RESOLUTION NO. 22-R-576

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT ON ±967.04 ACRES FOR COYOTE CROSSINGS HOLDINGS, LLC, ET.AL, ZONING CASE NUMBER 221110ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for an amendment to a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 24, 2022; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, November 15, 2022. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION APPROVAL 221110ZP – Coyote Crossings Holdings, LLC, CSM Development, LLC., Dollar Tree Distributor, Inc., and Marion County. The application requesting an Amendment to a Planned Unit Development (PUD), pursuant to Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC., Ocala FL 34471, to amend the Florida Crossroads Commerce Park South PUD, on an approximately 967.04 acres parcel, on Parcel Account Numbers 41205-000-00, 41205-000-01, 41205-000-02, 41205-003-00, 41205-003-01, 41205-002-00, 41205+000-01, 41205+000-03, 41205+000-04, w / rights-of-way.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Amendment to the Master Plan of the Planned Unit Development and the Board approves the Amended Master Plan subject to the following development conditions:

- 1. The PUD development shall adhere to the updated PUD Master Plan provided with this Rezoning Application for a PUD Amendment (dated 9/1/2022, as amended) including the development conditions outlined herein, the project PUD Master Plan (Dated 8/30/2020 with revised Sheet 7 dated 9/22/2022, received 11/2/2022), development uses, standards, and buffers (reference Tables 5, 6, 7A, and 7B), provided as Exhibit "A" attached.
- 2. The project uses shall comply with those listed in Table 5, and be developed consistent with those applicable development standards as listed in Table 6. Additionally, areas of the site may continue to be used for farming activities and sand-mining operations (consistent with Special Use Permits 20031513SU, 20051106SU, 20090603SU, and 20150802 SU) unless and until their development for the commercial and/or industrial uses and purposes authorized by this PUD approval. A convenience store with gas service is proposed at the southeast corner of SW Hwy 484 and SW 49th Court Road.

- 3. Project buffers shall be provided consistent with the final buffers designs from Tables 7A and 7B as approved. No accessory or mechanical structures for the lots or buffers may be located within the buffers (e.g., wells, irrigation pump house, trails, etc.) other than irrigation system lines.
- 4. All project-wide walls, fences, berms and buffers, including all vegetative plantings, shall be installed as part of the project's subdivision/site plan infrastructure improvements and shall receive an affirmative final inspection that they are complete prior to the issuance of any Final Inspection/'Certificate of Occupancy. In the event development of the overall project infrastructure is phased (e.g., utilities, roads, etc.) the walls, fences, berms, and buffers may also be phased to match that infrastructure phasing and/or site development phasing, subject to approval of the Development Review Committee; however the Development Review Committee (DRC) is also authorized to require the installation of such improvements when it deems appropriate, with the applicant being eligible to appeal that determination to the Board consistent with DRC's Waiver Application review process.
- 5. All project-wide walls, fences, berms, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate LDC PUD Amendment Process.
- 6. When an existing residential structure adjoins the Type II Buffer along the west and south PUD boundary at the time the adjoining PUD portion is developed, the buffer shall be sufficient to meet one of the following:
 - a. The buffer's shrub/hedgerow plantings shall be planted and maintained in order to achieve an opaque buffer that shall achieve a minimum height of 6-feet within 3-years of planting in relation to the PUD site being developed, or
 - b. A minimum 6-foot high physical opaque feature (e.g., opaque privacy fence, wall, or berm) shall be provided and maintained along the interior side of the buffer and its required plantings, consistent with the design standards of LDC Section 6.8.6.
- 7. The provision of onsite billboards as off-site signs along the site's Hwy 484 frontage may proceed subject to compliance with all of the off-site sign standards of LDC Section 4.4.5 and no billboards shall be provided along the site's SW 49th Court Road frontage.
- 8. The PUD Concept Plan's modified "Industrial On-site Tree Requirement" as listed in Table 7B shall not be applicable to any property, or portion of property, located within 300-feet of the final southern right-of-way line/boundary for Hwy 484 following the completion of all right-of-way dedications and/or conveyances for the project to support this PUD.
- 9. In lieu of providing 20% open space within the industrial development area (that area south of the 300-feet "industrial on-site tree requirements" exclusion area identified in Condition #8 above), the applicant will provide enhanced perimeter buffers by including two understory trees in addition to the four shade trees as originally proposed for all Type II buffer locations (reference Tables 7A and 7B); further, all buildings will be painted (so as to present and maintain a finished appearance rather than a standard unfinished concrete appearance.)
- 10. The project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC.
- 11. Development of the PUD shall provide a vehicular access connection west to the adjoining Marion Oaks Subdivision community area in a location agreeable to Marion County, wherein the connection's route shall be brought forward to the Board of County Commissioners for final review and approval. The final form, design, and construction of the access route shall then be subject to design review and approval by the County Engineer wherein the construction and development of the connection shall be coordinated with the development of the properties adjoining that connection location.
- 12. Development of the PUD shall conform to the accompanying PUD Master Plan access management plan; however, the full access-full median opening to SW 49th Court Road shown north of the Dollar Tree/Family Dollar Distribution Center for the southern internal access route parallel to Hwy 484 shall be subject to design review and approval by the County Engineer, and the subsequent

development of individual PUD sites may be required to provide access improvements at their expense based on their corresponding related traffic reviews.

- 13. Exhibits:
 - A. TABLE 5: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD AUTHORIZED USES and TABLE 6: FLORIDA CROSSROADS COMMERCE PARK PUD SOUTH DEVELOPMENT STANDARDS
 - B. TABLE 7A: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD BUFFERS
 - C. TABLE 7B: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD BUFFER DEFINITIONS AND TYPICALS
 - D. FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD MASTER PLAN (Dated 8/30/2020 with revised Sheet 7 dated 9/22/2022, received 11/2/2022), as noted in Item 1 above.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 15th day of November, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS MARION COUNTY, FLORIDA

IARRELI

CRAIG CURRY **S**CHAIRMAN

TABLE 5: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD AUTHORIZED USES							
CATEGORY	USE						
COMMERCIAL	ALLOWABLE USES SHALL INCLUDE ALL B-5 (HEAVY BUSINESS) AND B-3 (SPECIALITY BUSINESS) USES AS LISTED IN THE MARION COUNTY LAND DEVELOPMENT CODE; HOWEVER USES LISTED AS PERMITTED IN THE B-1 (NEIGHBORHOOD BUSINESS), B-2 (COMMUNITY BUSINESS), AND B-4 (REGIONAL BUSINESS) IN THE MARION COUNTY LAND DEVELOPMENT CODE SHALL NOT BE PERMITTED, BUT MAY BE CONSIDERED BY SPECIAL USE PERMIT AS PROVIDED IN THE LAND DEVELOPMENT CODE, OR EQUIVALENT PROCESS, AT THE TIME SUCH AN APPLICATION IS MADE.						
INDUSTRIAL	ALLOWABLE USES SHALL INCLUDE ALL M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) USES AS LISTED IN THE MARION COUNTY LAND DEVELOPMENT CODE						

TABLE 6: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD DEVELOPMENT STANDARDS								
Structure Type		Minimum Lot			Minimum Setbacks ^{1, 3, 4}			Max Height ^{2, 6, 7}
		Width	Depth	Area	Front ⁸	Rear ⁸	Side/Corner ^{5,8}	
СОМ	Principle	NONE	NONE	NONE	20'	10'	10'	65'/140' ⁷
	Accessory	N/A	N/A	N/A	20'	5'	10'	35'
	Mechanical	N/A	N/A	N/A	25'	5'	10'	35'
IND ¹	Principle	NONE	NONE	NONE	20'	10'	10'	65'/140'7/145'
	Accessory	N/A	N/A	N/A	20'	10'	10'	65'/140' ⁷
	Mechanical	N/A	N/A	N/A	25'	10'	10'	65'/140' ⁷

Principal Structure = Main operations building, etc.;

Accessory Structure = detached site support facilities such as accessory support office, maintenance building/office, truck scales, guard-shack, etc.;

Mechanical Structure = non-habitable/occupied facilities for mechanical support such as chiller plant that are not used/accessed by heavy equipment or vehicles (e.g., truck scales, etc.);

All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.

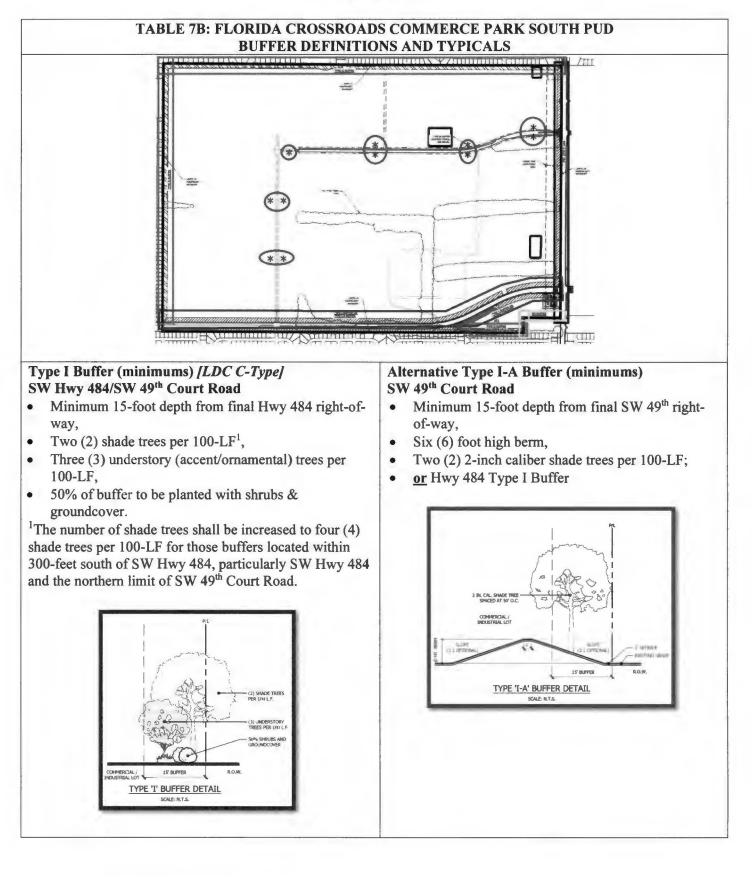
NOTES:

- 1. All NFPA rules for building setbacks and separation shall be met.
- 2. Any increase in height over 65' for the outer areas of the PUD shall require approval by SUP (refer to notes #6 and #7 below).
- 3. In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement of buffer.
- 4. LDC commercial encroachment allowances for gasoline canopies, islands and pumps shall also apply, subject to compliance with the easement/buffer limitation listed in note 3 above.
- 5. Further increased side/corner setbacks may be required to insure minimum LDC intersection and driveway safe sight distance standards are satisfied.
- 6. *Parcel 41205-002-00, the Dollar Tree/Family Dollar Distribution Center, is authorized to achieve a maximum height of 145' subject to approved Special Use Permit No. 215016SU'.
- 7. For the internal area of the PUD identified on Master Plan Sheet 7, the maximum structure height is 140', subject to a 300' setback from SW 49th Court Road for any structures exceeding 65' in height; except for Parcel 41205-002-00, the Dollar Tree/Family Dollar Distribution Center, as referenced in prior note #6.
- 8. There shall be a minimum 50' setback for all structure types from the PUD's overall west and south boundaries; this required 50' setback is not inclusive of the required buffer type along that respective shared boundary.

Direction MAIN PUD North	Adjoining AREA	Uses	Buffer Requirements				
	Hwy 484 ¹	COM To ROW	Applicant Type "I" Buffer; to include two (2) additional shade trees as provided in Table 7B. ¹				
South – East	M. Oaks SFR Lots	IND to SFR	Type "II" Buffer with additional 50' structure setback; when an existing residential structure adjoins the Buffer at the time the adjoining site within the PUD is developed, the PUD site buffer must conform to Development Condition #6. ³				
South – West	Greenbelt	IND to PRES	ype "II" Buffer with additional 50' structure setback. ³				
South - West	Utility Facility	IND To PUB	Type "II" Buffer with additional 50' structure setback. ³				
East	SW 49 th Avenue ¹	C/I to PUB/COM	Type "I" Buffer or Type "I-A" Buffer. ^{1, 3}				
West	M. Oaks MFR & SFR Lots ²	C/I to MFR	Type "II" Buffer with additional 50' structure setback; when an existing residential structure adjoins the Buffer at the time the adjoining site within the PUD is developed, the PUD site buffer must conform to Development Condition $#6.^{2,3}$				
NE PUD AR	EA						
North – West	Hwy 484 ¹	C/I to ROW	Type "I" Buffer, to include two (2) additional shade trees as provided in Table 7B. ^{1, 2}				
North - East	С/І		No buffer.				
East – North	Sprint C/I to PUB/COM		No buffer.				
East – South	M. Oaks SFR Lots C/I to SFR		Type "II" Buffer. ²				
West	SW 49 th Avenue ¹	C/I to ROW	Type "I" Buffer or Type "I-A" Buffer. ^{1, 2}				
Place Road) p	per Table 8B.	• •	ong the primary "L" route of the roadways (SW 57 th Avenue Road & SW 145				
			o proposed buffer.				
	hin 300-feet so		es, regardless of type, are proposed. 484 shall include two (2) additional shade trees for a total of four (4) shad				

³Reference Development Condition No. 6 regarding opaque buffer need when adjoining existing residential structures.

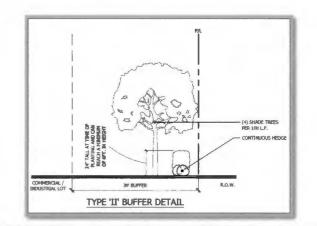
EXHBIT "C"



Type II Buffer (minimums) South & West PUD Boundary

- Minimum 30-foot depth from PUD boundary,
- Four (4) shade trees per 100-LF²,
- Continuous hedge, minimum 24-inches in height at time of planting and can reach a minimum of 6-feet in height.
- When an existing residential structure adjoins the Buffer at the time the adjoining site within the PUD is developed, the PUD site buffer must conform to Development Condition #6.

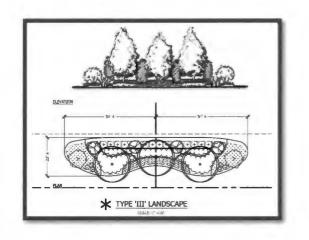
²A minimum of two (2) understory trees shall be provided in those buffers located within 300-feet of SW Hwy 484.



Type III Buffer (minimums) Internal Roadways

(SW 57th Ave. Rd. & SW 145th Pl. Rd.)

- Centered on/at lot-line intersections with internal roadway.
- Minimum 22-foot depth from internal road right-ofway,
- Minimum 50-foot length to each side of property/lot line (total 100-feet),
- Three (3) shade trees for the 100-foot total length.



INDUSTRIAL ON-SITE TREE REQUIREMENTS: INDUSTRIAL SITE SHALL BE REQUIRED TO PROVIDE SHADE TREES ONLY IN EMPLOYEED PARKING AREAS AND ADJACENT TO PRIVATE/PUBLIC RIGHT-OF-WAYS AS DEFINED IN THE ABOVE REQUIREMENTS.

COMMERCIAL ON-SITE TREE REQUIREMENTS:

COMMERCIAL SITES SHALL MEET THE CURRENT REQUIREMENT OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SHADE TREES NOTE:

SHADE TREES THAT ARE REQUIRED FOR ALL BUFFERS, SHADE TREE, AND TREE REPLACEMENT REQUIREMENTS SHALL BE INSTALLED AT 2"-2.5" CALIPER.

ATTACHED

FLORIDA CROSSROADS COMMERCE PARK SOUTH MASTER PLAN

16 TOTAL PAGES.



RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 1 OF 16

RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 2 OF 16

ENNOUND F E Acarciates SECTION 4: DEFINITIONS a. STRUCK LISE TRUCK LISE was also advanced and the neutral state of the structure company, with the structure company and the structure company <u>APPLICATE</u>, THE RECIPELTY OWNER, THE CALLY AUTHORIZED REPRESENTATIVE OF THE RECIPELTY OWNER, OR THE LEREE DE OCCUMENT OF SAME THEORETY WHO SAME TA COMPTY SERVICE OR DIMENSION (WHICH THE DE OCCUPENT) AND FOR SAME PROPERTY AND WHO CAN BE COUND TO ALL LESK, CONSTITUTION RELATED TO SACH REQUEST. PA. ELLEPENTER, MED, A MOR WHICH CONTAINS A BOUNCE OF LENT OR WHICH IS DESIDED ON ADVENTED TO BEFURE FLEME FROM AN ADVENTION, BOUNCE INCLUDING MODIFICIT LENTERS, MODIL UNDERSTOOM LEDITE AND MODIL RETURNS. AT A VERSION, THE PUD BECOMES APPLICATION SHALL BE ACCOMMENDED BY A CORESPOND. PLAN, THE COMPLEMENT WITH CONSTRUCT \$133 AND THE BICTER, ACADE WITH ACCOMMENTED COLONIENTATION FOR REVENUE IF THE COMPLY GENERAL SECTION OF SHALL PROVIDE COLUMNITATION ADMINISTRY OF THIS COMPLEX THE NEW OF THE PEOPLER HAD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG COMPANION OF THE IMPERT SHE SHEET OF STREET, & MOUSED OF SCIE, STIMUS RELYARD, OR PROPERTY. INVESTIGATION AND A DESCRIPTION OF A DES ECHIERS: THE MERSION COLIFY BOARD OF COMPTY COP THAT CEPTCTS BELATICHENDER OF THE SITE TO THE SAMEANEDING AND WETHIN A 1 HELE NADEAL SEE SHEET DI CONTR SHEET. IS. INCLUSING THE SUCH FRONT OF LEVEL ADVISOR OF THE PROMY LOW CARE AND A PROVIDE LEVEL FOR THE LOY A SPECIFIC D. LIVICE FROM SUCH FRONT LOT LINE. 3. Allevelor (or the EXAMPLER OF The REVENT SOLVER) CONTRACTOR (VAL EDG): <u>SEE CONTRELOR DESCRIPTION</u> Annotation (Contraction) (Contraction) (Contraction) (Contraction) (Contraction) (Contraction) (Contraction) Annotation (Contraction) (A series, we addre werkele a reconstruct out series, commencia and analyzing too addressed and and a series for description of the series of a series and approximation of a series and approximation of a series and approximation of a series of the series BONSTERNACOMMENCIAL AND A TRACT OF LAND THAT IS PLANNED, DIVELOPED, AND OPERATED AS AN INTERNATED FACELITY FOR A NUMBER OF BIOMERIAN, BROWTHAN, OR COMMERCIAL OR HOUSD USES. 94. SIDE SETIMALE, AN AREA LOCATED BETWEEN A FRONT YARD SETBACK AND A REAR YARD SETBACK, DEFINED BY A SIDE LOT UNE AND A PARALLEL LINE ON THE LOT A SPECIFIED DISTANCE FROM SUCH SIDE LOT LINE. . WHATENCING, HILLITES AND SERVICES REEDED TO SUBTAIN RENDERTIAL, COMPRESA, AND RELATION. ACTIVITES, INFANTINGTURE RELATED STATES AND LINETE AND RENDER, STREET, STREET SEGME CANADIAL, MERS AND CREW RELATION OF RELATION CONTENTS. Tillman B. BULFER FERCE, A FORMANNEY CHAQUE VERTICAL STRUCTURE PROVIDING A BABILER WITH A FORMAD HEIGHT OF SEF FORT FORMUNED FROM THE ADJACENT GRADE OR AT A HEIGHT AS REQUIRED OTHERWERE. identify exerting state investments on the site <u>see shift of master part</u>, A list of the uses proposed for the development-<u>see shift of master part</u>, IN. BEAR STUDIES, THAT AREA DEFINED BY THE REAL LET LINE AND A PROPALE, LINE ON THE LOT A RECEIVED DISTANCE RECOVERING BACK BANK LOT LINE. BETTERTERNA MEL A REPRESENT, RELACIÓN, OR PARLE URI, SUCH AS A CHARCH, LIBRARY, PARLE O SCHOOL, HORPTRA, COMMUNITY HORP, COMMUNICATI HORP, ANUT COMMUNITY HORP, PARLE O COMMUNITY COMPUNITY HORP, COMMUNICATI HORP, ANUT COMMUNITY HORP, PARLE O COMMUNITY COMPUNITY HORP, COMMUNITY HORP, COMMUNICATI HORP, AND COMMUNITY HORP, AND COMMUNITY HORP, AND COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, AND COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, AND COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, AND COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, AND COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, AND COMMUNITY HORP, COMMUNITY HORP, COMMUNITY HORP, AND COMMUNITY HORP, 4. Burget strat, a presentation on-part electrical strates/hell strates/hell strates/between strates/between strates/hell strates/he SECONTER: THE APPLICATION OF MATER OF PROPADE HEARS TO PLANT PATERDAL AND TARGENESS. BIGREBUIC-1770 SE 1 ING AND DEVISORMENT STATISMENT STATISMENT, AND, INDURING HEIGHT, ETC.) SHE TABLE IS ON AN DEVISORMENT 14. Contractive Collection and Contractive and Contractive and Contractive Contractive Distance Contractive Con Elemented. 10 Ionative Processo Processo on the flam <u>Sol Institut is Provide flam</u> 11 Johnstow Processo Institut. <u>Sol Solat I as Institut Provide Flam</u> BALLORS & ADDS, AS IT BELAYES TO REPLAYS, AMERA VELACE DEFINICT, AND MARK, TODAL THE ADDRESSES LAND AMERA & RESELF FOR DEPENDENT PARAMETERS CHEET AND/OF SPINCE AND ONES WITTIN AND SATISTICATED PROFY THE GROUPS INFORMATION LOTANCES LATE. a cost private and a constructive most had assess accounting on the second united on the second account of the constructive most had a cost of the second accounting on SUATION PLAN. A BALANSE ANY STRUCTURE CRIMINED FOR THE HARDERTS OF PUBLICUS OF ANDRULS OF FOR SHE THE OF 3. REFETY ACCESS TO THE STE. <u>SECTION CONCALCTOR PAGE</u> 13. Neuroment full dates Lot Typica: with inclusive vision by the concalculation lot locations: <u>SEC inserts 62-03 development</u> Transmission. Buildonis (Parvet): A Neweth Relation for Headpoin COURTY Fullsheeth TID THE PROVEIDING OF INFTIGUE 2 OF the Medical could in Court of Counterman, Counterpart within the Proveiding of the Public Balladesic Cook ed-estimation and the Statist of Counterpart. ELABLADES. I- MELLINGUES INVESTIGATIONS: <u>See Sect 11 TYPEAL CROSS SECTORS</u>. IS PROPOSED INVALUE ACCESS LOCATIONS: <u>See Sect 13 TYPEAL CROSS SECTORS</u>. IS BUILT AND AND ALLON ACCESS IN SECT 26 TYPEAL CROSS SECTORS. IS BUILT AND AND ALCORADA IN THE SECT 26 TYPEAL CROSS SECTORS. IS DESTITY ANY AND ALCORADA IN THE OF ON ALCORATING SECTOR 2005 SECTOR AND IDENTITY ANY AND ALCORADA IN THE OF ON ALCORATING SECTOR 2005 SECTOR AND IDENTITY ANY AND ALCORADA IN THE OF ON ALCORATING SECTOR 2005 SECTOR AND IDENTITY ANY ANY ADDRESS AND ALCORATING SECTOR 2005 SECTOR 2005 SECTOR AND IDENTITY ANY ANY ADDRESS AND ALCORATING SECTOR 2005 SECTOR 2 ANTER, AND OTHER HOR-PARTYER AREAS, LARGEARMELE AREA DELLORS COLF COLSER FAR Almos, UNTER BITERENE RECISION TON AREAS (LG, SOCCER FELOS, BUL DARVERE, ETC.) AND ARE HAT COL A CONSTRUCTED STUDIERS FOR INSIDE STITUT THAT HAS A DESIGN STARE ON STUDIES (DIFT) THREE FEET ON GREATER 94. <u>Side for 2 alles of 1900 alles</u> the ands of any noise as scene for longe version contains the other Subject alles of a sign upon version conv new of places. N. BUILDING STOLE A BACK DISPLAYED GROW OR ATTACHED TO ANY PART OF THE STITULES OF A SUB_DISC, SECLIOSING WELLE, VISIODING, DOORS, DOORS, NORMETTE, HARENEES, AND MICH TUDIES OF A DOORSES OF STRENGT. IL LANDER MONTHET, THE CONTYST LANDER AND ATTECT OF HIS DES 18. SHE STRUCTURE ANY CONSTRUCTION LINE OR DESERTED TO EXCLUSION Y RAPORT & SHE 52. LANDELARE BLAND, A BARDED ANDA, MELALLY CARREN, RACED TO GARDE YANFYS: AND SEMARATE LANSE, AND VEED HER LANDELEVING, SECOND, OR LEDYTEL, CONTINUED OF STREET, A WATER WITHOUT AND A CONTINUE TO A STREET, A WATER WITHOUT A STREET, A WATER WITHOUT AND A STREET, A WATER WITHOUT AND A STREET, A WATER WITHOUT A STREET, AND A S IV. A MOTE DESCRIBBIE, HORE THE CONSTRUCTION AND AND ADDRESS OF ADDRESS CONSTRUCTION AND ADDRESS ADDRES ADDRESS ADD 54. LAMANE SERVICES AND A MARK THE AREA OF OPEN FLOOR SPACE WITHIN A ETHLCT-SHI'S EXTREME WILLS AND EXCLUDED THE ETHLER WALLS. G. ANCHITETTINAL RENDERANSS OR COLOR PHOTOE DETAILING THE GENERA PEATABLES, COLOR PALLETS, MAPPINING DETAILS (<u>INC. 1998)</u> 14 RODOTESTINAL STULES. в ный сертор на исследате россится и и переода с и переода с предоставате на переода S. COTTING TOP, THE PRIOR, PARK, OR COMPARING THE ARR FOR ADDRESS TO FEMALE AND THE ARR FOR THE ARR FOR ADDRESS TO FEMALE AND THE ARR FOR THE ARR FOR ADDRESS TO FEMALE AND THE ADDRESS TO FEMALE ADDRESS TO FEMALE AND THE ADDRESS TO FEMALE A A. COMMENTAL STORE, WHY METAL STARLESSMERT OF STORE VERY METAL STORE STORE AND ADDRESS IR. LOT LINE, MARE, THE LOT LINE OPPORTE TO AND HOLT CLOSELY MANUALING THE MIGHT LOT LINE. EXECTENCE AND QUALITY OF PURCHANNET TO ANTICLE 5. BL. LOT LINE, SHEE, ANY LOT LINE OTHER THREE A PROFET OR BEAR LOT LINE. 104. EXTERT: A Public OR PRINTY TRANSPORT VIEW OR INTERDED TO BE USED. FOR Addition OR Taxable de vanaria LOT BROTING. THE INDEXEMITY ALL DISTANCE OF THE SAME OF THE SAME OF THE SAME OF THE PROMINENT LINE. TO BE CARRY AND AND THE SAME OF THE SA THE REQUESTION CONTINUETION REQUESTIONER FOR STREETS OF BOARD AND STREETS OF REVEALS, STREET RE-LITTER, VIEW AND CONSIDER AND CONSIDERATION CONSIDER AND CONSIDER AND CONSIDERATION CONSIDERATION CONSIDER AND CONSIDERATIONS AND CONSIDERATION 17. COMPLY, THE GOVERNMENT OF MANDA COMPLY AS A POLITICAL BUILDIVEROR OF THE STATE OF PLORED, OR THE SA AVAILAD. SAMEDICTICS. LINETS OF MANDA COMPLY AS TACING ROUGHNESS DESCRIPTION IN § 742 PS. HINTER, A COMMING, A COMMING, A COMMING, A COMMING, A COMMING, AND 34. COMPTY EXCERDED, THE PROPERTION, ENGINEER RETAINED BY THE REAME OF COUNTY CONVENTIONERS IN THE CARACTY OF SADERINSTRAND THE OPPICE OF THE COMPTC BUILDED, THE CARACT BUILDED IN A APPECIPACY DESIGNEER TO RECYCLE AVAILABLE AND A DEVIDENT AND CERLING A APPECIPACY. на интента нава и ната и права и права и права и и права и и права и права и права и права и права и права и нава и права и права и и права и и права и и права и права и и права и права и права и права и права и нава и права и нава и права и п HARDEN-FRENCH, Y LANDRICHE, HARNA (HPLA), LOCATEDIN SHALL IE FRENKEND ALDRE VETH HATVIE SUBPETERS AN PREVENT AND RESOLUTION, DEVIS, OFFICIAL CONTRACT, THE OFFICIAL OFFICE IS VETHOR THE RECEILENCE PRODUCT FROM THE RECEILENCE AND PARL IN A PARTICULAR TREASE VEHICLE AND THE RECEILENCE OFFICE AND A DEVISION FROM THE RECEILENCE AND 7. Laborations, the objective of water and there is not a work to the objective of the objective object 25. DEVELOPMENT AND FORTION OF A PRODUCT AND THAT LIES OVIDED SOMERIEM INTEREMENT LANDS 4. STORMENTER VEGATIONST HELL BE PEOPERED HER THE LAND DEVELOPMENT CODE RECORDERING, TERMINER MAY BELLIDE THE LEE OF VEGETATED RETURNS INFERSE BAT MAY BELLIDE MINELES IN LEU OF VEGETATED HISTORY, INSPERSE. 34. <u>COMPLETER:</u> THE FUNCTION FROM, SPECTRA SERVICE, CONCERNMENT, CO. CONFERENCE STRUCTURES OF BOARD AND A SERVICE AND A SERVIC A SERVICE AND A SERVICE 141. THE ANY REA-MATCHINGS SECON FLOOR SALES SECOND STRUCTURES AND A MORPHALY GROUPS AND A MORPHALY GROUPS 8. HONO IMMES FOR THE MEDINET WILL BE RECHERED BY CHIERE AND INDERTRED THEOREM IS ADDRESSING, READ ANNUE ANT BURNET TO CANNEL BARRED ON LAYOUT CHARGES, ALL READ MINIE CHARGES WILL BE COCREDINATED THEORIES (91). 24. <u>Constructions</u>, we reserved council to personnel on unservices may estimate and an est THE RECOVER TO REVECTLY MERCINE A THEOR. BICLARGING THE PROPORTING OF ANY ACT IN A RECOVERTY CHINES OF HIS DESIGNATION AGENT, OR A MATERIAN REVECTLY INSCRIDE VARIES CAMPLE THE DESITY OF A THEOR OR THE INSCRIDENT BROADS OF A THEORY REVECTLY REVECTLY. BL. BATHY SIDE: A SEA-SARPOITING WOODY FLAST WARD HORMALY GROWS TO A HERMIT OF THE PERT OR HORE AND VEHICLE & CLASSIFIED AS BATHY VEHICLES. The Robatch first IE Controlled in the THAL Heads, at THE DESCRIPTION OF THE CONTROL THE BRIEFLIGHT IN HEAD WORK IN THE CONTROL THE OWNER AND THE THE OF THE THE OF THE PART INTERNATION OF THE OWNER AND THE OWNER 114. TARTERINE: A PART LINER OF INDEXCOTTALECORDAL PLANTS, INCLUSING SAT NOT LINERED TO BOOK, ISSUELDA, CONTINUE, PARTINI, AT. AND ATTRIC, AND SCHOOL STANDARDS. - <u>Includy USERCATORE</u> HINDER HINDER GOCHREISE BETRies HIE STATE SCHREISHNER HURDE FO BUNCHMEI CONTRET ACCORDING TO THE BERT MINAMUL BEZINTERE MIC MIETEREN. BOCHWEITARTON, IT WICLINGS INDER SINCER-LINDERFECT AN ERRORMAN, OCCAMBER IN INTLINE, ABBOCHTIGTER AND HINTERE FOR USERT FOR BOORTSCHLT ANDER BORCT. 22. DDM.COMMET.ADMENUES, AN ADMENUEST REFINISE MANDAGI COUNTY AND ADDITIONS. MATERS INCOMES INCOMENSATION OF INF INTERNATION IN INCOMENTIAL ADVISION AND ADDITIONAL TAXABING AND ADDITIONAL AND AND ADDITION OF THE "TAXABINE LOCAL COMPONENCEMENT ADMENUEST ADMENUEST ADMENUEST ADDITIONAL AND AND ADDITIONAL TO THE ANY ADVISOR ADVISOR ADDITIONAL TAXABINE ADVISOR ADDITIONAL ADVISOR AD LLL (VELTE) THE REDARDANCE AND THE OWNER (UNIVE OWNERS AND AND ADDIVIDUAL FOR THE OWNERSTOR AND RED TRANSPORTED OF ARLES OF PREMITY UTLETV STRUCTS SUCH AS FORCED IN THE UNITED AND INFORMATION FOR CONTRACTOR OF A DIVISION OF A DIVISIONAL DIVISION OF A DIVISION OF A DIVISIONAL DIVISIONAL DIVISIONAL DIVISIONAL DIVISIONAL DIVISIONAL DIVISIONAL DIVISIONAL DIVISIONALI DIVISI DIVISI DI DIVISIONALI DI DIVISIONALI DIVISI DIVISI DIVISI D 17. MATLEN, ANER, UNDERWELOWED LANDS CONSIDERED TO BE BY, OR HARTAINED BY, AN ANDRTUMBED CR. UNFORMED CONSISTION WHICH PROVED HARTAT OR NATIONAL OVER SHAEL. 22. CONSTITUTE AT ANNALY PRODUCT CONTACT THE CONSTITUTE OF A THESE WARDLINES AT 4.5 MEET ADDRESS ADDRESS T ER. DODLEMER (DODLEMENT: CHE VERO) HER CHETTURI LIGAL HERM'S YO CH CONTROL CHER THE PREMIERS HE COOLINES, THE STATE OF BEING AN COOLINAT. 26. DEADNACE DETENTION ABOA (DDA): HE WATER DITUMTION ABOA. ALL SUPPORT BHALL ACHIER TO THE PARKING COUNTY LCC STANDARDS DEEPT AS OTHERWEEK DEFINED WETHIN THE SUPPETTED FIGS # 50 OF THE SUPPETER AD INTERNAL ADVISION WAVEL OF RECORDED DECEPT AS DECIMAL. 21. DRAMAGE BETENTION ANEA (DBA); SEE WATER RETENTION AREA. Op-sette side: A solar that indefinities of converse/and a converse/an or non-converse/an indefinities of one activity organized indefinition of on a converse indefinities on a converse indefinities on on a nearly from view in the set of converse. 28. CORPUSE: AN EVALUATION OF THE RECARD DEFINED IN VIETEAL LINES EXTENDED FAILURE FOR THE CATEGORY IN THE RECARD OF THE AND WITHIN A RECEIPT OF THE RECARD OF THE AND WITHIN A RECEIPT OF THE RECARD 113. WANNEL A GRAFT OF BILLEF PECH COMPLANCE WITH A SPECIFIC PROVINCE OF THIS CODE, NOT 200805 RELATED. CRAFTED TO A PARTICULAR PROPERTY CRAFTE BECAUSE OF FEMALES. HARDWAP OR A TEMPETER CONCEPT. OB-STTE MORE A SIZE THAT ICENTIFIES ON COMMUNICATES A COMMENCIAL OR MIN-COMMENCIAL MEMORY BEATED TO BE ACTIVITY COMPACTED, SEMICIC REPEASED, CR. A COMMONITY BOLD, AT THE LOCATED MEMORY THE ADM IS INSTALLED. IN. ALL CHEM STINCE / COMMENT AND AS SHALL BE CREMENTED AND PARTICULARD BY COMMENDED, OR BY A PROMERTY COMMENS AND/CANTON Established for Sach Annocel. In Compliance Network Lac Established. COMMERCE PARK 27. DESCRIPTION APPLIES: THAT FORTION OF A REPORTING BY THESE THE STREET ADDITION AND AND THE REGAR OF THE WARK Last OF THE STREET. 114. Monotonic To Carlo and Anno 1999 and Anno 115. STATEMENT TO ATTACK TO AND ANY CONTRACT THE PACIFIC AT MALES THE BASE WARRANTIE IS COLLECTED AND 26. <u>ORCHART TO CHART VIETTATER</u> PLANTS MINCH HAR THE ABLITY TO SUMME WITHOUT SUPPLICIESTAL BINELATER TRACING PERSON OF DECLEME CHARACTERETE OF THE NORTH-CHIMAL PLANEDA REGISTAL CULTERS EXCENDE, THE EXCENDED OF DESIGNATION OF A COMPLETE V BIOLOGIES FAILURE, OF HERCHNERGE CONSIDER THE BALL OR HERF AS A REPORTED LIKE OR OF BOUNDERY, AND HIS PERIOD. VIEW IN THE CULTER OF A REPORTED VIEW. 3 LL WATER DETERTION AND ADDA. A REPORT OF REFERENCE ON REFERENCE OF REFERENCE OF REFERENCE OF REFERENCE WATER AND WHICH REPORT FOR A DOWN AND REFERENCE OF REFER 25. <u>IL PORTED IN IL COME</u> A INCID-SHORDERT INVELTIGE BUILT TO WHAT THE LOWERT PLOCE BUILTING ABOVE THE CREATED LEVEL BY POWERTING WILLS. CHARGE, THE ADDRESS, FRED, CONSIGNATION, CR. GOVERNMENTAL WART HELDERS TOTAL OF THE REAL ESTATE WICH WHEN CONSTRUCTION IS TO SHE PLACE. 26. B. PRATERIC THE VERTICAL HERBIT OR HERBITS RELATIVE TO A DEPEND DATUM. 117. WATER BETTERTEN AND A WARA (WEAK) A HARMACH CR. WETWARL PACELITY WARDA COLLECTS AND RETAINS BARPACE WATER AND ALLOWS WARDAM, GROUND BARK WATER. Enclosed (1) THE ALCENET OF FILL SECIENT TEX, BALENEEL, FERMERET STRUCTURES OR OTHER
ENCLOSED AT THE SAME RESEARCH AND IN THE FORESESSION OF OLIVIES OF CONTRACTOR ANTED
INFORMATION OF THE SAME RESEARCH AND IN THE FORESESSION OF OLIVIES ANTED
THE SAME RESEARCH AND IN THE FORE AND IN THE FORESESSION OF OLIVIES ANTED
THE SAME RESEARCH AND IN THE FORE AND IN THE 114. SILVER, THE THE BUILD ALL CUTTY, INCLUDES ALL WALLS PLAYS, THESE, WALKES, PERMIS, THEN THEN THE AND DESCRIPTION FOR THE PLAY AN At the set of the set SSROADS (OPERTY TY: FLORI 115. <u>WERLANDE</u>, THOME LAND ANNAS PERTARTING UNIQUE DIVERSIVE/BITA, AND/OL HYDRODDLODIC CHARACTERIZ WERLING MARKER & A WATLANDER AUMMANT TO § 177.01/20) / 65 Amil § 43-941.361 FAC AS DETERMINED AND DELIMINET DI Y THE, APPENDENT TO AUMINET COMM. ADDRCY TA. THERE A VERTICAL STRUCTURE WHEN TO PROVIDE A PRIVILEAL COMBINE BETWEEN AREAS, PERSONALITY, THE CARACITY OF A PORCING REDILIN FOR TRANSPORTTING WATER. The second 128. LOY COMMENT A DESCRIPTION COMMENTATION FOR HOUSING WAT INCLUDE A LOT OF OPEN SWOL. THESE COMES AS INVENTION AT A 1994 HOUSING OF RESERVICE ACCESS, AND CALLED LARSE HOUSING, AND THESE COMMENTS AND OTHER LOSS THE STUDIES WITH A ADARD OF CALLED LARSE HOUSING. 74. PLAT: A MAP, CR. DR. BRATED REPRESENTATION OF THE SUBDRYSSION OF LANDS, MING A CONFLETE EXACT REPRESENTATION OF THE SUBDRYSSION AND CONFLYING WITH THIS CODE AND CAL 177 PL. 221. MICH MI DOWNLY RESIDENTIAL ZOMING ONLY AREAS FOR WEARER DEVISITY RESIDENTIAL WHILE RESERVED A HURR DURATIVE DR DATES AND AND A DATES AND A DATES OF DR DR DATES AND ADDR DATES AND ADDR. FLORIDA MCGINLE MARION C AVAILABLE TO MIC CONNECTION. IN THE CANCELS AND DEVICE AN EXCELSION AND DEVICES AND DEVICE 12 Journel de la Carlo de La C PROCESS, MILE THE PERSONNY OR PERSONNELLINE OF A LOT, ANNOUN, STRUCTURE, OR STRUCTURE AND LAND IN 17. PLOCE AND A OF ALL PLOCES OF BALARIES OR STRUCTURES, HEREWED TO THE OUTSIDE OF THE BITERION WILLS. IL SAPETY AND HEALTH ADMINISTRATION. 122. No. 1 Communication of the second se One - The generation of Content Today Service And the Adversementation of the Content Today Service Adversement of Content Today Service Adversement Today Service Ad 26. PLODE AGES ANTICI CAME: THE BRIDE PLODE AGES OF ALL EMELOPHIE OF STRUCTURES ON A LCH DERIDE BY THE TOTAL LCH AGES. ON PROJECT AND THE LEVELS OF THE LAND AND ADDATIVED ON A MAIN WHERE PROJECT PERSONNERTS AND INCOMENTS AND DATE 8 10 2022 LA. MARK AND ACCEPTED ACTING ACCEPTED AND A APPROPRIATE FOR Land WEED ON PROPOSED FOR ACTING PUBLIC ON PROVIDE INCOMPLETING LINE. DRAWN BY JGH. N BICLARNED SINTER, VIN THAT FINE RECEIVED AT LENET ADVANCED BICCIDENCY FIRE ADVANCE BID RESEARCH ADVANCED BICCIDENCY FIRE ADVANCED BIT ADVANCES ADVANCE ADVANCES ADVAN N. Recents and Relations CODE, THE Reveals Y OF CODES ADDRESS BY THE PLOTED BALLDERG CODEWERCH, INCLUDING RELATED BY THE PLOTED BALLDERG CODE, BALLDERG CODE, RELATED BALLDERG CODE, RELATED BALLDERG CODE, REVEALE BALLDERG CODE, CHKD BY JMM JOB NO. 18-4102 125. Here Design and Advanced Processing and a second processing and processing and any angle of the carry with a second processing and processing control of the City with a second processing and processing control of the City with a second processing and procesing and processing and processing and procesing and proc INTER MARY ANY SAUDERS ACTIVITY, AND REATED BURGERS, CARTONNEY BLIES BODES AND CONCERTES BURLINSON A7. STORED WALL A STRUCTURE BRICKTO IN THERE WARDS OF UNITIAL BRICKTO IN THERE AND AND AND THE TRANSITION REPORTED STRUCTURES OF A STRUCTURE BRICKTO IN THE ADDRESS AND A STRUCTURES AND A STRUCTURE BRICKTO IN THE ADDRESS AND A STRUCTURES AND A S 94. BOOF SERIE: A SERIE ALACED ARCHI. THE ROOF LINE OF A BUILDING OR ON OR AGAINST A ROOF SLOPE OF LESS THINK HE DECEMBER AS HERDINED PROF. THE WETTERN PLANE. 127. Set Construct Control (Control Control 4. A second s IN. BARDY: THE SARVER FLOW OF STORMANTER. Refer data: Locality docting of the linear county is a county of the linear county is county of the linear coun 42. BICLIND SIDE: A MAIN THAT IS REPORTED BY CARE OR HORE COLLEGES, WARRENT FOLDS, OR BINCES STITUDED PEOP THE GROAND OR FICK AN OWNER TO A THE GROAND, OR THAT IS BRETTED ON THE GROAND, REVEN AN OWNER OF THE STREET IN ANTICIDENT ON THAT OR A MALDING. LOS CATEGORIA AND RECOMPOSITION AND RECEIVED AND RECEIVED AND A TRANSPORTATION OF ADDRESS OF A TRANSPORTATION AND A TRANSPORTATION COMPLA A STRUCTURE OR PLANTING COMPLETING OF PERCIPIC, WALLS, MEMOR, THES, OR SHAMES WHICH INCOMERS SERVIT CONTINUETION WETWOILDR. TO A STYLE OR INCOMENTY. HERE OF BUILDING THE VERTICAL DELANCE FICH THE ESTABLEMED GRADE AT THE CENTER OF THE FICHT OF THE SAEDDING TO THE MERIEST FORM OF THE ROOF SAMPLEFICE A FLAT ROOF, TO THE DECK LIBE FOR A

MOSOFF MOS

Ave

1166

STANDARDS

DEVELOPMENT

02

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSION

2

DEVELOPMENT STANDARDS

SECTION 1: PUD REZONING REQUIREMENTS

SECTION 2: GENERAL STANDARDS

6. MORGED SITEMUL READAWAYS WELL BE DESIGNED FOR 30 MPM.

SECTION 3: ABBREVIATIONS

· CONTENLINE OF REALT OF SM

PIRE - PLOREM PER AND VELOCITY (2014 - OBJECTS PER NOT, GRID - GALLONS PER NOT, GRID - GALLONS PER NOT, GRID - GALLONS PER NOT, HEA - HEADER AND UNMAN ON HEG - INTERCOMPART CODE. OBJA - THE PEDEINS, DOCHMITCH ALS - NATURE AND COMMISSION HEA - HEADER CAND.

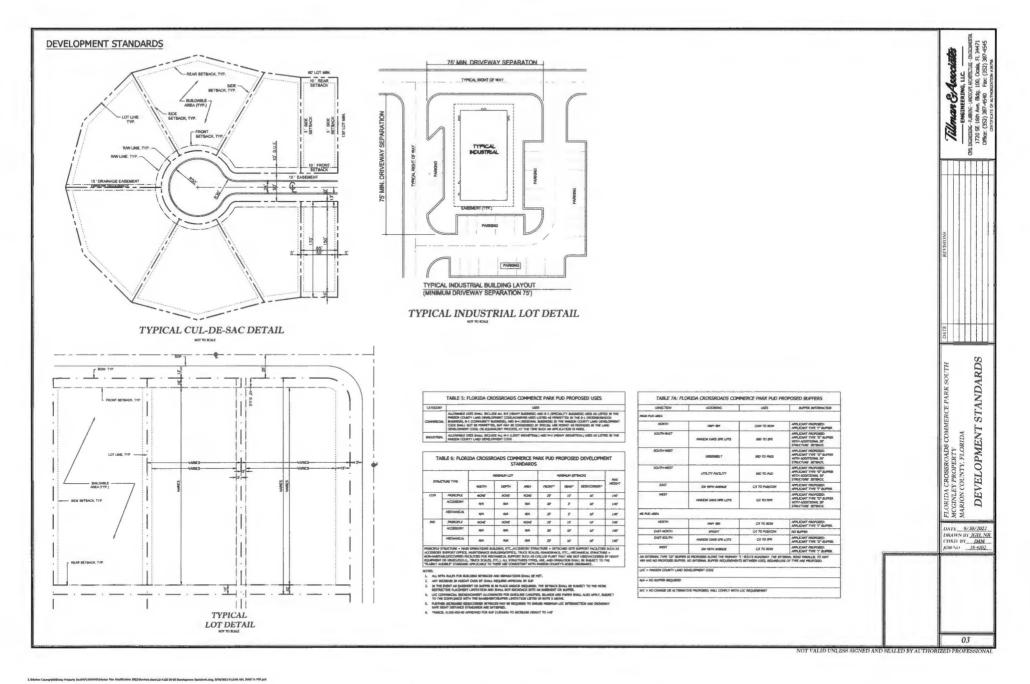
AASHTO - AMERICAN ADSOCIATION OF STATE HIGHWA AGNE - AMERICAN SOCIETY OF HIGHWARGA, ENGINEER ASTH - AMERICAN SOCIETY FOR TESTING MINTRIALS

PLOREDA DEPARTHENT OF ENVERONMENTAL PR - PLOREDA DEPARTHENT OF TRANSPORTATION.
PEDENAL ENERGENCY MANAGEMENT AGENCY.

- PLODUK DEMECTION INVESTIGATION CALENCY
- PLODUK DEMECTION COLL
- PLODU DEMETSION COLL
- PLODU DEMENSION AND ANTE HAP
- PLODU DEMENSION COLL
- PLODU DEMENSIO

PING AREA

arturer), Adi-Andrik 102-101 Descriptionagent, Statisticalistic, darray, By VIII (2012) 19 3,2 300 Alati, GANNE To FDP pro

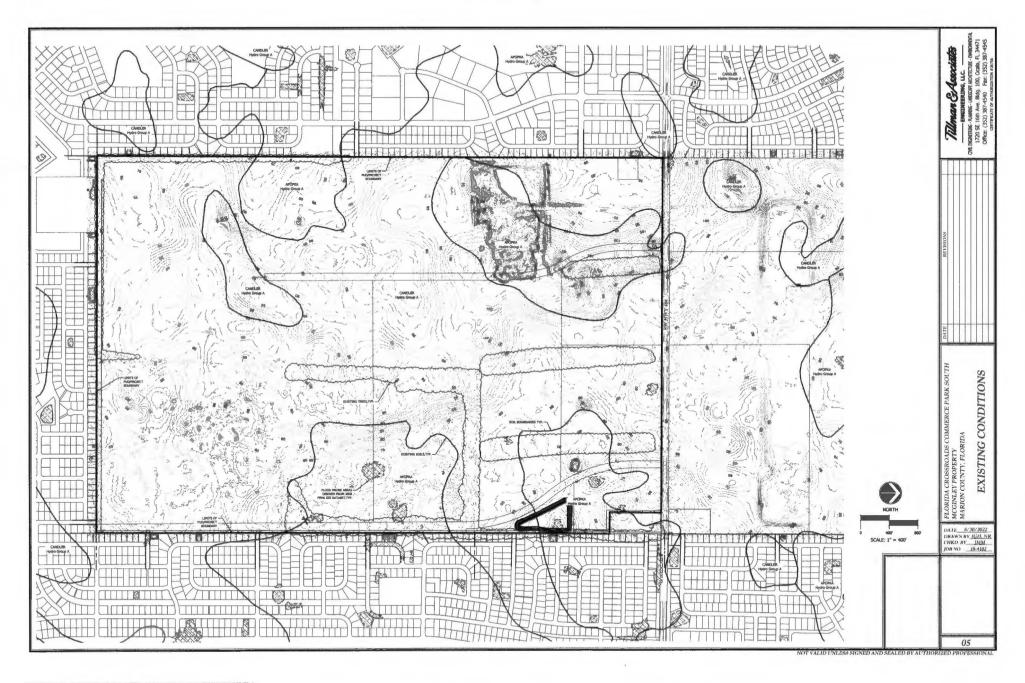


RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 3 OF 16

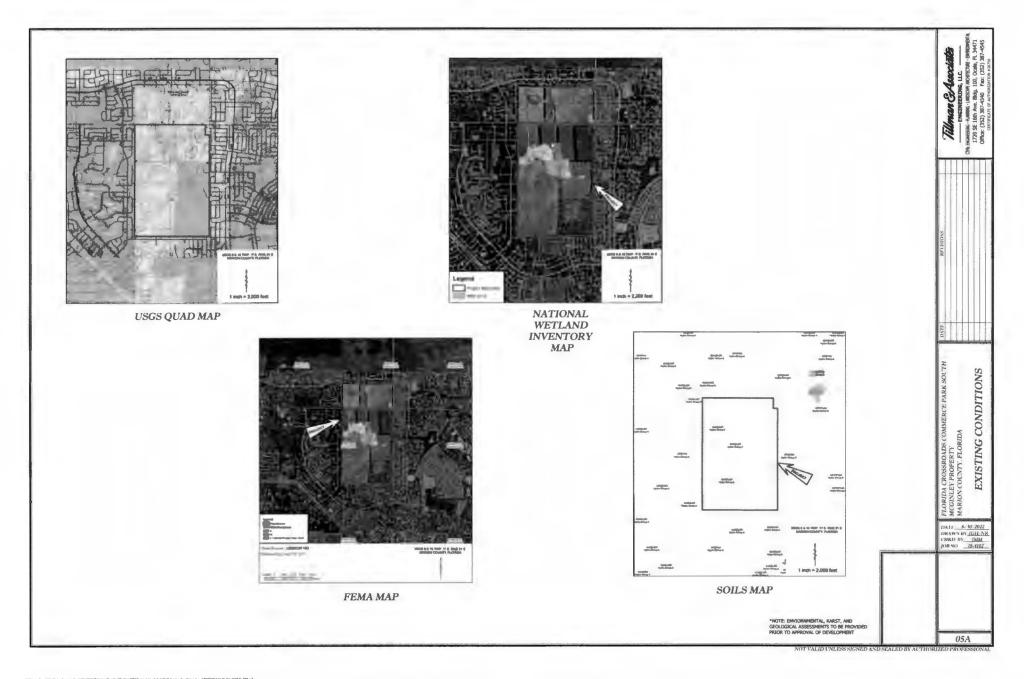




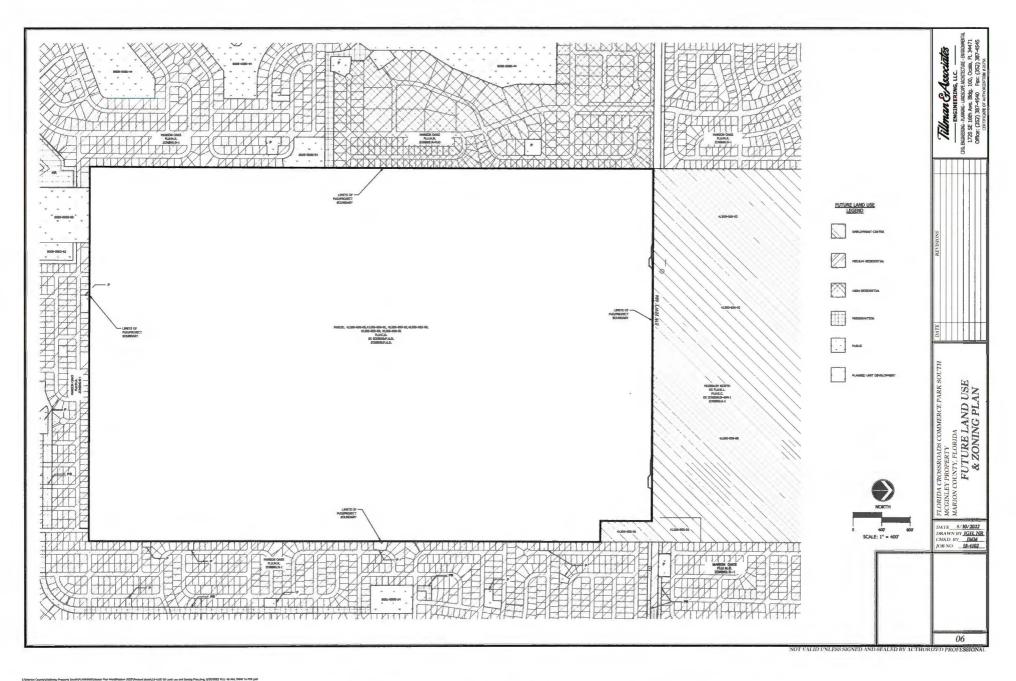
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 4 OF 16



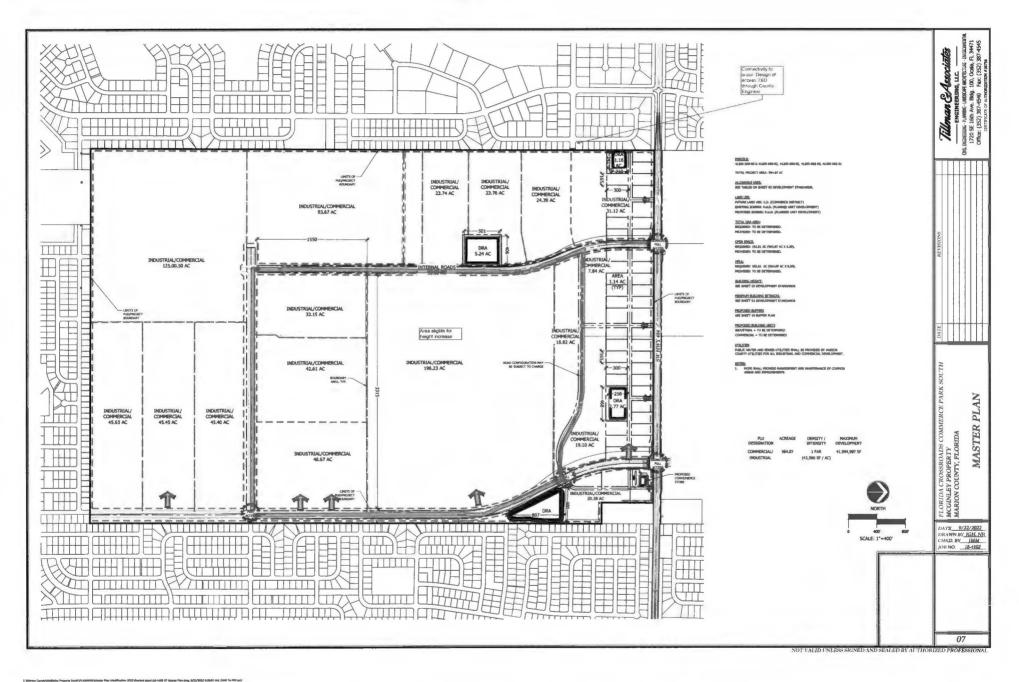
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 5 OF 16



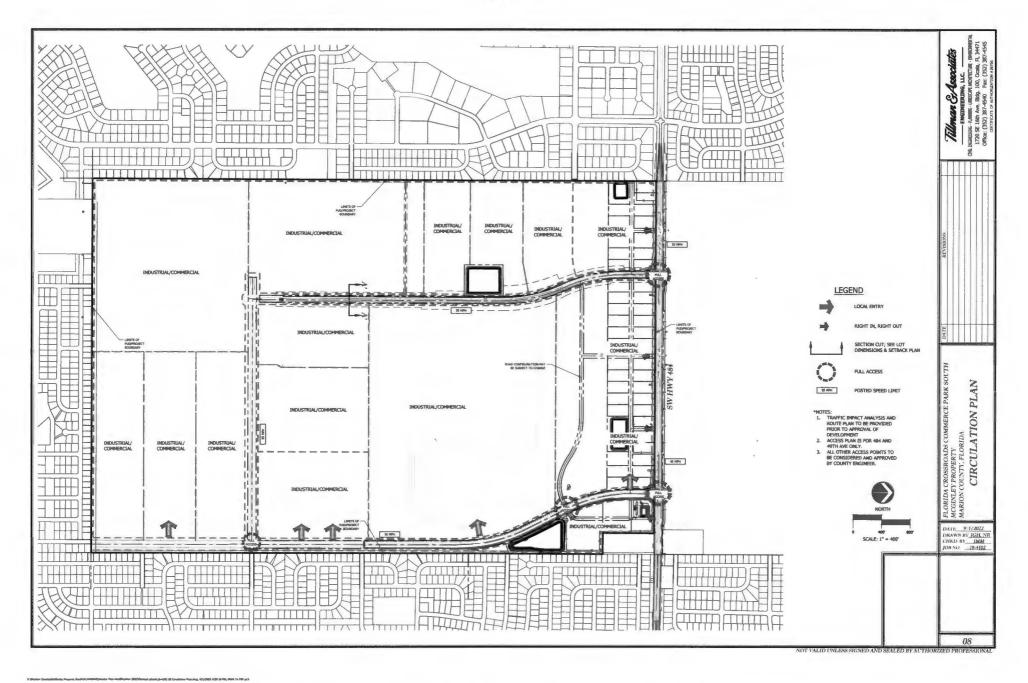
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 6 OF 16



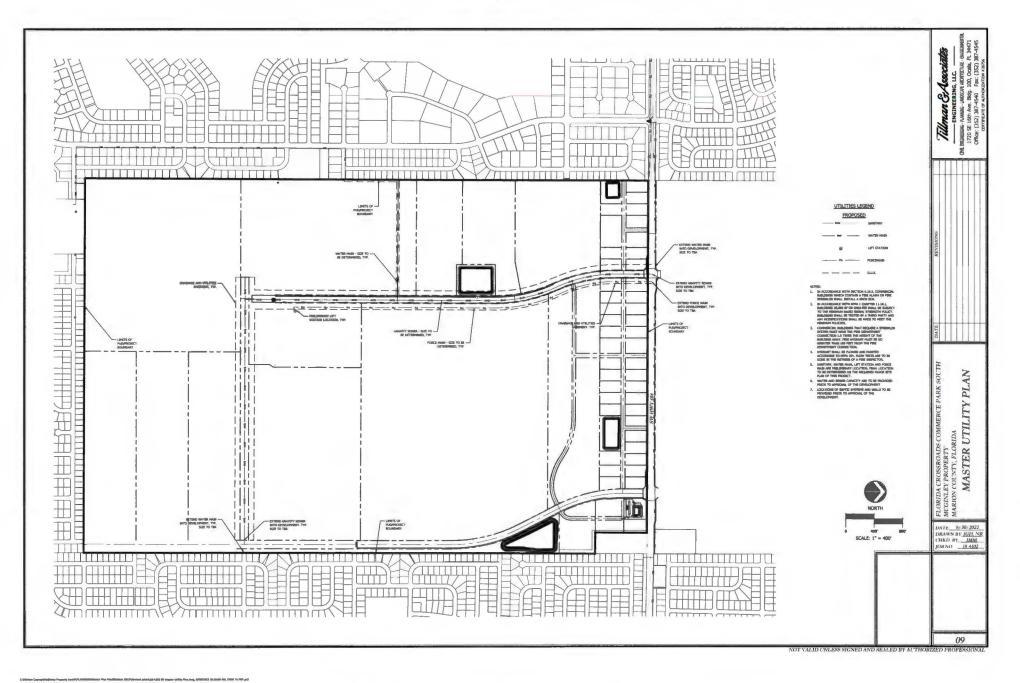
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 7 OF 16

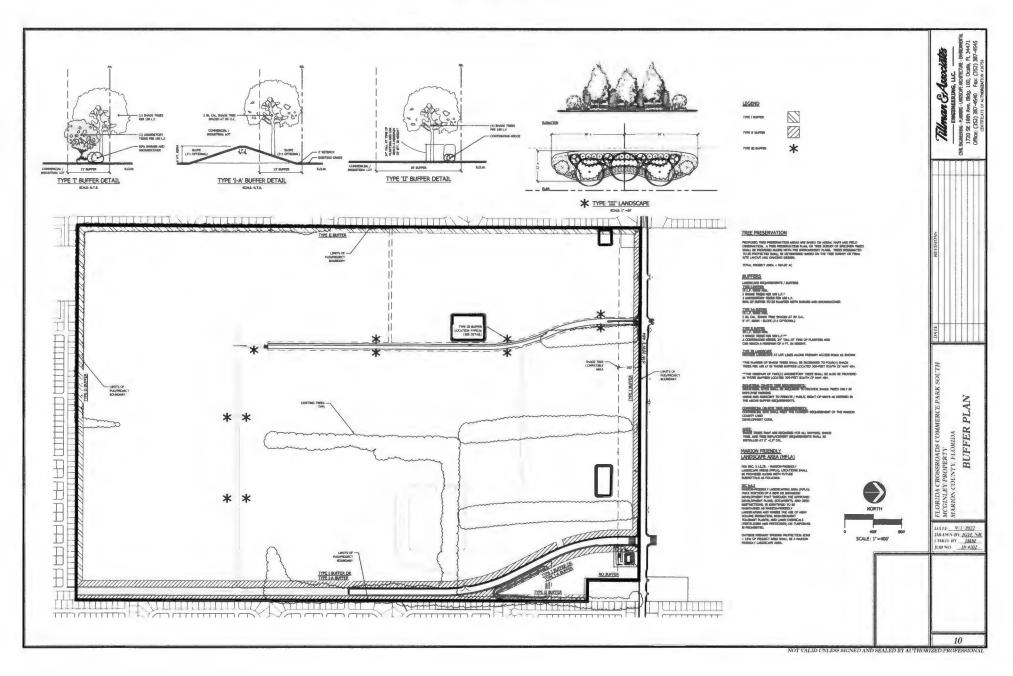


RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 8 OF 16

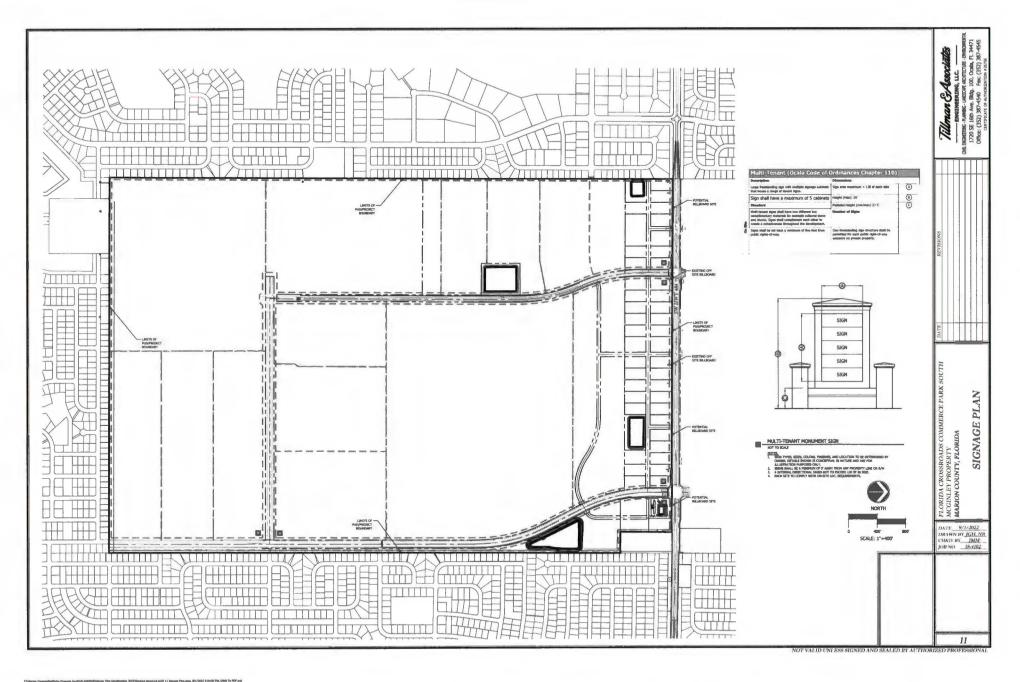


RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 9 OF 16

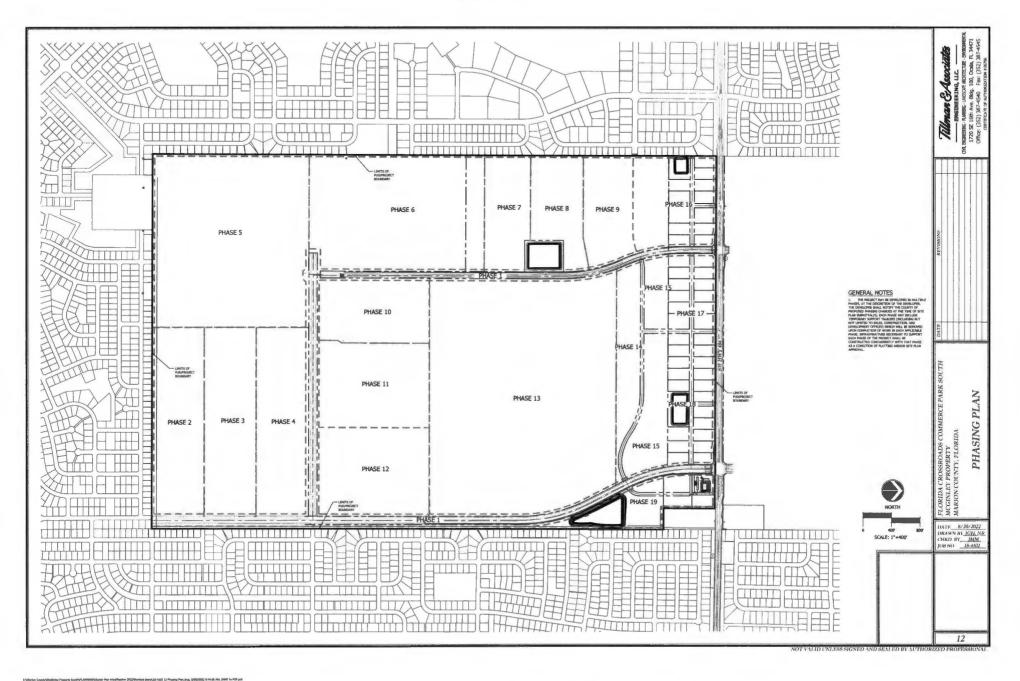




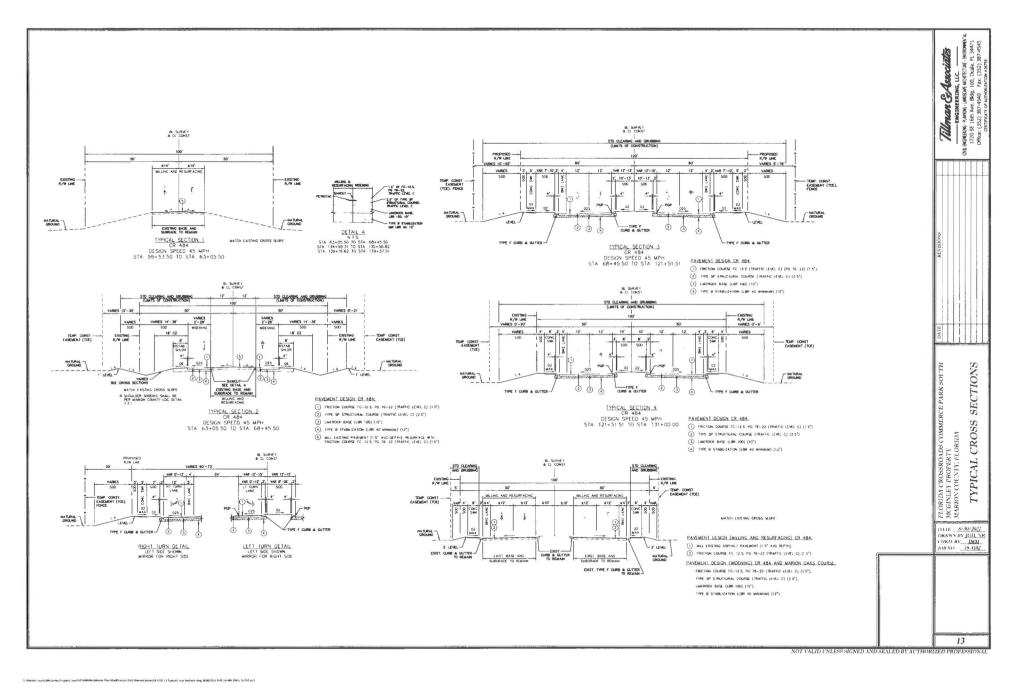
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 11 OF 16



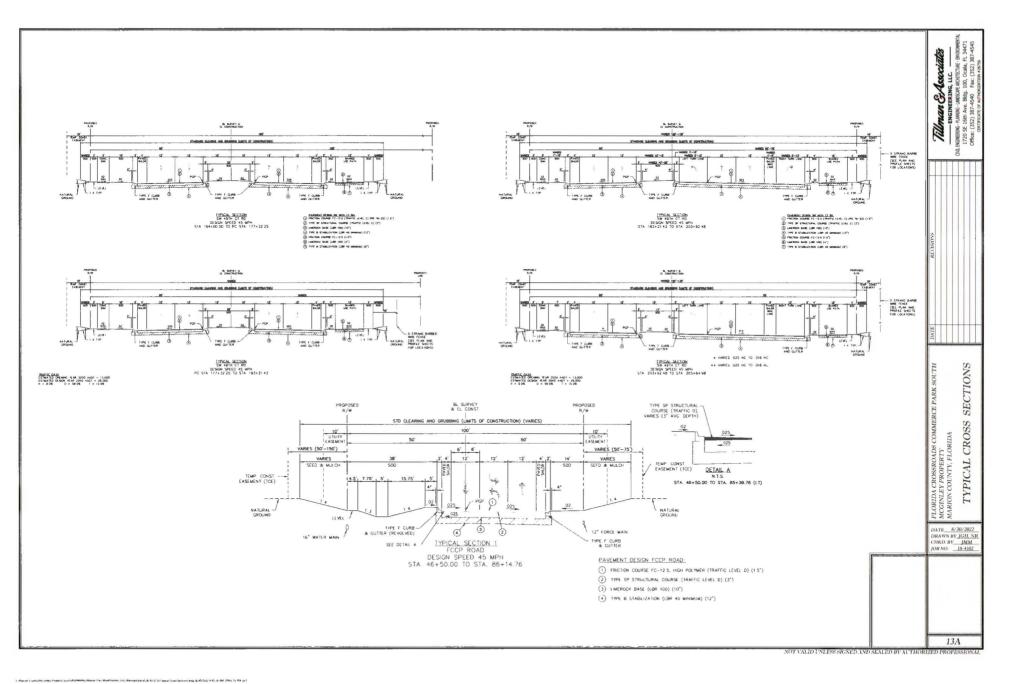
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 12 OF 16



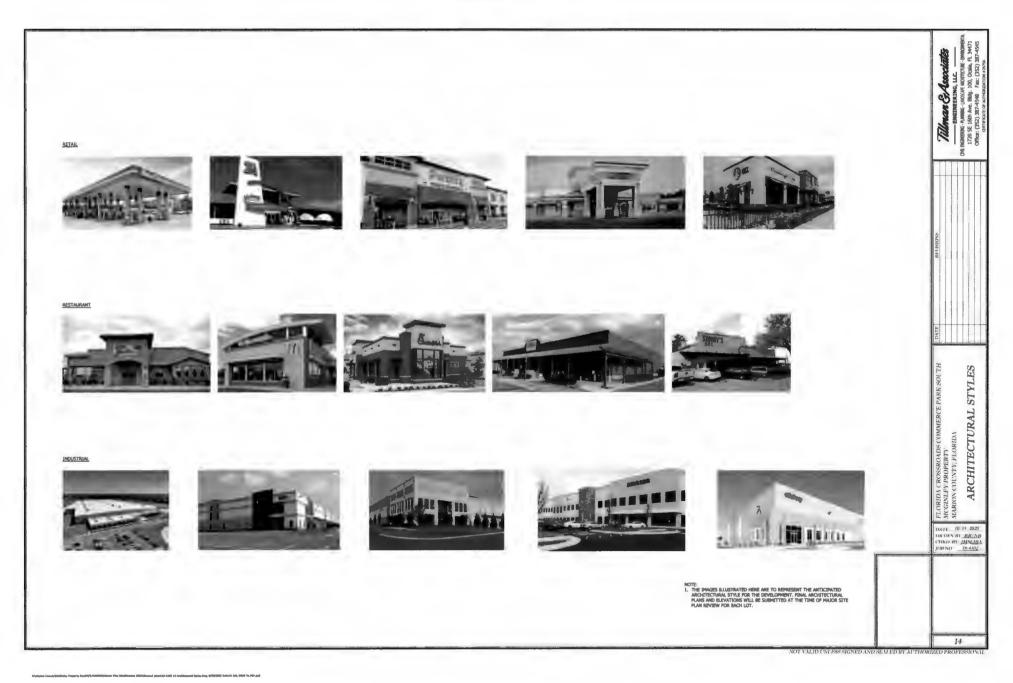
RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 13 OF 16



RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 14 OF 16



RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 15 OF 16



RESOLUTION NO. 22-R-576, EXHIBIT D, PAGE 16 OF 16