



MARION COUNTY GROWTH SERVICES

8/3/2021

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 ± 961.38 acres of a ± 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 ± 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

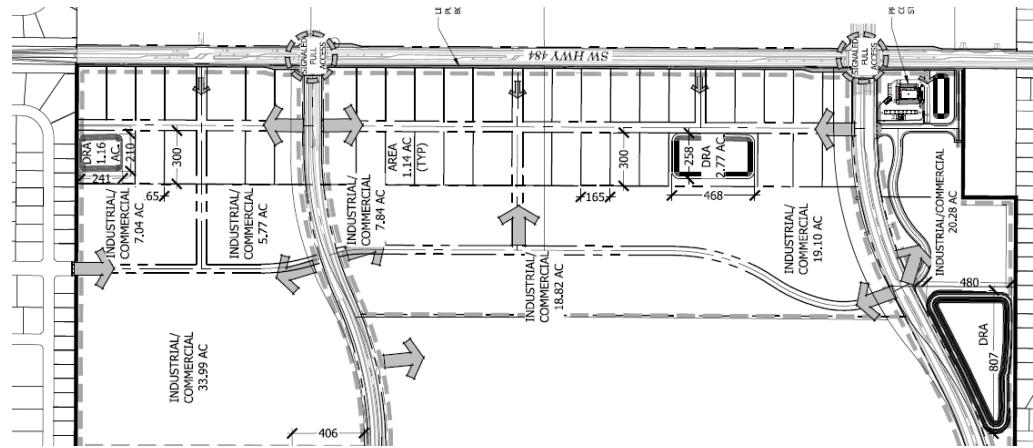
Direction	FLUM Designation	Zoning	MCPA Property Use Code
North	Urban Residential	A-1 (General Agriculture)	McGinley Farm (Future Florida Crossroads Commerce Park Phase)
South	Public, Preservation, Medium Residential	R-1 (Single-Family Residential)	Marion Oaks Residential Lots, Greenbelts, DRA, and Utilities 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:

- 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
- The proposed zoning change is consistent with the current Comprehensive Plan.** The land use and zoning change allow for this to be compatible.
- 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:

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

PUD MASTER PLAN FOR FLORIDA CROSSROADS COMMERCE PARK

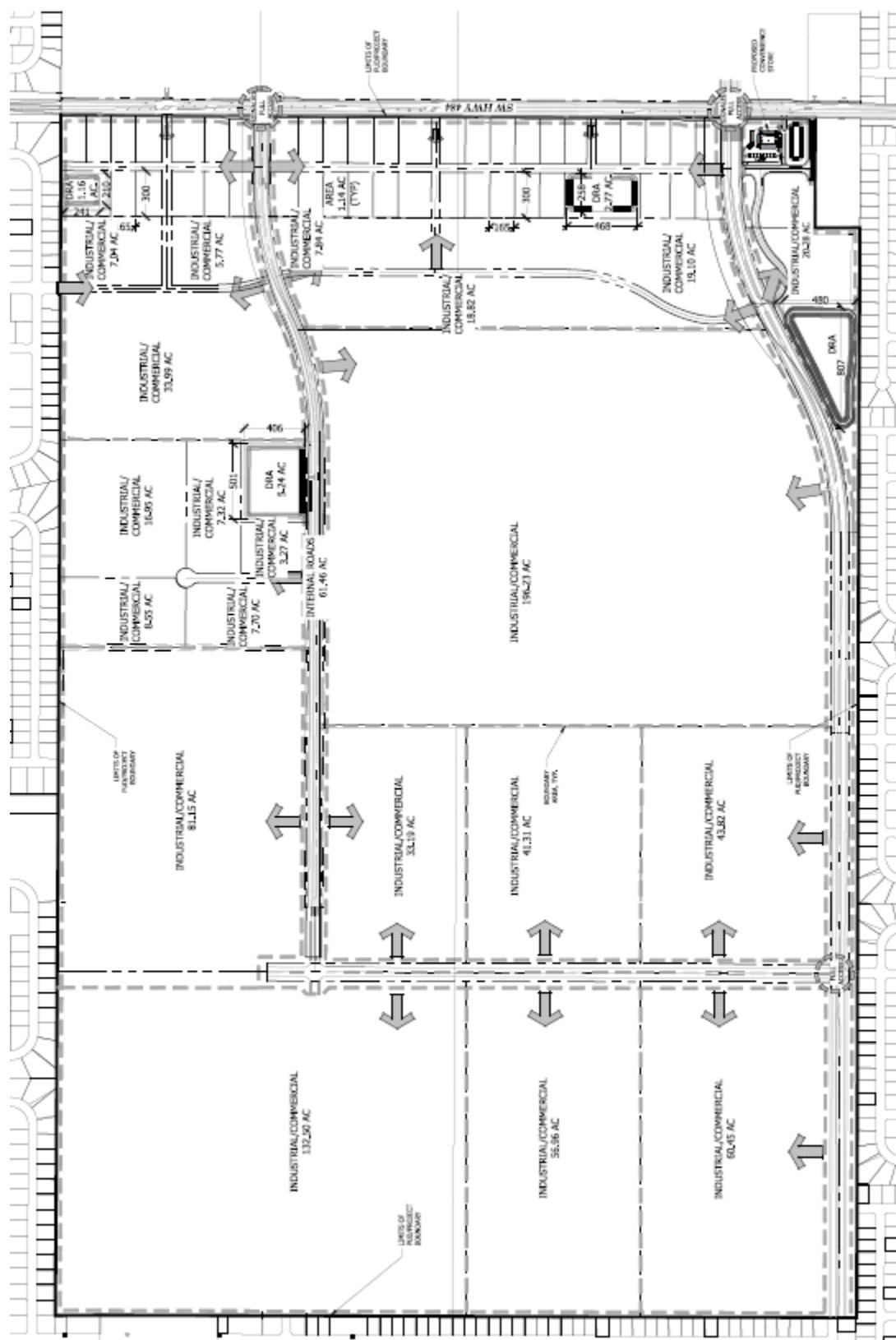


EXHIBIT 1

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

SS

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

8

N

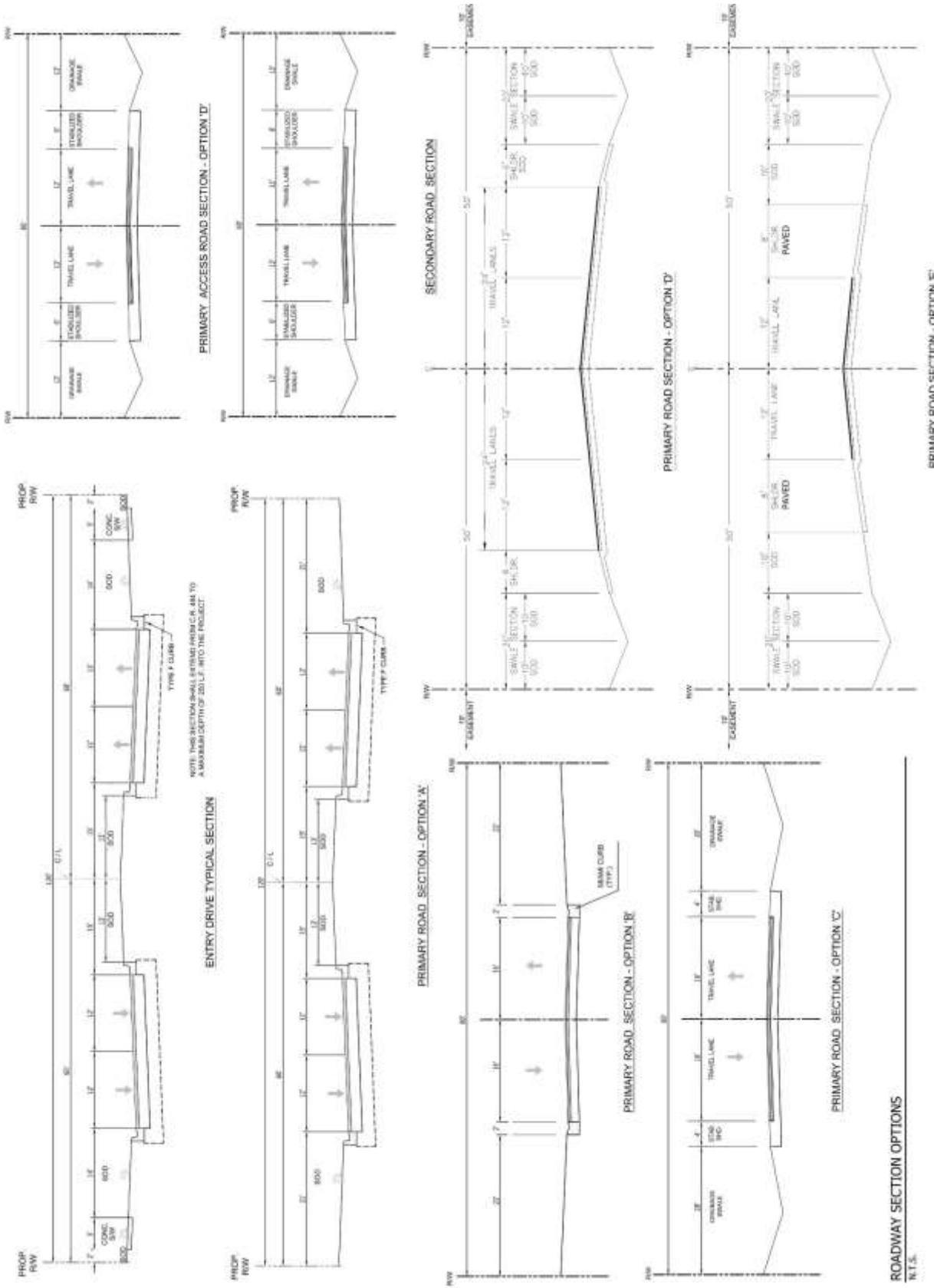


Revised PUD Concept Plan – Utility Master Plan; provided via email 11/14/2018

^
N



Revised PUD Concept Plan – Development Standards (Roads); provided via email 11/14/2018



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

CATEGORY	USES
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 PUD
PROPOSED DEVELOPMENT STANDARDS**

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

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/accessible 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.

¹For 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 49th Avenue; this required 50' setback is not inclusive of the required buffer type along that respective shared boundary or SW 49th Avenue frontage.

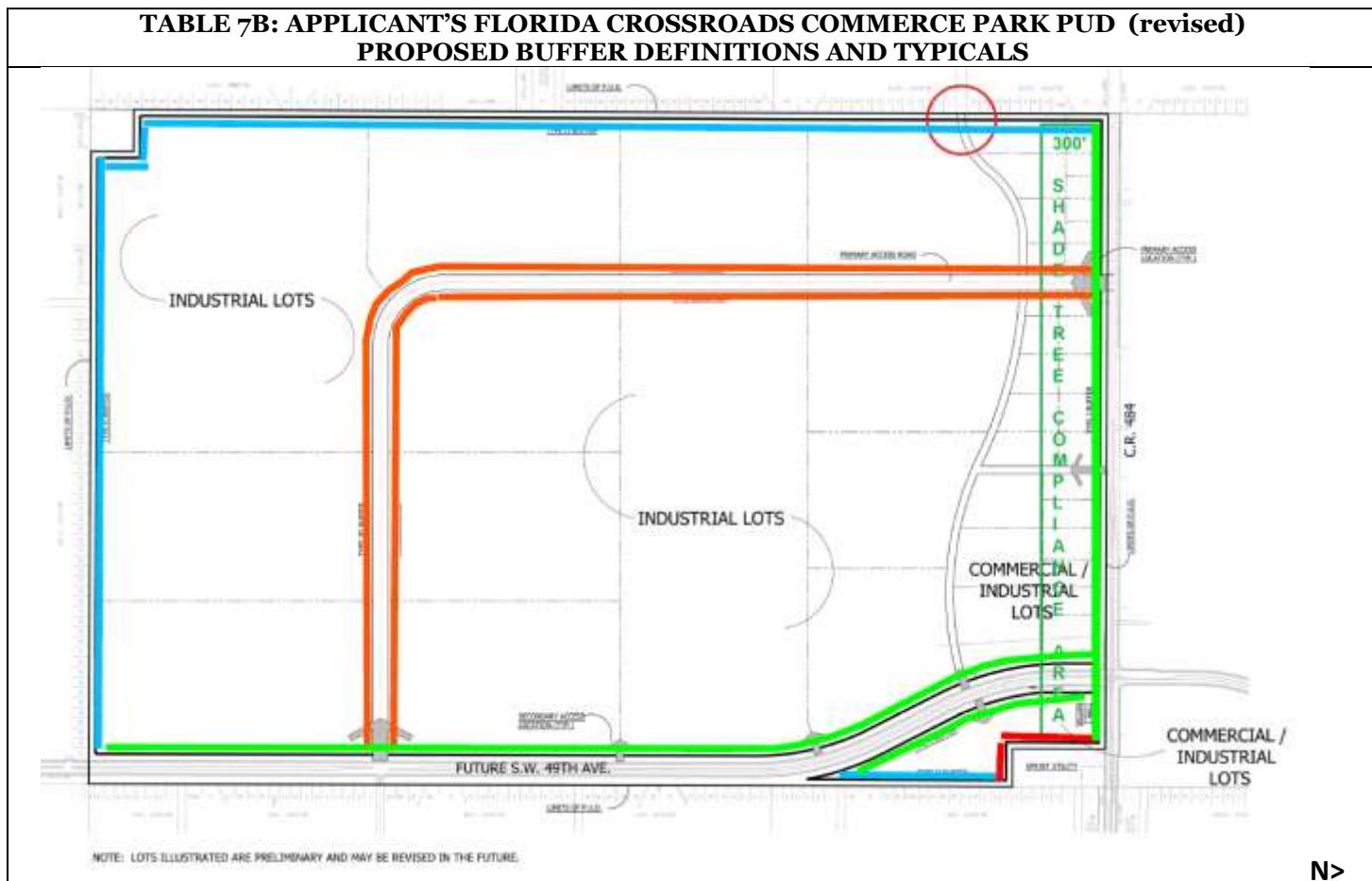
TABLE 7A: FLORIDA CROSSROADS COMMERCE PARK PUD PROPOSED BUFFERS

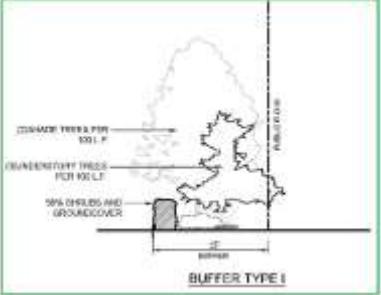
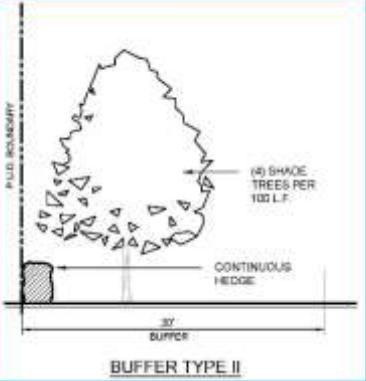
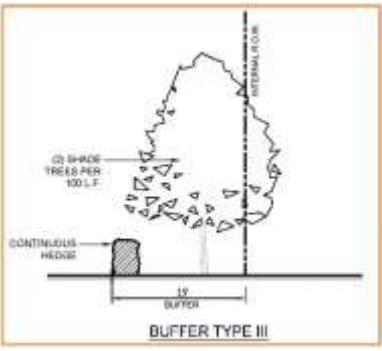
Direction	Adjoining	Uses	Buffer Information
MAIN PUD AREA			
North	Hwy 484	COM To ROW	Applicant Proposed: Applicant Type “I” Buffer.
South – East	Marion Oaks SFR Lots	IND to SFR	Applicant Proposed: Applicant Type “II” Buffer with additional 50' structure setback.
South – West	Greenbelt	IND to PRES	Applicant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

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

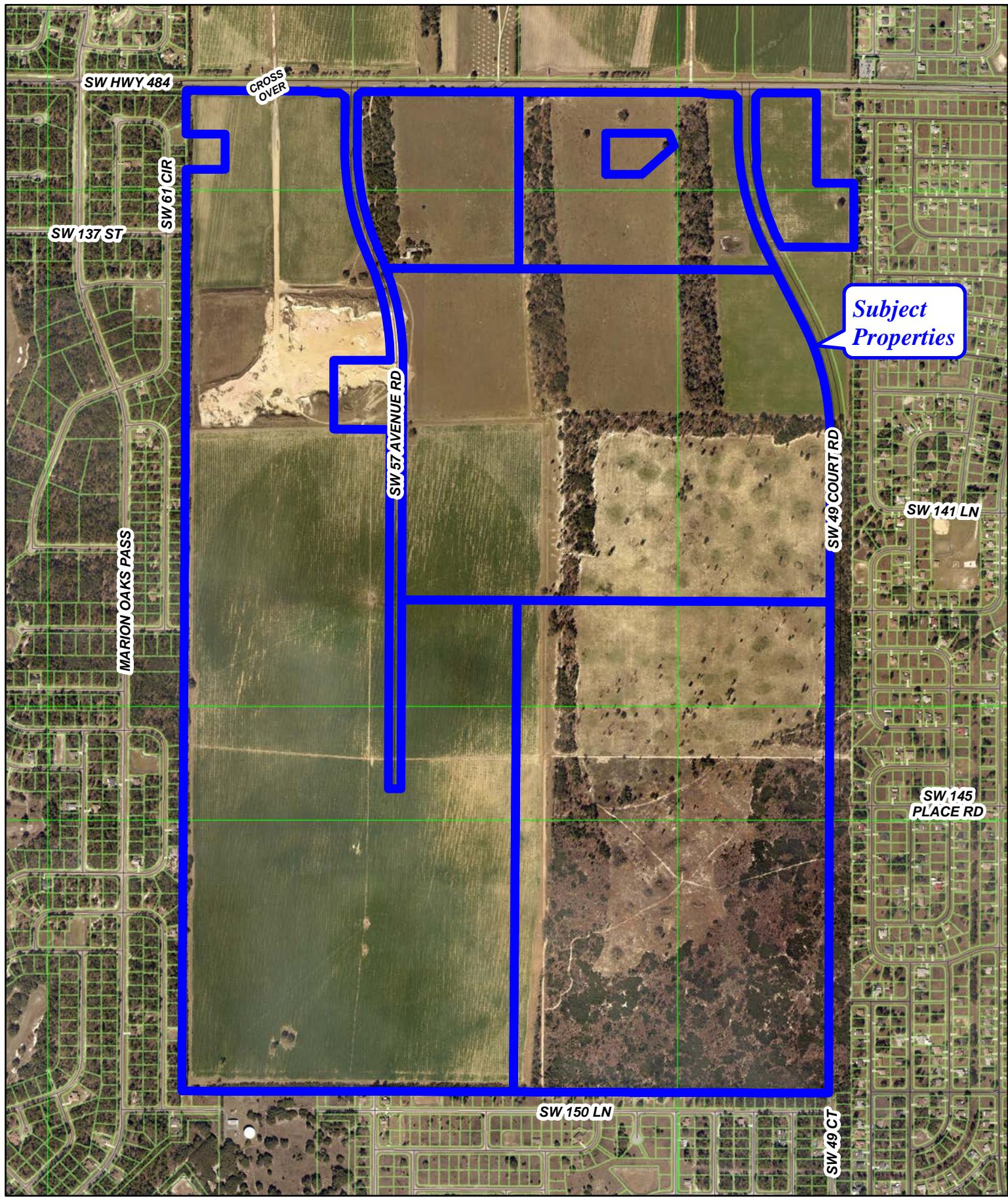
An internal Type "III" Buffer is proposed along the primary "L" route roadway. The internal road parallel to Hwy 484 has no proposed buffer. No internal buffer requirements between uses, regardless of type, are proposed.
 LDC = Marion County Land Development Code
 N/A = No buffer required
 N/C = No change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

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



 <p>BUFFER TYPE I</p>	 <p>BUFFER TYPE II</p>	 <p>BUFFER TYPE III</p>
<p>TYPE I BUFFER 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 GROUNDCOVER.</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>TYPE II BUFFER 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>TYPE III BUFFER 15 L.F. WIDE MIN. 2 SHADE TREES PER 100 L.F. CONTINUOUS HEDGE, 24" AT TIME OF PLANTING.</p>
<p>INDUSTRIAL ON-SITE TREE REQUIREMENTS: 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>COMMERCIAL ON-SITE TREE REQUIREMENTS: COMMERCIAL SITE SHALL MEET THE CURRENT REQUIREMENT OF THE MARION COUNTY LAND DEVELOPMENT CODE.</p>		

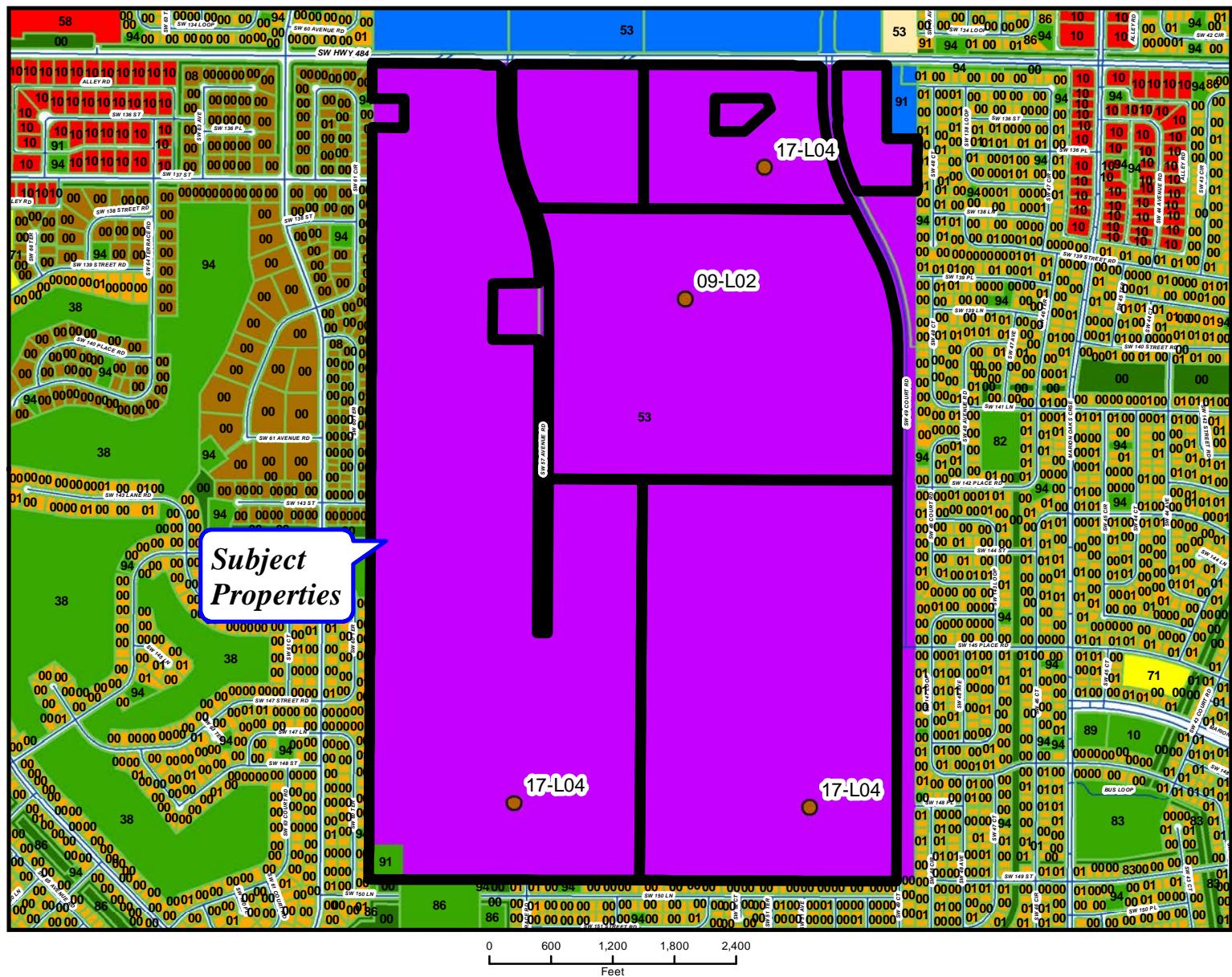
Aerial: 210806Z



0 600 1,200 1,800 2,400
Feet



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 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	
01	Single Family Res		
50-69/99	Agricultural		
00/10/40/70	Vacant		
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family		
77	Club/Lodge/Union Hall		

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.



Legend

- All Amendments
- Rural Land (1 du/10 ac)
- Urban Residential (8 - 16 du/ac)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- 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

Policy 1.20





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

2108063

AR #: 26876

PA #: -41205-000-00
-41205-000-01
-41205-000-02
-41205-002-00
-41205-003-00
and -41205-003-01

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 38.87 369.27 300.13 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.

to Richard W. Mignery
Coyote Crossings Holdings, LLC/ *and* *to Michael Lech*
Dollar Tree Distribution, INC

THillman & Associates Engineering, LLC

Property owner name (please print)

Applicant or agent name (please print)

5700 SW HWY 484/

1720 SE 16th Avenue, Bldg. 100

500 Volvo Pkwy

Mailing address

Mailing address

Ocala, FL 34473/

Ocala, FL 34471

Chesapeake, VA 23320

City, state, zip code

City, state, zip code

Phone number (please include area code)

Phone number (please include area code)

Michael Lech
Signature *Michael Lech, Chief Logistics Officer*
for *Dollar Tree Distribution, INC*

Signature *Richard W. Mignery*

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

PUD CD

AR 26876



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.

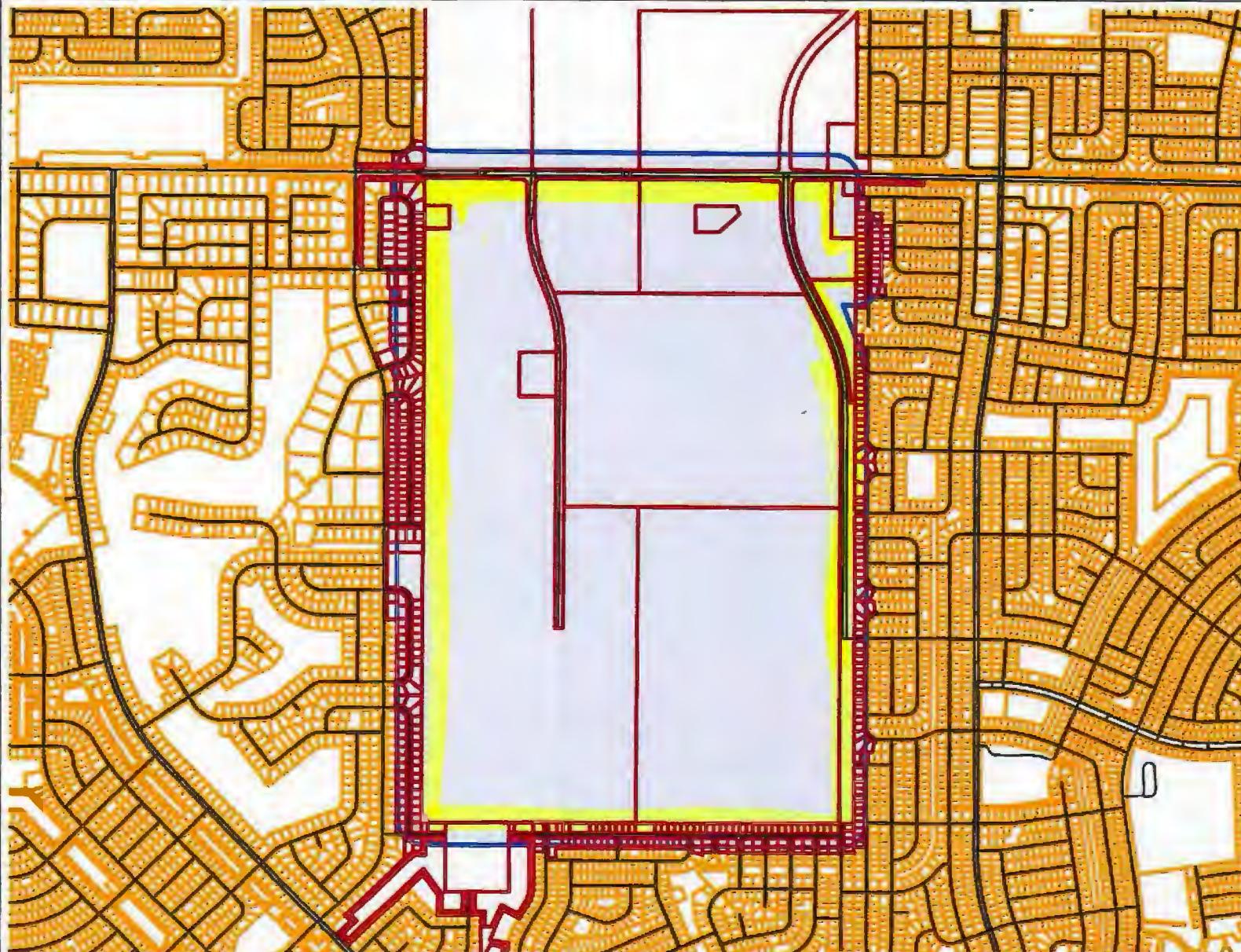
Sincerely,

Jo O. Thacker

Enclosures

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

CALIFORNIA | COLORADO | DISTRICT OF COLUMBIA | FLORIDA | GEORGIA | MARYLAND | MASSACHUSETTS | NEW YORK
NORTH CAROLINA | SOUTH CAROLINA | TENNESSEE | WEST VIRGINIA



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 herein 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.



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