



MARION COUNTY GROWTH SERVICES

5/4/2021

P&Z: 4/26/2021 BCC: 5/18/2021

Item Number
210516SU

Type of Application
Special Use Permit

Request

Allow maximum building height of 145ft for automated storage rack system.

Owner: Dollar Tree
Distribution Inc. c/o
Michael Lech

Applicant: Van Emery

Parcel #/Acreage
41205-002-00/200.13

Future Land Use
Commerce District
(2017-L04)

Key Overlay Zone:
Regional Activity Center,
FLUE Policy 10.3.4

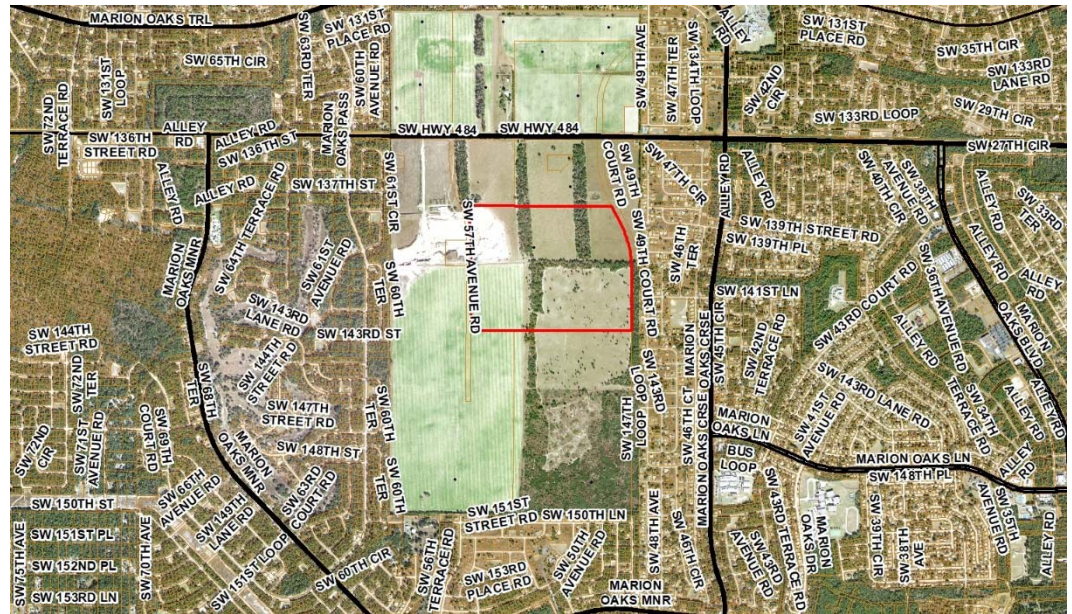
Location: South side of Hwy 484, between SW 49th Ct Rd and SW 57th Ave Rd, surrounded by the Marion Oaks Development.

Staff Recommendation:
Approval

P&Z Recommendation:
Approval (ON CONSENT)

Project Planner
Kimberleigh Dinkins,
Sr. Planner

Code Enforcement
Action: None



Item Summary

Staff is recommending **APPROVAL** for a special use permit to construct a distribution tower reaching 145ft on the south part of the Florida Crossroads Commerce Park on in accordance with Marion County Land Development Code, Article 2, Division 8, *Special Use Permit*. The site is part of the overall Ocala Commerce Crossings South established via Future Land Use Element (FLUE) Policy 10.3.4.1. A Developer's Agreement for the site has been recorded in OR BK 7110 PGs 1-67. The default maximum height for the Planned Unit Development zoning designation is 75ft. Requests to increase maximum heights are handled through the special use permit process.

Public Notice

Notice of public hearing was mailed to 23 property owners within 300 feet of the subject property.

Location

The site is approximately ¼ mi south of SW HWY 484 within the ±961.38 acres commerce park surrounded by the Marion Oaks Vested Development of Regional Impact (VDRI). Access is from SW 49th Ct Rd.

Background

The site is part of a larger Commerce District surrounded by the Marion Oaks VDRI. The commerce facilities will benefit from the presence of the existing VDRI as sufficient housing for employees is readily addressed. However it also presents the possibility of conflict between the intense commercial use and aesthetics desired by the residential community.

The site is currently developed as a Dollar Tree Distribution Center. The applicant seeks to expand the distribution facility to a height of up to 145 ft. in order to accommodate an automated storage system. The proposed high bay area of the

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	17.6M

existing distribution center will be the tallest authorized building in the county thus far.

Recent economic development within Marion County has focused on distribution and/or manufacturing opportunities that utilize undeveloped acreage, readily accessible inter- and intra-state roadway access, and housing opportunities.

Central water and central sewer services are currently located in the vicinity of the project and are provided by Marion County's Marion Oaks and/or Oak Run Regional Utility Systems.

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	Commerce District	PUD (Planned Unit Development)	Agricultural Production
South	Commerce District	PUD (Planned Unit Development)	Agricultural Production
East	Medium Residential	R-1 (Single-Family Residential)	Marion Oaks Residential Lots
West	Commerce District	PUD (Planned Unit Development)	Agricultural Production

Request

The applicant proposes to construct a 145ft tall distribution center with additional parking. The site is currently developed as a distribution facility. The proposed structure will be constructed on top of the existing facility, which has been approved for the necessary site plans and building permits.

The Development Review Committee (DRC) staff considered the SUP and conceptual plan and made no comments about significant concerns related to the request (see attached).

Infrastructure

Access to the property is from SW 49th Ct Rd. An amendment to the PUD traffic study is underway and Marion County Engineering Traffic commented that the proposed expansion is not expected to increase traffic beyond what has already been analyzed under the current traffic study.

TABLE 2: ROADWAY STATUS AND CONDITIONS						
Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SW 49 th Ct Rd	Arterial	County	Paved	0	0'	±120'

Central water and sewer services are already utilized by the facility. The proposed use is not expected to significantly increase water or sewer needs. Construction of the necessary utility infrastructure will be the responsibility of the developer per the LDC and any Utility Developer's Agreement.

TABLE 4: UTILITY SERVICES	
Utility	Service Area
Water	Marion County Utilities – Marion Oaks/Oak Run SW Regional WTP
Sewer	Marion County Utilities – Marion Oaks/Oak Run SW Regional WWTP

Analysis

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

1. **Granting the proposed special use permit will not adversely affect the public interest.** The site is designated Commerce District and is within the Marion Oaks VDRI wherein it may provide key employment opportunities for existing and future residents. The proposed expansion area is approximately 1,500ft from the nearest residential use. However it will likely be visible from neighboring properties. Staff has requested from the applicant visual representation of the sight line from SW HWY 484 and Marion Oaks parcels to the east.

Based on comments provided by Marion County Fire Rescue, the request is not expected to create a concern for emergency services. Additional agreements may be required prior to site plan approval, should unforeseen issues arise.

2. **The proposed special use permit is consistent with the current Comprehensive Plan.** Map 1: Marion County 2035 Future Land Use (FLU) Map of the Comprehensive Plan designates this Commerce District as provided by the FLU Element (FLUE) which is intended for the most intense commercial and industrial uses. The proposed height requested does not violate the Plan.

3. **The proposed zoning change is compatible with land uses in the surrounding area.** The site is designated Commerce District and is the first development of its kind in Marion County, considering the 145ft building height. There will likely be visual impacts to the neighboring properties and road ROW. However, the site is located centrally to the Commerce District and there is an expectation that the sightline will change with increased development such that the visual impact can be softened with more typical structure heights closer to residential properties.

It should be noted that the overall PUD was approved with reduced shade tree and buffer requirements, and the Board may consider enhanced buffers along the site perimeter in order to soften the visual impact of the structure, particularly if there are future modification requests for the overall PUD.

Staff Recommendation: APPROVAL WITH DEVELOPMENT CONDITIONS -

Approval Conditions:

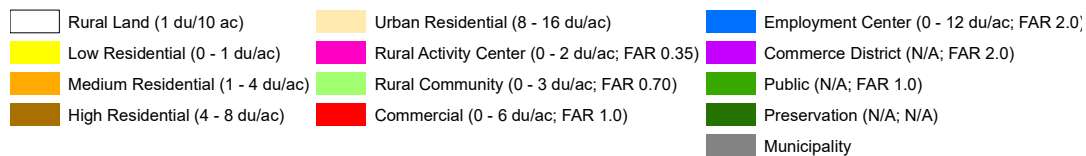
1. The project shall be developed consistent with the with the project Concept Plan (Dated), architectural graphic images. Sight line analysis and minimum development standards will be provided within 60 days of SUP approval.

Further, staff advises a full analysis and review of PUD structure heights and buffer requirements in the event of a future PUD modification. Reconsideration of buffer requirements may be warranted in order to improve compatibility of the industrial/commercial areas with residential areas, improve aesthetics and reduce the potential creation of heat islands.

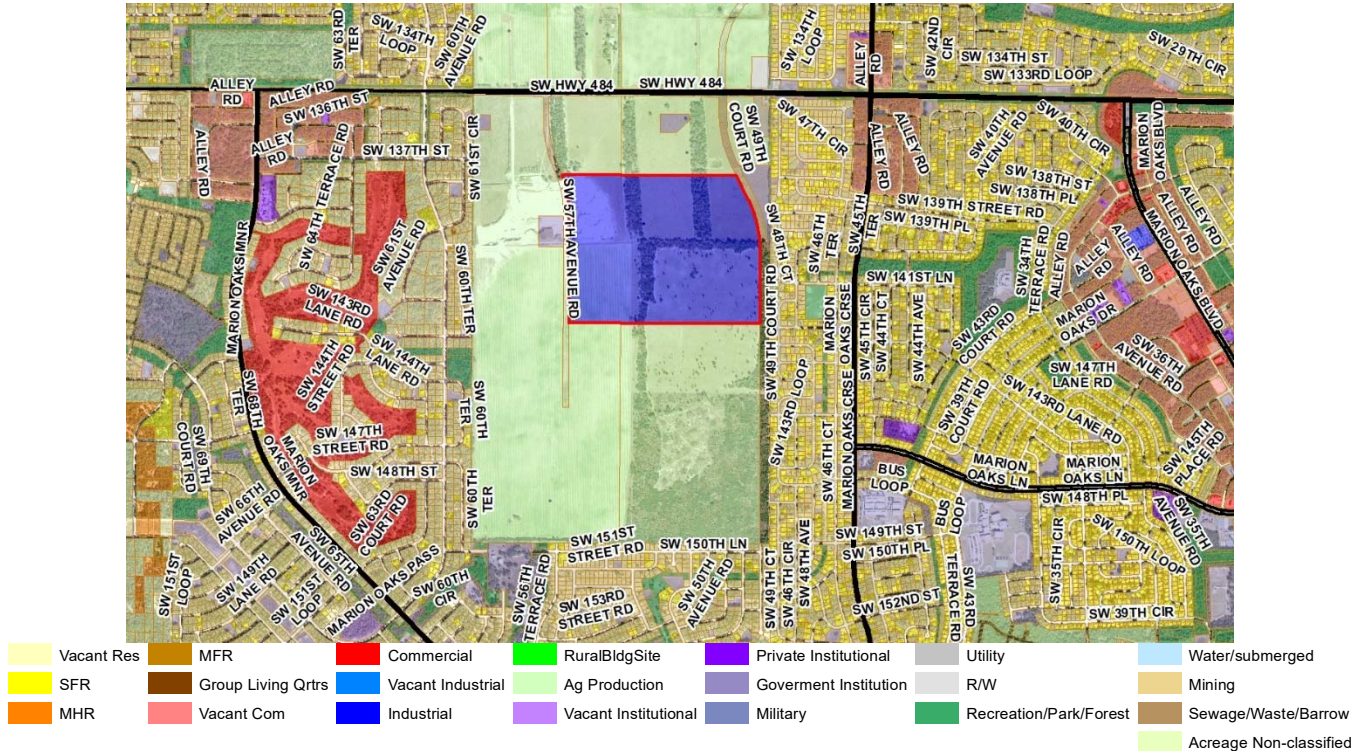
DIGITAL RENDERING OF PROPOSED HIGH BAY AREA FROM
HWY 484 (provided by applicant)



210516SU – Dollar Tree Distribution Center SUP



EXISTING PROPERTY USES PER MCPA PROPERTY CODE



PROPOSED SUP CONCEPT PLAN

**PROPOSED FLORIDA CROSSROADS COMMERCE PARK (SOUTH) PUD
ARCHITECTURE IMAGES SUBMITTED WITH APPROVED PUD PLAN**



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

USE	PROPOSED	RECOMMENDED
COMMERCIAL	ALLOWABLE USES SHALL INCLUDE ALL B-2 (COMMUNITY BUSINESS) USES AS LISTED IN THE MARION COUNTY LAND DEVELOPMENT CODE	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 <u>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.</u> <i>Applicant verbally indicated this condition is acceptable.</i>
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	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'	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'
IND¹	Principle	20'	35'	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.;

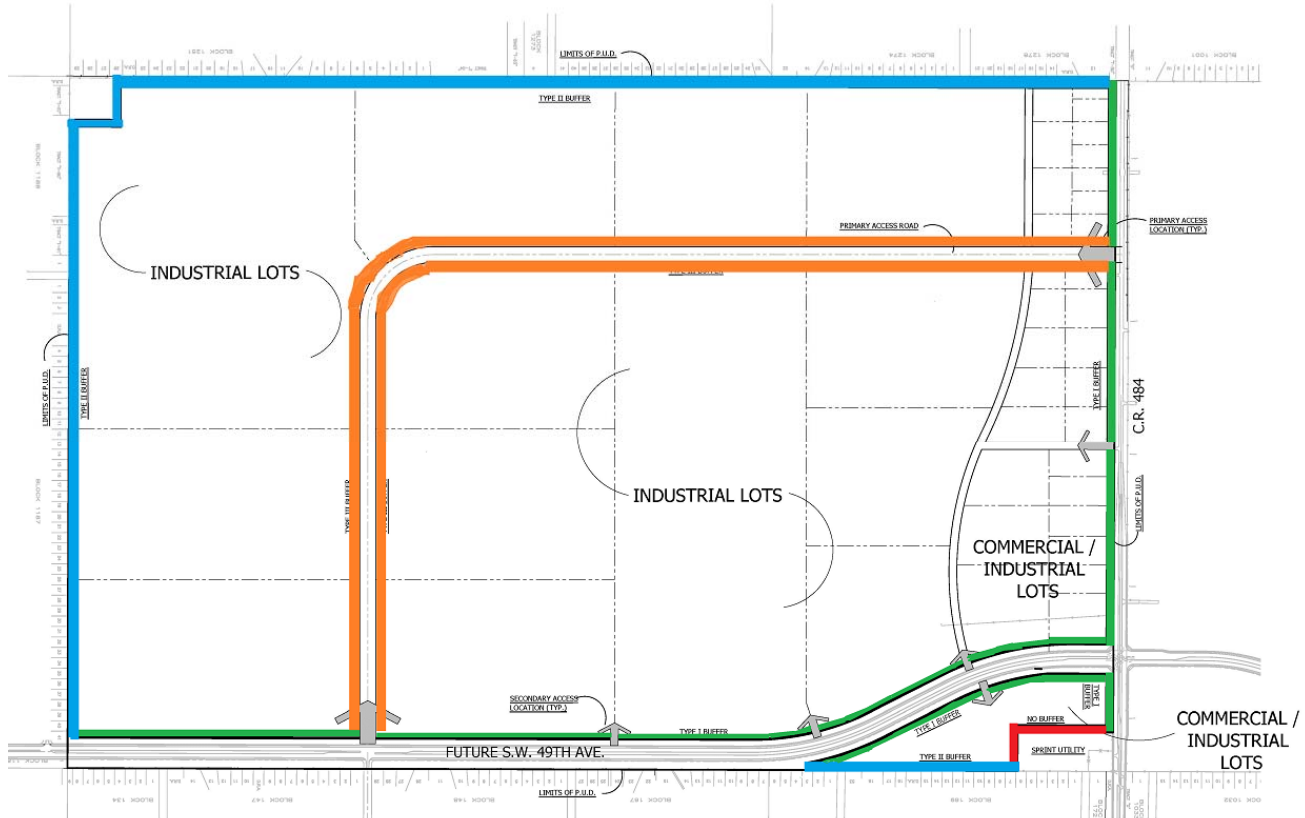
Accessory Structure = detached site support facilities such as accessory support office, maintenance building/office, truck scales, guardshack, etc.;

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.);

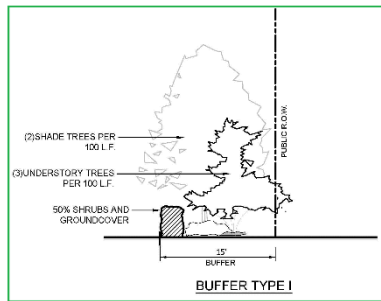
All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.

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

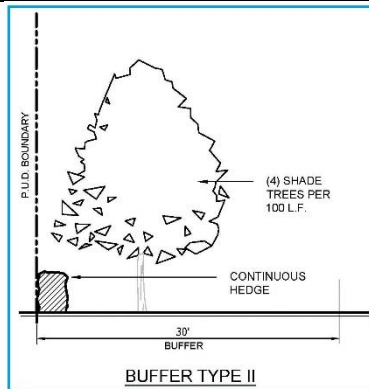
**TABLE 7B: APPLICANT'S FLORIDA CROSSROADS COMMERCE PARK PUD
PROPOSED BUFFER DEFINITIONS AND TYPICALS**



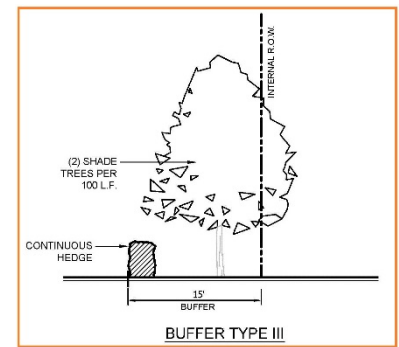
NOTE: LOTS ILLUSTRATED ARE PRELIMINARY AND MAY BE REVISED IN THE FUTURE.



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 GROUND COVER



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.



TYPE III BUFFER
15 L.F. WIDE MIN.
2 SHADE TREES PER 100 L.F.
CONTINUOUS HEDGE, 24" AT TIME OF PLANTING.

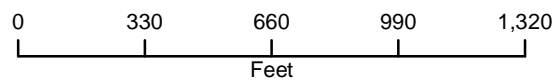
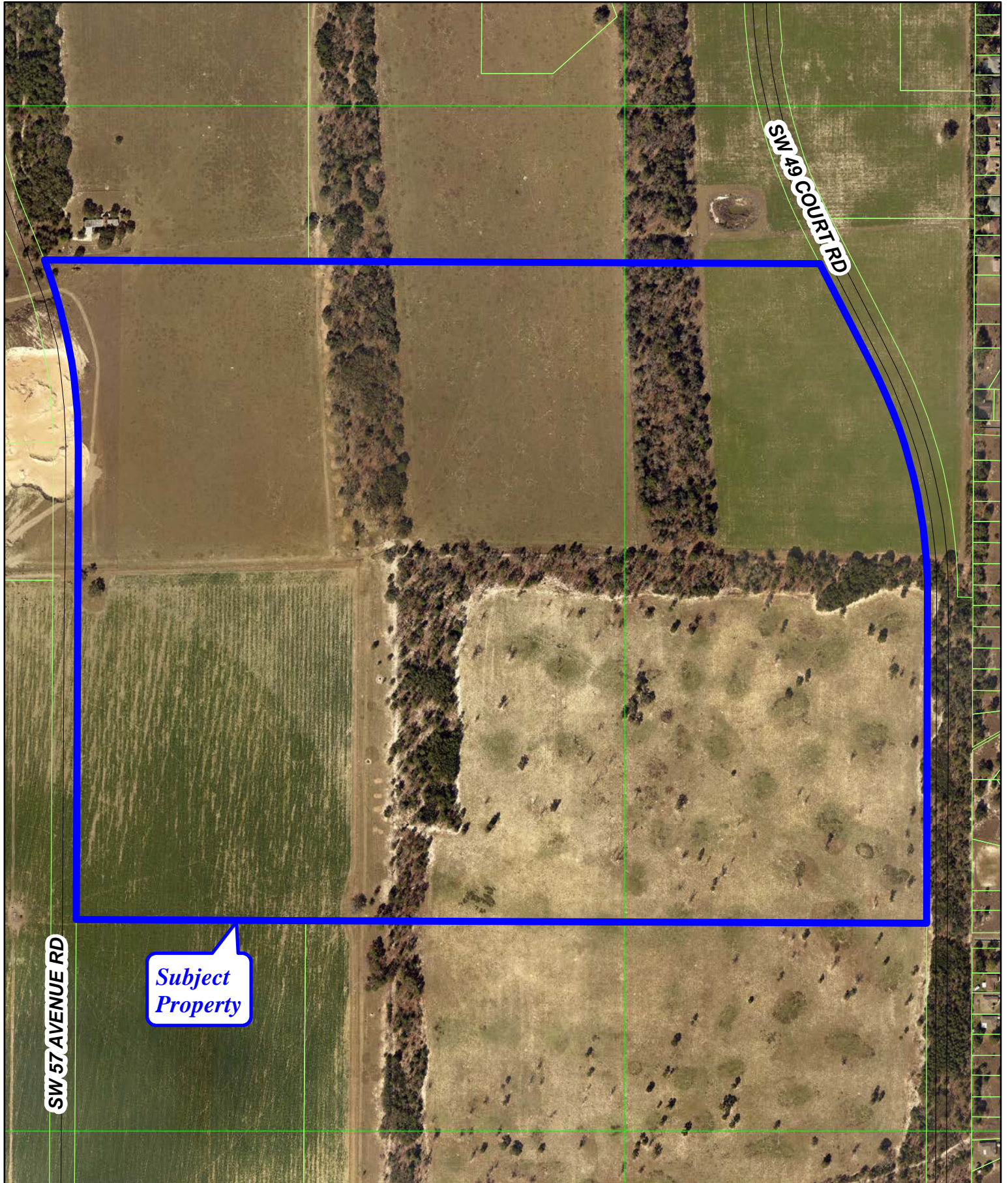
INDUSTRIAL ON-SITE TREE REQUIREMENTS:

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.

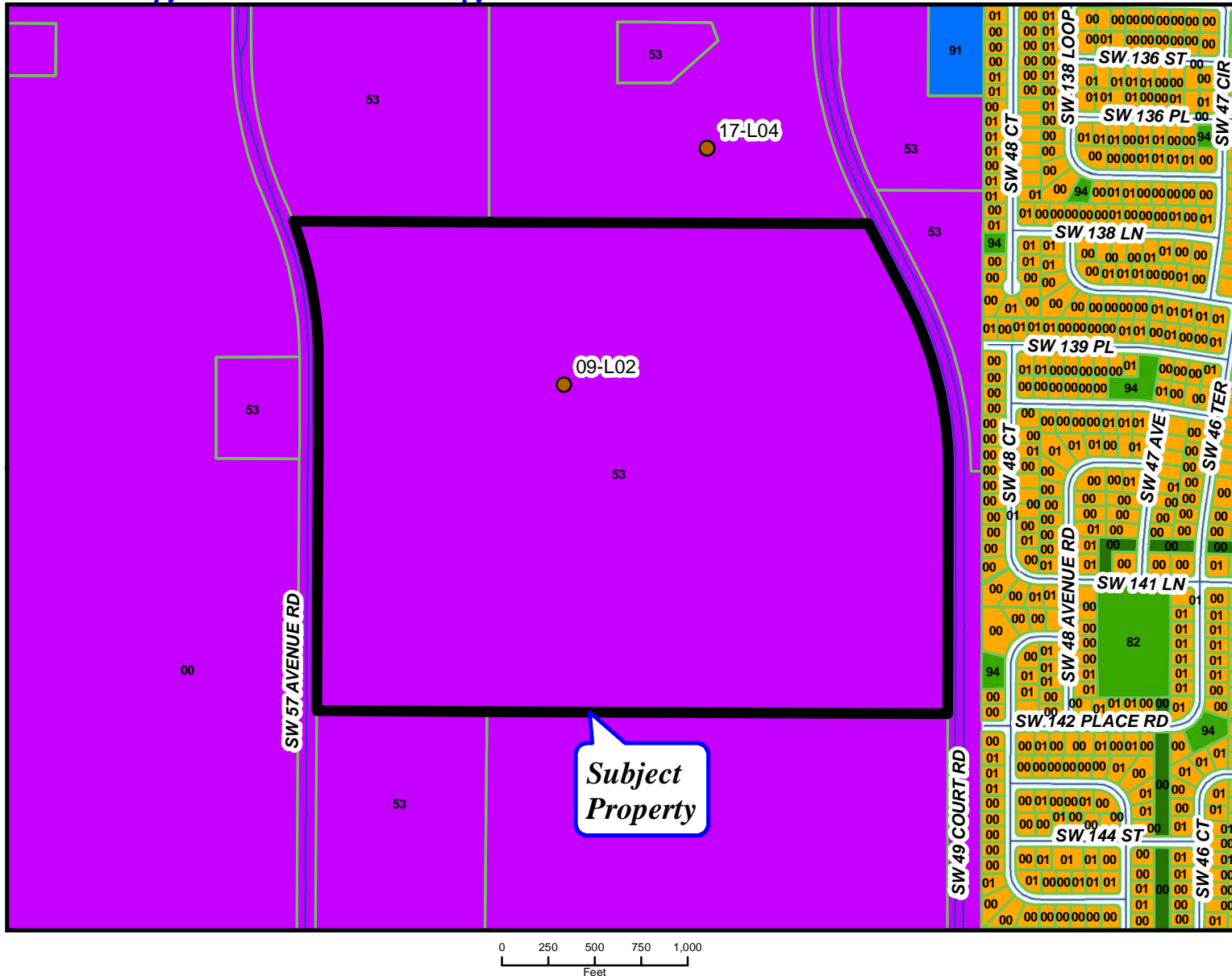
COMMERCIAL ON-SITE TREE REQUIREMENTS:



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

Aerial: 210516SU



Existing Land Use Designation 210516Z



Use per MC Property Appraiser		OWNER(S): Dollar Tree Distribution, Inc. - c/o Michael Lech	
01	Single Family Res	AGENT: Van Emery - c/o H&M Company	
50-69/99	Agricultural	PARCEL(S): 41205-002-00	
00/10/40/70	Vacant	<div>  <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> </div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family	<div>  </div>	
77	Club/Lodge/Union Hall		

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: 352-438-2600
Fax: 352-438-2601

www.marioncountyfl.org

210516SU

AR#: 26357

PA#: 41205-002-00

SPECIAL USE PERMIT APPLICATION - REGULAR - \$700

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: PUD ZONING LIMITS MAXIMUM BUILDING HEIGHT TO 75 FEET. WE REQUEST AN ALTERNATIVE MAXIMUM HEIGHT OF 145 FEET IN ORDER TO ACCOMMODATE AN AUTOMATED RACK STORAGE SYSTEM.

Description: (Please attach a copy of the deed and location map.) Parcel Zoning: PUD

Parcel account number(s): 41205-002-00 ✓

Property dimensions: 3,366' x 2,634'

Total Acreage: 200.13 ✓

Directions: SITE IS LOCATED IN FLORIDA CROSSROADS COMMERCE PARK - SOUTH OF CR 484, SW 48th COURT ROAD IS ALONG EAST PROPERTY BOUNDARY AND PARK ROAD IS ON THE WEST.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Dollar Tree Distribution, Inc.

c/o MICHAEL LECH

Property Owner name (please print)

500 VOLVO PARKWAY

Mailing Address

CHESAPEAKE VA 23320

City, State, Zip code

757-321-3604

Phone number (include area code)

BSMIT735@DOLLARTREE.COM

E-mail address

Michael Lech

Signature

VAN EMERY

Applicant or agent name (please print)

50 SECURITY DRIVE

Mailing Address

JACKSON, TN 38305

City, State, Zip code

731-571-9764

Phone number (include area code)

vemery@hmcompany.com

E-mail address

Van Emery

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY			
Project No.: <u>2019110086</u>	Code Case No.: <u>—</u>	Application No.: <u>26357</u>	
Rcvd by: <u>YB</u>	Rcvd Date: <u>3/2/21</u>	FLUM: <u>CD</u>	Zoning Map No.: <u>152</u> Rev: <u>04/20/15</u>

FINDINGS

DTI Expansion

Special Use (Written findings & facts)

1. Access to business will be off of Hwy 484. There is an employee blacktop entrance to building from SW 49th Court Road which leads to parking spaces including handicap for employees and customers to park. There is also truck blacktop drive from Park Road which leads to the truck docks for loading/unloading and truck trailer staging parking spaces.
2. All access roads and parking areas will be blacktop. This project will provide 335 additional employee parking spaces and 1,200 additional trailer staging spaces. Off-street parking and loading areas are not required.
3. Waste removal will be provided by Waste Management with a corporate contract. Trash is collected in trash compactors that are located against the building along the dock walls.
4. Power Company is SECO Energy. Marion County will provide water and sewer service. There is no requirement for gas service.
5. Property in front of building will be landscaped with grass. Bushes will be around front entrance. Employee parking will have islands with trees. A chain link fence will be used to secure the developed areas of the site. There is a landscape berm with trees along SW 49th Court Street that also includes a 10' strip of sod along the sidewalk. Landscaping will be as per code.
6. Illuminated business signs will be mounted to the building. Monument signs are located at the employee entrance and the truck entrance and are illuminated with ground-mounted flood lights. There will also be a few small directional signs to direct truck drivers on the business campus. Signage will be as per code. Building-mounted lighting and pole-mounted lighting will utilize LED light cut-off fixtures that directs the light downward. A photometric plan will be provided that will demonstrate fugitive lighting will be minimized.
7. Building and parking setbacks will be in compliance with local codes and ordinances.
8. The project is located on a site in Florida Crossroads Commerce Park. This is an industrial park that is zoned PUD. Adjacent properties in the park are currently vacant.
9. Yes, we would be willing to discuss any special conditions necessary to get this special use permit.

#2105165U



DISTRIBUTION CENTER - EAST ELEVATION

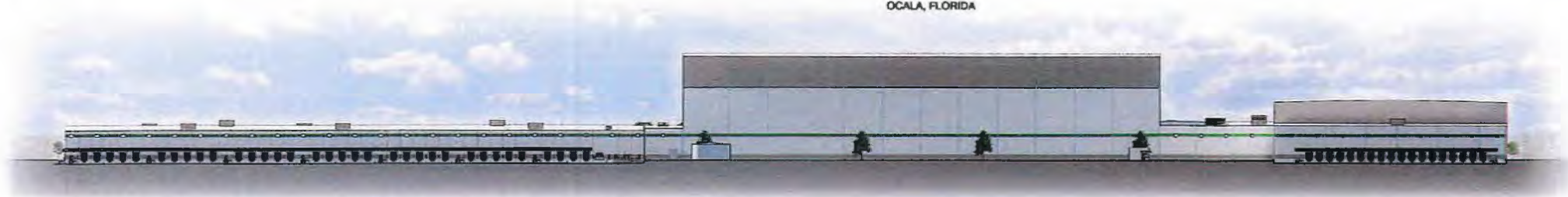


DISTRIBUTION CENTER - WEST ELEVATION

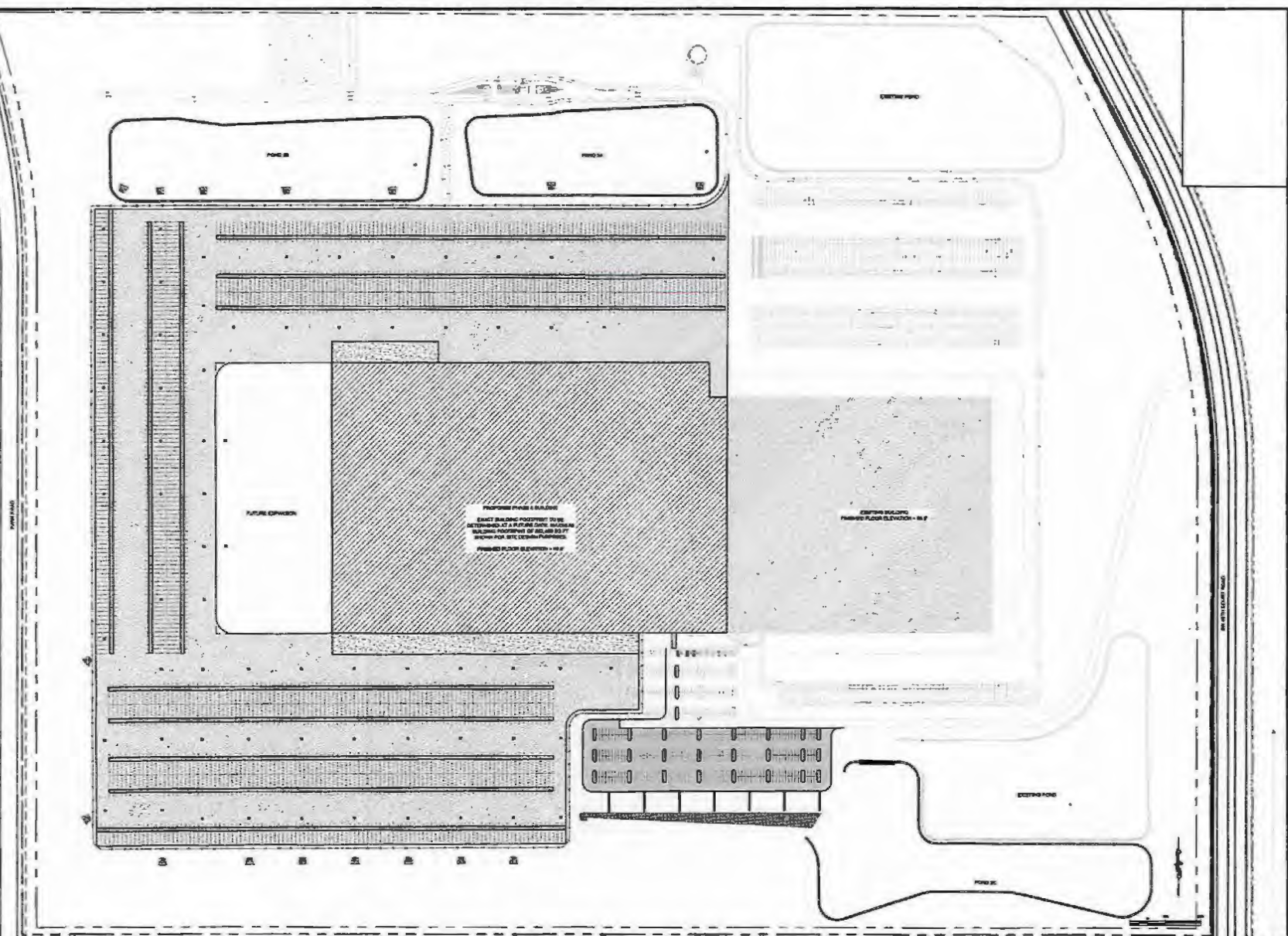


DISTRIBUTION CENTER - SOUTH ELEVATION

OCALA, FLORIDA



DISTRIBUTION CENTER - NORTH ELEVATION



PROPOSED PHASE 2 BUILDING
 EXIST BUILDING FOOTPRINT TO BE
 RETAINED AT A FUTURE DATE. MAXIMUM
 BUILDING FOOTPRINT OF 85,000 SQ FT
 BEHIND FOR SITE DEVELOPMENT
 FINISHED FLOOR ELEVATION = 10.0'

EXISTING BUILDING
 FINISHED FLOOR ELEVATION = 10.0'



NO.	DATE	DESCRIPTION
1	08/11/2020	PRELIMINARY DESIGN
2	08/11/2020	FINAL DESIGN

HM
 Architects/Engineers, Inc.
 30 Security Drive, Jacksonville, Tennessee 38505
 Telephone: (615) 261-2000, Fax: (615) 261-2000

SCALE	1" = 100' SHEET
DATE	08/11/2020
BY	HM
CHECKED	HM
DATE	08/11/2020

FACILITY EXPANSION FOR
DOLLAR TREE INTERNATIONAL
 OCALA, FLORIDA
**SITE PLAN FOR
 SPECIAL USE PERMIT**

PROJECT NUMBER
 3001
CE-1.0
 SHEET NUMBER
 000001 OF 0000