



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Dates:	P&Z: 03/25/24	BCC: 04/16/24
Case Number	240411ZP	
CDP-AR	31083	
Type of Case	Rezoning	
Owner/Applicant	Sun Golf, LLC, David Black, Reg. Agent	
Street Address / Site Location	North and south sides of SE 121 st Circle, immediately east and southeast of the Stonecrest Meadows Recreational Pool Area located at 17488 SE 121 st Circle	
Parcel ID Number(s)	6200-002-002	
Property Size	01.73 acres of the 152.62-acre Meadows at Stonecrest PUD; a part of the 985.1-acre Stonecrest DRI/PUD	
Future Land Use	Stonecrest DRI: Medium Residential	
Zoning Classification	Planned Unit Development (PUD)	
Overlays Zones / Special Areas	Secondary Springs Protection Zone (SSPZ)	
Staff Recommendation	APPROVAL WITH CONDITIONS	
P&Z Recommendation	TBD	
Project Planner	Christopher D. Rison, AICP, Senior Planner	
Related Cases	220807Z (Modification to Meadows at Stonecrest PUD Modification – Denied, 9/7/22) 20040110Z – PUD Amendment / Adding Meadows area Stonecrest PUD initial rezoning & amendments: 19870513Z, 19880630Z, 19881121Z, 19890819Z	
DRI Development Order	Stonecrest Development of Regional Impact (DRI) – Multiple Amendments and Buildout Agreement (OR Bk 6599, Pages 134-150)	

I. ITEM SUMMARY

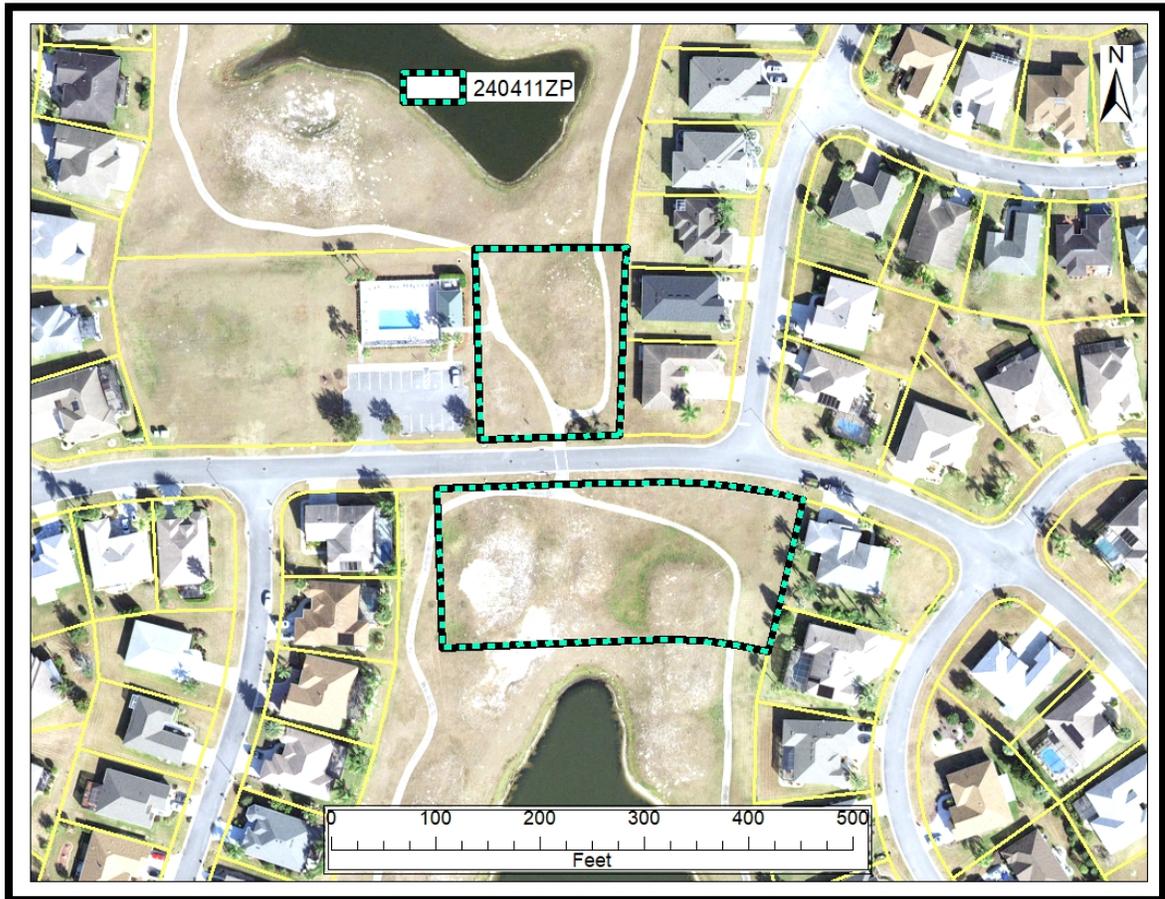
David Black, registered agent for Sun Golf, LLC, filed a Rezoning Application (see Attachment A) to amend the Stonecrest/Meadows at Stonecrest Planned Unit Development (PUD) (Zoning Case No. 20040110Z) to amend a total of ±1.73-acres across portions of two prior recreation golf course/open space tracts to enable the development of five (5) additional residential units within the Meadows at Stonecrest PUD section of Stonecrest (see Attachment B). The PUD modification represents a redesign of the subject area to reduce the size of the existing tracts in order to create additional single-family retirement residential lots. This is the applicant's second request for the proposed PUD amendment as the initial request was denied by the Board of County Commissioners on September 7, 2022 (see Attachments C and D); at that time the applicant did not appear before the Board and concerns were raised in regard to the use, placement and design proposed PUD. The applicant has re-applied for a PUD modification, and proposed additional development standards in an effort to address concerns raised. The requested change requires Board approval as it will affect acres of previously identified and established golf/recreation open space and a potential change in character for some of the open space in relation to the surrounding residential area.

The overall Stonecrest development is a Development of Regional Impact (DRI) subject to a series of Development Orders, including a final Build-out Agreement, approved by Marion County. The overall Stonecrest DRI is eligible for the development of up to 2,500 residential retirement dwelling units; and currently has 127 units remaining and eligible for development. The owner/applicant acquired the property as part of the overall acquisition of the two community golf courses (main Stonecrest Golf Course, and Meadows Executive Course); however, the use of the Meadows course has been discontinued. The owner conveyed the remainder of the Meadows golf course site to the Stonecrest Property Owners Association to be maintained as open space, recreation, and stormwater retention. The PID Number associated with the subject property is 6200-002-002, wherein no street address is currently assigned to the vacant parcel and the legal description is included within Attachment A. The subject property is within the Stonecrest DRI, the S. US Hwy 27/441 Urban Area and the Countywide Secondary Springs Protection Zone.

For reference, the Stonecrest development initially included two golf courses. The main golf course in the west portion of the project begun with the project's inception, and the smaller Meadows course in the east added with the 2004 expansion of the Stonecrest DRI/PUD. Both courses were conveyed from the project developer to a private operator, typical of such developments. Following a series of title transactions, they were acquired by the owners of this subject property. This owner separately sold the main course to a separate firm, and at the time the owner was seeking the original 2022 PUD Amendment related to the subject property, the owner conveyed the remainder of the Meadows course to the Stonecrest Property Owners Association, Inc. (see Attachment G).

PUD amendments similar to this request typically occur when proposed by the project's originating developer while a PUD is actively in development; however, this proposed PUD amendment is being proposed after the completion of primary development and creates challenges in relation to areas where an existing development's various uses have been established and in operation for a period of time.

Figure 1
Aerial



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the applicant's request with the conditions specified herein. The conditions are recommended for approval to address the proposed development's potential adverse impacts, consistency with the Marion County Comprehensive Plan (MCCP), and compatibility with surrounding land uses.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (32 owners) within 300 feet of the subject property on March 8, 2024. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property March 9, 2024 and consistent with LDC Section 2.7.3.E. due public notice was published in the Ocala Star-Banner on March 5, 2024.

IV. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code Section 4.2.31 establishes specific requirements for a PUD. A PUD provides a process for the evaluation of unique individually planned residential, industrial, and mixed-use developments, which may not otherwise be permitting in the standard zoning classifications of the LDC. An analysis of conformance to the PUD requirements are addressed below.

- A. LDC Section 4.2.31.B addresses permitted uses.

Analysis: The PUD proposes an amendment to the existing PUD to amend a total of 1.73 acres from recreation/open space (as portions of two recreation golf course tracts) to enable residential development for a total of five additional single-family retirement residential dwelling units. Based on the above, staff concludes the application is consistent with this section as residential dwelling units are available with the DRI entitlements and the proposed use as residential is consistent with the surrounding existing residential community.

- B. LDC Section 4.2.31.C establishes a minimum PUD project size of 0.5 acres or 21,780 square feet.

Analysis: Staff finds the property is already part of a PUD, and represents an amendment focused on a 1.73-acre portion of the PUD and is consistent with this section.

- C. LDC Section 4.2.31.D addresses density and intensity.

LDC Section 4.2.31.D. provides the maximum allowable density/intensity for a PUD cannot exceed that established by the FLUMS designation(s) for the site, unless the PUD conforms to specific requirements and eligibility for density/intensity bonuses or vested rights.

Analysis: The PUD proposes to develop a portion of the remaining potential inventory available under the Stonecrest DRI's historic approval and Development Order series. The overall eligible density of the Stonecrest DRI and subsequent PUD approvals for the project are consistent with the Medium Residential future land use designation of the residential portion of the project.

- D. LDC Section 4.2.31.E.(1) addresses access.

LDC Section 4.2.31.E.(1) provides all properties resulting from a PUD shall have adequate paved access to roadways, parking, utilities, and stormwater.

Analysis: The PUD proposes to develop a portion of two existing tracts previously developed with the initial Meadows at Stonecrest PUD portion of the overall Stonecrest project. As such, each tract portion fronts on an existing roadway paved that includes

available utility services (e.g., water, sewer, etc.) and construction of the proposed residences will require providing for suitably engineered Improvement Plans to address the driveway, utility, and stormwater system design adjustments necessary to accommodate the project and maintain functional operation of all the existing infrastructure systems.

E. LDC Section 4.2.31.E.(2) addresses easements.

LDC Section 4.2.31.E.(2) provides for easements to address the maintenance and upkeep of all PUD infrastructure (e.g., Stormwater systems, utilities, etc.) and/or owners reasonable access for the maintenance and upkeep of improvements (e.g., access for zero-lot line structure, etc.) while limiting encroachments into such easement. Any easements necessary shall be provided, established, and conveyed consistent with the provisions of Article 6.

Analysis: Staff notes direct access to a roadway will be available, and providing the necessary Improvement Plan to establish the design adjustments necessary to accommodate the proposed dwelling units will establish necessary easements, which are expected to align with required project setbacks, similar to the other residential lots within the existing overall PUD, with the final easements established with the project's Final Plat as established by the Improvement Plan, consistent with Article 6.

F. LDC Section 4.2.31.E.(3) addresses setbacks and separation requirements.

LDC Section 4.2.31.E.(3) provides all setbacks for principal and accessory structures shall be provided. A typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat.

Analysis: The initial Stonecrest PUD and Meadows PUD Amendment established the following development standards for the PUDs as listed in Table 1 below:

Table A. Stonecrest & Meadows Addition PUDs Current Minimum Development Standards			
Minimum	Dimension	Setback	Minimum*
Single-family Detached			
Minimum Frontage	70 feet	Front	15 feet
Minimum Size	6,300 Sq. Ft.	Rear	15 feet
Maximum Height	50 feet	Side	5 feet
Single-family Attached			
Minimum Frontage	N/A	Front	20 feet
Minimum Size	960 Sq. Ft.	Rear	30 feet
Maximum Height	50 feet	Side	10 feet
*A 1992 revision did enable some zero-lot line setback allowances; however, the allowance was used on a limited basis in the Hills of Stonecrest Unit 2 Partial Replat.			

The PUDs proposed setbacks conform to the Meadows at Stonecrest PUD and prior overall Stonecrest PUD regarding minimum lots width, setbacks, and maximum heights.

However, the PUD proposes increased setbacks in regards to some portions of the PUD reflected in the Table 2 below:

Table B. Proposed Meadows PUD Amendment (1.73 ac) Proposed PUD Minimum Development Standards				Staff Alternative Setback Minimum
Minimum	Dimension	Setback	Minimum	
NORTH SINGLE-FAMILY RESIDENCE 1 OF 5				
Minimum Frontage	70 feet* (134' provided)	Front	30 feet	n/a
Minimum Size	6,300 Sq. Ft. (19,425+ SF provided)	Rear	40 feet	n/a
Maximum Height	50 feet and single-story	Side	E – 30 feet W – 15 feet	East – 40 feet* n/a
*The increased east setback, combined with the 15' west setback, will result in a maximum development area width of 79 feet.				
SOUTH SINGLE-FAMILY RESIDENCES 4 - 5				
Minimum Frontage	70 feet (78+ provided)	Front	15 feet	n/a
Minimum Size	6,300 Sq. Ft. (12,450+ SF provided)	Rear	30 feet	n/a
Maximum Height	50 feet and single-story	Side	East – 15 feet West & Internal – 5 feet	n/a n/a

As previously noted, this PUD amendment is proposed by a subsequent property owner rather than the original primary developer, and is occurring after the development of existing uses in the immediate surroundings. The location of the proposed residences in relation to existing homes and the remaining former golf course tracts now serving as general open space is a concern regarding structure placement, visual access, and potential access to the remaining recreation – open space area. The PUD request proposes increased setbacks along specific exterior boundaries, particularly for the northern proposed residence's east and north boundaries, and for the south residence area's overall east boundary. Staff notes that the proposed development standards provide for compliance with the historic Stonecrest/Meadows PUD development standards. Staff notes that visual availability to the remaining tracts that will be open space (and part of the active stormwater management system) will be affected for various residences as well as from the SE 121st Circle. While the wider setbacks noted will support maintaining the visual connectivity, *staff recommends that the northern residence location's east setback be further increased to 40-feet from 30-feet.* That increased width will still accommodate a minimum 79' wide buildable space for residential development, a width consistent with the historic Stonecrest/Meadows PUD standards and similar to many of the surrounding residences. Staff further notes that the expanded overall east setback for the southern residences will result in a wider separation between units than what occurs in similar corner configurations at the southeastern portions of the remaining golf course / open space tract (see Figure 2).

- *The PUD shall consist of up to five (5) single-story single-family retirement dwelling units that observe the development standards as recommended in Table B, as listed above.*

G. LDC Section 4.2.31.E.(4) addresses heights, including heights for dissimilar uses.

LDC Section 4.2.31.E.(4) provides the maximum height limit for all PUDs shall be seventy-five feet; however, an alternative maximum height limits may be proposed, and heights may also be affected by neighboring uses.

Analysis: The existing maximum height established for the original Stonecrest PUD and the Meadows PUD amendment is 50 feet. The PUD proposes the same height limit, with the provision that residences shall be single-story, and residences will be subject to the Stonecrest HOA design standards.

H. LDC Section 4.2.31.E(5) addresses outdoor lighting.

LDC Section 4.2.31.E(5) requires the following be illuminated: Potentially dangerous and/or hazardous locations to promote and maintain health and safety (e.g., roadway intersections, cross-walk locations, etc.).

Analysis: The PUD currently includes street lighting nearby the site at the north boundary shared with the Meadow Pool Recreation Center. No other lighting is proposed although traditional residential lighting (security, decorative, etc.) may be provided, and such lighting is intended to be governed by the existing Stonecrest development's architectural standards.

I. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations; however, the elimination interior buffers may be proposed for consideration, depending on the uses proposed.

Analysis: The applicant is not proposing formal buffers such as vegetation or walls, and solely provides for the proposed increased setbacks as part of the PUD's amendment development standards for the proposed additional lots. An initial proposal between the applicant and the Stonecrest Property Owners Association contemplated the Association providing a limited buffer at the west boundary of the south residence area; however, that proposal was rescinded, and the applicant confirmed that no buffers were proposed. Staff notes that internally between residences and/or the golf course, and now open space, tracts no buffers were proposed or required within the PUD; instead residences appear to have been authorized to provide various plantings at times which may be viewed in aerial images of the surroundings (see Figures 1 and 2). Given these existing conditions, staff supports the proposal to not provide specific buffers, and staff further notes that property owners may add vegetation, etc. as desired as indicated by the noted aerial images.

J. LDC Section 4.2.31.E(7) addresses open space.

LDC Section 4.2.31.E.(7) provides for the provision of open space within all PUDs, whether residential, institutional, commercial, industrial, or mixed-use. Open space may involve both natural areas, landscaped areas, and passive or active recreation areas.

Analysis: As noted previously, the Stonecrest project is a DRI which establishes a recreation and open space standard for the overall project via the Development Order, as amended, that is then reflected within the subsequent PUD approvals. Currently, the standard for recreation and open space with the overall Stonecrest project is 232.1 acres. The 2004 update to the Stonecrest/Meadows at Stonecrest PUD Master Plan identified a series of broad areas including the golf course sites and recreation facility sites, and coordinated components of drainage retention areas, along with other areas that may occur as development proceeds. Currently, a total of 213.64 acres are in primary active recreation use, including the main golf course tracts, the remaining Meadows course tracts, and the primary recreation tracts that include recreation facilities (e.g., clubhouses, access points to golf course, etc.), some of which include undeveloped lands that may be use for additional recreation improvements. Other buffer and landscape areas with no or limited improvements at this time total 35.31 acres; however, staff notes some of the areas include passive park spaces (e.g., Veterans Service park area) and others may be improved to add further facilities. Together, these areas total 248.95 acres, and that total excludes any portion of the primary retention areas (44.67 acres) previously noted as some of the proposed recreation and open space. Attachment H provides the listing of the referenced area acreages and a companion map reflecting the areas. As such, some of the present recreation and open space lands may be eligible for conversion to accommodate some of the Stonecrest DRI's potential remaining residential unit entitlements. Staff proposes that conversion of the proposed 1.73 acres, which is not included in the reference acreage calculations, will not reduce the Stonecrest DRI/PUD below is established recreation and open space minimum threshold and is eligible to be granted.

Staff further notes that each of the existing former golf course tracts includes the original golf cart paths that form a continuous "loop" around the general boundary of each tract that are expected to serve as walking paths for the now open space area. The PUD development will take place where these paths connect to SE 121st Circle, requiring relocation/reconstruction of the paths – west of the lots on the south side of SE 121st Circle and likely on the western side of the existing Meadows Pool Recreation Center. *Staff recommends that relocation/reconstruction of these paths to comply with the current path widths and maintain a looping path without "dead-ends" as part of the project's "development improvements" and be completed prior to any Final Plat approval and issuance of any building permits for the residential units/lots.*

- *The PUD Amendment developer shall be responsible for the design and construction of replacement/rerouting of the existing golf cart paths to maintain connectivity of the paths with SE 121st Circle; such design and construction shall be part of any update to the Stonecrest/Meadows development plans, wherein the replacement paths shall be of the same minimum width of the existing paths,*

compliant with Americans with Disabilities Act (ADA) standards, maintain a looping path without “dead-ends,” as part of the project’s “development improvements” and shall be completed prior to obtaining any Final Plat/Replat and/or any residential building permit for any of the PUD Amendment’s residential units/lots.

- K. LDC Section 4.2.31.E.(8) addresses Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

LDC Section 4.2.31.E.(8)(a) provides commercial uses may be provided within the PUD, at a ratio of two acres of commercial use area per each 250 dwelling units, with a minimum of 250 units required before any commercial use area may be authorized in the PUD.

Analysis: The proposed PUD does not include any proposed commercial use activity, and as such this provision does not apply.

- L. LDC Section 4.2.31.F. addresses the procedure for rezoning to PUD.

1. LDC Section 4.2.31.F.(1 & 2) requires a pre-application meeting followed by submittal of the PUD rezoning application.

Analysis: The applicant met with staff regarding submittal of the zoning change application, followed by the submittal of the application in January 2024.

2. LDC Section 4.2.31.F.(3) requires the Development Review Committee (DRC) to make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board.

Analysis: The DRC considered the application at their March 18, 2024 meeting and recommended transmitting the PUD Rezoning for Commission consideration, subject to resolution of the DRC staff review remarks (see Attachment E) and noting that appropriate Improvement Plans revisions will be required to address, at a minimum, designs for stormwater, water & sewer utilities, and cart/multi-use trail path relocations, consistent with the LDC.

3. LDC Section 4.2.31.F.(4) requires the final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, preliminary plat, improvement plan, and/or final plat, as deemed necessary for the specific project.

Analysis: The proposed PUD is accompanied by conceptual design plan indicating the requested revision to the existing Meadows at Stonecrest Unit 1 Subdivision. As such, as part of the County DRC review processes, a series of plan applications will be required, at a minimum including a Preliminary Plat, Improvement Plan, and Final Plat to create the proposed residential building sites. The Board may elect to require the initial formal plan, expected to be a Preliminary Plat to brought forward for Board review and approval if desires. Staff further notes that the necessary Final Plat for formally create the intended

residential building sites formally requires Board approval of the Final Plat consistent with the LDC and Florida Statutes.

- M. LDC Section 4.2.31.G provides a developer shall file a legally constituted maintenance association agreement, or such documents as are necessary to show how the common areas are to be improved, operated and/or maintained. Such documents shall be subject to review by the County and shall be recorded in the office of the Clerk of the Circuit Court for Marion County.

Analysis: As part of the overall existing Stonecrest DRI/PUD and Meadows at Stonecrest phase of the development, the developer will be responsible for addressing the incorporation of any new additional residential units/lots within the existing governing Stonecrest Property Owner's Association's governing documents, and if determined necessary, providing for any necessary sub-association documents, consistent with the LDC. *Staff recommends such documentation must be completed prior obtaining any Final Plat/Replat and/or any residential building permit for any of the PUD Amendment's residential lots/units.*

- *The PUD Amendment developer shall be subject to addressing the incorporation of the new additional residential units/lots within the existing governing Stonecrest Property Owner's Association's governing documents, and if determined necessary, providing for any necessary sub-association documents, consistent with the LDC obtaining any Final Plat/Replat and/or any residential building permit for any of the residential units/lots.*

- N. LDC Section 4.2.31.H addresses enables conditions of approval.

Analysis: Should the Board act to approve this rezoning request, development conditions are recommended as related to this rezoning request for a PUD Amendment.

- O. LDC Section 4.2.31.I addresses subsequent approvals.

Analysis: Should the Board act to approve this rezoning request, development of the proposed PUD amendment will be required to comply with DRC development review processes for preliminary plat, improvement plan, and final plat, as required by the LDC.

- P. LDC Section 4.2.31.J addresses PUD time limits and provides

The Section enables the Board to establish alternative time limits for a PUD and its subsequent development review stages.

Analysis: The proposed PUD amendment will be required to comply with DRC development review processes for preliminary plat, improvement plan, and final plat, as required by the LDC which include specific timeframes for the completion of each stage, along with the overall time limits applicable for a PUD approval. Should the Board act to approve this rezoning request, modified time limits may be established as determined by the Board.

Q. LDC Section 4.2.31.K (1 & 2) addresses PUD amendments.

LDC Section 4.2.31.K.(2) provides for changes which will modify or increase the density or intensity of items shall be subject to review and approval by the Board through the PUD rezoning application process as follows:

(a) **Intent and character of the development.**

(b) Location of internal and external arterial or collector streets and connection points between and to those streets within the development.

(c) Minimum lot/parcel sizes including heights or project design standards based on use such as residential vs. non-residential.

(d) Building setbacks.

(e) Dwelling unit types or mixes and maximum development density and units.

(f) Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.

(g) Industrial building square footage or lot coverage percentage for individual lots or tracts and project wide.

(h) Minimum size and **general location of common open space** including buffer areas or zones and method of ownership and maintenance.

(i) Conservation open space areas with intended method of preservation ownership or maintenance.

(j) Location of water and sewage facilities.

Analysis: The requested change requires Board approval as it will affect acres of previously identified and established golf/recreation open space and a potential change in character for some of the open space and its relation to surrounding residential areas; this application has been filed seeking such approval. The proposed PUD amendment will modify the use of a portion of two previously designated recreation – open space tracts to enable residential use. The recreational use of the remainder tracts has essentially transitioned to golf course recreation to recreation - open space wherein the former golf cart paths may function as a multi-use bath (walk, bike, etc.) at this time. The proposed revision may “isolate” the remaining portions of the former golf course tracts; however, access will be available through the existing adjoining Meadow Pool complex on the north and a remaining “flag access” for the south. Staff notes that each of the original golf course tracts have been encompassed by residential units as well as a some other buffer tract area (e.g., south boundary corresponding to the power line easement), wherein the proposed amendment will further encompass the remaining golf course tracts that will now serve as general open space.

R. LDC Section 4.2.31.L addresses timing.

LDC Section 4.2.31.L(1) provides the Preliminary Plat or Major Site Plan for the first phase of development shall be submitted within five calendar years after approval of the PUD Zoning and/or the Master or Conceptual Plan by the Board, and further, the construction of a development under a PUD shall commence within five years and proceed to completion in accordance with any phasing proposed and the LDC; extensions of time may be requested in annual increments for good cause and/or as enabled by Florida Statutes.

Analysis: The proposed PUD amendment will be required to comply with DRC development review processes for preliminary plat, improvement plan, and final plat, as required by the LDC which include specific timeframes for the completion of each stage, along with the overall time limits applicable for a PUD approval. Should the Board act to approve this rezoning request, modified time limits may be established as determined by the Board.

- S. LDC Section 4.2.31.M addresses revocation and provides a PUD plan that expires or is revoked shall cause the property to revert to the zoning classification that existed prior to the rezoning of the PUD, and any Special Use approved and permitted onsite at the time of the expiration or revocation shall no longer be considered valid onsite.

Analysis: The Stonecrest DRI/PUD is an approved and active development project, wherein revocation and reversion to the prior zoning would be inconsistent with the approved completed development.

V. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

- A. *Will not adversely affect the public interest.*
1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The proposed PUD modification will increase the number of retirement single-family residential dwellings within the Stonecrest PUD by five (5) dwelling units. The Stonecrest DRI's approval addressed its overall transportation impacts including providing for adequate transportation mitigation. As such, the proposed internal modification proposed for the PUD is not expected to create any unmitigated as the amount of development will not exceed that amount authorized by the Stonecrest DRI's Development Order as amended and it is concluded the application would not adversely affect the public interest.
 - b. Public transit. The property is not along or within one quarter mile of existing transit routes. No transit routes are currently projected to extend to the vicinity of the project. The PUD will not exceed the amount of development previously authorized by the Stonecrest DRI's Development Order as amended and it is concluded the application would not adversely affect the public interest.
 - c. Other mobility features. The PUD proposes to increase the internal amount of development within the Meadows phase of the Stonecrest PUD. That PUD does not include any internal

sidewalks and the PUD proposes to maintain a consistent development form and it is concluded the application would not adversely affect the public interest.

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Based on an average household size of 1.9 persons per retirement dwelling unit and an increase of 5 dwelling units, the proposed rezoning would result in an increase of 1,425 gallons per day.

The property is within the Marion County Utility Service Area and served by the Stonecrest Regional Water Treatment Plant with services lines readily available within the SE 121st Circle right-of-way. LDC Section 6.14.2.C(1) requires new Urban Area residential development to connect to an existing central water system's distribution lines within a distance equal to or less than 400-feet times the total number of ERCs (residential units) within the project at build out. As such, the Marion County Utilities distribution lines will be within connection distance requirements for the project and staff recommends the following condition to ensure the application would not adversely affect the public interest:

- *The PUD development project shall be served by and connect to Marion County Utilities' central potable water services.*

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on an average household size of 1.9 persons per retirement dwelling unit and an increase of 5 dwelling units, the proposed rezoning would result in an increase of 1,045 gallons per day.

The property is within the Marion County Utility Service Area and served by the Stonecrest Regional Wastewater Treatment Plant with services lines readily available within the SE 121st Circle right-of-way. LDC Section 6.14.2.C(1) requires new Urban Area residential development to connect to an existing central water system's distribution lines within a distance equal to or less than 400-feet times the total number of ERCs (residential units) within the project at build out. As such, the Marion County Utilities distribution lines will be within connection distance requirements for the project and staff recommends the following condition to ensure the application would not adversely affect the public interest:

- *The PUD development project shall be served by and connect to Marion County Utilities' central sanitary sewer services.*

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. Based on an average household size of 1.9 persons per retirement dwelling unit and an increase of 5 dwelling units, the proposed rezoning would result in an increase of 59 pounds of solid waste per day.

This property is located within the Marion County's Solid Waste Assessment District and is subject to Marion County's Solid Waste Assessment. As participants in the Solid Waste Assessment, the residential units will be eligible to use Marion County's available disposal facilities, or may choose to contract with independent commercial operations for collection. Short-term and long-term solid waste disposal needs are addressed through the County's long-term contract reserving capacity with a private landfill in Sumter County. Thus, potential adverse impacts associated with solid waste disposal have been satisfactorily addressed and it is concluded the application would not adversely affect the public interest.

5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. Marion County features a variety of federal, state, and local recreation lands satisfying the general level of service standard.

Further LDC Section 4.2.31(7) addresses open space. The proposed PUD will become part of the Stonecrest Development including integration into the Stonecrest Association wherein the Stonecrest community includes a significant variety of existing recreational amenities. The additional dwelling units resulting from the proposed PUD modification will further support funding of those existing facilities. Based on the recommended PUD development conditions, the application would not adversely affect the public interest.

6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any flood plain or flood prone areas. The site is part of the closed basin established with the Stonecrest development, which will be required to comply with a 100-year frequency 24-hour duration design storm. The applicant will be required to demonstrate sufficient stormwater capacity is provided for the proposed dwelling units or provide for appropriate design adjustments; however, given the larger lot sizes proposed (see Attachment B) staff anticipates compliance with stormwater provisions will be readily accommodated and it is concluded the application would not adversely affect the public interest.

- *The PUD Amendment developer shall be subject to updating and revising the Meadows at Stonecrest Unit 1 Subdivision and/or Meadows Golf Course construction and permitting documents, such as, but not limited to Improvement Plan, Water Management District Permit, Department of Environmental Protection Permit, etc. as appropriate, including on-site and off-site improvements, to address development of the additional residential units/lots and completing the necessary improvements to support the additional residential units consistent with the LDC and prior to obtaining any Final Plat/Replat and/or any residential building permit for any of the PUD Amendment's residential units/lots. consistent with the LDC.*

7. Fire rescue/emergency services. Villages Fire Station #10, located at 8220 SE 165th Mulberry Lane, is roughly 5 miles west of the subject property. Further, the site is within a community of existing residences that includes existing fire hydrants. It is concluded the application's fire rescue/emergency impacts would not adversely affect the public interest.
8. Law enforcement. The Sheriff's South Marion District Office, located at 8230 SE 165th Mulberry Lane, is roughly 5 miles west of the subject property. Due to the proximity of the facility, it is concluded the application's law enforcement impacts would not adversely affect the public interest.
9. Public schools. The PUD, as part of a modification to an existing retirement community PUD, is not expected to generate student populations.

Conclusion: Based on the above findings, staff concludes the proposed rezoning **will not adversely affect the public interest based on the imposition of the recommended conditions** that will address the mitigation of potential negative impacts as proposed.

B. *Comprehensive Plan consistency.*

1. FLUE Policy 1.1.6: Buffering of Uses, requires new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties as defined in the LDC.

Analysis: The PUD proposes creating additional lots to be developed consistent with the existing Stonecrest and Meadows at Stonecrest PUDs – Case Nos. 19890819Z and 20040110Z, respectively, wherein the newly proposed lots will be of a similar or larger size than adjoining lots with placements similar to other surrounding lots (side/rears adjoining) wherein no buffers were required or provided. Staff finds the proposed PUD will be consistent with FLUE Policy 1.1.6.

2. FLUE Policy 1.1.9: Density and intensity averaging allows for residential density averaging over parcels with multiple Future Land Use designations, if the parcels are not within the Farmland Preservation Area. Where averaging occurs, projects will be subject to development requirements of the urban area.

Analysis: Staff finds the property is located within the southeast S. US Hwy 441 Urban Area and includes a Medium Residential future land use designation along with being part of the overall Stonecrest DRI/PUD, and is eligible for density and intensity averaging as proposed by the PUD and the request **is consistent** with FLUE Policy 1.1.9.

3. FLUE Policy 2.1.18: Medium Residential (MR) This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units in existing and new development that is located within the UGB or Urban Area. The density range shall be four (1) dwelling unit to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Analysis: Staff finds proposed PUD proposes a mix of single-family and multiple-family development for the Medium Residential designated site, wherein staff concludes the proposed PUD **is consistent** with FLUE Policy 2.1.18.

4. FLUE Policy 6.1.3: The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan and as further defined in the LDC.

Analysis: Staff finds the property is located within the southeast S. US Hwy 441 Urban Area where public facilities are currently scheduled to be extended and connection to such services is proposed as a condition of development, wherein staff concludes the proposed PUD **is consistent** with FLUE Policy 6.1.3.

5. TE Policy 2.1.4 on determination of impact provides in part “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: Staff finds potential traffic impacts of the proposed PUD were adequately addressed with the overall Stonecrest DRI's Development Order and its overall design and mitigation actions including providing for proportionate share contribution related to S. US Hwy 441 signalization, wherein staff concludes the proposed PUD is consistent with TE Policy 2.1.4.

Conclusion: Based on the above findings, staff concludes the proposed rezoning **will be consistent with the Comprehensive Plan based on the imposition of the recommended conditions** that will address the mitigation of potential negative impacts as proposed.

- C. *Compatibility with surrounding uses.* Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figures 2 is an additional aerial photograph displaying existing and surrounding site conditions while Figures 3 and 4 respectively display the subject property's and surrounding properties Future Land Use Map Series (FLUMS) future land use designation and proposed Zoning Classification. Table C displays this information in tabular form.

Figure 2
Expanded Aerial

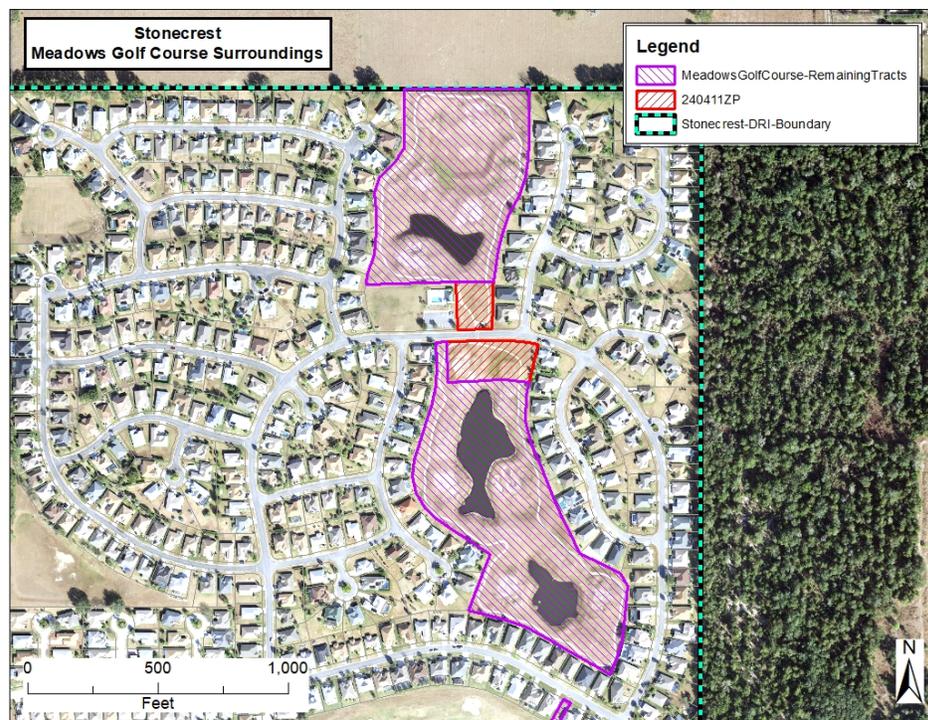


Figure 3
Future Land Use Designation

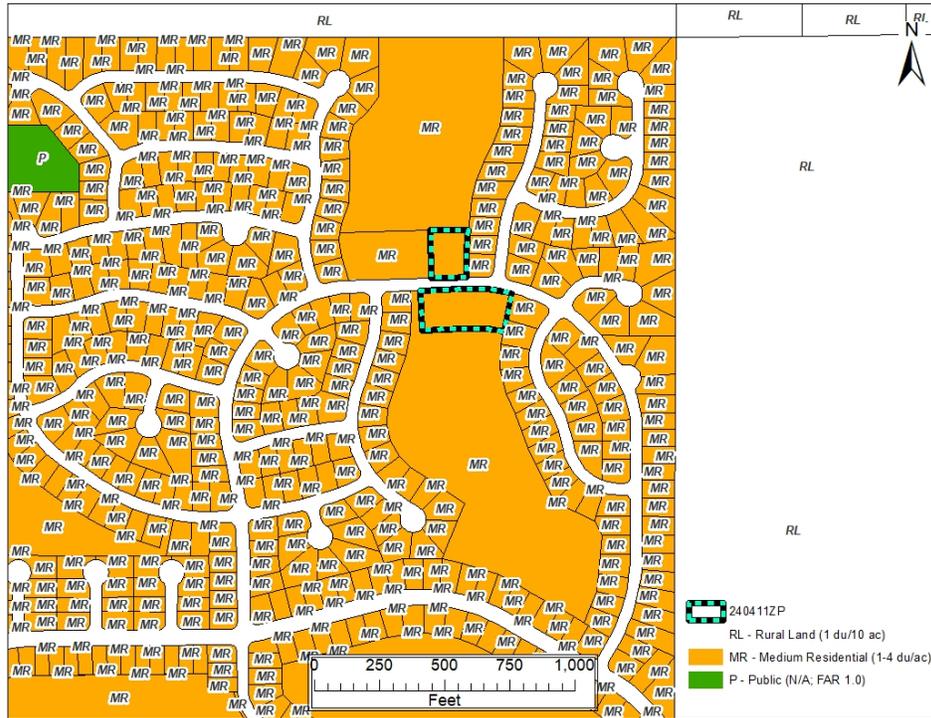


Figure 4
Proposed Zoning Classification

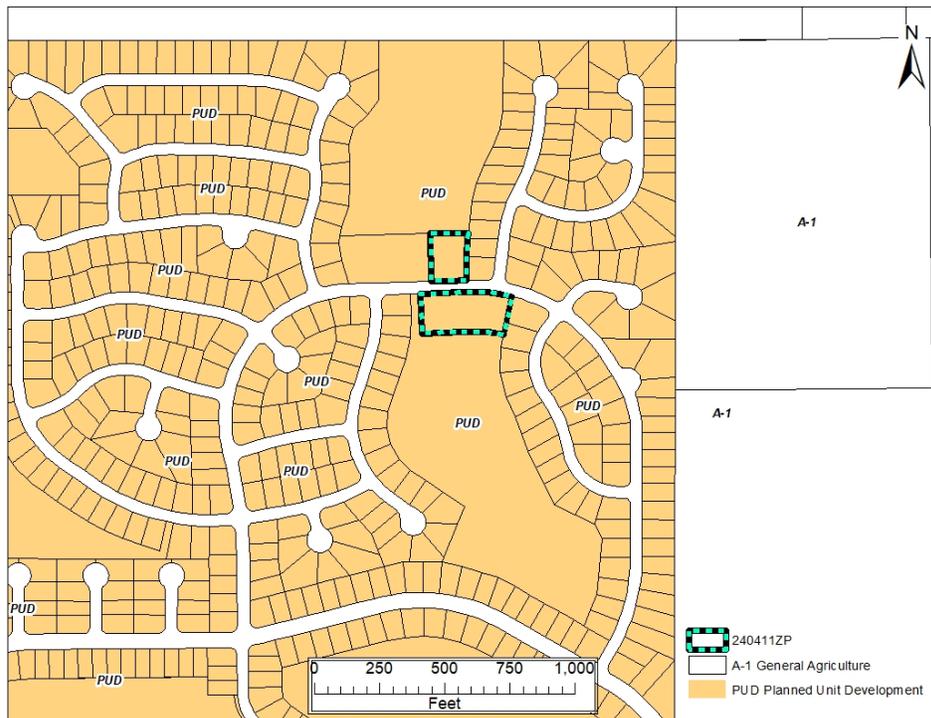


TABLE C. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North Portion			
North	Medium Residential	Planned Unit Development (PUD)	Open space/Rec. Tract
South	Medium Residential	Planned Unit Development (PUD)	Future residential
East	Medium Residential	Planned Unit Development (PUD)	Single-family homes
West	Medium Residential	Planned Unit Development (PUD)	Meadows Pool Recreation Center
South Portion			
North	Medium Residential	Planned Unit Development (PUD)	Meadows Pool Recreation Center; Future Residence; Existing Residential
South	Medium Residential	Planned Unit Development (PUD)	Open space/Rec. Tract
East	Medium Residential	Planned Unit Development (PUD)	Single-family homes
West	Medium Residential	Planned Unit Development (PUD)	Open space/Rec. Tract

Consistent with LDC Section 2.7.3.D, staff conducted a site visit and finds the subject property is vacant and features open field areas as shown in the aerial.

The PUD's Conceptual Plan is a mark-up of the anticipated subdivision plat to create the five (5) proposed single-family retirement dwelling unit lots. The PUD amendment area will remain part of the Stonecrest/Meadows at Stonecrest PUD and be subject to compliance with the PUDs existing development standards as previously summarized in Table B with staff's noted recommendation regarding specific setback proposals if accepted by the Board.

- *The PUD shall be developed consistent with the PUD Application and PUD Concept Plan Set (January 2024; see attachment B) and the development conditions for this approval.*
- *The PUD shall consist of up to five (5) single-story single-family retirement dwelling units that observe the development standards as provided in the following table:*

Proposed Meadows PUD Amendment (1.73 ac)			
Proposed PUD Minimum Development Standards			
Minimum	Dimension	Setback	Minimum
NORTH SINGLE-FAMILY RESIDENCE 1 OF 5			
Minimum Frontage	70 feet* (134' provided)	Front	30 feet
Minimum	6,300 Sq. Ft.	Rear	40 feet

Size	(19,425+ SF provided)			
Maximum Height	50 feet and single-story		Side	E – 40 feet* W – 15 feet
*The increased east setback, combined with the 15' west setback, will result in a maximum development area width of 79 feet.				
SOUTH SINGLE-FAMILY RESIDENCES 4 - 5				
Minimum Frontage	70 feet (78+' provided)		Front	15 feet
Minimum Size	6,300 Sq. Ft. (12,450+ SF provided)		Rear	30 feet
Maximum Height	50 feet and single-story		Side	East – 15 feet West & Internal – 5 feet

Conclusion: Based on the above findings, staff concludes the proposed rezoning application as conditioned **is compatible with the existing and future surrounding land uses.**

VI. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE** the rezoning amendment.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed rezoning subject to the development as conditioned below because the application:

- A. Will not adversely affect the public interest due to the proposed design and recommended conditions;
- B. Is consistent with the following Comprehensive Plan provisions
 - 1. FLUE Policies 1.1.6, 1.1.9, 2.1.18, and 6.1.3
 - 2. TE Policy 2.1.4
- C. Is compatible with the surrounding uses due to its proposed design and the recommended conditions.

RECOMMENDED DEVELOPMENT CONDITIONS:

1. The PUD Amendment development project shall be served by and connect to Marion County Utilities' central potable water services.
2. The PUD Amendment development project shall be served by and connect to Marion County Utilities' central sanitary sewer services.
3. The PUD Amendment developer shall be subject to addressing the incorporation of the new additional residential units/lots within the existing governing Stonecrest Property Owner's Association's governing documents, and if determined necessary, providing for any necessary sub-association documents, consistent with the LDC obtaining any Final Plat/Replat and/or any residential building permit for any of the PUD Amendment's residential units/lots.
4. The PUD Amendment developer shall be subject to updating and revising the Meadows at Stonecrest Unit 1 Subdivision and/or Meadows Golf Course construction and permitting documents, such as, but not limited to Improvement Plan, Water Management District Permit, Department of Environmental Protection Permit, etc. as appropriate, including on-site and off-site improvements, to address development of the additional residential units/lots and completing the necessary improvements to support the additional residential units consistent with the LDC and prior to obtaining any Final Plat/Replat and/or any residential building permit for any of the PUD Amendment's residential units/lots. consistent with the LDC.
5. The PUD Amendment developer shall be responsible for the design and construction of replacement/rerouting of the existing golf cart paths to maintain connectivity of the paths with SE 121st Circle; such design and construction shall be part of any update to the Stonecrest/Meadows development plans, wherein the replacement paths shall be of the same minimum width of the existing paths, compliant with Americans with Disabilities Act (ADA) standards, maintain a looping path without "dead-ends," as part of the project's "development improvements" and shall be completed prior to obtaining any Final Plat/Replat and/or any residential building permit for any of the PUD Amendment's residential units/lots.
6. The PUD shall be developed consistent with the PUD Application and PUD Concept Plan Set (January 2024; see attachment B) and the development conditions for this approval.

7. The PUD shall consist of up to five (5) single-story single-family retirement dwelling units that observe the development standards as provided in the following table:

Proposed Meadows PUD Amendment (1.73 ac)				
Proposed PUD Minimum Development Standards				
Minimum	Dimension		Setback	Minimum
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*The increased east setback, combined with the 15' west setback, will result in a maximum development area width of 79 feet.				
SOUTH SINGLE-FAMILY RESIDENCES 4 - 5				
Minimum Frontage	70 feet (78+ ' provided)		Front	15 feet
Minimum Size	6,300 Sq. Ft. (12,450+ SF provided)		Rear	30 feet
Maximum Height	50 feet and single-story		Side	East – 15 feet West & Internal – 5 feet

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. 1. Rezoning application filed January 2024
2. Stonecrest POA rescission letter regarding buffer hedge
3. Sun Golf / David Black email regarding Stonecrest POA rescission letter
- B. PUD Conceptual Plan Plat with Mark-ups
- C. Excerpt from September 7, 2022 Board Minutes
 - i. (Prior denied PUD Rezoning Case No. 220807ZP)
- D. Original 220807Z Concept Plan Plat (Clean)
- E. February 9, 2024, DRC Staff Review Comments
- F. Meadows at Stonecrest Unit 1 Subdivision Record Plat (PB 8 Pg. 172)
- G. Stonecrest Golf Courses Post Developer Deed History
 - i. Main Golf Course and Meadows Golf Course tracts
- H. Stonecrest Recreation & Open Space Areas with Key Features Tracts
- I. 1989 Stonecrest PUD Master Plan 890819Z
- J. 2004 Stonecrest PUD Master Plan 040110Z

- K. Stonecrest DRI Development Order Amendment 2003-R-336, Dec 2003
- L. Stonecrest DRI Development Order Amendment 2004-R-336, Mar 2004
- M. Stonecrest DRI Built Out Agreement
- N. Site and Area Photographs
- O. L. Stoeber objection emails