

February 9, 2024

PROJECT NAME: MEADOWS AT STONECREST UNIT 1

PROJECT NUMBER: 2004080029

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #31083

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from PUD/REC open space to PUD/SFR for the intended purpose of residential development with 360 units. The parcel 6200-002-002 is currently zoned PUD and is a total of 1.75 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are no County Flood Prone Areas/FEMA/Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: This change will result is less than 5 additional peak hour trips.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Per NFPA 1 Chapter 18.2.3.5.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet.
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS: Staff notes the concept plan set provided focuses on the modification that is part of the Meadows at Stonecrest Phase golf course tracts, portions of which are proposed for amendment to all five (5) additional residential units.

- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?
STATUS OF REVIEW: INFO
REMARKS: All development will be subject to the Stonecrest DRI Development Order DO.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: INFO
REMARKS: The five proposed units and resulting total number of residential units will conform to the DO.
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2 & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
STATUS OF REVIEW: INFO
REMARKS: The subsequent development plans for the project, if granted/approved, will be required note the project is within the Stonecrest DRI.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: The subsequent development plans for the project, if granted/approved, will be required to address concurrency certification or opt for concurrency deferral.
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:

STATUS OF REVIEW: INFO
REMARKS: Final Planning & Zoning remarks will be provided with the PUD Modification staff analysis. Final determination of the PUD will be subject to approval by the Board of County Commissioners.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: PROPOSED CONDITION/APPROVED - Marion County Utilities water & gravity sewer available to serve. Taps shall be made along SE 121st Cir for connection; all connection fees will be due at time of permitting on each parcel/lot.
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: required
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: required
- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR - public water available to serve

- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments
STATUS OF REVIEW: INFO
REMARKS: Individual water & sewer taps & connections to be shown on a plan pending approval by MCU.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.
STATUS OF REVIEW: INFO
REMARKS: As a modification to the Stonecrest DRI/PUD sufficient acreage is generally available to convert the proposed open space/recreation area for residential use.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.
STATUS OF REVIEW: INFO
REMARKS: Site is Medium Residential as part of the Stonecrest DRI/PUD. This is a request to amend the PUD to convert a portion of the prior open space/recreation area to residential use.
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Final Planning & Zoning remarks will be provided with the PUD Modification staff analysis. Final determination of the PUD will be subject to approval by the Board of County Commissioners.
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Proposed hedge buffer of 15 gallon Viburnum (Odoratiussumum) for 150' would require plants at 4'-5' on center to provide immediate buffering. 30 plants minimum at 15 gal. How will this be irrigated? Mulched? Who will maintain? Who is responsible for irrigation? Who is responsible for replacement if shrubs die?
- 22 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 23 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED