



**8/3/2021**

# MARION COUNTY GROWTH SERVICES

**P&Z: 7/26/2021    BCC: 8/17/2021**

**Item Number**

**210806Z**

**Type of Application**  
PUD Modification

## Request

## Modification of allowed uses

**Owner: Coyote Crossings, LLC;  
Richard McGinley,  
Dollar Tree  
Distribution, Inc.**

**Applicant:** David Tillman,  
PE, Tillman & Assoc.  
Engineering

### Parcel #/Acreage

41205-000-002, 41205-000-01, 41205-002-00, 41205-003-00, 41205-000-00 and 41205-003-01.

## Future Land Use Commerce District (2017-L04)

**Key Overlay Zone:**  
Regional Activity Center,  
FLUE Policy 10.3.4

**Staff Recommendation**  
**APPROVAL WITH**  
**DEVELOPMENT**  
**CONDITIONS**

**P&Z Recommendation:**  
APPROVAL WITH  
DEVELOPMENT  
CONDITIONS

**Staff Planner**  
**Mary Elizabeth Burgess**

**Code Enforcement**  
**Action:** None



## Item Summary

Staff is recommending **Approval with Conditions** for the modification of the approved Planned Unit Development located on the following parcels: 41205-000-002, 41205-000-01, 41205-002-00, 41205-003-00, 41205-000-00 and 41205-003-01. The modification includes the addition of 2.5 acres in the southwest corner and expansion of commercial uses allowed. The applicant has also submitted this plan to represent the Master Plan for the development.

## Public Notice

Notice of public hearing was mailed to 338 property owners within 300 feet of the subject property.

**FLUE Policy 2.1.22: Commerce District (CD):** This land use is intended to provide for an area where more intense commercial and industrial uses than may be suitable in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues that may be more suited away from residential and other mixed use land use designations with a maximum Floor Area Ratio of 2.0, as further defined by the LDC.

**Commerce District  
FLUM Designation  
Development Eligibility**

CATEGORY	MAXIMUM INTENSITY
Residential	N/A
Commercial	2 FAR
Industrial	2 FAR

**Development Potential**

CATEGORY	Max GSF
Commercial &/or Industrial 2 FAR	83,755,426
0.1 FAR	4,187,771

## Location

The site is the southern  $\pm 961.38$  acres of a  $\pm 2$  square mile area ( $\pm 1,286$  acres) of agricultural land surrounded by the Marion Oaks Vested Development of Regional Impact (VDRI). The site is located on the south side of Hwy 484, beginning  $\pm 1/4$  miles west of Marion Oaks Trail and extending westward to  $\pm 1/2$  mile east of Marion Oak Manor and then  $\pm 1.5$  miles south from Hwy 484.

## Background

The site is part of a larger outparcel area surrounded by the Marion Oaks VDRI which was developed around the site. The Marion Oaks VDRI was established in the early 1970s. At that time, limited commercial/industrial site were established as the development was primarily marketed as a retirement/vacation community.

The site is the location of the Dollar Tree warehouse phase I and previously was utilized for agriculture production (hay, cattle, peanuts, etc.) and sand mining. No flood zones or wetlands are located on the site, nor is the site within an Environmentally Sensitive Overlay Zone (ESOZ). The site is within the general Countywide Secondary Springs Protection Zone.

As a result of the Dollar Tree construction, central water and sewer exist as well as limited roadway networks. The approved development included industrial and commercial uses. The industrial uses allowed for M-1 (Light Industrial and M-2 (Heavy Industrial) and the commercial uses, which were limited to the first 1000' back from route 484, include B-3 (Specialty Business), and B-5 (Heavy Business).

The surrounding future land use designations, zoning, and uses are listed in the following table:

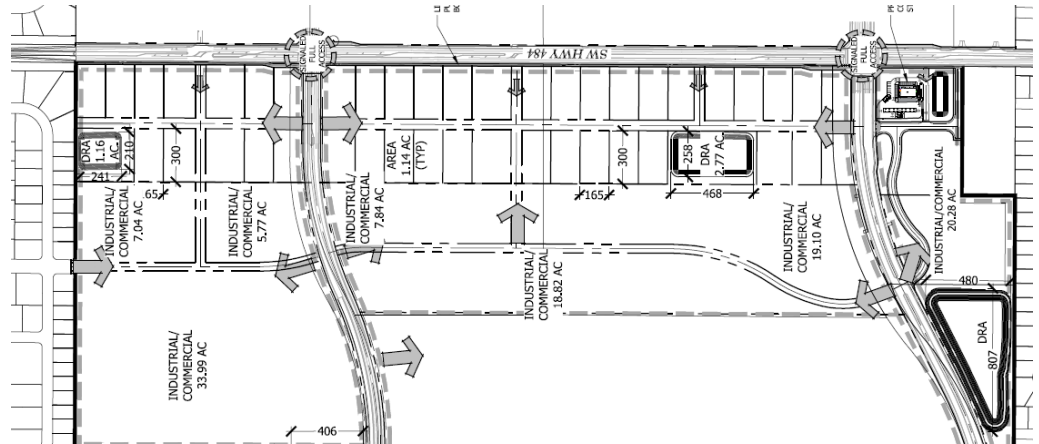
TABLE 1: ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning	MCPA Property Use Code
North	Urban Residential	A-1 (General Agriculture)	McGinley Farm (Future Florida Crossroads Commerce Park Phase)
South	Public, Preservation, Medium Residential	R-1 (Single-Family Residential)	Marion Oaks Residential Lots, Greenbelts, DRA, and Utilities Tracts
East	Medium Residential	R-1 (Single-Family Residential)	Marion Oaks Residential Lots
West	High Residential & Medium Residential	R-PUD (Residential Planned Unit Development) R-1 (Single-Family Residential)	Marion Oaks Residential Lots, Greenbelts, and DRA Tracts

## Request

The modification of the approved Planned Unit Development (PUD) includes a 2.5 acre parcel of land into the southwest corner of the development. Also included in the development is the expansion of the commercial uses allowed on the site.



The applicant is requesting to add Commercial Uses throughout the site and adding B-1 (Neighborhood Business) and B-2 (Community Business) and B-4 (Regional Business) within the first 1000' from route 484.



The proposed uses are can be found in Exhibit 1.  
The Master Plan indicates the new lot sizes and uses.

### Analysis

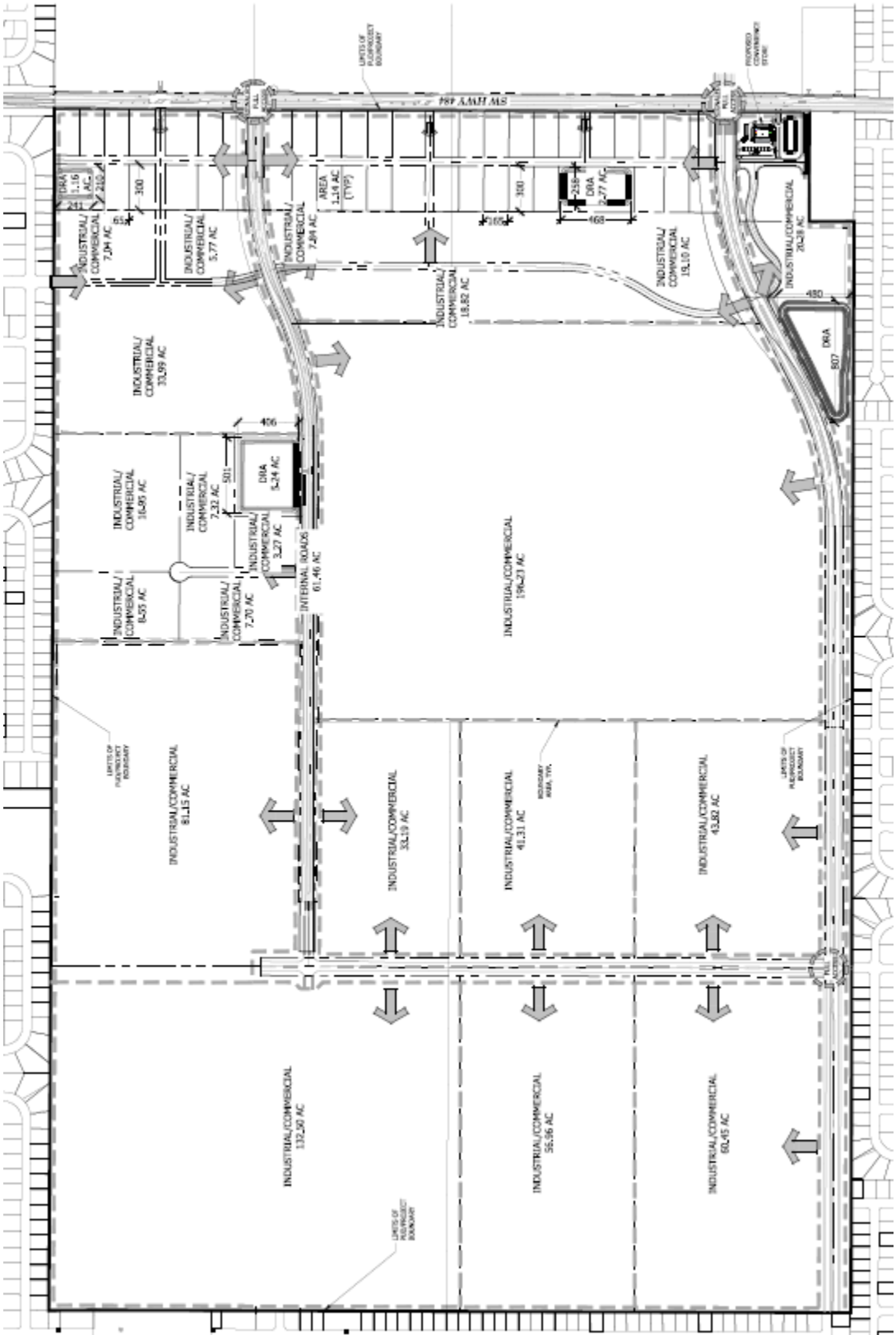
In reaching its decision, the Board of County Commissioners must address the following:

1. **Granting the proposed modification to the existing PUD will not adversely affect the public interest.** However, these new uses will encourage more customers versus workers. This will impact the type of day-to-day traffic which would not be in the best interest of the general public. Combining daily B-1, 2 and 4 uses with M-1, and 2 traffic could be dangerous
2. **The proposed zoning change is consistent with the current Comprehensive Plan.** The land use and zoning change allow for this to be compatible.
3. **The proposed zoning change is not compatible with land uses in the surrounding area.** The proposed new land uses would not be compatible with industrial uses.

**Planning and Zoning Staff is recommending Approval with the following conditions:**

1. B-1, B-2 and B-4 uses can be sought through obtaining a Special Use Permit.
2. All other conditions set forth in the previous approval must be adhered to where applicable.
3. The final PUD Master Plan set dated June 2, 2021 is the plan of record.

PUD MASTER PLAN FOR FLORIDA CROSSROADS COMMERCE PARK



**EXHIBIT 1**

Advertising specialties	Boats, marine motors sales, service	Gun shop	Museums	Poolroom	Stores, department, furniture, hardware, household appliances, optical, pet
Agricultural chemical, fertilizer sales, including application companies	Bottling plant (non-alcoholic beverages)	Horse trailers, farm wagons, manufacturing, sales, and repair	Nightclub	Post Office, privately owned, leased	Stores, drug
Agricultural farm equipment, tools, implements, machinery, lease, sales, new, used, retail, wholesale, repair	Bowling Alley	Hospital	Office furniture, equipment, sales, service	Public parks, playgrounds	Studios, art, dance, music, photography, radio, television
Air-conditioning, heating, ventilation equipment sales, service, repair	Church, Places of Worship	Household appliance, furnishings, sales, repair	Orphanage	Railroad terminal	Tattoo, body-piercing parlor
Artisan shops, antiques, art gallery, art supplies, astrologer, books and stationary, camera, clocks, clothing, craft, gifts, hobby supplies, ice cream shop, jewelry, leather goods, luggage, radio and television, shoes, souvenirs, smoke shop, tobacco, toys, watches and similar establishments including repair	Club, private, lodge, fraternity, sorority	Land, farm management	Package liquor store	Recreation building	Taxidermist



Auction houses, excluding animals	Dwelling units for owner or employee	Land, farm management	Paint and wallpaper	Recreational vehicle rental	Theater
Automobile rental	Employment office	Lawn mowers, power, sales, repair	Parking garage, public	Recreational vehicle sales	
Automobile, truck sales, lease, new, used	Farm, utility storage structures, sheds manufacturing, sales, retail, wholesale, installation	Library	Parking lot	Refrigerating equipment, commercial, repair	
Bait and tackle, sporting goods	Food catering	Linen supply	Parking of commercial vehicles for permitted business as an accessory use	Restaurant, including fast food, drive through	
Bakery, meats, delicatessen, or confectionary	Game arcade, coin-operated	Manufactured home, model home complex	Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business	Schools, public, and accredited private or parochial	
Bar, alcohol sales	Garden supply	Manufactured homes	Pawnshop	Seafood shop	
Barber, beauty shop	Glass, mirror shop	Medical transport service	Personal services, detective agency, dressmaker, dry cleaning - including picking-up, florist, interior design, locksmith, laundry, laundromat, pressing, mending	Shooting facility, enclosed	

			clothing, shoes including repair, tailor, travel agency		
Bicycle sales, rentals	Golf cart, LSV sales	Model home sales lot, model home complex	Plant nursery, landscape contractor's yards, retail, wholesale	Sign shop, painting	
	Golf course	Motorcycle sales, service	Plant nursery, retail	Skating ring	



**Marion County  
Board of County Commissioners**

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

December 11, 2018

McGinley Family Limited PRS  
Richard McGinley  
5700 SW Highway 484  
Ocala FL 34473

To Whom It May Concern:

We are sending this letter to inform you that your request for a zoning change from A-1 (General Agriculture) to PUD (Planned Unit Development) on parcels 41205-000-00 and 41205-000-01 (961.38 Acres) was approved by the Marion County Board of County Commissioners on November 20, 2018.

Developmental conditions, architecture standards and a concept plan are enclosed. When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 20181103Z.

Sincerely,

Samuel D. Martsolf  
Marion County Growth Services Director

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Enclosures:

cc: David Tillman, PE



**Master Plan PUD Development Conditions:**

1. The project shall be developed consistent with the conditions outline herein and with the project PUD Concept Plan (Dated 08-10-2018, and revised 11-14-2018), architectural graphic images, and minimum development standards as listed herein and/or in the staff report.
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.
3. Project buffers shall be provided consistent with the final buffers designs from Tables #7A and #7B as approved. Additionally, buffers for the project shall be established and maintained in independent tracts separate from individual properties to be owned and maintained by the project's property owner association or equivalent (e.g., MSTU, etc.). 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 as-built inspection that they are complete prior to the issuance of any residential dwelling unit Final Inspection/Certificate of Occupancy.
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. The Concept Plan's reduction for "industrial on-site tree requirements" 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 and in conjunction with the companion Developer's Agreement (18-DAO8 (if any)).
7. All 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.
8. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and adequate provision shall be made for the coordination of the improvements with both the PUD and the perimeter commercial development along the PUD's north and west boundaries.
9. Prior to completion and approval of the project's final PUD Master Plan or equivalent, the Developer shall complete the review and consideration process for either the concurrent Developer's Agreement (18-DAO8) or a right-of-way Purchase Agreement.
10. In lieu of providing 20% open space within the development, beyond/south of the 300' "industrial on-site tree requirements" area identified in Condition #6 above, the applicant will provide enhanced buffers to add one additional shade tree than originally proposed for all Type I buffers and two additional understory trees than originally proposed for all Type II buffers; further, all building will be painted (so as to present and maintain a finished appearance rather than a standard unfinished concrete appearance).
11. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.

Revised PUD Concept Plan – Master Plan; provided via email 11/14/2018

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N



Revised PUD Concept Plan – Utility Master Plan; provided via email 11/14/2018

^  
N





**TABLE 5: FLORIDA CROSSROADS COMMERCE PARK PUD  
PROPOSED USES**

CATEGORY	USES
<b>COMMERCIAL</b>	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.
<b>INDUSTRIAL</b>	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 PUD  
PROPOSED DEVELOPMENT STANDARDS**

Structure Type		Minimum Lot			Minimum Setbacks			Max Height
		Width	Depth	Area	Front	Rear	Side/Corner	
<b>COM</b>	Principle	20'	65'	20000 SF	40'	25'	10'/15'	50'
	Accessory	N/A	N/A	N/A	40'	25'	5'/5'	30'
	Mechanical	N/A	N/A	N/A	N/A	5'	5'/5'	30'
<b>IND<sup>1</sup></b>	Principle	20'	35'	20000 SF	25'	10'	10'/15'	65'
	Accessory	N/A	N/A	N/A	25'	10'	10'/5'	50'
	Mechanical	N/A	N/A	N/A	N/A	5'	5'/5'	50'

**Principal Structure** = Main operations building, etc.;

**Accessory Structure** = detached site support facilities such as accessory support office, maintenance building/office, truck scales, guardshack, 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.*

<sup>1</sup>*For the industrial lots, there shall be a minimum 50' setback for all structure types from the PUD's overall west and south boundaries and adjacent to SW 49<sup>th</sup> Avenue; this required 50' setback is not inclusive of the required buffer type along that respective shared boundary or SW 49<sup>th</sup> Avenue frontage.*

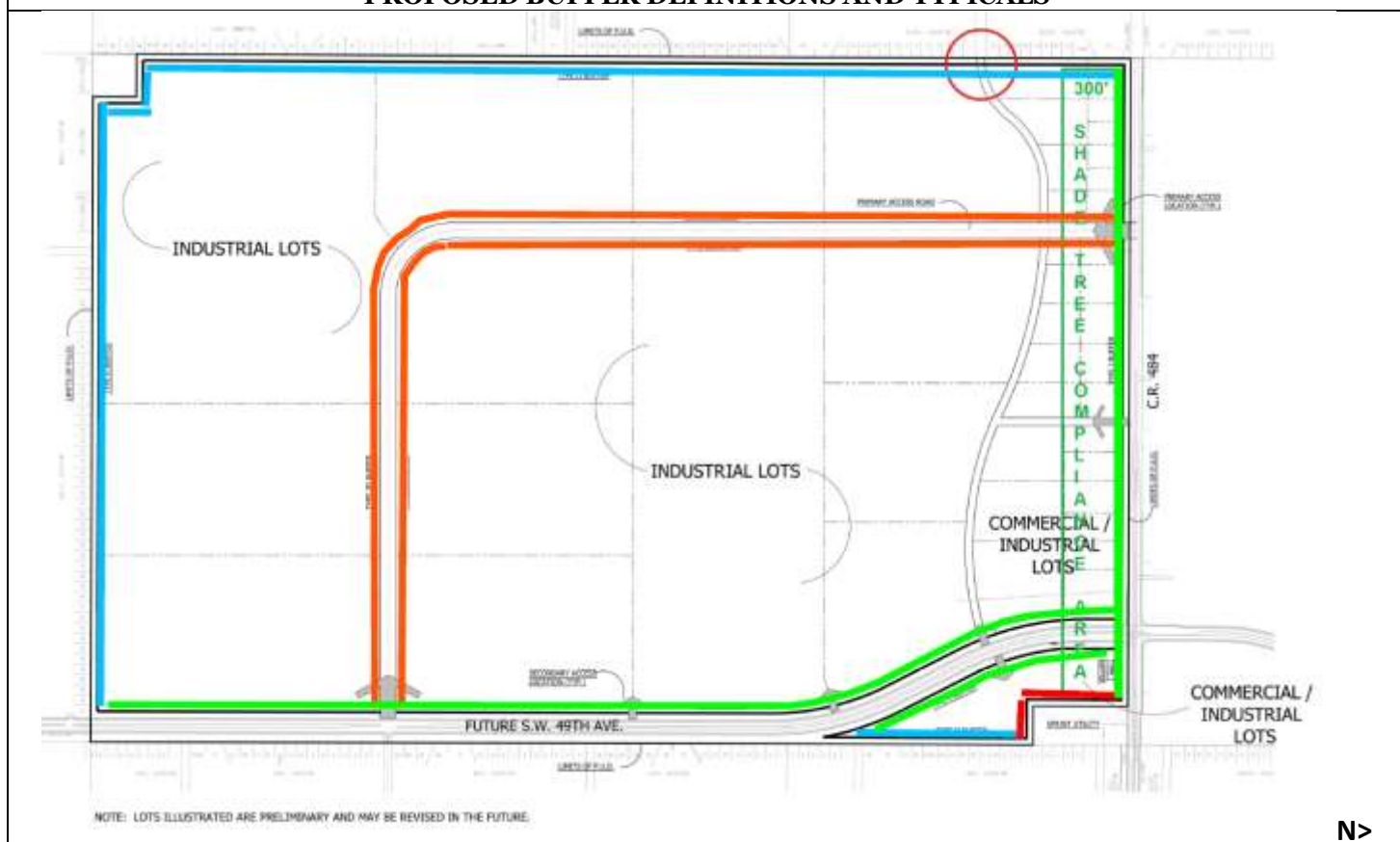
**TABLE 7A: FLORIDA CROSSROADS COMMERCE PARK PUD PROPOSED BUFFERS**

Direction	Adjoining	Uses	Buffer Information
<b>MAIN PUD AREA</b>			
North	Hwy 484	COM To ROW	<b>Applicant Proposed:</b> Applicant Type "I" Buffer.
South – East	Marion Oaks SFR Lots	IND to SFR	<b>Applicant Proposed:</b> Applicant Type "II" Buffer with additional 50' structure setback.
South – West	Greenbelt	IND to PRES	<b>Applicant Proposed:</b> Applicant Type "II" Buffer with additional 50' structure setback.
South – West	Utility Facility	IND To PUB	<b>Applicant Proposed:</b> Applicant Type "II" Buffer with additional 50' structure setback.

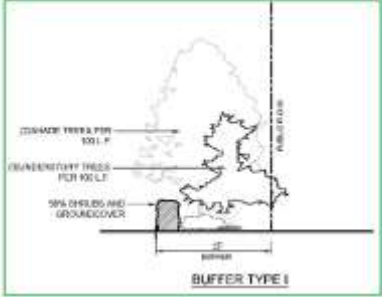
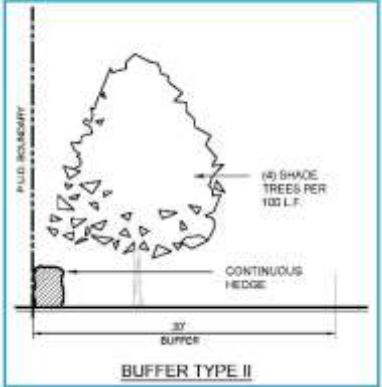
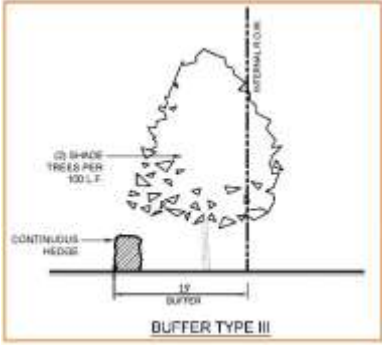
East	SW 49 <sup>th</sup> Avenue	C/I to PUB/COM	<b>Applicant Proposed:</b> Applicant Type “I” Buffer.
West	Marion Oaks MFR Lots	C/I to MFR	<b>Applicant Proposed:</b> Applicant Type “II” Buffer with additional 50’ structure setback.
<b>NE PUD AREA</b>			
North	Hwy 484	C/I to ROW	<b>Applicant Proposed:</b> Applicant Type “I” Buffer.
East – North	Sprint	C/I to PUB/COM	<b>Applicant Proposed:</b> No buffer.
East – South	Marion Oaks SFR Lots	C/I to SFR	<b>Applicant Proposed:</b> Applicant Type “II” Buffer.
West	SW 49 <sup>th</sup> Avenue	C/I to ROW	<b>Applicant Proposed:</b> Applicant Type “I” Buffer.

An internal Type “III” Buffer is proposed along the primary “L” route roadway. The internal road parallel to Hwy 484 has no proposed buffer. No internal buffer requirements between uses, regardless of type, are proposed.  
 LDC = Marion County Land Development Code  
 N/A = No buffer required  
 N/C = No change or alternative proposed; will comply with LDC requirement.

**TABLE 7B: APPLICANT’S FLORIDA CROSSROADS COMMERCE PARK PUD (revised)  
 PROPOSED BUFFER DEFINITIONS AND TYPICALS**

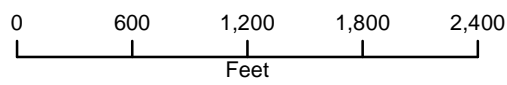
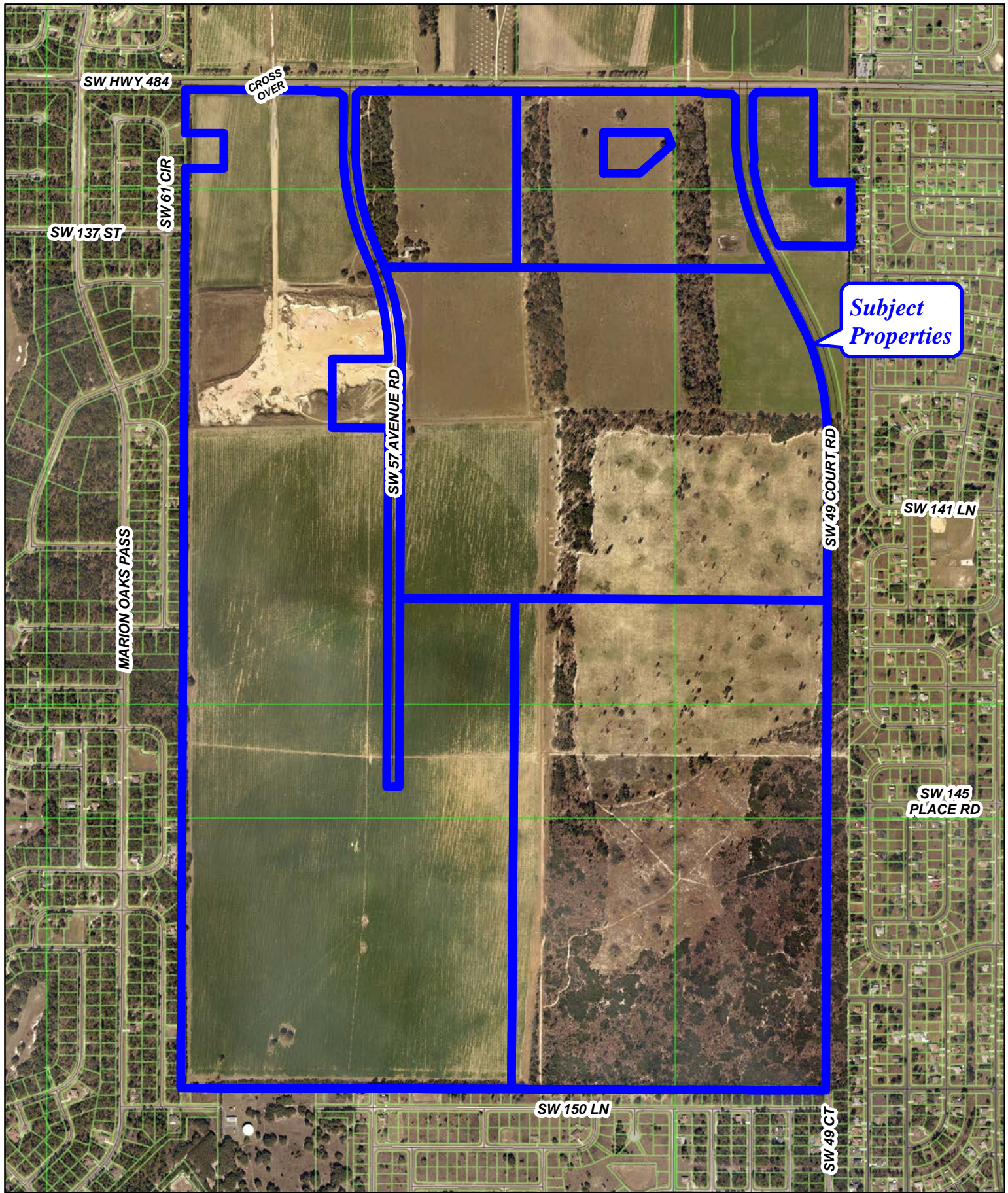




 <p>Diagram of Buffer Type I: A 15-foot wide buffer area. It contains 2 shade trees per 100 LF, 3 understory trees per 100 LF, and 50% shrubs and groundcover. A public right-of-way is indicated to the right.</p>	 <p>Diagram of Buffer Type II: A 30-foot wide buffer area. It contains 4 shade trees per 100 LF and a continuous hedge. A public right-of-way is indicated to the left.</p>	 <p>Diagram of Buffer Type III: A 15-foot wide buffer area. It contains 2 shade trees per 100 LF and a continuous hedge. A public right-of-way is indicated to the right.</p>
<p><b>TYPE I BUFFER</b>          15 L.F. WIDE MIN.          2 SHADE TREES PER 100 L.F.          3 UNDERSTORY TREES PER 100 L.F.          50% OF BUFFER TO BE PLANTED WITH SHRUBS AND GROUND COVER.</p> <p>The number of shade trees shall be increased to four (4) shade trees per 100 LF in those buffers located 300-feet south of Hwy 484 consistent with PUD Development Conditions #6 and #10 as listed above.</p>	<p><b>TYPE II BUFFER</b>          30 L.F. WIDE MIN.          4 SHADE TREES PER 100 L.F.          A CONTINUOUS HEDGE, 24" TALL AT TIME OF PLANTING AND CAN REACH A MINIMUM OF 6 FT. IN HEIGHT.</p> <p>The minimum of two (2) understory trees shall be also be provided in those buffers located 300-feet south of Hwy 484 consistent with PUD Development Conditions #6 and #10 as listed above.</p>	<p><b>TYPE III BUFFER</b>          15 L.F. WIDE MIN.          2 SHADE TREES PER 100 L.F.          CONTINUOUS HEDGE, 24" AT TIME OF PLANTING.</p>
<p><b>INDUSTRIAL ON-SITE TREE REQUIREMENTS:</b>          INDUSTRIAL SITES SHALL BE REQUIRED TO PROVIDE SHADE TREES ONLY IN EMPLOYEE PARKING AREAS AND ADJACENT TO PRIVATE / PUBLIC RIGHT-OF-WAYS AS DEFINED IN THE ABOVE BUFFER REQUIREMENTS.</p> <p><b>COMMERCIAL ON-SITE TREE REQUIREMENTS:</b>          COMMERCIAL SITE SHALL MEET THE CURRENT REQUIREMENT OF THE MARION COUNTY LAND DEVELOPMENT CODE.</p>		

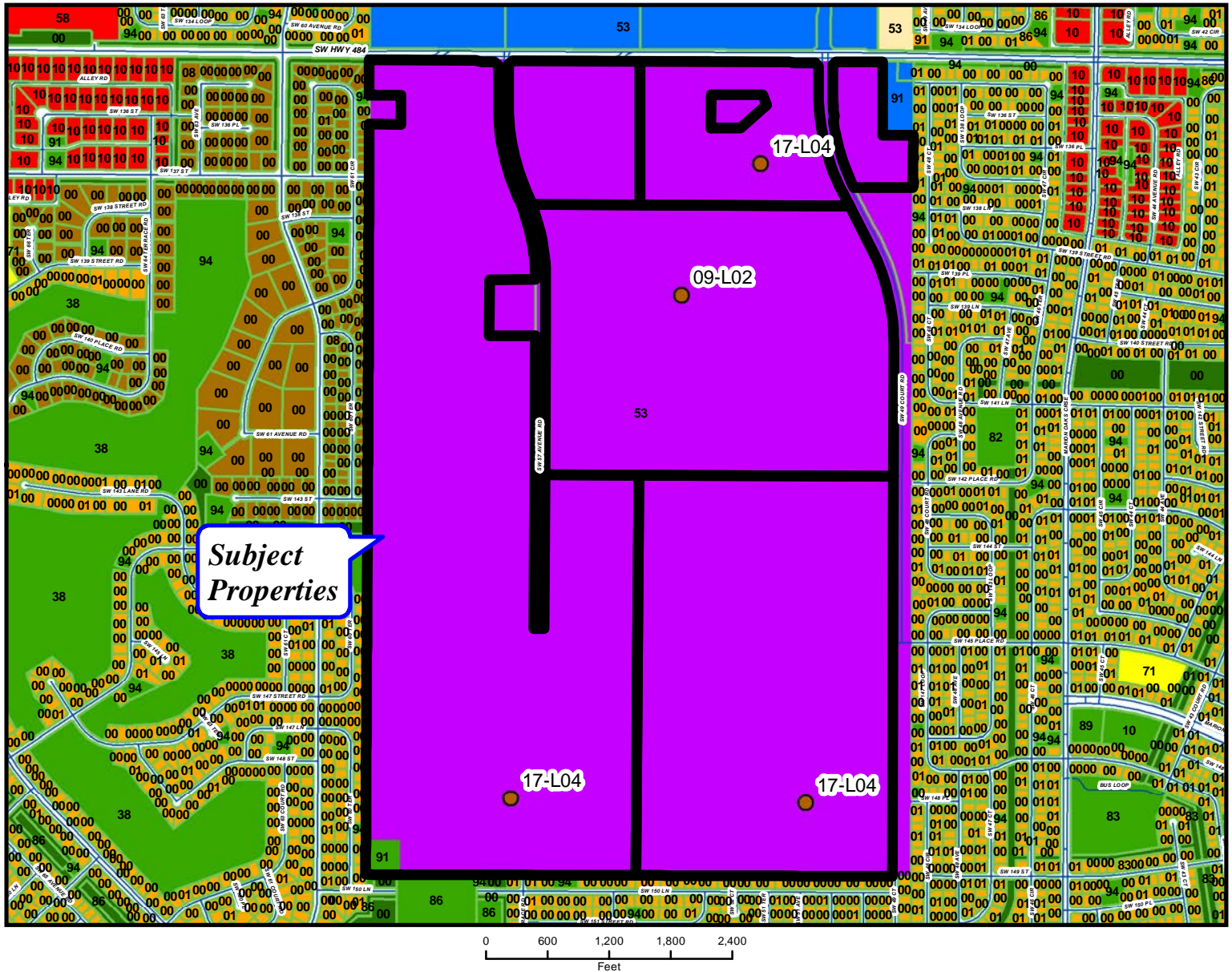




Aerial: 210806Z





# Existing Land Use Designation 210806Z



Use per MC Property Appraiser		OWNER(S): Coyote Crossings Holdings, LLC. c/o R.W. McGinley and Dollar Tree Distribution, Inc. c/o Michael Lech
01	Single Family Res	
50-69/99	Agricultural	
00/10/40/70	Vacant	
71	Church	
02	Mobile Home	
AGENT: Tillman & Associates Engineering, LLC.		PARCEL(S): 41205-000-00, 41205-000-01, 41205-000-02, 41205-002-00, 41205-003-00, 41205-003-01
06-07/11-39	Commercial	
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	 <p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p> 

## Legend

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOZ)	Municipality



Marion County  
Board of County Commissioners

Growth Services \* Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: 2108063

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from PUD

to PUD, for the intended use of:

Modification of existing PUD, which will allow a height increase up to 145' on industrial development, adding 2.5 acres, clarification on commercial uses.

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 223.23 38.87 369.27 200.13 54.15 15.84  
41205-000-00, 41205-000-01, 41205-000-02, 41205-002-00, 41205-003-00, 41205-003-01

Property dimensions: See plan submitted Total acreage: 964.07 (901.49)

Directions: Take US 441 south to CR 484 turn R; continue to subject property on L.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Coyote Crossings Holdings, LLC/ Dollar Tree Distribution, INC

Property owner name (please print)

5700 SW HWY 484/ 500 Volvo Pkwy

Mailing address

Ocala, FL 34473/ Chesapeake, VA 23320

City, state, zip code

Phone number (please include area code)

Signature

Michael Lech, Chief Logistics Officer  
for Dollar Tree Distribution Inc

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*

FOR OFFICE USE ONLY

RECEIVED BY: KW DATE: 6/2/2021 ZONING MAP NO.: 152

Rev. 01/11/2021

Project 2010010011  
AR 26876

PUD CD

Empowering Marion for Success

www.marioncountyfl.org





Jo O. Thacker  
T: (407) 839-4230 F: (407) 650-0974  
jo.thacker@nelsonmullins.com

NELSON MULLINS RILEY & SCARBOROUGH LLP  
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400  
Orlando, FL 32801  
T: 407.839.4200 F: 407.425.8377  
nelsonmullins.com

May 27, 2021

**FedEx and Electronic Mail**

Timothy D. Haines  
Gray, Ackerman & Haines, P.A.  
125 NE First Avenue, Suite 2  
Ocala, FL 34470

Re: Application for Rezoning, Modification of PUD for Florida Crossroads  
Commerce Park

Dear Tim:

Enclosed please find the original executed application for rezoning as requested by Richard McGinley. My client has agreed to cooperate with the filing of the application to increase the maximum building height to 145 feet for all property within the PUD. A special use permit for this modified building height was recently granted by Marion County for the Dollar Tree property within the Florida Crossroads Commerce Park.

It is Dollar Tree's understanding that Mr. McGinley will be responsible for filing and pursuing this application at his sole cost and expense.

My client appreciates the on-going relationship with Mr. McGinley. Please provide me updates as the application goes through the process.

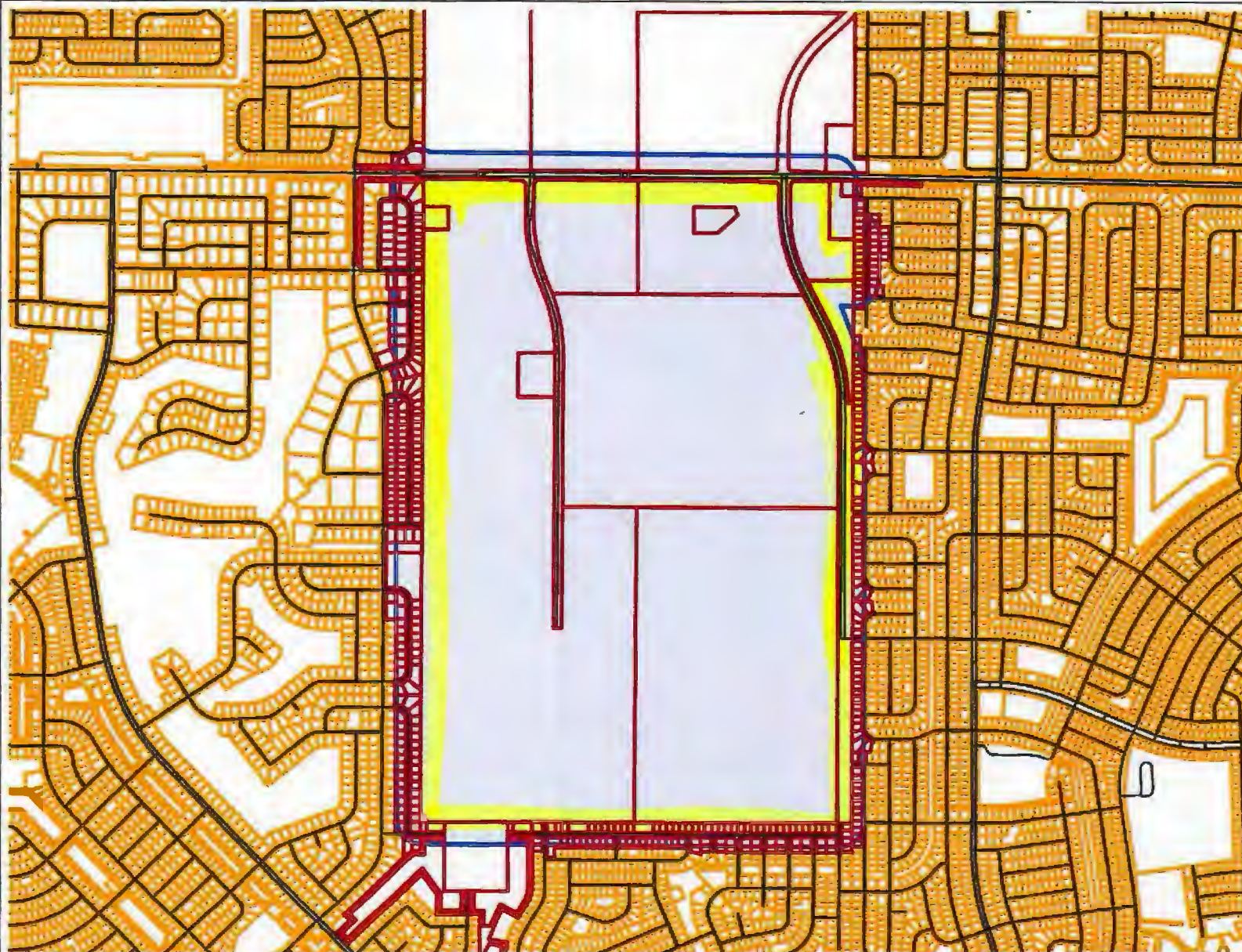
If you have any questions or if there is any further documentation needed, please let me know.

Sincerely,

Jo O. Thacker

**Enclosures**

Copy by Email to: Mike Mullis ([mmullis@jmmullis.com](mailto:mmullis@jmmullis.com))  
Jon Harvey ([jharvey@tillmaneng.com](mailto:jharvey@tillmaneng.com))  
Christian Chiles ([cchiles@dollartree.com](mailto:cchiles@dollartree.com))



**Legend**

- Urban Growth Boundary
- Streets
- Parcels
- Municipalities
- Marion County

1: 22,211

1 in = 0.35 Miles



**Notes**

and DOLLAR TREE DISTRIBUTION, INC.

AGENT: TILLMAN & ASSOC. ENG., LLC

Creation Date: 6/14/2021

0.7 0 0.35 0.7 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.