



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearing Dates:	P&ZC Date: 07/27/2026	BCC Date: 08/18/2026
Case Number:	260802SU	
Plan Number:	PL SUP-000732-2026	
Type of Case:	Special Use Permit: Requesting permission to install one 199-foot monopole-style telecommunication tower and support facility in a General Agriculture (A-1) zone.	
Owner	Fig Lake Preserve, LLLP	
Applicant	Gulfstream Towers Holding Company, LLC	
Street Address	14607 E Highway 25, Ocklawaha, FL 32179; 14617 E Highway 25, Ocklawaha, FL 32179; & 16000 SE 135 th Street, Ocklawaha, FL 32195	
Parcel Number	48512-000-00	
Property Size	±1,398.64 acres	
Future Land Use	Rural Land (RL)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone	Secondary Springs Protection Zone, FEMA Flood Zone 'A'	
Staff Recommendation	Approve with Conditions	
P&ZC Recommendation	To be determined	
Project Planner	Erik Kramer	
Related Case(s)	N/A	

I. ITEM SUMMARY

Gulfstream Towers Holding Company, LLC, on behalf of the property owner, Fig Lake Preserve LLLP, has filed an application for a Special Use Permit (SUP) to request permission to install one (1) 199-foot-tall monopole telecommunication tower and compound in a General Agriculture (A-1) zone (see Attachment A). Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the subject property is 48512-000-00, which is listed as ± 1398.64 acres. The subject property has three (3) street addresses: 16000 SE 135th St, Ocklawaha, FL 32195, and 14607 & 14617 E Hwy 25, Ocklawaha, FL 32179. The legal descriptions for the subject property and the proposed lease area are included on a signed and sealed survey (see Attachment E). The applicant is applying for a SUP to construct a new monopole-style telecommunication tower to address a gap in wireless coverage in the East Lake Weir and East Silver Springs Shores area. Staff recommend that the Board of County Commissioners approve this SUP application because the requested use is compatible with the surrounding area, will not adversely affect the public interest, and is consistent with the Marion County Comprehensive Plan.

Figure 1
Aerial Photograph of Subject Property

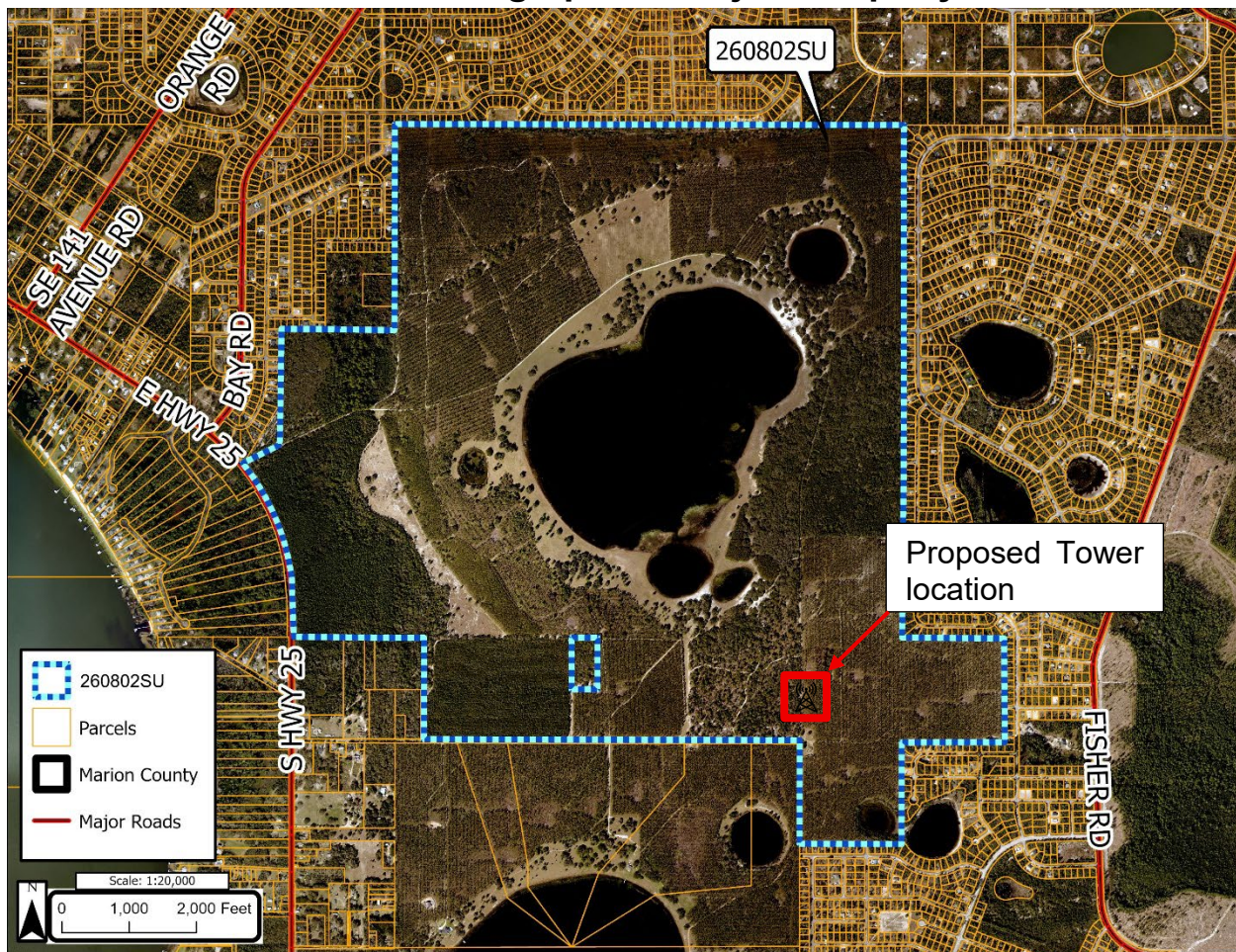


Figure 2
Concept Plan – Overall Site, dated 12/10/25
For full plan set with engineer's signature, see Attachment D

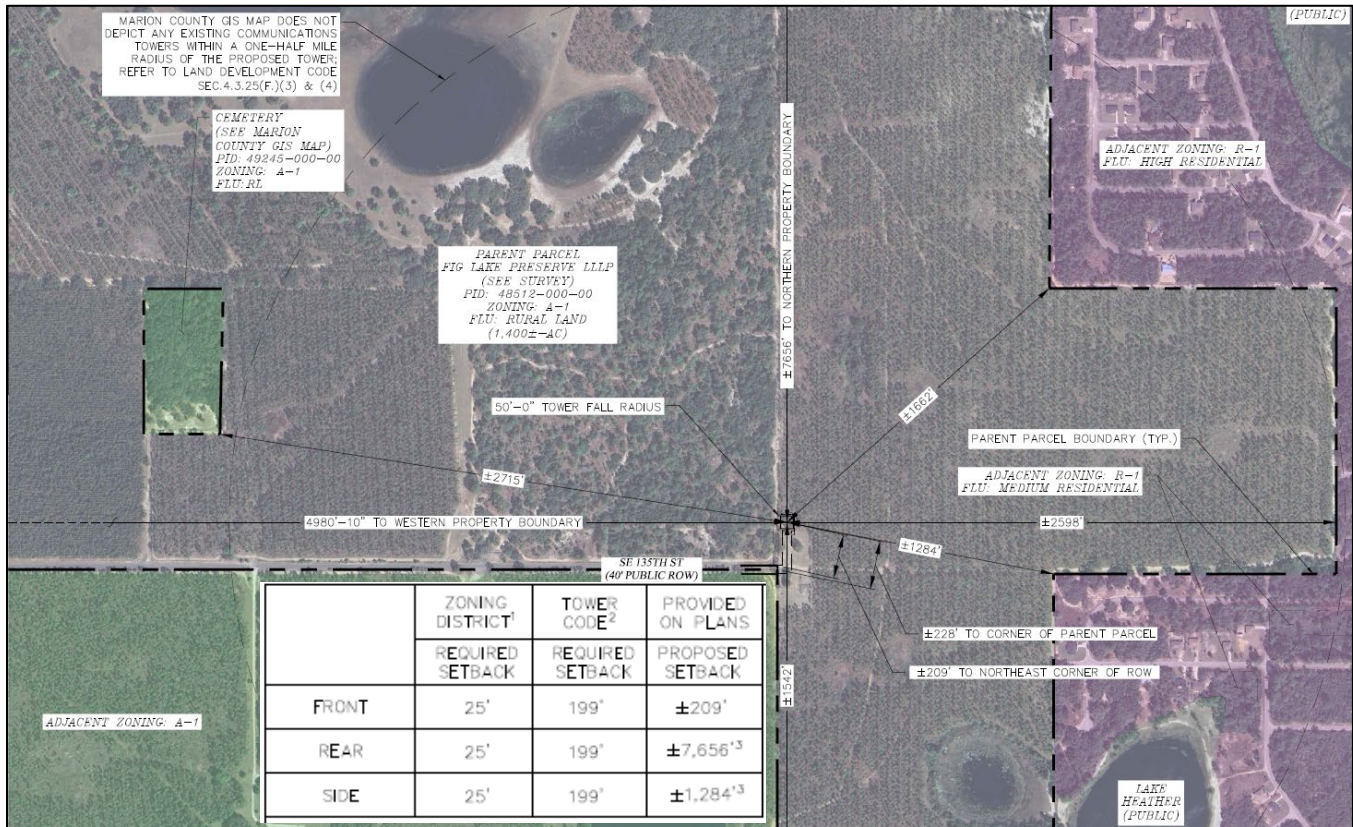


Figure 3
Concept Plan – Enlarged Compound Layout, dated 12/10/25
For full plan set with engineer's signature, see Attachment D

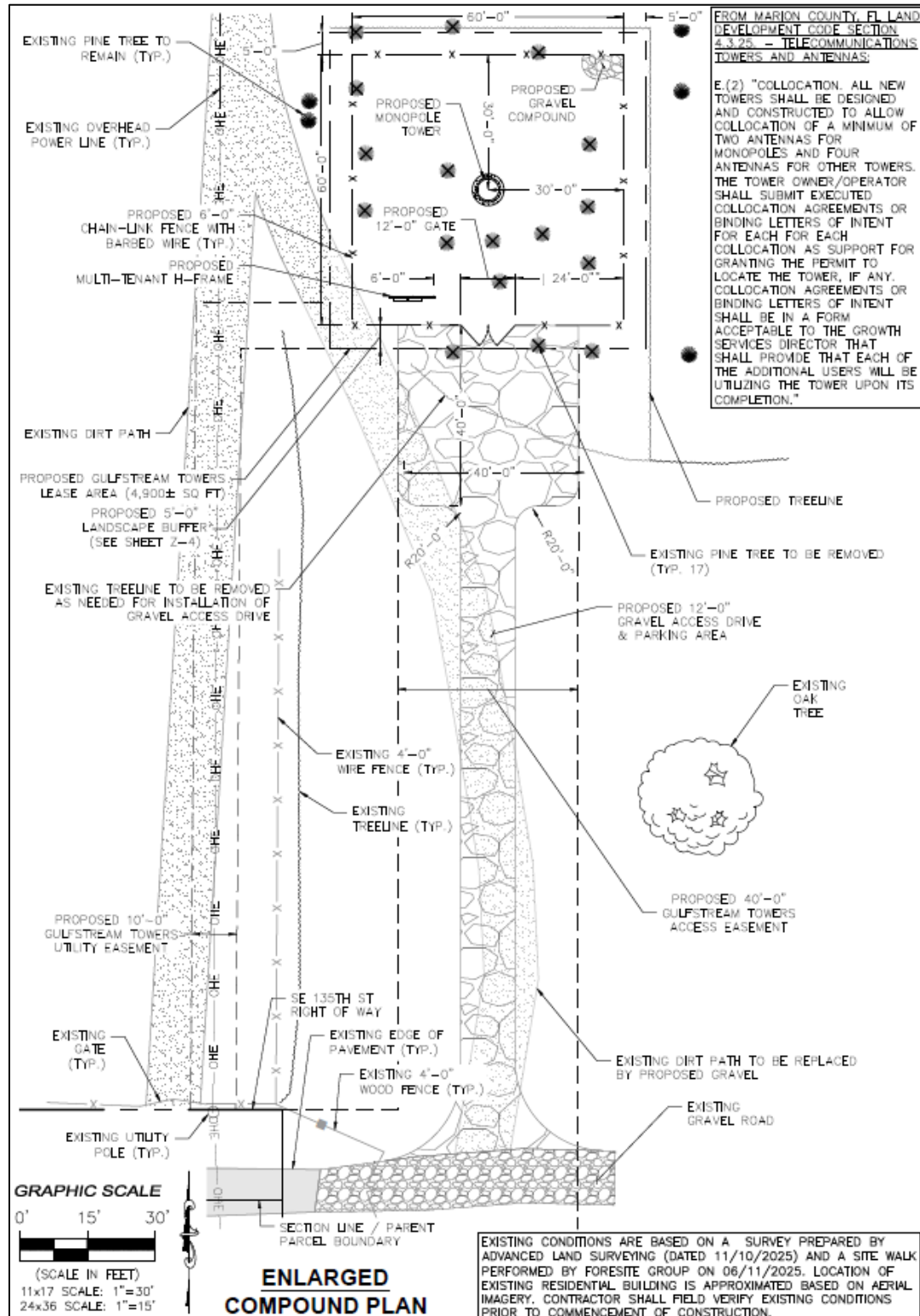


Figure 4
Concept Plan – Tower Elevation, dated 12/10/25
For full plan set with engineer's signature, see Attachment D

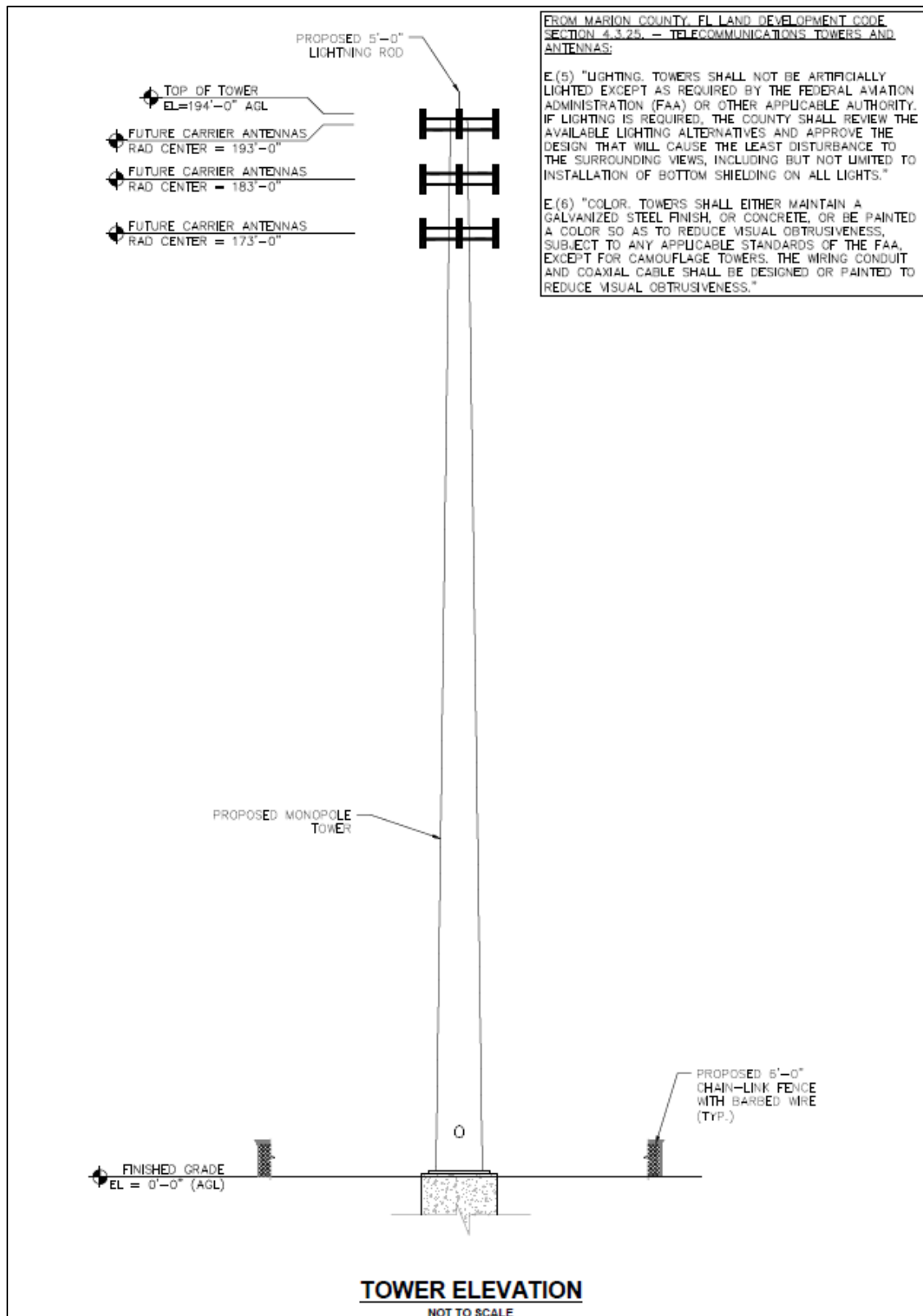


Figure 5

CelPlan Coverage Map for Outdoor Terminals with 2.1 GHz (Before)
For all before and after maps, see Attachment A, Pages A-25 to A-41

Outdoor Terminal – Existing Sites – 2100 MHz

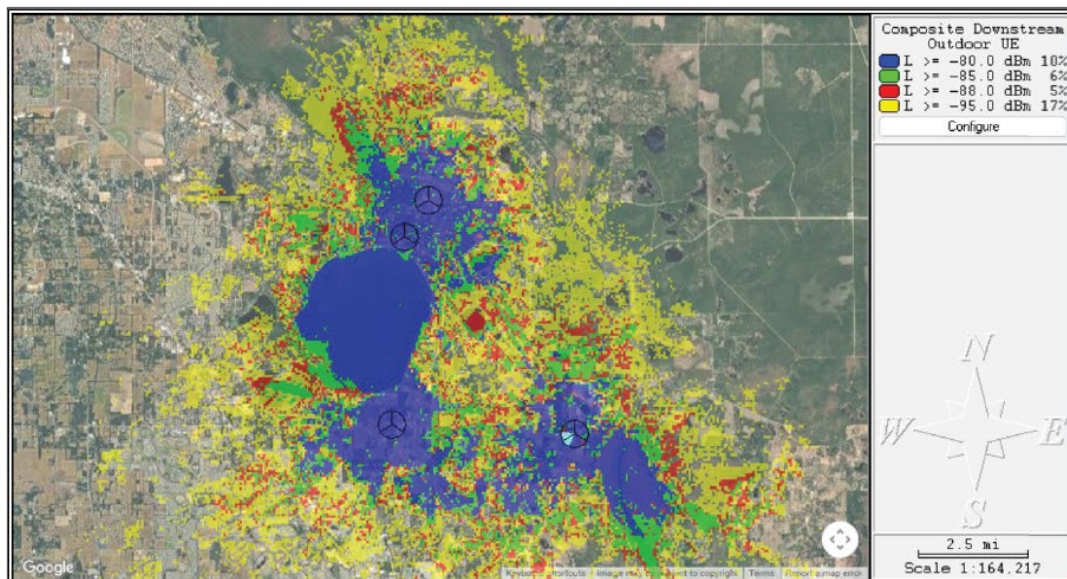
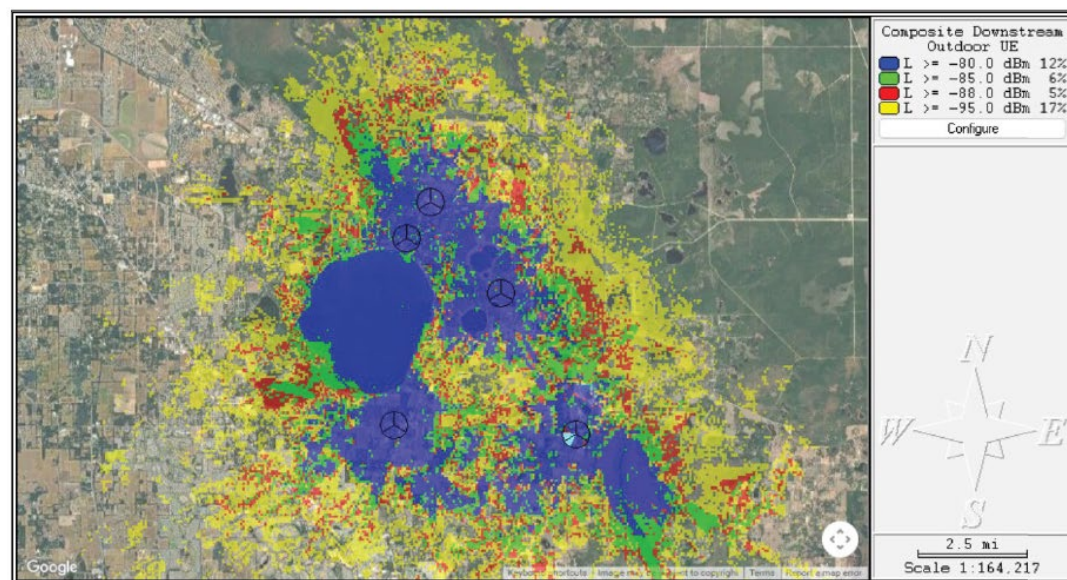


Figure 6

CelPlan Coverage Map for Outdoor Terminals with 2.1 GHz (After)
For all before and after maps, see Attachment A, Pages A-25 to A-41

Outdoor Terminal – Existing Sites + FL303 – 2100 MHz



Figures 2, 3, and 4 are the overall site plan, enlarged compound layout, and tower elevation found in Attachment D. The applicant proposes locating the monopole tower and accompanying compound in the southwest quadrant of the subject property, approximately 200 feet north of where County-maintained SE 135th Street right-of-way terminates (Figure 2). The Gulfstream Towers lease area encompasses 4,900 square feet (70' x 70'), including a 3,600-square-foot (60' x 60') equipment compound. The applicant proposes a compound (Figure 3) surrounded by a 6-foot-tall chain-link fence topped with a 1-foot tall barbed-wire with access provided by a double-swing access gate.

Figure 4 shows the elevation provided by the applicant. The proposed telecommunications facility consists of a 199-foot-tall monopole-style tower constructed of galvanized steel with no guy wires. Figure 4 shows three (3) proposed antenna arrays with RAD centers of approximately 193 feet, 183 feet, and 173 feet. The total structure height, including a 5-foot lightning rod, will be 199 feet. Tower lighting will be provided only if required by the FAA.

Figures 5 and 6 shows the before and after conditions for outdoor cellular service for 2.1 gigahertz for the proposed 199-foot monopole tower. Attachment A, pages A-25 to A-41, shows all twelve of the CelPlan propagation maps comparing coverage without and with the proposed tower for three (3) levels of wave frequencies (2.1 gigahertz, 1.9 gigahertz, and 700 megahertz) and two (2) service classes for each frequency (indoor and outdoor users). The proposed tower addresses a gap in 2.1 gigahertz and 1.9 gigahertz coverage for indoor and outdoor users.

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **approval with conditions** specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

Table 1. Public Notice Summary			
Method	Format	Date	LDC Section(s)
Website Legal Notice	Display Ad	Ad Run: 7/13/2026	2.7.3.E. & 1.2.
Posted Sign	Sign for a SUP	Sign Posted: 7/2/2026	2.7.3.B. & 1.2.
500-foot Mail Notice	Letter to Surrounding Property Owners	584 Letters Mailed: 7/10/2026	2.7.3.C. & 1.2. & 4.3.25.E.(14)

As of the date of the initial distribution of this staff report, no letter of support or opposition has been received. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* The subject parcel is a large, predominantly wooded tract. The site contains three existing detached single-family homes, built in 1938, 1967, and 2005, according to the Marion County Property Appraiser's Property Record Card. Figure 7 shows the physical conditions of the property in 2024, and Figure 8 shows that the property is currently listed as agricultural production by the Marion County Property Appraiser's Office. The surrounding uses are developed and vacant small-lot single-family residential in the Silver Springs Shores subdivisions to the northwest, north, east, and southeast. There are also large residential lots to the northeast and west. Properties to the south are undeveloped and classified as agricultural production. There is an existing cemetery depicted as a "Commercial" use on a separate parcel, which is fully enclosed by the subject property.

Figure 7
Existing Conditions Map

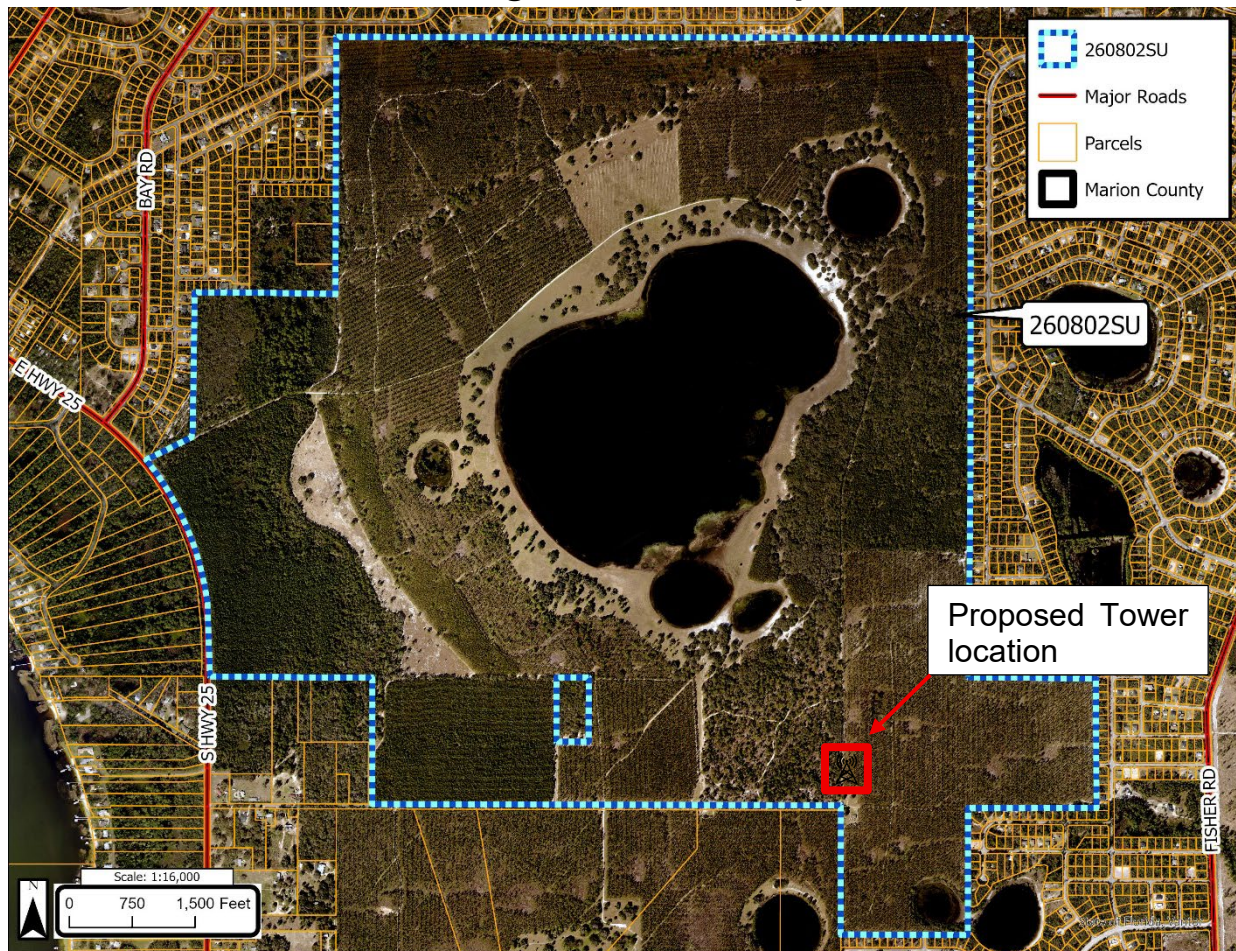


Figure 8
Existing Uses Map by Marion County Property Appraiser's Office

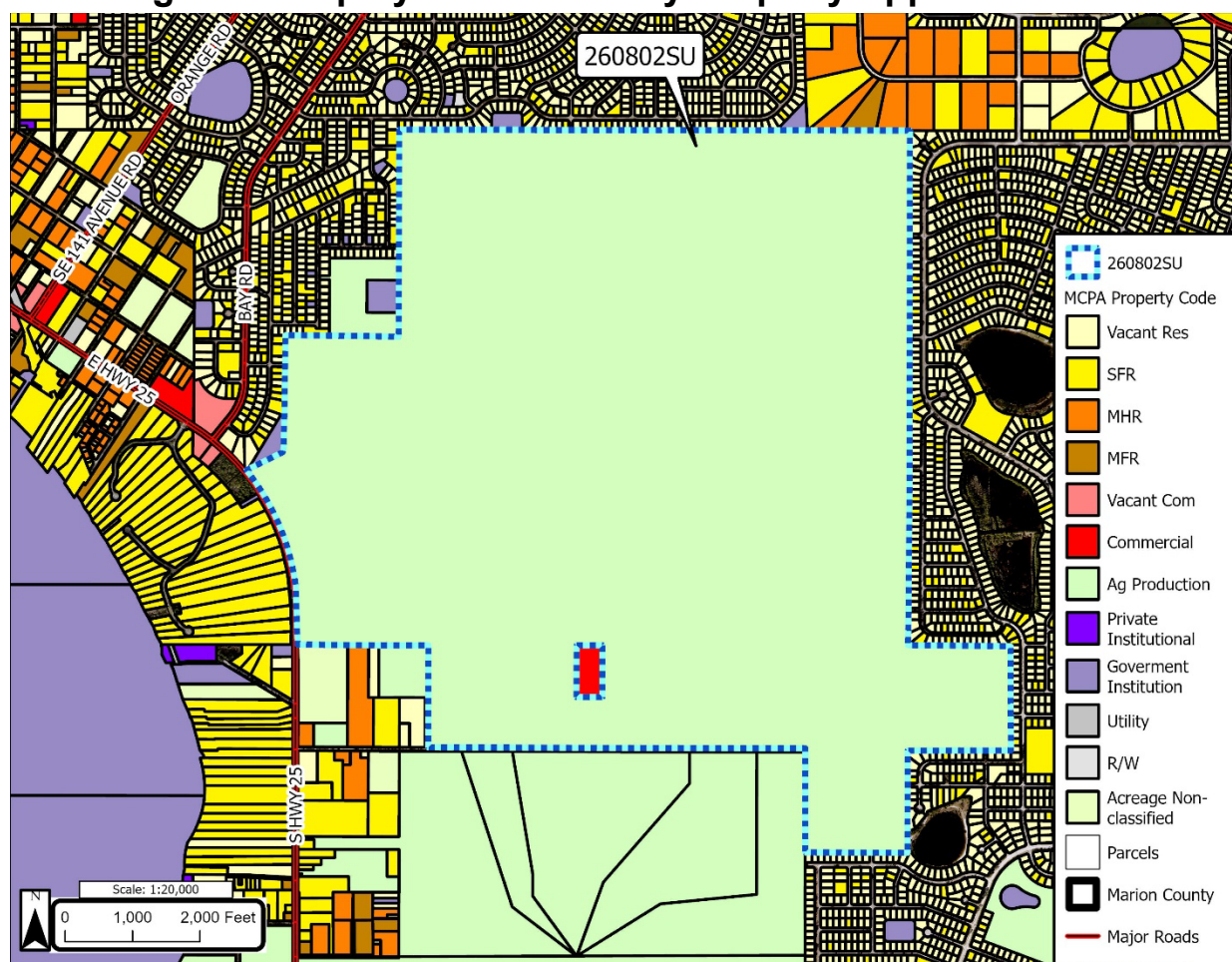


TABLE 2. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Rural Land (RL)	General Agriculture (A-1)	Ag Production
North	Rural Land (RL); High Residential (HR); Public (P)	Single Family Dwelling (R-1); General Agriculture (A-1)	Vacant SFR; SFR; MFR; MHR; Govt Institution (DRA)
South	Rural Land (RL); High Residential (HR)	Single Family Dwelling (R-1); General Agriculture (A-1);	Vacant SFR; MHR; Ag Production; SE 135 th Street ROW
East	High Residential (HR); Public (P)	Single Family Dwelling (R-1)	Vacant SFR; SFR
West	Rural Land (RL); High Residential (HR); Low Residential (LR); Public (P)	Single Family Dwelling (R-1); General Agriculture (A-1)	Vacant SFR; SFR; MFR; MHR; Ag Production; Govt Institution (DRA); E Hwy 25 ROW
Enclave Parcel ID 49245-000-00	Rural Land (RL)	General Agriculture (A-1)	Commercial (Cemetery)

- B. *Zoning district map.* Figure 9 shows that the subject property is zoned General Agriculture (A-1). The surrounding properties around the subject property are predominantly zoned Single Family Dwelling (R-1), whereas the surrounding properties near the proposed tower location are predominantly General Agriculture (A-1).
- C. *FLUMS designation.* Figure 10 is the Future Land Use Map Series (FLUMS), and it shows that the subject property is designated Rural Land (RL). The surrounding properties around the subject property are predominantly designated for High Residential (HR) and Rural Land (RL). The surrounding properties near the proposed tower location are predominantly Rural Land (RL).

Figure 9
Zoning Classification

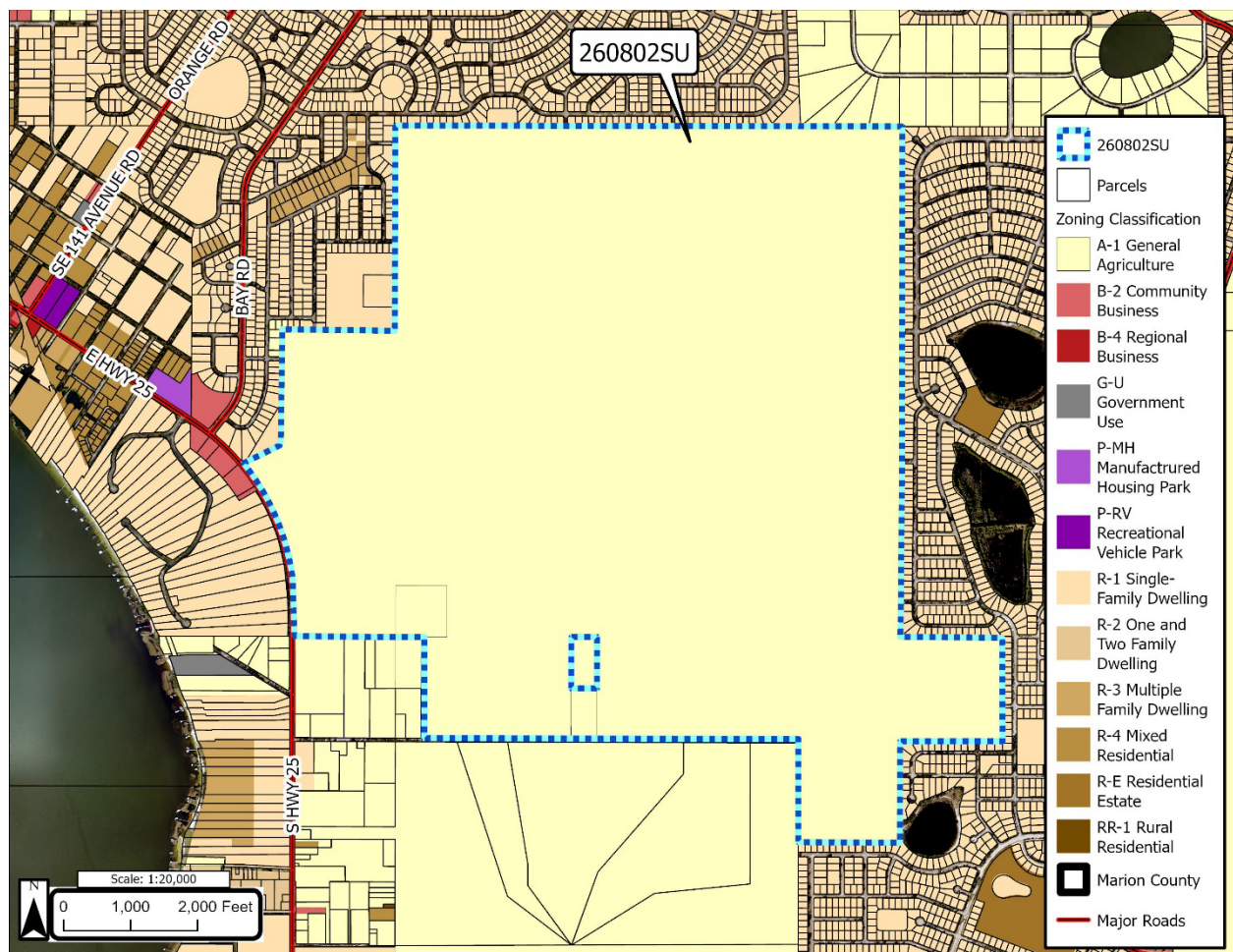
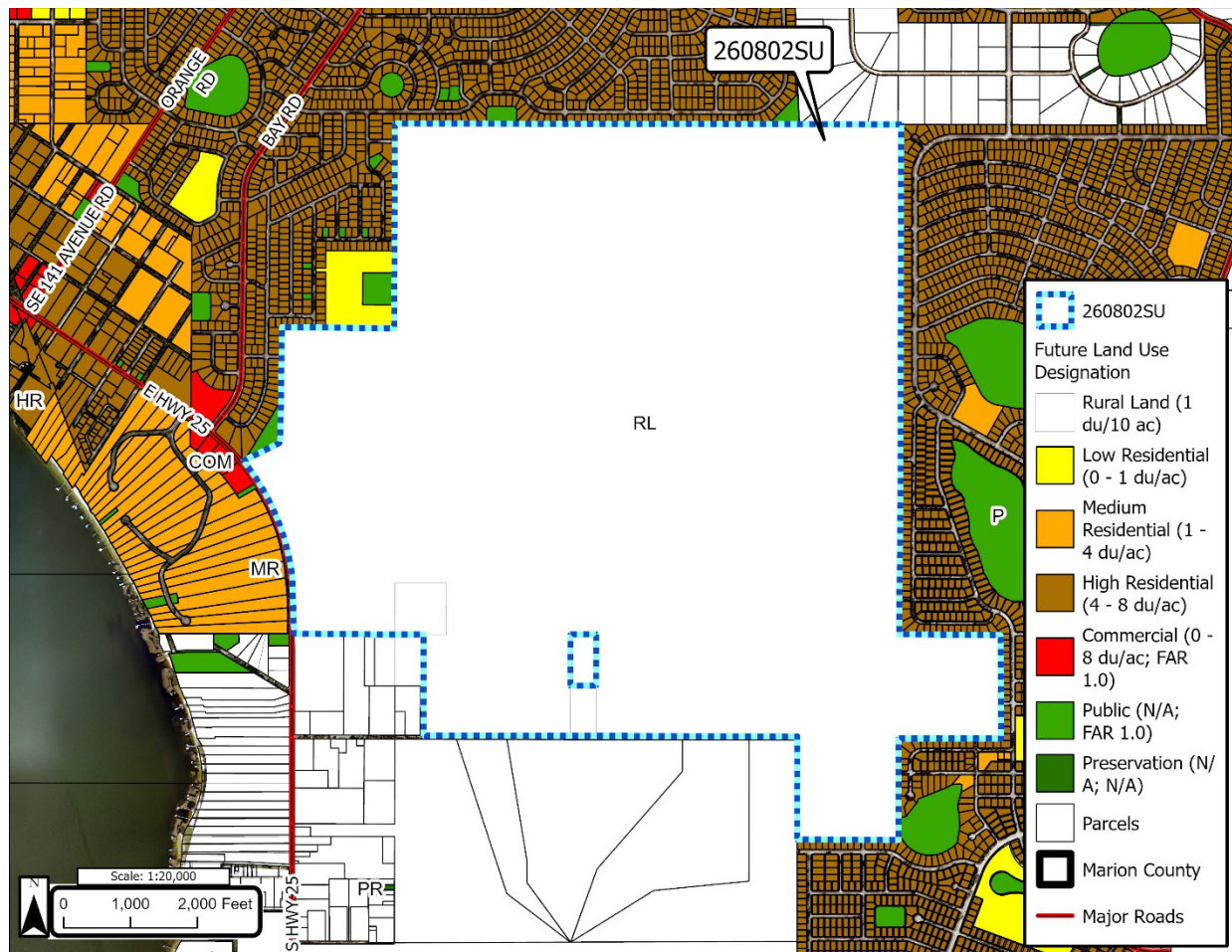


Figure 10
FLUMS Designations



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board of County Commissioners, the Planning and Zoning Commission shall make a written finding that the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of these ten (10) requirements is addressed below.

A. Consistency with the Comprehensive Plan.

Future Land Use Element Policy 2.1.5: Permitted & Special Uses – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

Analysis: LDC Section 4.1.4.R. allows telecommunication towers in all zoning classifications; however, a SUP is required if the tower does not meet the requirements for administrative approval. The proposed 199-foot monopole tower exceeds the permitted height range and is not located in one of the listed zoning/land use scenarios that enable administrative approval. Therefore, a SUP

is required for the proposed tower. The proposed tower and compound, subject to the conditions and applicable provisions of the LDC, **is consistent** with FLUE Policy 2.1.5.

- B. *Provision for **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.*

Analysis: The Applicant proposes access to the tower compound via a 40-foot-wide non-exclusive access easement connecting the compound to SE 135th Street as depicted on the submitted site plan (Attachment D, Page D-3 & Attachment E, Page E-3). A separate 10-foot-wide utility easement is also provided (Attachment D, Page D-3 & Attachment E, Page E-3).

SE 135th Street is a 50-foot-wide publicly maintained paved County right-of-way classified as a “minor local” road. A 12-foot-wide gravel driveway and turnaround/parking area are proposed at the compound gate within the limits of the access easement. Staff propose a condition to ensure the access driveway is improved with a stabilized surface and designed with a turning radius sufficient to accommodate emergency vehicles, including fire apparatus, in accordance with Marion County Fire Rescue and applicable engineering standards.

The proposed telecommunications facility is an unmanned use, and no pedestrian access is anticipated beyond authorized maintenance and service personnel. Due to the limited and infrequent nature of site visits (approximately one vehicle trip per quarter per carrier), the proposed development is not expected to generate measurable traffic impacts or affect traffic flow and control in the surrounding roadway network. OCE Traffic provides comments indicating no traffic-related concerns (Attachment B).

Based on the information provided, staff finds that the application provides adequate provisions for ingress and egress and **is consistent** with the applicable SUP criteria. Conditions below are imposed:

- The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue and National Fire Protection Association requirements, including emergency vehicle access and turning radius standards.
- Access shall be maintained for emergency uses at all times during construction and operation of the facility.

- C. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

Analysis: The proposed telecommunications facility is an unmanned use, and site activity will be limited to periodic maintenance and service visits. Due to the infrequent nature of these visits, the proposed development is not expected to

generate regular vehicular traffic or require designated off-street parking or loading areas. No off-street parking spaces are proposed as part of the application. Maintenance and service vehicles will access the site via the driveway contained within the proposed access easement. According to the applicant, the tower will typically generate approximately one vehicle trip per quarter per carrier, with technicians generally accessing the site using pickup-sized vehicles. Maintenance and service vehicles will park within the access driveway near the gated entrance to the compound. The parking area will be unlit.

The applicant has indicated that on-site generators or continuous mechanical operations may be installed in the compound area, but screening/buffering as required by the LDC, combined with the significant distance from surrounding properties, would mitigate noise impacts. As such, the proposed use will not generate noise, glare, odors, or other operational impacts that would adversely affect adjoining properties or the surrounding area. Staff conclude the application **is consistent** with the provision of off-street parking and loading areas.

- D. *Provisions for **refuse and service area**, with particular reference to the items in (1) and (2) above.*

Analysis: This facility is an unmanned site and will not generate solid waste. Routine maintenance does not require on-site storage of refuse or hazardous materials. Any temporary construction debris will be removed upon project completion. Staff conclude the application **is consistent** with the provision of refuse and service areas.

- E. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

Analysis: The proposed facility is unmanned and does not require potable water or sanitary sewer services. Utility infrastructure associated with the tower will be limited to what is necessary to support telecommunications operations and will be located within the designated compound area. Staff conclude the application **is consistent** with the provision of utilities.

- F. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

Analysis: The applicant proposes locating the monopole telecommunications tower and equipment compound approximately ± 209 feet from the point where the parent parcel meets SE 135th Street. The tower compound is proposed to be located directly north of a pre-existing clearing on the parent parcel. The compound location is surrounded by upland mixed coniferous/hardwoods to the west and planted pine plantations to the north and east. The existing tree canopy on and around the site significantly limits ground-level line-of-sight visibility of the proposed tower from neighboring properties and public roadways.

The applicant proposes enclosing the equipment compound by a 6-foot-tall chain link fence topped with three (3) strands of barbed wire up to 1-foot-tall. The proposed compound is accessible from a lockable 12-foot-wide double-swing chain link gate. The compound is located within 305 feet of an existing residence

on the parent parcel. As such, the applicant proposes to reserve a 5-foot-wide buffer area around the compound fencing planted with an evergreen Wax Myrtle shrub hedge in order to comply with LDC Sec. 4.3.25.E.(4).

Staff conclude the application **is consistent** with the provision of screening and buffering.

- G. *Provision for **signs**, if any, **and exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

Analysis: The applicant proposes limited on-site signage consisting only of site identification signage and Federal Communications Commission (FCC) required safety placards, as shown on the submitted plans (Attachment D). No advertising or additional signage is proposed. No exterior lighting is proposed for the tower or equipment compound beyond what may be required by the FAA or applicable safety regulations. Tower lighting, if required by the FAA, will comply with all applicable federal requirements. Due to the limited nature of the proposed signage and the absence of unnecessary exterior lighting, the proposed development is not expected to create glare, adversely affect traffic safety, or result in negative economic impacts on adjoining properties. The proposed signage and lighting approach is compatible with the surrounding residential area and maintains harmony with adjacent properties.

Based on the information provided by the applicant, staff find that the request **is consistent** with the SUP criteria related to signage and exterior lighting. Still staff recommend the following condition:

- A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.

- H. *Provision for **required yards and other green space**.*

Analysis: Telecommunication towers have context-specific setback requirements established in LDC Sec. 4.3.25.E.1.(a-c). Each context is evaluated in the following table:

As indicated in Table 3, the applicant is required to provide a minimum 298.5-foot separation from surrounding residential dwellings. This requirement does not apply to the residential dwelling on the subject property, but staff notes that the tower exceeds the requirement if the leased compound area becomes separated from the existing subject property. The proposed location does comply with that requirement.

In addition to the context-specific setbacks requirements, the tower must provide a recorded fall zone easement, deed, or lease, and the tower structure and supporting devices must be contained within the confines of the property lines of the parent parcel. The applicant provides a "Fall Certification Letter" (Attachment F) indicating that "the pole would fall within a radius of 50' from the base of the

structure,” which staff notes fits within the 60’ x 60’ compound area shown on the site plan (Attachment D).

TABLE 3. REQUIRED SETBACKS FOR PROPOSED 199-FOOT-TALL TOWER		
Separation From / Distancing Standard	Required	Provided
Any adjacent or surrounding residential dwelling / 150% of tower height	298.5’	305’ from existing residence on parent parcel 48512-000-00; ~1,395’ to 1,410’ from the nearest off-site residence on parcel 9035-0990-01
Any adjacent or surrounding residentially zoned land / 100% of tower height	199’	1,284’ from parcel 9035-0990-04
Any off-site agriculturally zoned land / 100% of tower height	199’	228’ from parcel 49248-000-00
Public road rights-of-way / 100% of tower height	199’	209’ from SE 135 th Street
Designated scenic roadways / 100% of tower height	199’	N/A None within a mile

Staff conclude the application **is consistent** with the provision of required yards and other green space.

I. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

Analysis: Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figure 1 is an aerial photograph displaying existing and surrounding properties.

Telecommunications towers are an essential component of the communications infrastructure necessary to serve residents, businesses, and emergency service providers. Consistent with this recognition, telecommunications towers may be permitted in all zoning classifications, as established in LDC Sec. 4.1.4.R, subject to requirements of LDC. Sec. 4.3.25 for administrative permit or SUP approval.

The proposed 199-foot monopole tower requires SUP approval because it exceeds the 150-foot height allowance for administrative approval. However, the need for a SUP does not, in itself, indicate incompatibility with surrounding properties.

Rather, the SUP process provides an opportunity to evaluate the tower's specific location, design, and potential impacts on adjacent and nearby properties.

The tower is a monopole structure, which minimizes the physical and visual footprint of the facility when compared to other tower types. The tower and associated ground equipment are required to comply with all applicable setback, buffering, and screening standards of the LDC. Additionally, the tower is engineered to collapse within the boundaries of the lease area in the event of structural failure, thereby minimizing potential impacts to adjacent properties.

Given the County's recognition of telecommunications facilities as a permissible use, the proposed tower's compliance with applicable development standards, and the implementation of design measures intended to mitigate potential impacts to the public interest and surrounding private property owners, staff finds that the proposed telecommunications tower provides for general compatibility with adjacent properties and other properties in the surrounding area.

Staff conclude the application **is consistent** with the provision of compatibility.

- J. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: Staff notes that unlike a variance, which runs with the land and is recorded in the public records, a SUP is not automatically recorded. As a result, a subsequent owner may not have constructive notice of the requirements. Staff has therefore recommended a condition that terminates this SUP upon any transfer of ownership or operational control of the leasehold interest in the Leased Premises.

- The Special Use Permit is limited to one monopole tower within the portion of the subject property leased by Gulfstream Towers Holding Company LLC (the "Leased Premises"), as indicated in the submitted application.
- The site shall be developed and operated consistently with the submitted conceptual plan and the conditions as provided with this approval.
- A site plan approval is required before construction of the tower and compound.
- The Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company LLC's use of the Leased Premises. Any termination, expiration, assignment, or transfer of Gulfstream Towers Holding Company LLC's leasehold interest in the Leased Premises shall terminate this Special Use Permit. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this Special Use Permit.
- Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and

not subject to an unexpired building permit within two (2) years, the Special Use Permit shall terminate.

- Abandonment of the telecommunications tower shall adhere to the provisions of Land Development Code Section 4.3.25.H.

Based on the above findings, Staff concludes the SUP is consistent with LDC Sections 4.3.25 and provided conditions to address the ten (10) requirements are imposed.

VI. STAFF RECOMMENDATION

Staff recommend **APPROVING** the proposed SUP **WITH CONDITIONS**. To support this recommendation, staff provide the following findings.

The proposed 199-foot monopole tower:

- A. Is consistent with the Marion County Comprehensive Plan, specifically the following,
 - 1. FLUE policy 2.1.5
- B. Will not adversely affect the public interest, and
- C. Is compatible with the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:

1. The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue and National Fire Protection Association requirements, including emergency vehicle access and turning radius standards.
2. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
3. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
4. The Special Use Permit is limited to one monopole tower within the portion of the subject property leased by Gulfstream Towers Holding Company LLC (the "Leased Premises"), as indicated in the submitted application.
5. The site shall be developed and operated consistently with the submitted conceptual plan and the conditions as provided with this approval.
6. A site plan approval is required before construction of the tower and compound.
7. The Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company LLC's use of the Leased Premises. Any termination, expiration, assignment, or transfer of Gulfstream Towers Holding Company LLC's leasehold interest in the Leased Premises shall terminate this Special Use Permit. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this Special Use Permit.
8. Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and not subject to an

unexpired building permit within two (2) years, the Special Use Permit shall terminate.

9. Abandonment of the telecommunications tower shall adhere to the provisions of Land Development Code Section 4.3.25.H.

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined. Hearing one (1) of two (2) is scheduled for July 27, 2026, at 5:30 PM.

VIII. BOARD OF COUNTY COMMISSIONERS' ACTION

To be determined. Hearing two (2) of two (2) is scheduled for August 18, 2026, at 2:00 PM.

IX. LIST OF ATTACHMENTS

- A. Initial Special Use Permit Application Package.
- B. Development Review Committee Comments.
- C. Site Photos.
- D. Signed & Sealed Site Plan, Dated 12-10-2025.
- E. Signed & Sealed Survey, Dated 11-10-2025.
- F. Certified Fall Radius Letter.