ATTACHMENT B - DRC COMMENT LETTER

SUBMITTAL SUMMARY REPORT
PL SUP-000054-2025

PLAN NAME:	US-FL-5821 Meadowbrook Lake	**LOCATION:**	4390 E HWY 316 CITRA,
APPLICATION DATE:	11/19/2025	**PARCEL:**	0800-300-000

DESCRIPTION: Vertical Bridge respectfully requests a Special Use Permit approval at 4390 E. Highway 316, Citra, FL 32113, parcel #0800-300-000, to allow the construction of a 154' AGL monopole style telecommunication tower (Monopole) and support facility. The 13.48 Acre parcel currently hosts a single-family residence and partially cleared land with mature trees scattered across it. The Monopole will be located on the Northwest portion tucked into the edge of the most densely wooded portion of the parent parcel. Mature trees will border the Monopole and its compound on three sides. Mature canopy exits on the parent parcel to the South, East, and West of the Monopole. Vertical Bridge's leased area consists of 10,000 square feet and will contain a 2,500 square foot equipment compound. The parent parcel currently carries a Rural Land Future Land Use designation and a General Agriculture (A-1) zoning designation.

CONTACTS	NAME	COMPANY
Applicant	Liz Madeloni	
Applicant	Mattaniah Jahn, Esq.	Law Office of Mattaniah S. Jahn, P.A.
Applicant	Mattaniah Jahn, Esq.	Law Office of Mattaniah S. Jahn, P.A.
Owner	Ronald S. & Shirley Adams	c/o Law Office of Mattaniah S. Jahn, P.A.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	12/09/2025	12/23/2025	01/13/2026	Requires Re-submit
GS Development Review Depts Reviews v.	01/13/2026	01/28/2026	01/13/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/23/2025	12/12/2025	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/23/2025	01/08/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/23/2025	12/09/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/23/2025	12/22/2025	Requires Re-submit

Comments Review defer to planning review. Need BCC approval to clear NO comments.

Corrections 2.8.2 - Conceptual Plan (Resolved) - 2.8.2 - Conceptual Plan: A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an appropriate scale showing proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces. Show plans for screening and buffering with reference as to type, dimensions and character. Show proposed locations for utilities including water and sewer.

Corrections 2.8 - BCC approval? (Not Resolved) - 2.8 - BCC approval?: Two public hearings are required for this application: 1) By the Planning & Zoning commission; and 2) By the Board of County Commissioners. The BCC will approve or disapprove the request.

Corrections Is consistent with Land Use & Comp Plan? (Resolved) - Is consistent with Land Use & Comp Plan?: Proposed special uses shall be consistent with Land Use designation and Comprehensive Plan.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/23/2025	12/10/2025	Informational

Comments Landscape and tree preservation to be addressed on site plan per BoCC direction

OCE Property Management (Plans) (Office of the County Engineer)		12/23/2025	01/06/2026	Not Required

Comments ROW is not a reviewer for this type of plan.

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/23/2025	12/11/2025	Informational

Comments Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of installing a telecommunication tower. Parcel # 0800-300-000 and is 13.48 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 17,626 SF of impervious coverage. This site will be subject to a Major Site Plan or a stormwater compliance waiver when its existing and proposed impervious coverage exceeds 9,000 SF.

OCE Survey (Plans) (Office of the County Engineer)		12/23/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/23/2025	12/10/2025	Approved

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Utilities (Plans) (Utilities)	Heather Proctor	12/23/2025	12/24/2025	Approved

Comments Parcel 01995-001-00 is within the Marion County Utilities service area but is currently outside of connection distance. The proposed development does not generate any additional utility flows. Marion County Utilities has no comments on this special use permit.

The parcel is located outside of both the Urban Growth Boundary and the Primary Springs Protection Zone.

GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	01/28/2026	01/13/2026	Informational

Corrections Is consistent with Land Use & Comp Plan? (Resolved) - Is consistent with Land Use & Comp Plan?: Proposed special uses shall be consistent with Land Use designation and Comprehensive Plan.

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