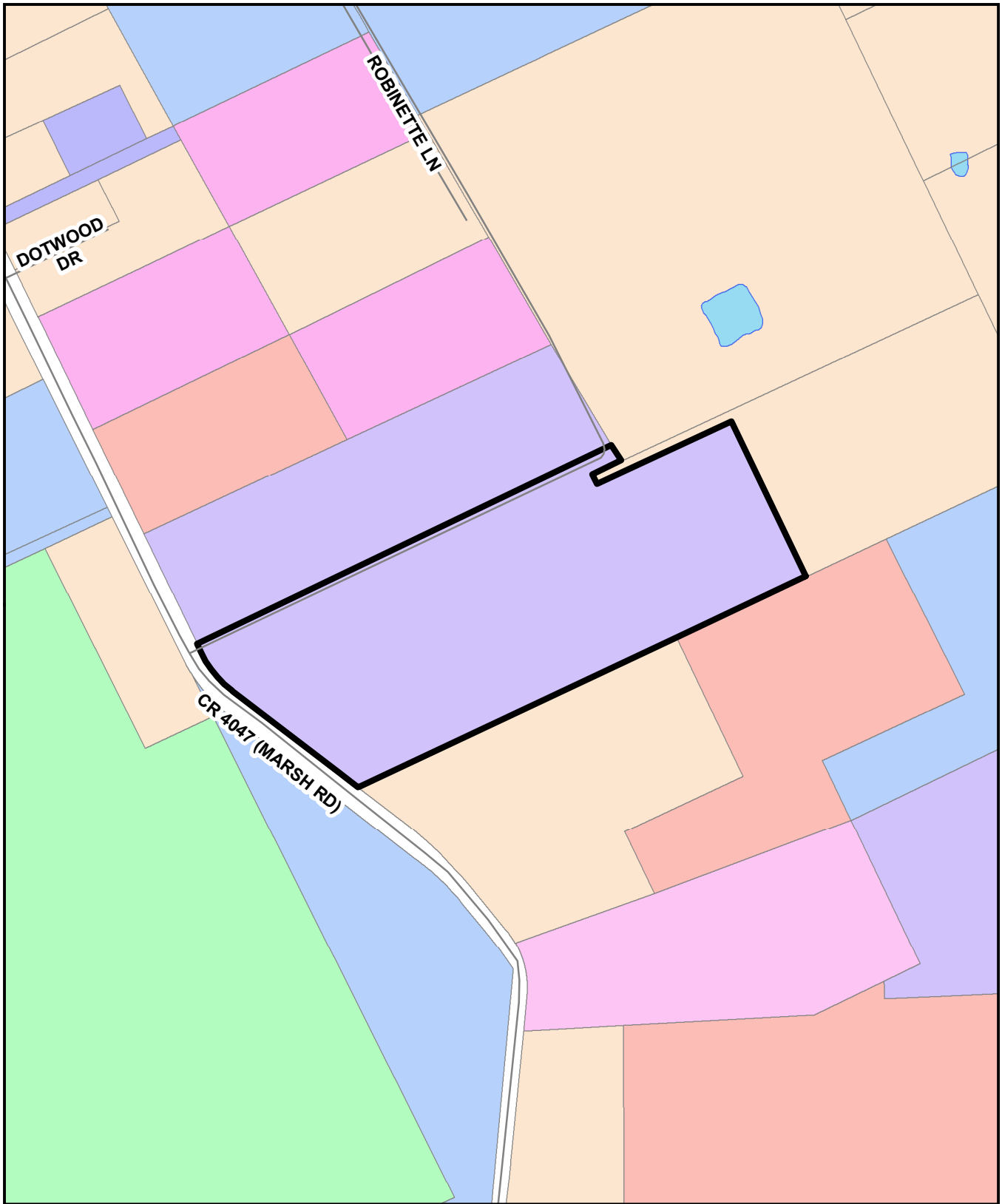
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









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EXISTING LAND USE CPA-21-016



 SUBJECT PROPERTY

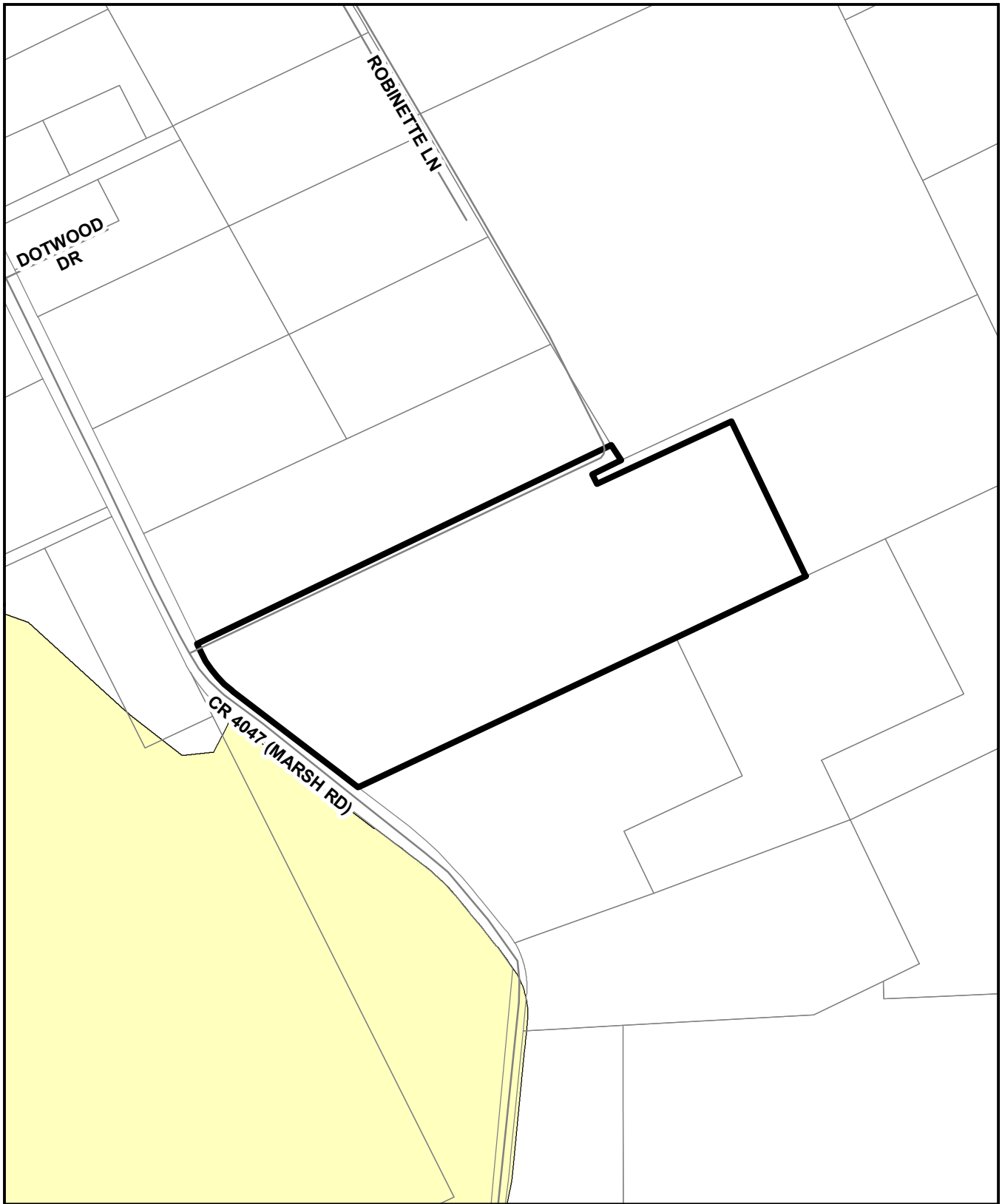
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|  Clubs, Lodges, Union Halls |  Grazing, Class IV |  Single Family |
|  Cropland, Class III |  Mobile Homes |  Vacant Residential |
|  Dairy, Feed Lots |  Ornamentals, Misc Ag | |






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ECO/NRMA OVERLAY CPA-21-016



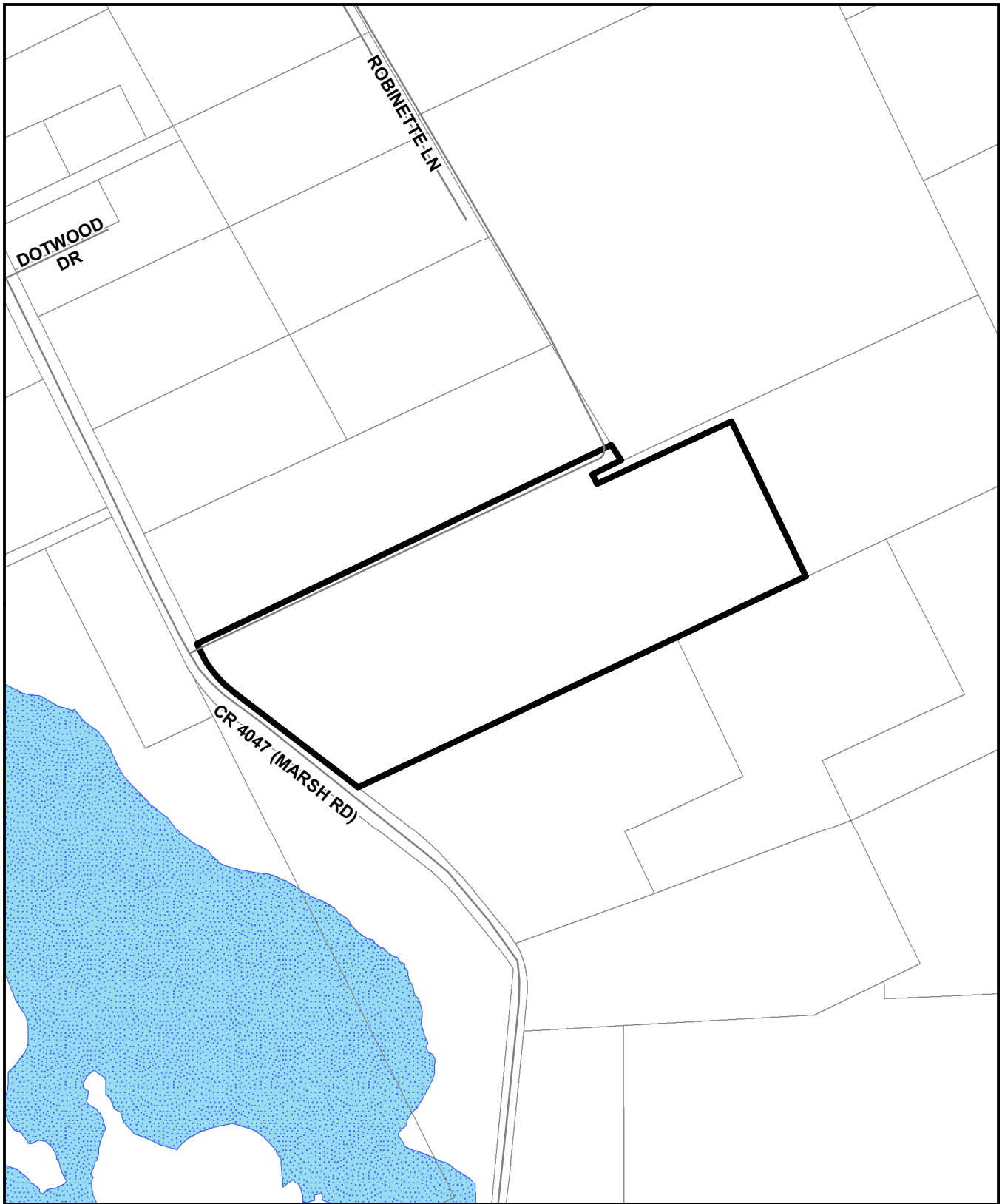
-  SUBJECT PROPERTY
-  ECO
-  NRMA








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FLOOD ZONE CPA-21-016



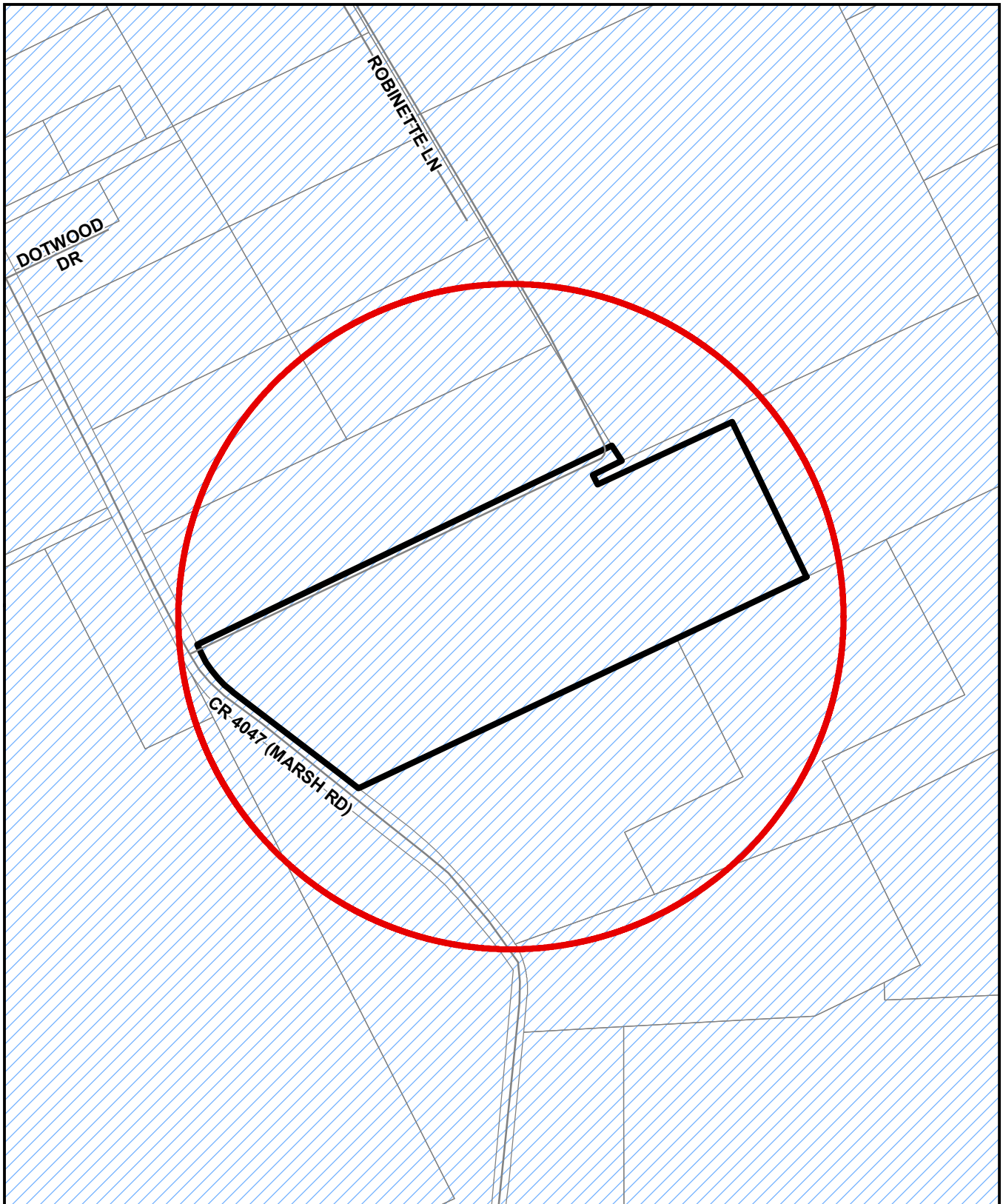
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 A  AH  0.2 PCT ANNUAL CHANGE FLOOD HAZARD
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UTILITY SERVICE AREAS CPA-21-016



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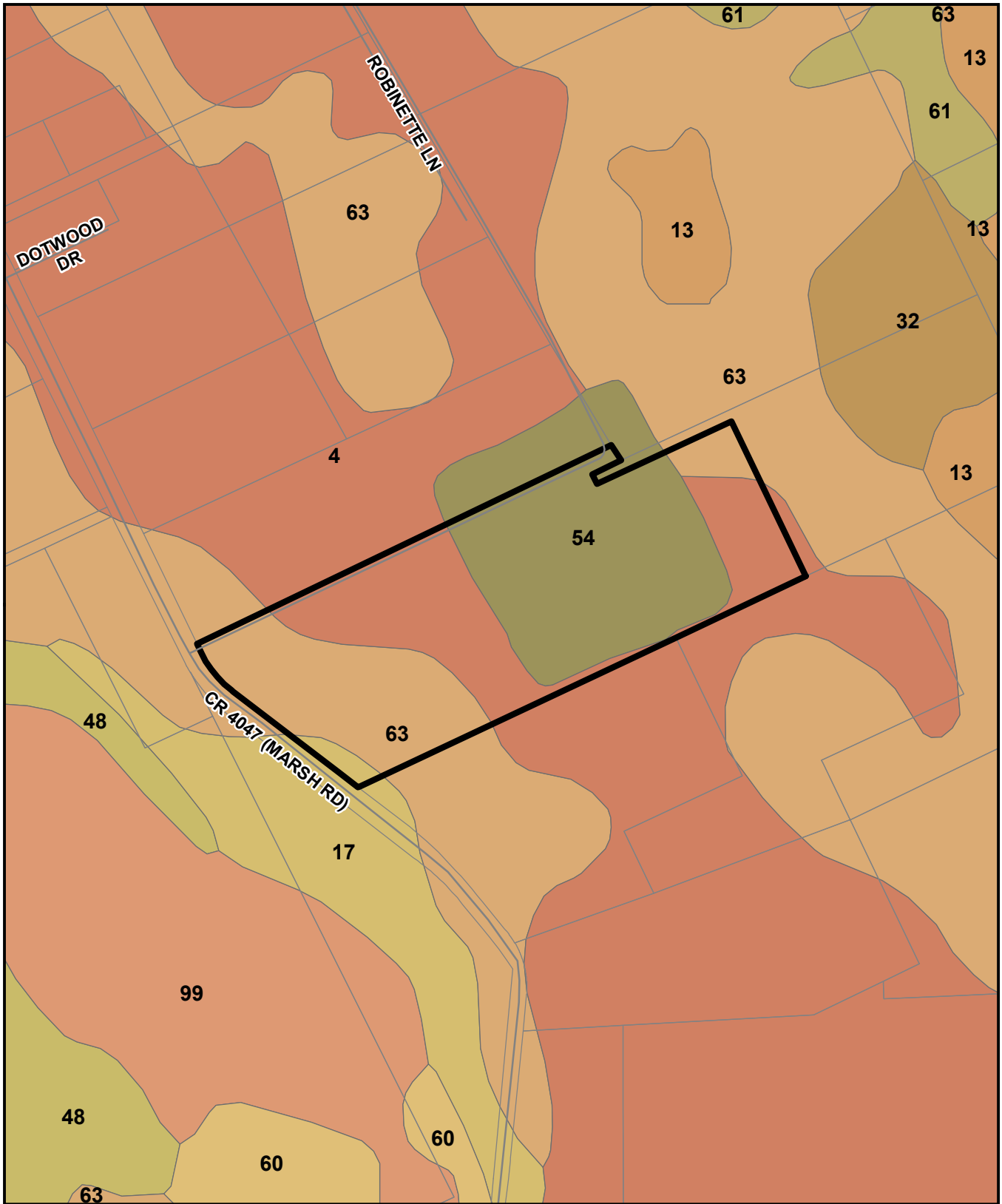
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SOILS CPA-21-016



 SUBJECT PROPERTY

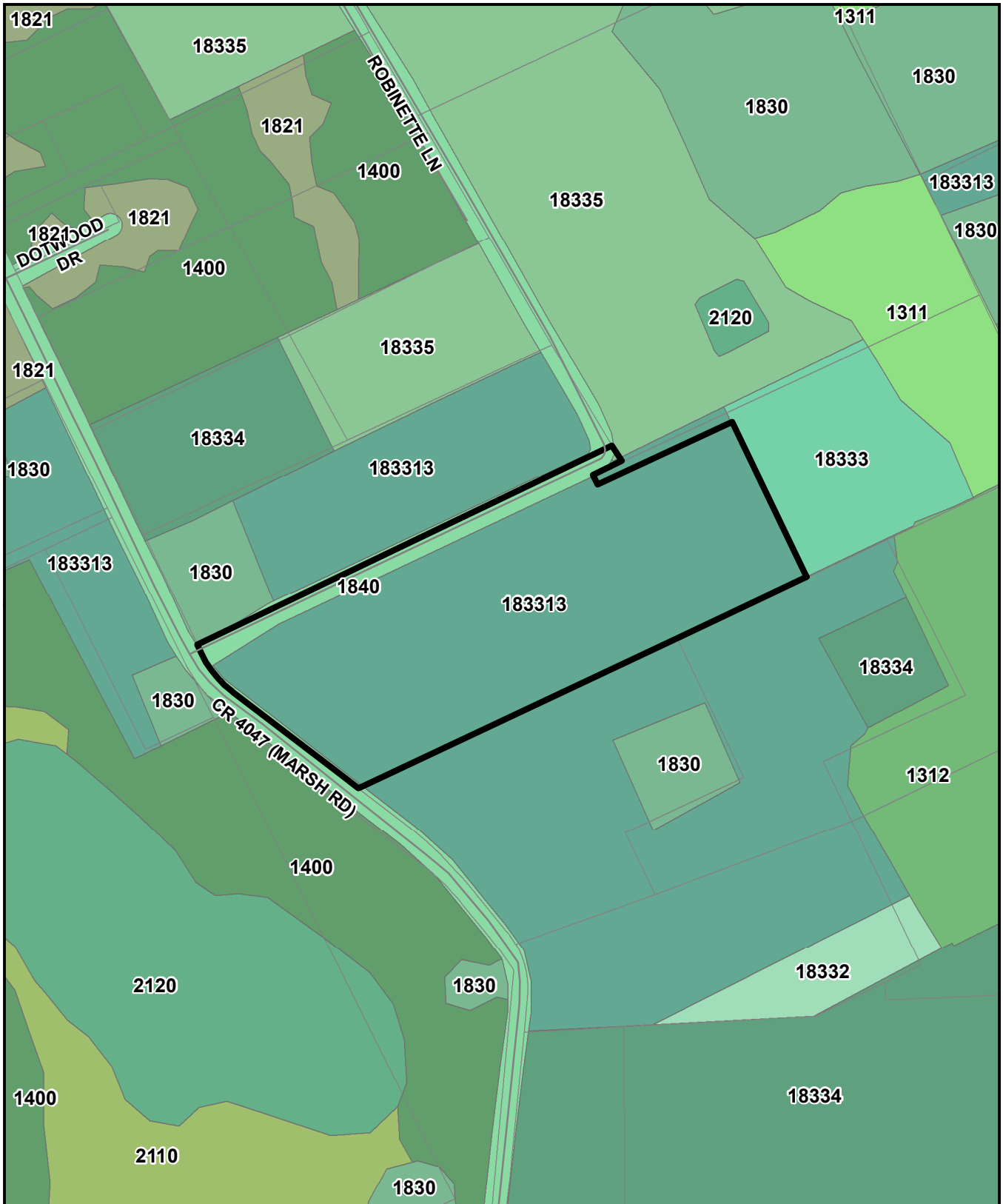
- | | | |
|--|--|--|
|  13, Cassia fine sand, 0 to 2 percent slopes |  48 |  63, Tavares fine sand, 0 to 5 percent slopes |
|  17, Daytona sand, 0 to 5 percent slopes |  54 |  99 |
|  32, Myakka fine sand |  60 | |
|  4, Astatula fine sand, 0 to 8 percent slopes |  61 | |



1" = 400'

8/12/2021

VEGETATION CPA-21-016


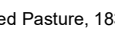




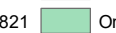

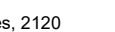



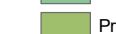


 SUBJECT PROPERTY



1" = 400'

8/12/2021

- | | | | |
|---|---|---|---|
|  Improved Pasture, 183313 |  Mixed Hardwood-Coniferous, 1400 |  Rural, 1830 |  Vineyard and Nurseries, 18334 |
|  Low Intensity Urban, 1821 |  Orchards/Groves, 18332 |  Scrubby Flatwoods, 1312 | |
|  Marshes, 2120 |  Other Agriculture, 18335 |  Transportation, 1840 | |
|  Mesic Flatwoods, 1311 |  Prairies and Bogs, 2110 |  Tree Plantations, 18333 | |