

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+000-02, 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-foot "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**



GREGORY C. HARRELL, CLERK



CRAIG CURRY, CHAIRMAN

EXHIBIT "A"

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	Front⁸	Rear⁸	Side/Corner^{5,8}	
COM	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'
IND¹	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:

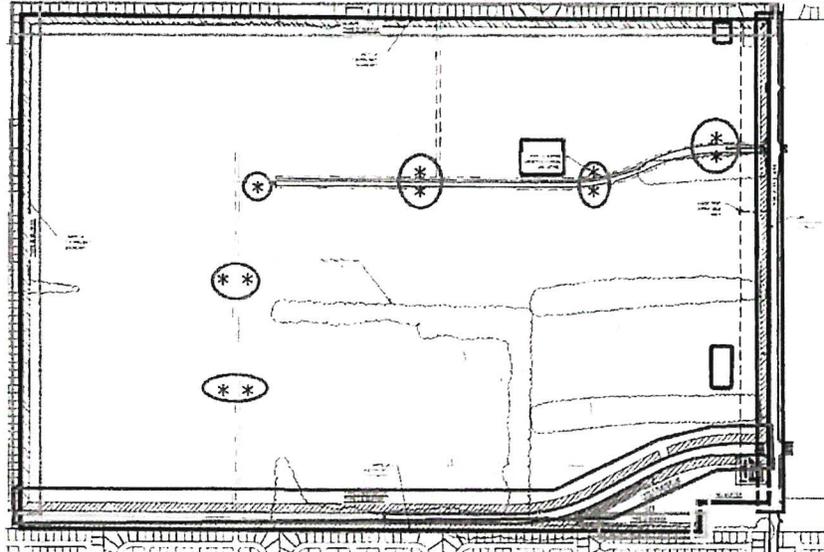
1. All NFPA rules for building setbacks and separation shall be met.
2. Any increase in height over 65' for the outer areas of the PUD shall require approval by SUP (refer to notes #6 and #7 below).
3. In the event an easement or buffer is in place and/or required, the setback shall be subject to the 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.

EXHIBIT "B"

TABLE 7A: FLORIDA CROSSROADS COMMERCE PARK PUD SOUTH BUFFERS			
Direction	Adjoining	Uses	Buffer Requirements
MAIN PUD AREA			
North	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	Type "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 AREA			
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	Sprint	C/I to PUB/COM	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}
An internal Type "III" Buffer is proposed along the primary "L" route of the roadways (SW 57 th Avenue Road & SW 145 th Place Road) per Table 8B.			
The internal road parallel to Hwy 484 has no proposed buffer.			
No internal buffer requirements between uses, regardless of type, are proposed.			
¹ Buffers within 300-feet south of SW Hwy 484 shall include two (2) additional shade trees for a total of four (4) shade trees per 100-FL.			
² A minimum of two (2) understory trees shall also be provided in those buffers located within 300-feet south of Hwy 484.			
³ Reference Development Condition No. 6 regarding opaque buffer need when adjoining existing residential structures.			

EXHIBIT "C"

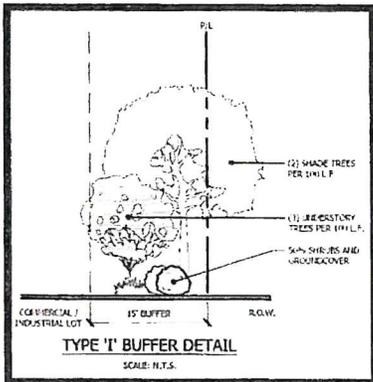
TABLE 7B: FLORIDA CROSSROADS COMMERCE PARK SOUTH PUD
BUFFER DEFINITIONS AND TYPICALS



**Type I Buffer (minimums) [LDC C-Type]
SW Hwy 484/SW 49th Court Road**

- Minimum 15-foot depth from final Hwy 484 right-of-way,
- Two (2) shade trees per 100-LF¹,
- Three (3) understory (accent/ornamental) trees per 100-LF,
- 50% of buffer to be planted with shrubs & groundcover.

¹The number of shade trees shall be increased to four (4) shade trees per 100-LF for those buffers located within 300-feet south of SW Hwy 484, particularly SW Hwy 484 and the northern limit of SW 49th Court Road.



**Alternative Type I-A Buffer (minimums)
SW 49th Court Road**

- Minimum 15-foot depth from final SW 49th right-of-way,
- Six (6) foot high berm,
- Two (2) 2-inch caliber shade trees per 100-LF;
- or Hwy 484 Type I Buffer

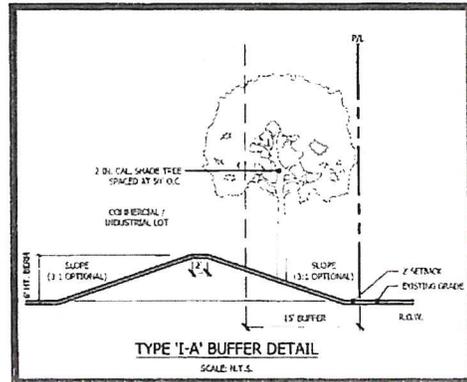
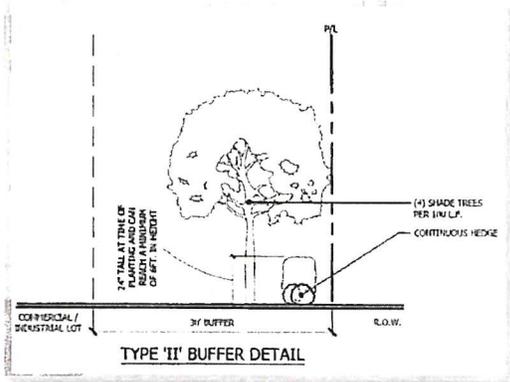


EXHIBIT "C" - CONTINUED

**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.

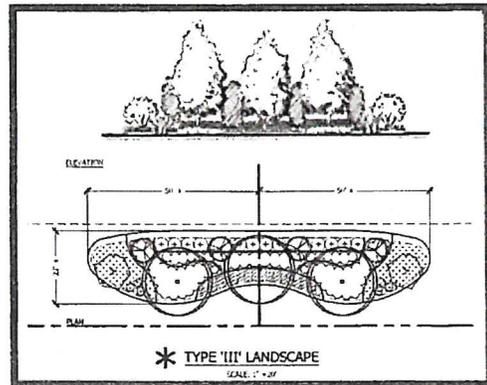
²A minimum of two (2) understory trees shall be provided in those buffers located within 300-feet of SW Hwy 484.



**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-of-way,
- 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.

EXHIBIT "D"

ATTACHED

**FLORIDA CROSSROADS
COMMERCE PARK SOUTH
MASTER PLAN**

16 TOTAL PAGES.

EXHIBIT "D"

DEVELOPMENT STANDARDS

SECTION 1: DEVELOPMENT STANDARDS

- 1.1. A minimum 10-foot wide easement shall be established by a city ordinance...
1.2. The easement shall be established by a city ordinance...
1.3. The easement shall be established by a city ordinance...

SECTION 2: GENERAL STANDARDS

- 2.1. All new buildings shall conform to the minimum standards...
2.2. All new buildings shall conform to the minimum standards...
2.3. All new buildings shall conform to the minimum standards...

SECTION 3: APPROPRIATIONS

- 3.1. All new buildings shall conform to the minimum standards...
3.2. All new buildings shall conform to the minimum standards...
3.3. All new buildings shall conform to the minimum standards...

SECTION 4: DEFINITIONS

- 4.1. Accessory building: A building or structure...
4.2. Accessory structure: A building or structure...
4.3. Accessory use: A use of land...

- 4.4. Accessory use: A use of land...
4.5. Accessory structure: A building or structure...
4.6. Accessory building: A building or structure...

- 4.7. Accessory building: A building or structure...
4.8. Accessory structure: A building or structure...
4.9. Accessory use: A use of land...

Tillman & Associates, LLC
ENGINEERING, LLC
ONE CHICKENHEAD AVENUE, SUITE 100, GAITHERSBURG, MD 20878
TEL: (301) 251-1111
WWW: TILLMANANDASSOCIATES.COM

RESUBMIT
DATE

DATE

FLORIDA CROSSCOUNTRY COMPLIANCE PARK SOUTH
MCCOY PROPERTY
MORRISON COUNTY, FLORIDA
DEVELOPMENT STANDARDS

HATT: 8/20/2024
DATE BY: JHM
CHECKED BY: JHM
REV NO: 1-102

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

EXHIBIT "D"

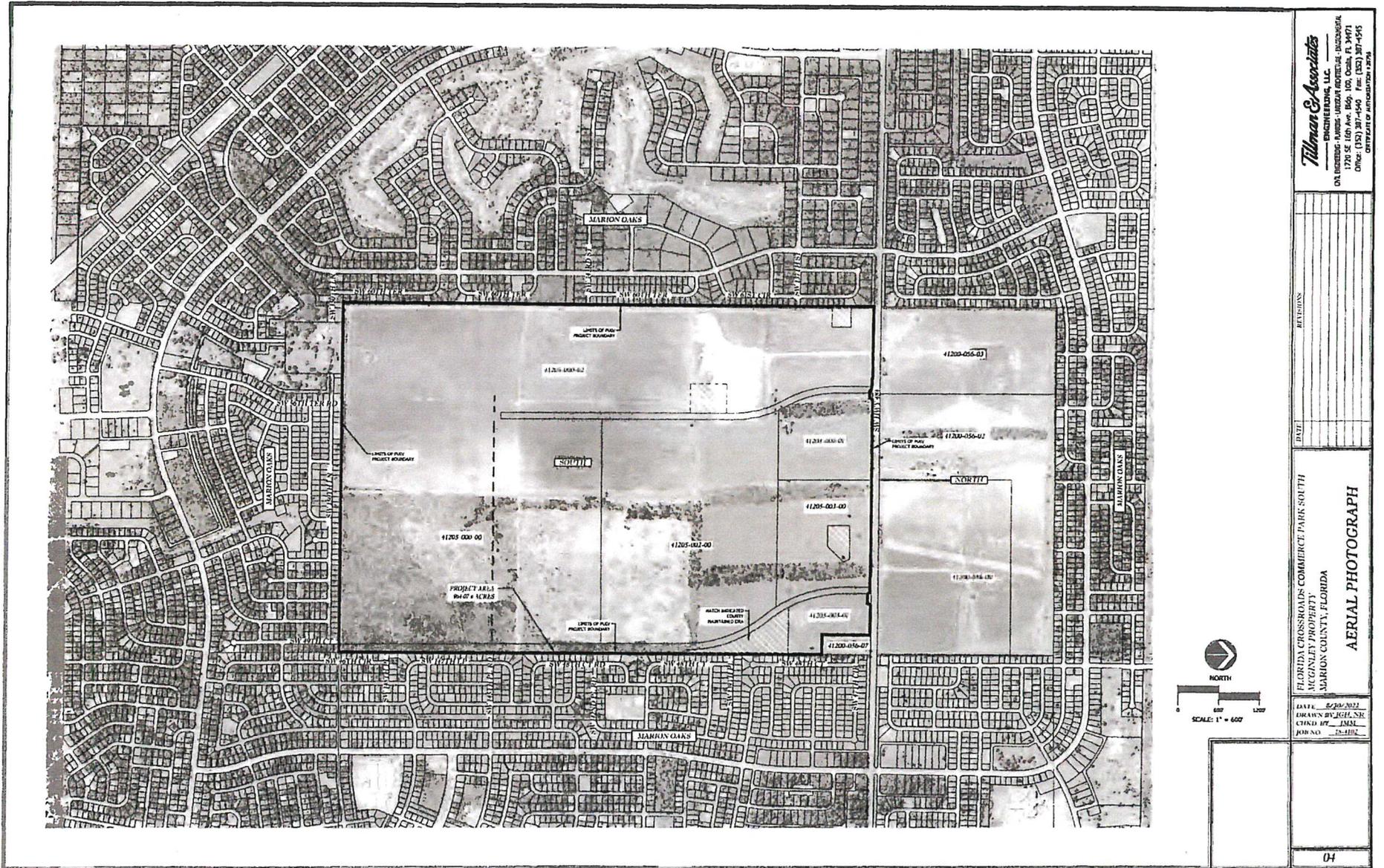


EXHIBIT "D"

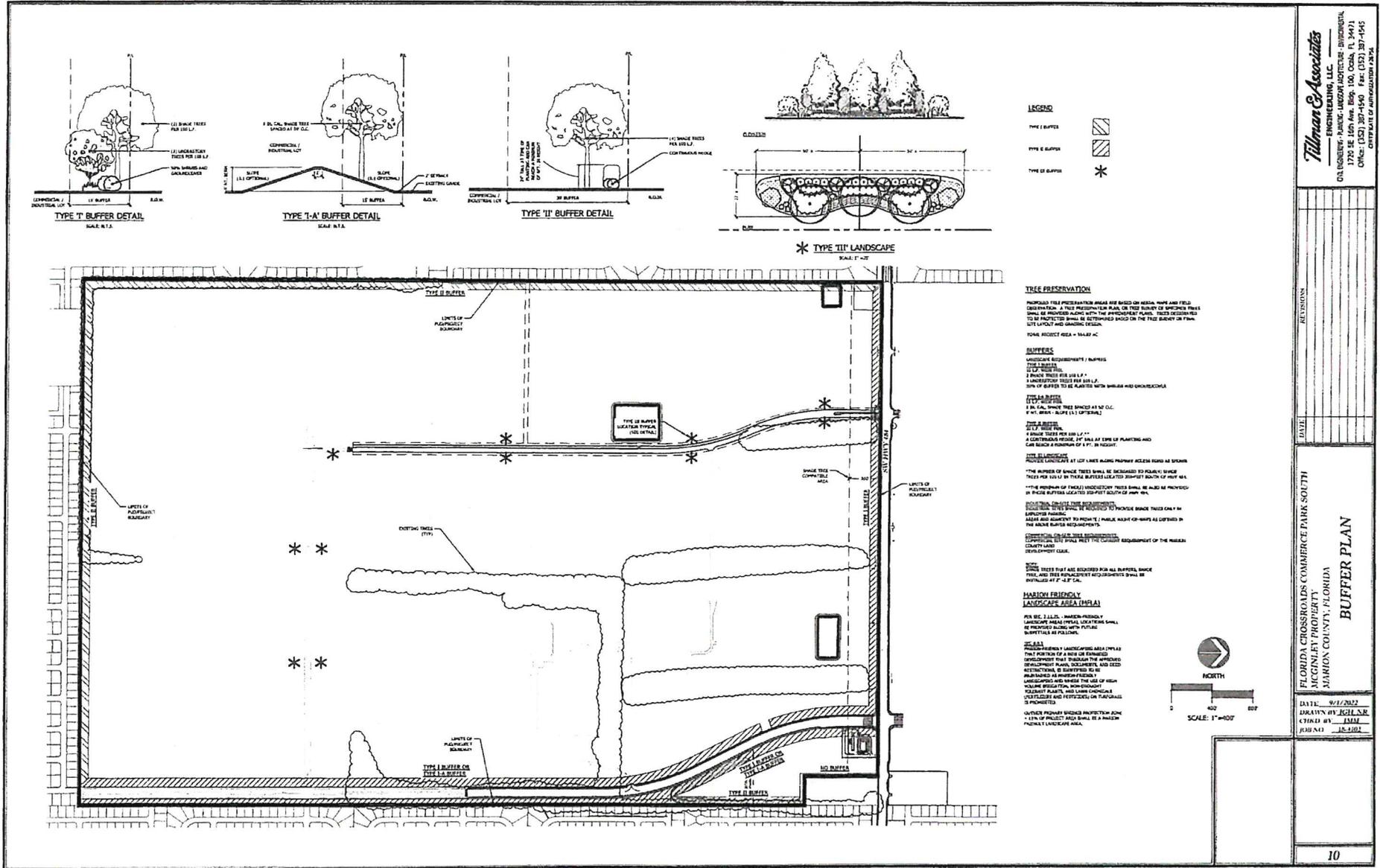


EXHIBIT "D"

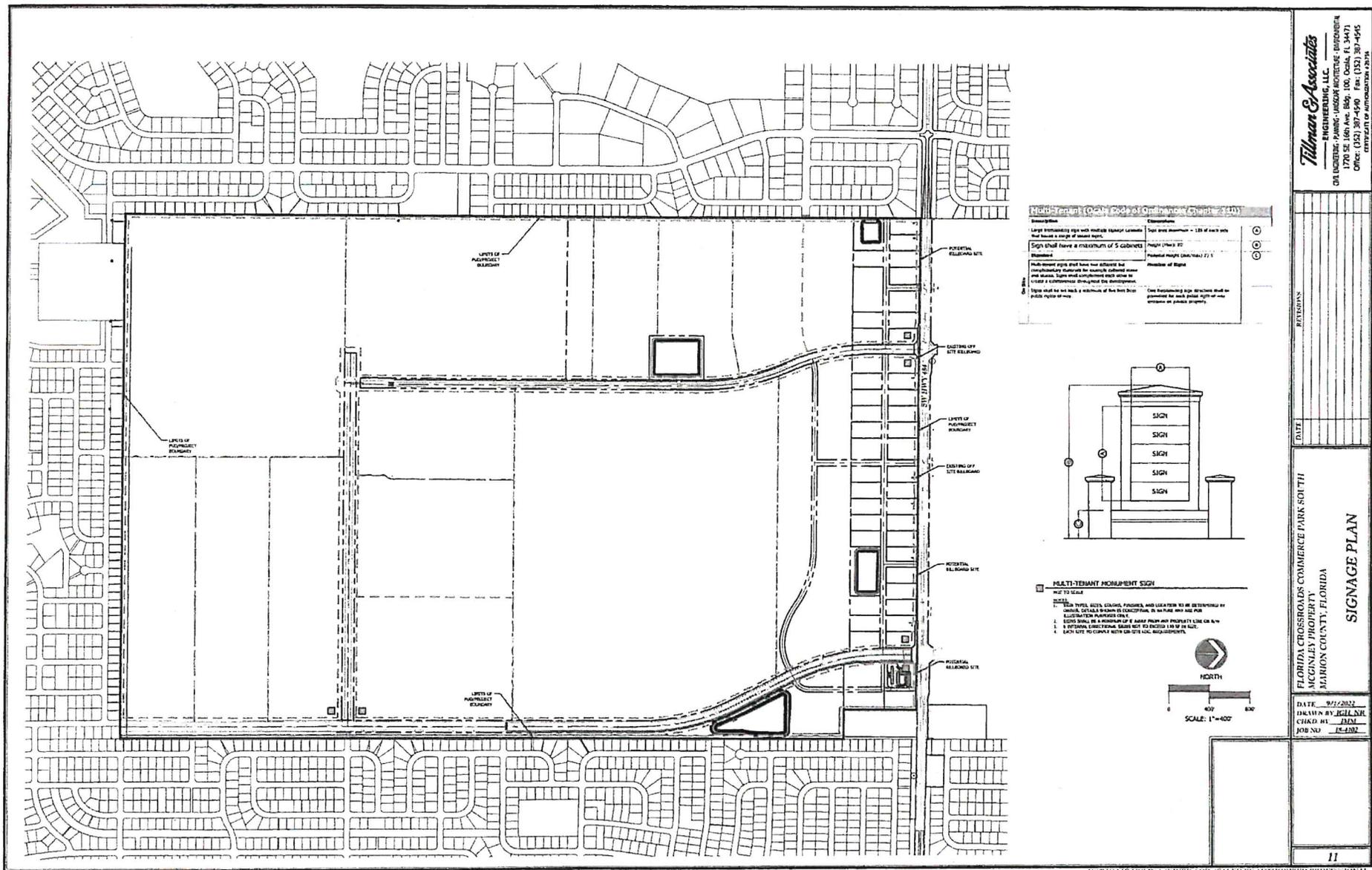
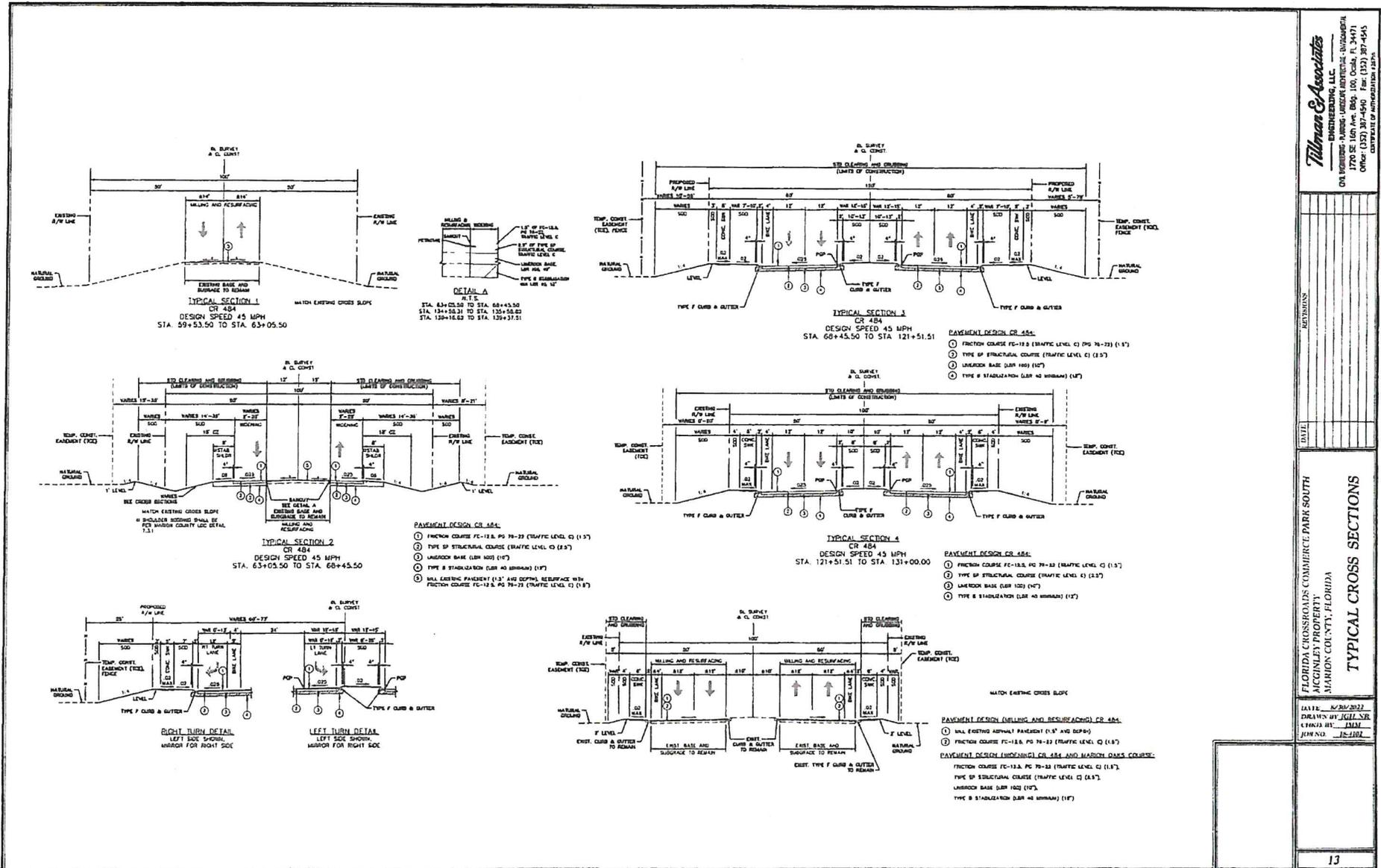


EXHIBIT "D"



Tillman & Associates
ENGINEERING, LLC
ONE WASHINGTON AVENUE - WASHINGTON, MISSISSIPPI 39201
1770 SE 166th Ave. Bldg. 100, Ocala, FL 32401
Office: (352) 307-4500 Fax: (352) 307-4545
CONSULT TO APPROPRIATE AGENCIES

REVISIONS

DATE

FLORIDA CROSSROADS COMMERCE PARK SOUTH
MCCAINLEY PROPERTY
MARION COUNTY, FLORIDA
TYPICAL CROSS SECTIONS

DATE: 8/20/2022
DRAWN BY: JGH/SR
CHECKED BY: JGH
JUN 20 12:11 PM '22

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

EXHIBIT "D"

RETAIL



RESTAURANT



INDUSTRIAL



NOTE:
1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED ARCHITECTURAL STYLE FOR THE DEVELOPMENT. FINAL ARCHITECTURAL PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.

Tillman & Associates
ENGINEERING, LLC
ONE BOWLING GREEN PLAZA, SUITE 100, Ocala, FL 34073
OFFICE: (352) 367-4540 FAX: (352) 367-4545
CONSULTING ENGINEERS SINCE 1974

REVISIONS

DATE

FLORIDA CROSSROADS COMMERCE PARK SOUTH
MAGNOLY PROPERTY
MARION COUNTY, FLORIDA

ARCHITECTURAL STYLES

DATE: 10/15/2020
DRAWN BY: ER, SK
CHECKED BY: JEL, JEL
JOB NO: 15-101

NOT VALID UNLESS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL