

REQUEST FOR SPECIAL EXCEPTION  
Attachment C

MARION COUNTY ZONING DIVISION  
2631 SE 3RD STREET  
OCALA, FLORIDA 32671

APPLICATION NO.: 9011055

THE UNDERSIGNED HEREBY REQUEST A SPECIAL EXCEPTION OF THE MARION COUNTY ZONING ORDINANCE ARTICLE X SECTION 10.1 AND/OR THE SCHEDULE OF DISTRICT REGULATIONS FOR THE PURPOSE OF: constructing a 12'x.14' building to house a transmitter, with a 343' FM radio antenna (tower) directly next to it, and surrounded by a 6' chain link fence.

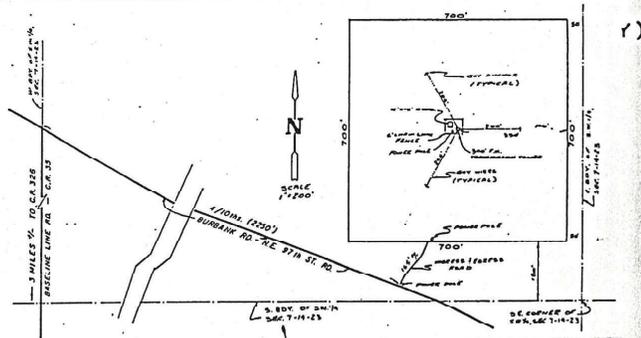
LEGAL DESCRIPTION: (ATTACH A COPY OF THE DEED OR WARRANTY DEED).

PARCEL ACCOUNT NUMBER: 15967-000-00

PROPERTY DIMENSIONS: 700' x 700' TOTAL ACREAGE: 11.25 Ac. +/-

DIRECTIONS TO PROPERTY: North on County Road C-35 to intersection of NE 97th St. Rd. (Burbank Rd.), then right for 4/10 ths. of a mile (2250') to a gate on left North side of Rd.

LOCATION MAP (MUST BE SPECIFIC :



PLEASE NOTE: PROPERTY OWNER MUST SIGN THIS APPLICATION UNLESS HE HAS ATTACHED TO THIS APPLICATION WRITTEN AUTHORIZATION NAMING AN AGENT TO ACT IN HIS BEHALF.

Robert D. Stoehr  
(PRINT) APPLICANT OR AGENT  
c/o Silver Springs Communications  
P.O. Box 1000  
ADDRESS

J. Mason Pasteur  
(PRINT) PROPERTY OWNER  
Rt. 1 Box 1300  
ADDRESS

Fruitland Park, Fl. 34731  
CITY, STATE, ZIP CODE PHONE #  
(904) 728-8585  
SIGNATURE

Anthony, Fl. 32617  
CITY, STATE, ZIP CODE PHONE #  
629-577  
629-187  
SIGNATURE

THE FILING FEE IS \$400.00 NON REFUNDABLE. SPECIAL EXCEPTION EXPIRES IN 24 MONTHS UNLESS WORK IS SUBSTANTIALLY UNDERWAY. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY ZONING DIVISION AT 904-867-5130 EXTENSION 218.

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FOR OFFICE USE ONLY

RECEIVED BY G DATE 9/21/90 ZONING MAP NO. 228

USE this legal x AB

PROVISIONAL DESCRIPTION:

THE NORTH 700 FEET OF THE SOUTH 880 FEET OF THE WEST 700 FEET  
OF THE EAST 750 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP  
14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.  
CONTAINING 11.25 ACRES, MORE OR LESS.

I HEREBY CERTIFY, that before me personally appeared

KATE H. PASTEUR and her husband, GEORGE D. PASTEUR

to me well known to be the individuals described in, and who signed, sealed and delivered the foregoing instrument, and who acknowledged to me that they signed, sealed and delivered the foregoing instrument for the uses and purposes set forth and expressed.

I FURTHER CERTIFY, that before me personally appeared

KATE H. PASTEUR to me well known to be the wife of

GEORGE D. PASTEUR, and the individual described in, and who executed the foregoing instrument, who being duly examined by me separate and apart from her husband, the said

KATE H. PASTEUR did acknowledge before me that she executed the said instrument for the purpose of conveying and relinquishing her right of dower, separate estate and other rights in and to the said property described in said instrument and for the purpose therein expressed, and that she executed the same freely, voluntarily and without any compulsion, constraint, apprehension or fear of or from her husband.

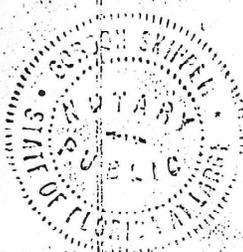
WITNESS my hand and official seal, this the 2nd day of ~~JULY~~ August, A. D. 1952.

*Gordon Skiffner*  
Notary Public

My commission expires:

April 23, 1956

*For use only by Marion County  
Zoning Office Article X Section 10.1  
Special Exception*



STATE OF FLORIDA  
COUNTY OF MARION

THIS INSTRUMENT FILED AND RECORDED

11 DAY OF July 1952 BOOK 309  
OF deeds ON PAGE 38 RECORD VERIFIED  
JOHN F. NICHOLSON, CLERK OF THE CIRCUIT COURT

BY E. King D. C.

FILED  
1953 FEB 11 AM 9:51  
CLERK CIRCUIT COURT  
MARION COUNTY, FLA.

August

THIS INDENTURE, Made this the 2nd day of August A. D. 1952,

between KATE H. PASTEUR and her husband, GEORGE D. PASTEUR, of the County of Marion, State of Florida, parties of the first part, and J. MASON PASTEUR, of the County of Marion, State of Florida, party of the second part, (whose Post Office address is Anthony, Florida);

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof being hereby acknowledged, have granted, bargained, sold and conveyed unto the said party of the second part, his heirs and assigns forever, the following described land in Marion County, Florida, to-wit:

For the use in zoning board office for special Exception ordinance Section Article Section 1

East Half (E 1/2), Except the North west quarter (NW 1/4) of Southeast quarter (SE 1/4) of Section One (1), Township Fourteen (14) South, Range Twenty-two (22) East; Northeast quarter (NE 1/4); the Southeast quarter (SE 1/4) except the South Half (S 1/2) of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Southeast quarter (SE 1/4) of Section Twelve (12) Township Fourteen (14) South, Range Twenty-two (22) East; The North Half (N 1/2) of Northwest quarter (NW 1/4); the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4); The West Half (W 1/2) of the Southwest quarter (SW 1/4); The West Seven and one-half (7 1/2) chains of the Northeast quarter (NE 1/4) of Southwest quarter (SW 1/4); The South three-quarters (S 3/4) of the Southeast quarter (SE 1/4) of Southwest quarter (SW 1/4) of Section Six (6), Township Fourteen (14) South, Range Twenty-three (23) East; The Northwest quarter (NW 1/4) and the South Half (S 1/2) of Southwest quarter (SW 1/4) and the North Half (N 1/2) of the Southwest quarter (SW 1/4) of Section Seven (7), Township Fourteen (14) South, Range Twenty-three (23) East;

And the said parties of the first part do hereby fully warrant the title to the above described land and will defend the same against the lawful claims of all persons whomsoever, except as to 1952 taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Handwritten signatures of witnesses: H. J. ... and Gordon Skipper

Kate H. Pasteur (SEAL) and George D. Pasteur (SEAL)



FEB 11 1953



MARION COUNTY DIVISION OF PLANNING  
RECOMMENDATIONS FOR SPECIAL EXCEPTION REQUESTS

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APPLICATION NUMBER: 901101S  
OWNER: John S. Rudnianyn, Trustee  
AGENT: Same as above  
FOR THE PURPOSE OF: Placing mobile homes in an R-1 zone.

GENERAL BACKGROUND INFORMATION

This 3.68 acre site is located approximately 800 feet north of NW 160 St., on an unpaved road. There are two portions to this property. The 2.36 acre portion is mostly cleared while the 1.32 acre portion is wooded. Mobile homes are the predominant land use on this road. The road is approximately 1/2 mile long, with 10 mobile homes and 8 single-family homes. A conventional, single-family home is located to the immediate south of the site. Another single-family home and a mobile home are located to the immediate southeast. Likewise, to the north and northeast there is a single-family and a mobile home.

ANALYSIS AND RECOMMENDATION

Mobile homes in these locations are compatible to the area. Mobile homes are the predominant residential land use. The size of the lot nearest the existing single-family home to the south is 2.36 acres. This is quite large when compared to most R-1 zoned lots and as such should afford adequate buffer. It should be noted that mobile homes are allowed by right in the A-1 district directly across the unpaved road.

Staff recommends approval of the request.

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APPLICATION NUMBER: 901102S  
OWNER: John Rudnianyn, Trustee  
AGENT: Same as above  
FOR THE PURPOSE OF: Placing a mobile home in an R-1 zone.

GENERAL BACKGROUND INFORMATION

This 0.241 acre site is located in Belleview Heights Estates, Unit 6. The parcel is presently vacant and partially wooded. This unit is largely undeveloped. The residential land uses that are in existence are exclusively mobile homes. There are presently seven mobile homes in the unit. Two mobile homes are located to the immediate east and another to the northeast. The parcels to the north, south and west are all vacant for a considerable distance.

ANALYSIS AND RECOMMENDATION

The residential land use patterns in this Unit of Belleview Heights Estates consist exclusively of mobile homes. In many of the other units of Belleview Heights Estates, there is a mixture of single-family and mobile homes. In such units, the trend is to retain the R-1 distinction by limiting the number of mobile homes. This unit, however, has not developed with any single-family homes. As such, the character of the area is compatible with mobile homes.

Staff recommends approval of the request.

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MARION COUNTY DIVISION OF PLANNING  
RECOMMENDATIONS FOR SPECIAL EXCEPTION REQUESTS

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APPLICATION NUMBER: 901103S  
OWNER: Charles William Goodman  
AGENT: Same as above  
FOR THE PURPOSE OF: Allowing a horse in an R-4 zone for an FFA project for grandson.

GENERAL BACKGROUND INFORMATION

This 0.918 acre site is located in Forest Lakes Park, Big Steep Lake Addition. It is presently mostly wooded and occupied with a mobile home. A horse is presently on the property in a small area near the unpaved road. The lots in the general area of the request are of similar housing size. The housing type is a mixture of mobile homes, small cottages and single-family homes. Two of the homes to the west have evidence of large animals being kept on the premises, but none were observed in the area during the field visit.

ANALYSIS AND RECOMMENDATION

Normally a horse requires a minimum of 1 acre of pasture. The area in which this animal is being contained is considerably less than that, in addition to being wooded. As an FFA project, this animal should receive more care and supplemental feed than normal. This should help to alleviate the small living area. The development patterns of the area are such that the request is compatible.

Staff recommends approval of the request with the following condition:

- 1) There shall be a maximum of one horse only allowed until such time that the FFA project ceases.

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APPLICATION NUMBER: 901104S  
OWNER: Marion County School Board.  
AGENT: Marion County Family YMCA  
FOR THE PURPOSE OF: Running a before and after school childcare center at Shady Hill Elementary School in an A-1 zone.

GENERAL BACKGROUND INFORMATION

This site is located within Shady Hill Elementary School. The surrounding area is primarily low density residential and agricultural. A single family home is located to the immediate south and another to the north. Ranchettes are located to the east and single-family homes to the west.

ANALYSIS AND RECOMMENDATION

The requested use is certainly compatible to an elementary school. As such, it is likewise compatible to the area served by the school. A supervised program as requested would be a benefit to the community.

Staff recommends approval of the request.

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MARION COUNTY DIVISION OF PLANNING  
RECOMMENDATIONS FOR SPECIAL EXCEPTION REQUESTS

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APPLICATION NUMBER: 901105S  
OWNER: J. Mason Pasteur  
AGENT: Robert D. Stoehr, Silver Springs Communications  
FOR THE PURPOSE OF: Constructing a 12' by 14' building to house a transmitter with a 343' FM radio antenna (tower) directly next to it, and surrounded by a 6' chain link fence.

GENERAL BACKGROUND INFORMATION

This 11.24 acre site is located on the north side of NE 97 St Rd, approximately 1/2 mile east of its intersection with CR 35. It is currently vacant and partially wooded. There is no development in this area.

ANALYSIS AND RECOMMENDATION

The requested use is compatible to the area if placed in the middle of the property. This would permit the full length of the tower to be safely contained within the applicant's property if it were to fall.

Staff recommends approval of the request.

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SPECIAL EXCEPTION ACTION FORM

ITEM #: 901105S

DATE OF PUBLIC HEARING: November 5, 1990

APPLICANT'S NAME:

J. Mason Pasteur

ADDRESS:

Rt. 1, Box 1300

Anthony, FL 32617

LEGAL DESCRIPTION OF PROPERTY:

PROVISIONAL DESCRIPTION:

THE NORTH 700 FEET OF THE SOUTH 880 FEET OF THE WEST 700 FEET OF THE EAST 750 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. CONTAINING 11.25 ACRES, MORE OR LESS.

Granted

SPECIAL EXCEPTION REQUESTED: Constructing a 12' x 14' building to house

a transmitter with a 343' FM radio antenna (tower) directly next to it,

and surrounded by a 6' chain link fence. A-1 zone

FINDINGS OF BOARD OF ADJUSTMENT

1. ✓

GRANTED: The Board of Adjustment is empowered under Section XVI of the Zoning Code of Marion County, Florida, to grant the special exceptions and that granting of the special exception requested by applicant will not adversely affect the public interest.

SPECIFIC REQUIREMENTS:

ADDITIONAL REQUIREMENTS:

REQUIRED SATISFACTORY ARRANGEMENTS MADE

Must comply

a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

b. Off-street parking and loading areas where required, with particular attention to the items in "a" above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.

REQUIRED

SATISFACTORY ARRANGEMENTS  
MADE

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\_\_\_\_\_ *Must comply* \_\_\_\_\_

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- c. Refuse and service areas, with particular reference to the items in "a" and "b" above.
- d. Utilities with reference to locations, availability and compatibility.
- e. Screening and buffering with reference to type, dimensions and character.
- f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects and compatibility and harmony with properties in the district.
- g. Required yards and other open space.
- h. General compatibility with adjacent properties and other property in the district.
- i. Any special requirements set forth in the district regulations for the particular use involved.

2. \_\_\_\_\_ DENIED \_\_\_\_\_

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3. \_\_\_\_\_ CONDITIONS & SAFEGUARDS \_\_\_\_\_

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4. \_\_\_\_\_ TIME LIMIT \_\_\_\_\_

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*Frank O. Bay* 11-5-90  
 Chairman Date

ASR Registration Search

**Registration 1036812**[Map Registration](#)**Registration Detail**

Reg Number	1036812	Status	Dismantled
File Number	A1248935	Constructed	07/05/2007
EMI	No	Dismantled	07/21/2023
NEPA	No		

**Antenna Structure**

Structure Type

**Location** (in NAD83 Coordinates)

Lat/Long	29-16-57.6 N 082-02-48.3 W	Address	ON ANTHONY ROAD; 3.5 MILES EAST OF
City, State	ANTHONY , FL		
Zip	32617	County	MARION
Center of AM Array		Position of Tower in Array	

**Heights (meters)**

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
17.7	105.1
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
122.8	103.9

**Painting and Lighting Specifications**

FAA Chapters 3, 4, 5, 13

Paint and Light in Accordance with FAA Circular Number 70/7460-1J

**FAA Notification**

FAA Study	2007-ASO-3478-OE	FAA Issue Date	07/27/2007
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**Owner & Contact Information**

FRN	0009108051	Owner Entity Type	Limited Liability Company
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**Owner**

Saga South Communications, LLC  
 Attention To: Tom G. Atkins  
 73 Kercheval Avenue  
 Suite 201  
 Grosse Pointe Farms , MI 48236

P: (313)886-7070  
 F: (313)886-7150  
 E: FCCLICENSES@SAGACOM.COM

**Contact**

Atkins , Tom G  
 73 Kercheval Avenue  
 Suite 201  
 Grosse Pointe Farms , MI 48236

P: (313)886-7070  
 F: (313)886-7150  
 E: FCCLICENSES@SAGACOM.COM

**Last Action Status**

Status	Dismantled	Received	07/21/2023
Purpose	Dismantle	Entered	07/21/2023
Mode	Interactive		

**Related Applications**

Attachment C

- 07/21/2023 A1248935 - Dismantle (DI)
- 01/30/2019 A1123852 - Change Owner (OC)
- 01/14/2008 A0580796 - Modification (MD)

Related applications (5)

Comments

Comments

None

History

Date

Event

- 07/21/2023 Registration set to Dismantled
- 02/01/2019 Registration Printed
- 02/01/2019 Change of Ownership Letter Sent

All History (9)

Pleadings

Pleading Type	Filer Name	Description	Date Entered
None			

Automated Letters

- 02/01/2019 Ownership Change, Reference 1022692

CLOSE WINDOW