



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
Phone: 352-438-2600
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**PLANNING & ZONING SECTION
STAFF REPORT**

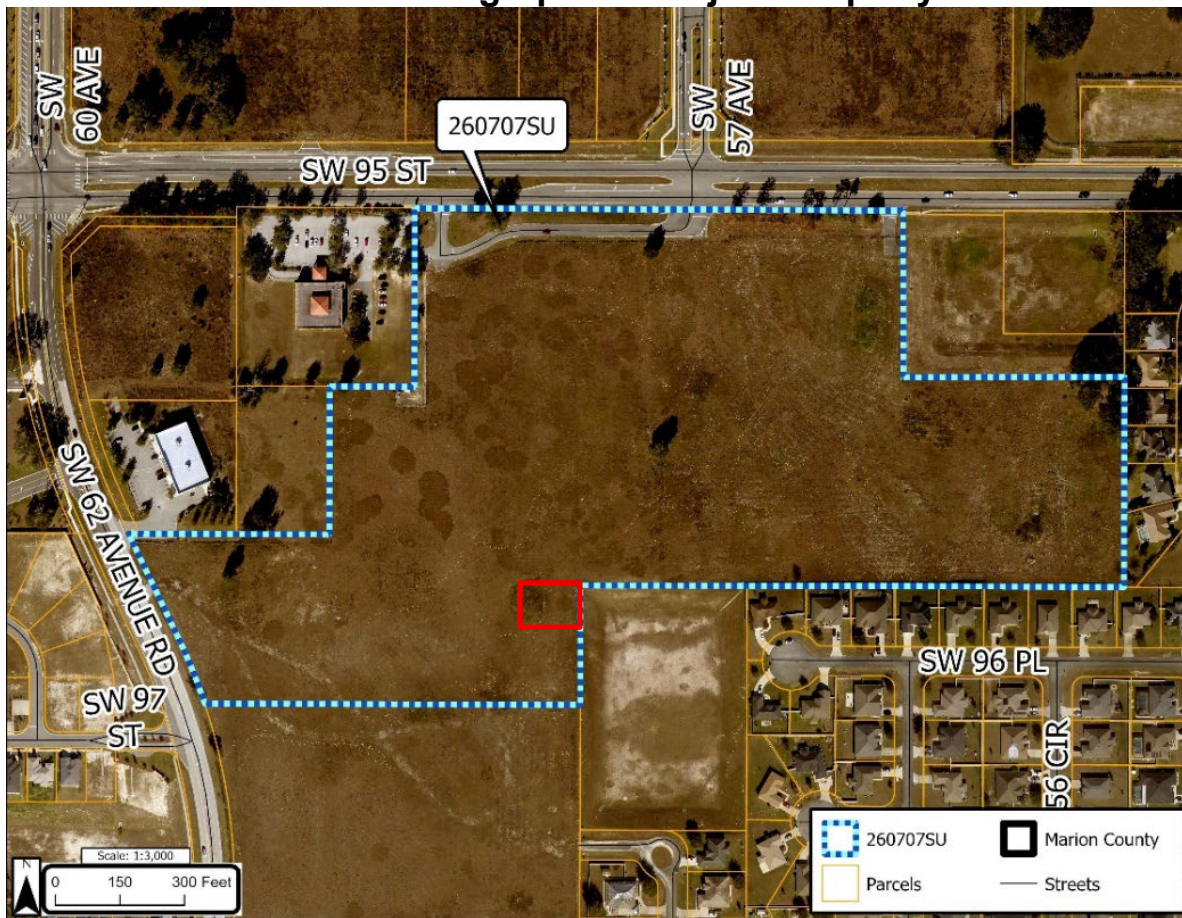
P&ZC Date: 06/29/26	BCC Date: 07/21/26
Case Number:	260707SU
EPL Plan Number:	PL SUP-000700-2026
Type of Case:	Special Use Permit for a new 180' monopole telecommunication tower and facility.
Owner	John Rudnianyn
Applicant	Gulfstream Towers Holding Company, LLC.
Street Address	No address assigned
Parcel Number	35695-025-04
Property Size	±28.56-acres (Leased space for cell tower, 3,600 sq. ft.)
Future Land Use	Commercial (COM)
Zoning Classification	Community Business (B-2)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (S-SPOZ)
Staff Recommendation	Approval with conditions
P&ZC Recommendation	Approval with conditions (6-0)
Project Planner	Kathleen Brugnoli, Planner, and Emma Sheridan
Related Case(s)	220713Z: B-2 to PUD – approved. 2025 Reverted PUD back to B-2 at applicant's request - approved

I. ITEM SUMMARY

Gulfstream Towers Holding Company LLC., on behalf of John Rudnianyn, has filed an application for a special use permit to allow for a new 180' monopole telecommunication tower and associated ground equipment (see Attachment A). Figure 1 is an aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 35695-025-04. The site has no address assigned, and is located off SW 62nd Avenue Road, Ocala, FL 34476. The legal description is displayed on the deed included as part of the application. The subject property is located within the Secondary Springs Protection Overlay Zone (S-SPOZ) and inside the Urban Growth Boundary (UGB).

According to the Marion County Land Development Code, telecommunication towers that are allowed as a permitted use under Section 4.3.25.C shall be limited to a maximum of 150 feet in height. The proposed tower is 180 feet, therefore requiring a special use permit. Section 4.3.25.E outlines requirements for location relative to off-site uses and zoning, indicating that a tower must be separated by a distance of 100% of the tower height from any adjacent or surrounding residential zone land. The proposed tower is 50 feet from an R-1 zoned parcel to the east, which is only 27.77% of the total tower height. However, the adjacent R-1 parcel is currently being used as a water retention area. The Meadow Glen recorded plat (Attachment E) shows that the parcel is being used as a retention area and notes that "This project is a private road subdivision with gated entrances. All roadways and water retention basins within the development will be owned and maintained by the property owners' association set up for this purpose." While the LDC required separation is not being met, staff is willing to recommend approval of the reduction due to this being platted as a subdivision water retention area not for residential development. The distance from the nearest residential dwelling is 395'-6" to the east.

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 500 feet of the subject property, and notice was mailed to one hundred and ten (110) property owners on June 12, 2026. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 2, 2026, and consistent with

LDC Section 2.8.3.E., due public notice was published online on Marion County's website under Legal Notices on June 15, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference.

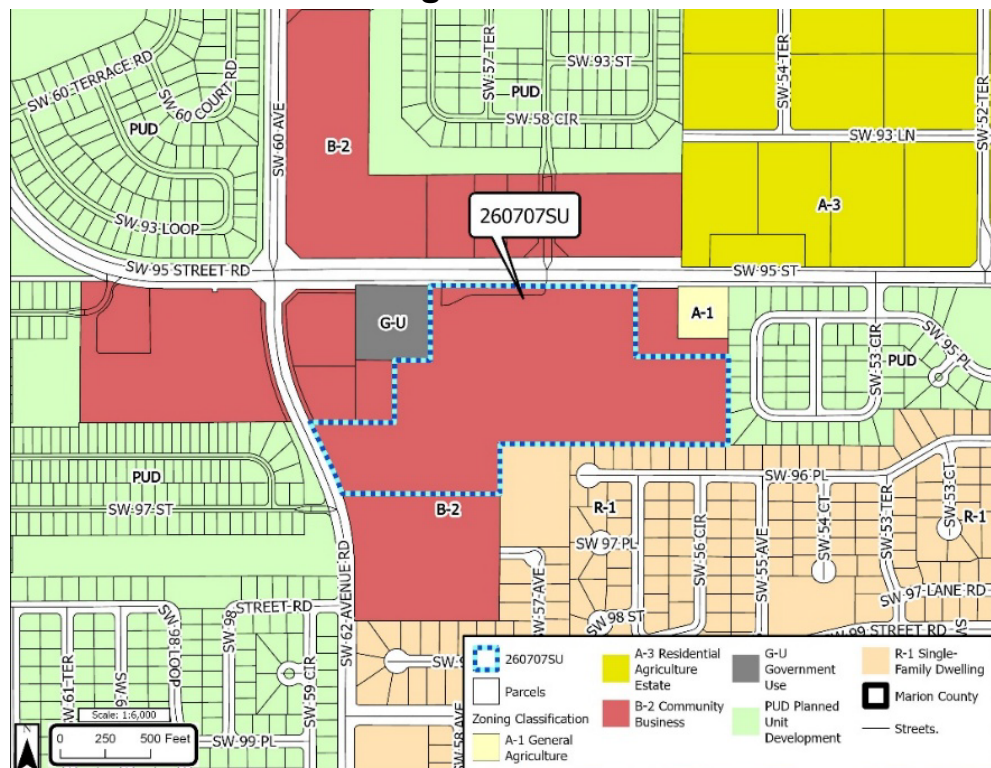
IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 2 provides zoning classification information, while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. As illustrated, the subject property is currently listed as Agriculture Production by the Marion County Property Appraiser's (MCPA) office. The surrounding area is Agricultural Production, Vacant Commercial, Government Institution Commercial to the north, Vacant Residence and Single-Family Residence to the east, west, and south.

A site visit was conducted on June 2, 2026, to post a public notice and photograph the property (Attachment B). The property is fenced and an undeveloped, grassy field with a few trees.

- B. *Zoning district map.* Figure 2 shows the subject property designated as Community Business (B-2), with Community Business (B-2) and Government Use (G-U) to the north, Planned Unit Development (PUD) to the east and west, and Single-Family Dwelling (R-1) and Community Business (B-2) to the south.

Figure 2
Zoning Classification



- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as Commercial (COM) land use (0 - 8 du/10 acre; FAR 1.0) with Commercial (COM) and Public (P) land use to the north, Medium Residential (MR) land use to the east, High Residential (HR) land use to the west, and Commercial (COM) land use, Public (P) land use, and Medium Residential (MR), Commercial (COM), and Public (P) land use to the south.

Figure 3
Future Land Use Map Series

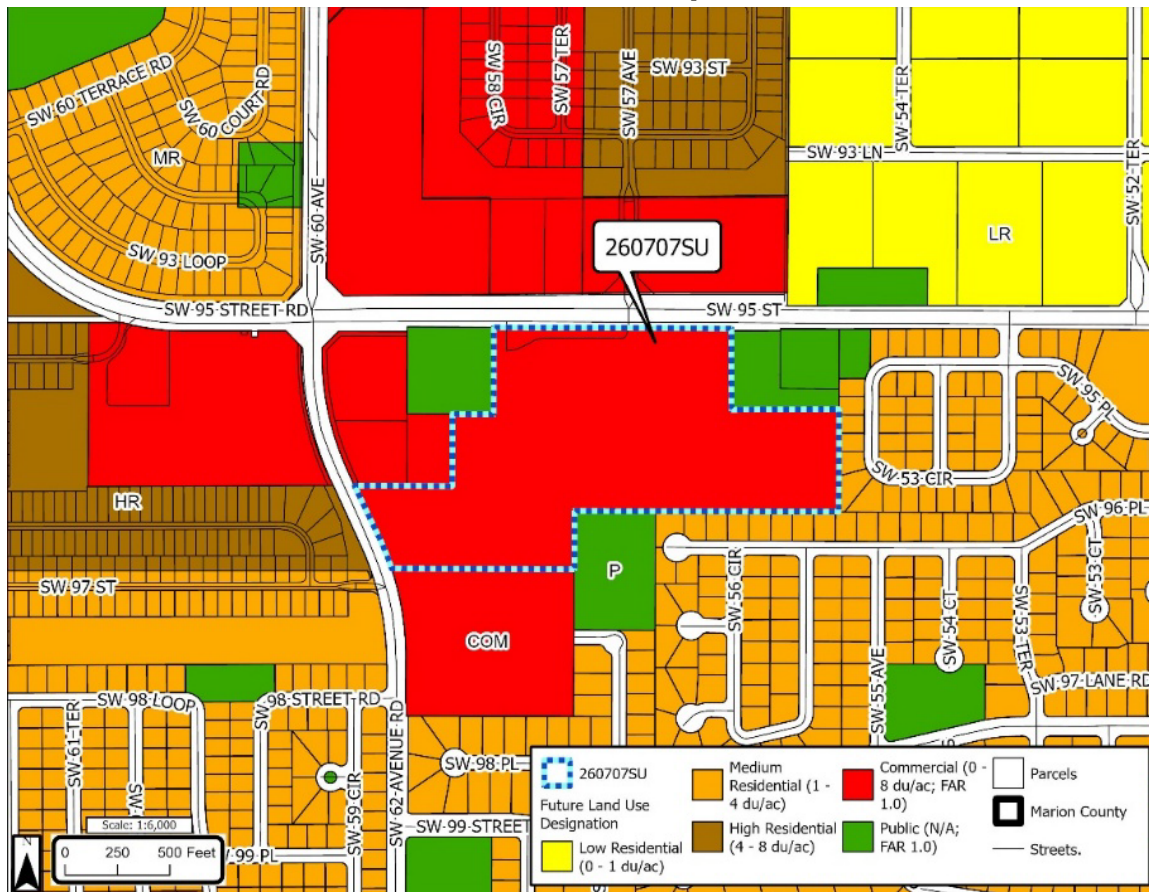


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Commercial (COM)	Community Business (B-2)	Ag Production
North	Commercial (COM) Public (P)	Community Business (B-2) Government Use (G-U)	Government Institution Vacant Commercial Commercial Ag Production
South	Medium Residential (MR) Commercial (COM) Public (P)	Single-Family Dwelling (R-1) Community Business (B-2)	Single-Family Residence Ag Production
East	Medium Residential (MR)	Planned Unit Development (PUD)	Single-Family Residence
West	High Residential (HR)	Planned Unit Development (PUD)	Vacant Residence Single-Family Residence

Figure 4
MCPA Property Uses

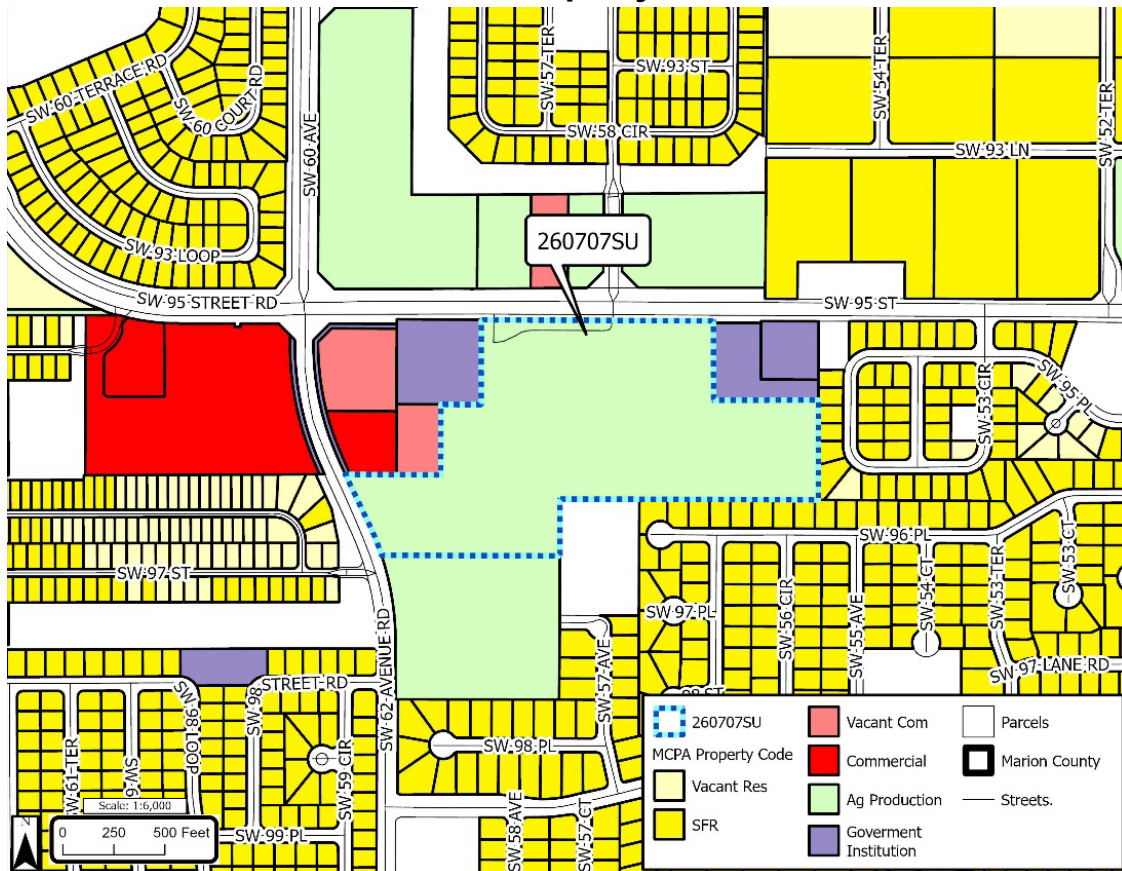


Figure 5
Conceptual Plan

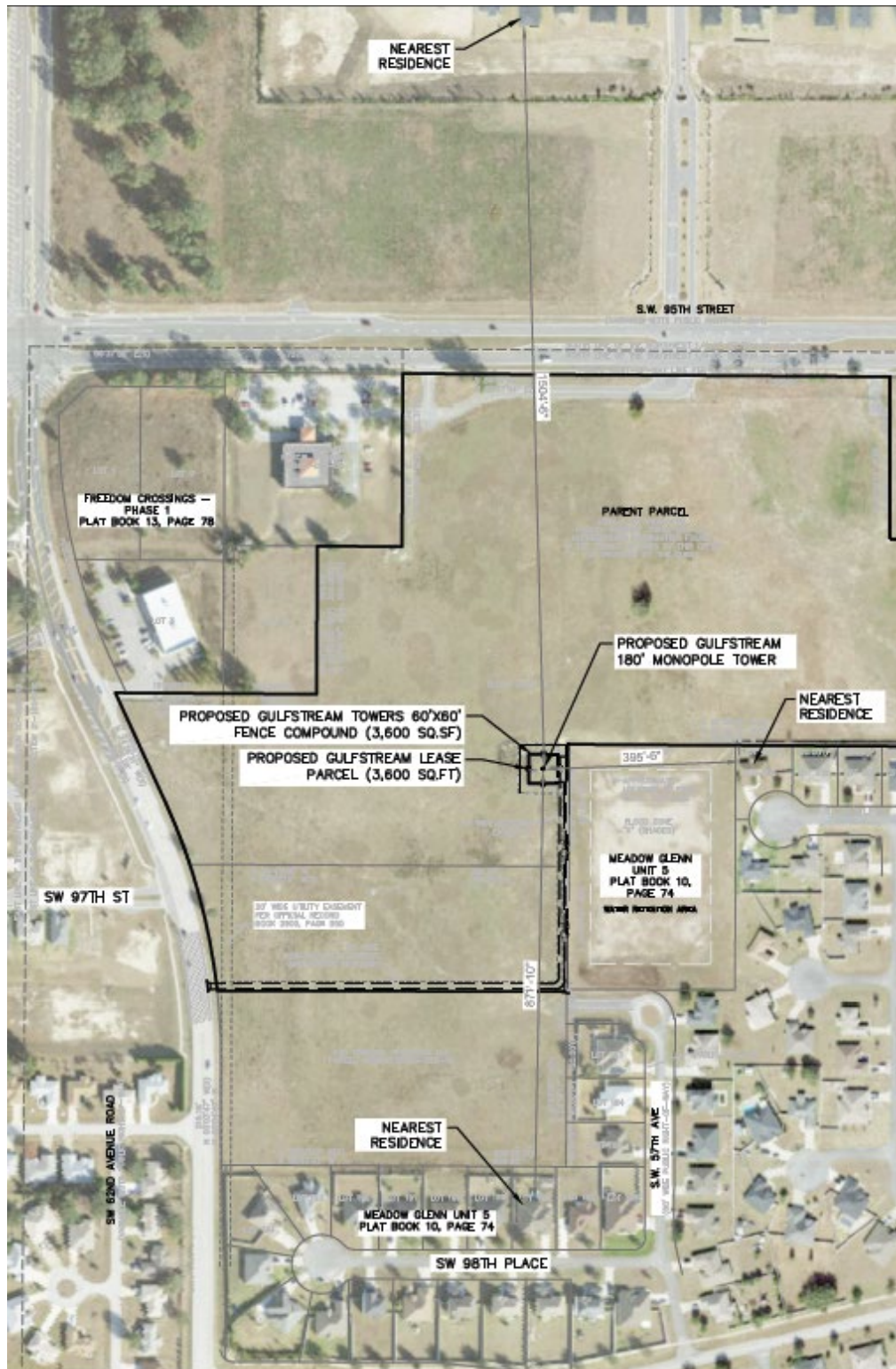
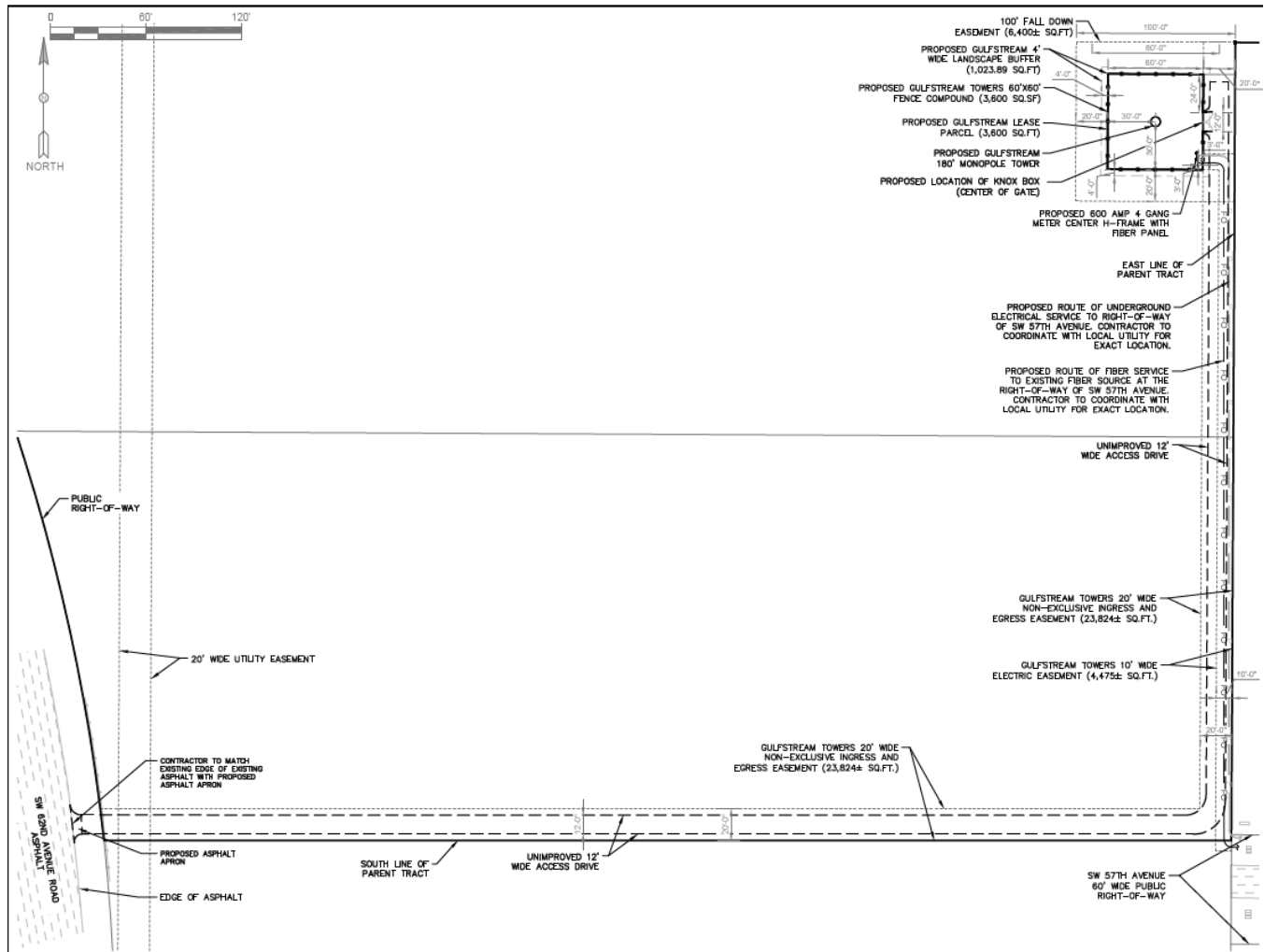
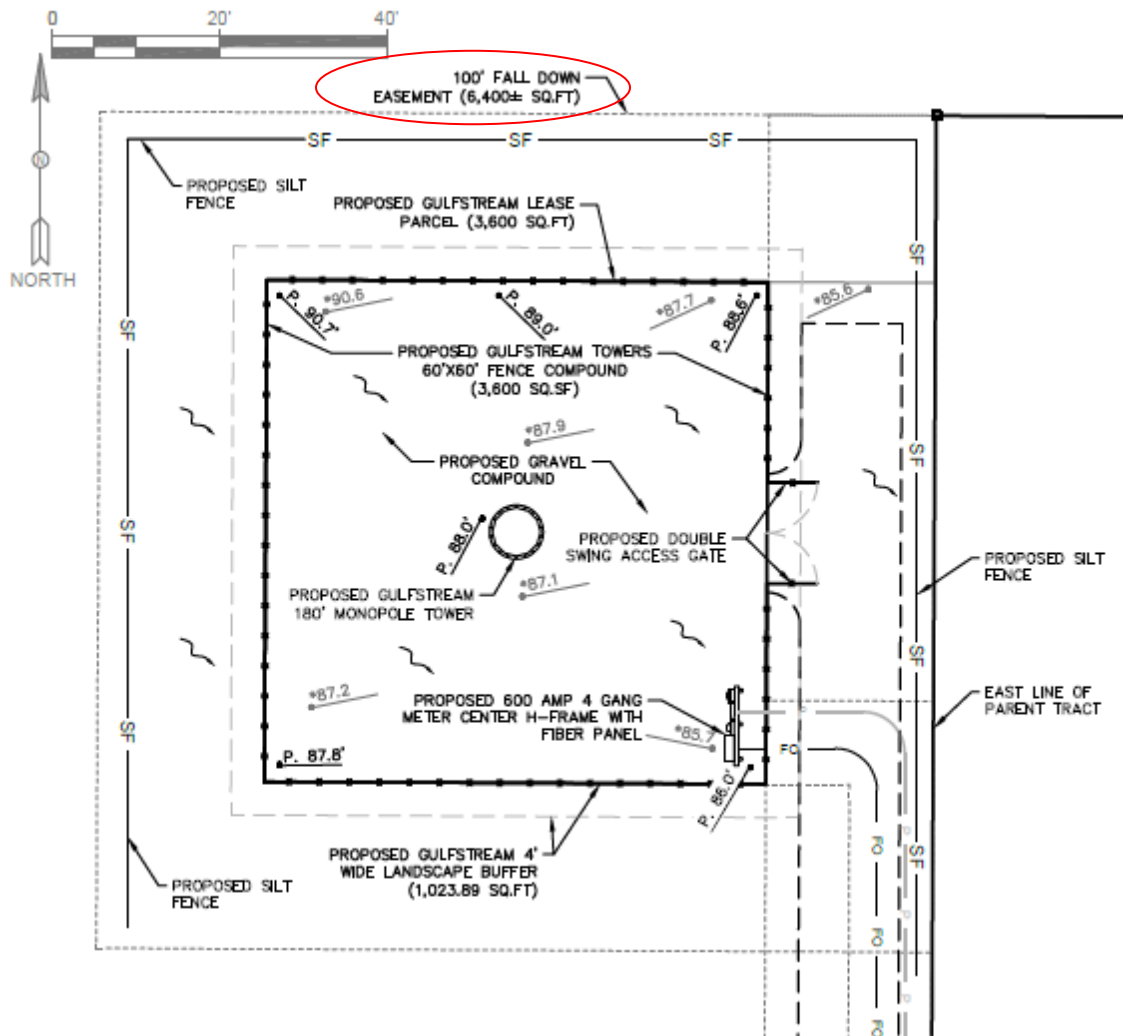


Figure 6
Enlarged View of Leased Area



**Figure 7
Fall Zone**



According to the applicant, the 100' fall down easement is equivalent to a 50' fall down radius and is labeled as an easement due to contractual/legal reasons (Attachment F). Also included with Attachment F is the fall certification letter stating that in the event of tower failure, the pole would fall within a radius of 50' from the base of the structure and be contained within the provided fall-down easement.

V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, 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 compliance with these ten (10) requirements is addressed below.

- A. *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 proposed tower facility will obtain access via a 20' wide easement extending from SW 62nd Avenue Road to the facility. Contractor will match the existing edge of the existing asphalt with the proposed asphalt apron. Staff concludes that the application **is consistent** with provisions for ingress and egress. The conditions below are imposed:

- A paved commercial driveway and apron shall be provided in the location shown on the plan at SW 62nd Avenue Road. However, the County may require the easement and driveway to be relocated when the rest of the property is developed.
- Access shall be maintained for emergency uses at all times during construction and operation of the facility.
- 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 requirements, including emergency vehicle access and turning radius standards.

- B. *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 tower facility is unmanned and does not require off-street parking. Service technicians may park temporarily next to the facility within the designated access easement. The SUP for the proposed tower facility will not cause any economic, noise, glare, or odor effects to the neighboring properties or the surrounding area. Staff concludes that the application **is consistent** with provisions for off-street parking and loading areas, as well as noise.

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

Analysis: The proposed tower facility does not create waste or refuse that would require service and removal. Staff concludes that the application **is consistent** with the provisions for refuse and service area.

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

Analysis: The proposed tower facility will only require electricity and fiber for the equipment. The proposed use does not require any water or sewer services. Power will be provided, with SECO Energy being the provider in the area, and

installation will be done in the 10' wide electric easement to the site. Staff concludes that the application **is consistent** with the provision for utilities.

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

Analysis: The proposed tower facility shall be landscaped per LDC Sec. 4.3.25.E (4), "A planting area a minimum of 4-feet wide, around the outside perimeter of the fence around the tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30 inches in height at planting and capable of growing to at least 40 inches in height within the first growing season. Plants shall be mulched using two inches of material." Staff concludes that the application **is consistent** with the provision for screening and buffering.

- Buffering shall be installed and maintained around the perimeter of the equipment compound in accordance with the minimum requirements as established in LDC Sec. 4.3.25 E (4).

- F. *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 proposed tower facility shall include signage in accordance with LDC Sec. 4.3.25.E (9), "No signage shall be allowed on any tower, except as required for public safety purposes, or by the Federal Communications Commission (FCC)." The only proposed signs to be placed near the compound access gate are the FCC registration number, owner contact info, and/or other signs as required by the County. This tower falls below 200' and, based on Aeronautical Study No. 2026-ASO-8978-OE, the FAA would not require lighting at the top of the tower. Staff concludes that the application **is consistent** with the provision for signs and exterior lighting.

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

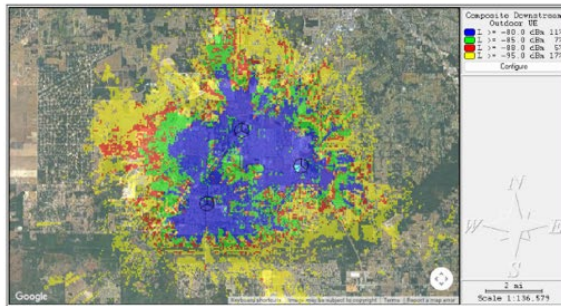
- G. *Provision for **required yards and other green space**.*

Analysis: The proposed tower facility is 3,600 square feet in size and is located within a 28.56-acre parcel zoned B-2 (Community Business), with a couple of commercial outparcels. The remaining 28.56-acre parcel is currently undeveloped, but it is anticipated to be developed for commercial uses over the next few years. The off-site setbacks to residential dwellings and public and scenic roadways have been met. Although the proposed tower site is adjacent to residentially zoned land to the east, the proposed tower facility is buffered by a 340' wide stormwater retention pond. The nearest residential dwelling is 395'-6" to the east. Open space as required by the Land Development Code Section will

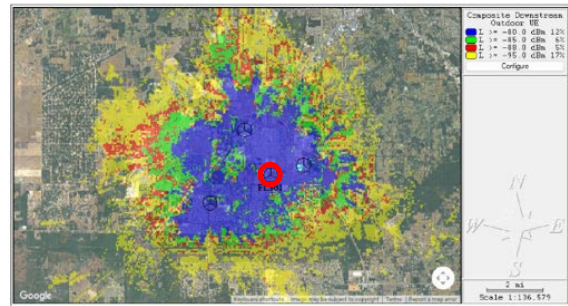
be reviewed by DRC during formal site plan review. Staff concludes that the application **is consistent** with the provision for required yards and other green space.

Figure 8 Coverage Maps

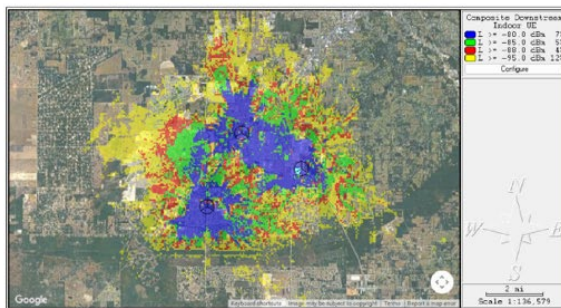
Outdoor Terminal – Existing Sites – 2100 MHz



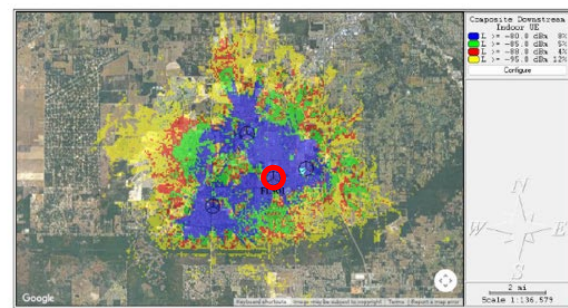
Outdoor Terminal – Existing Sites + FL301 – 2100 MHz



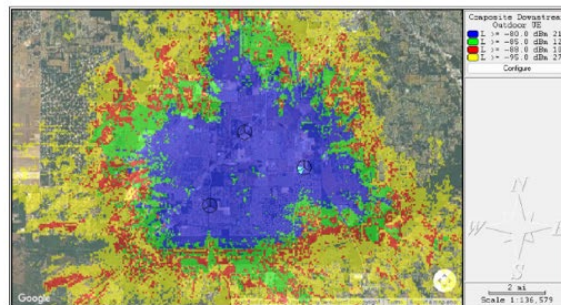
Indoor Terminal – Existing Sites – 2100 MHz



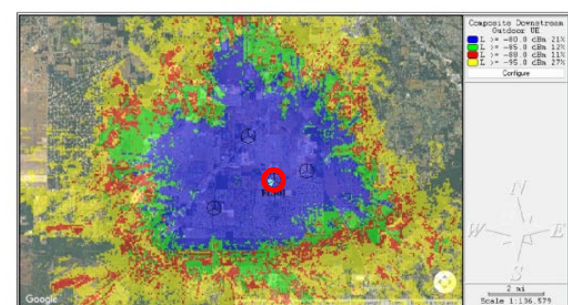
Indoor Terminal – Existing Sites + FL301 – 2100 MHz



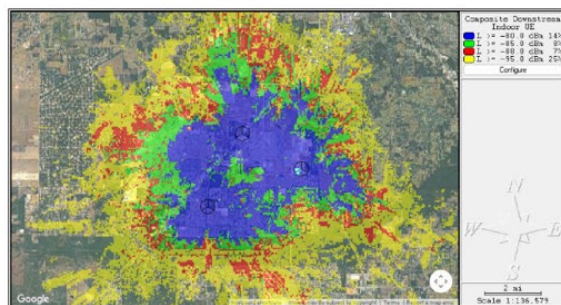
Outdoor Terminal – Existing Sites – 1900 MHz



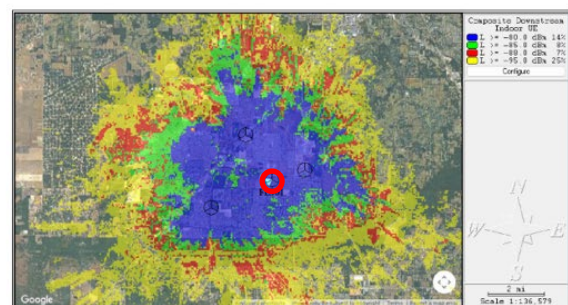
Outdoor Terminal – Existing Sites + FL301 – 1900 MHz



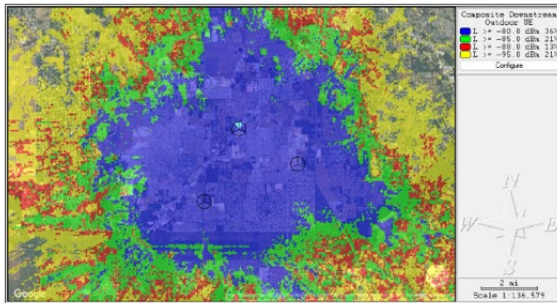
Indoor Terminal – Existing Sites – 1900 MHz



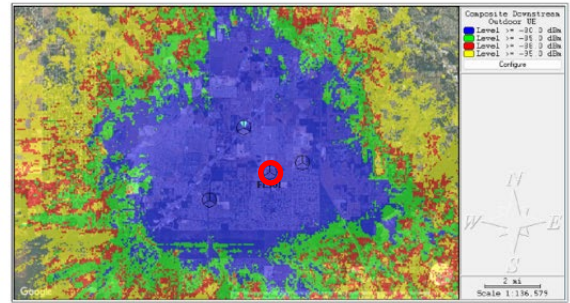
Indoor Terminal – Existing Sites + FL301 – 1900 MHz



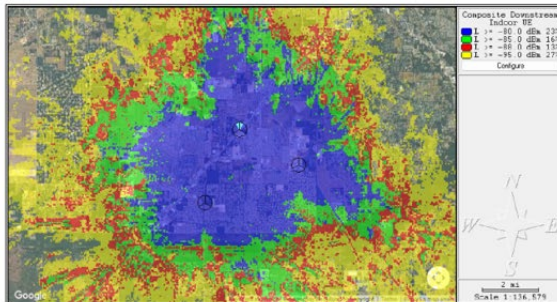
Outdoor Terminal – Existing Sites – 700 MHz



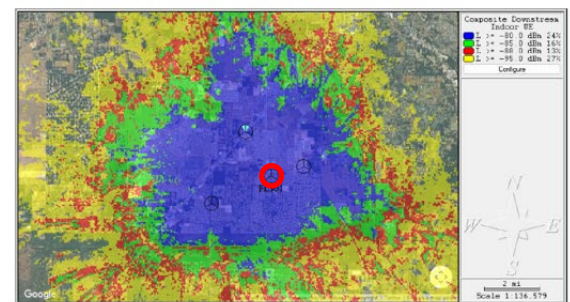
Outdoor Terminal – Existing Sites + FL301 – 700 MHz



Indoor Terminal – Existing Sites – 700 MHz



Indoor Terminal – Existing Sites + FL301 – 700 MHz



- H. *Provision for general **compatibility** with adjacent properties and other property in the surrounding area.*

Analysis: Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, 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.”

The proposed tower facility is located within a 28.56-acre parcel zoned B-2 (Community Business). The proposed use is compatible with current and proposed uses in the general area, consisting of commercial developments along the road ROWs and intersections with residential neighborhoods adjacent. Tower facilities are purposely placed on commercial, industrial, and agricultural properties to serve the residential and commercial communities that surround it.

Figure 1 is an aerial photograph displaying existing and surrounding properties. Figure 4 displays the same properties based on their use code per the Marion County Property Appraiser. Coverage maps provided with the application show a need for a tower in this location that will provide for increased communication service in the area.

If approved, a site plan review will be required through the Development Review Committee (DRC) to further ensure compatibility is being met by the proposed development. To assist in mitigating any sort of incompatibility, staff recommends the following conditions

- This site shall be developed and operated consistent with the submitted conceptual plan and the conditions provided with this approval.
- A site plan approval is required before construction of the tower and compound.
- This Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company, LLC.'s use of the Leased Premises. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this special use permit.

With the recommended conditions as provided, staff finds the application is **consistent** with the provision for general compatibility.

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

Analysis: The proposed tower facility is designed in accordance with the Marion County LDC Sec. 4.3.25.

Section 4.3.25.E outlines requirements for location relative to off-site uses and zoning, indicating that a tower must be separated by a distance of 100% of the tower height from any adjacent or surrounding residential zone land. Table 2 below shows the proposed tower's separation distances against the LDC required distances. The proposed tower is 50 feet from an R-1 zoned parcel to the east, which is only 27.77% of the total tower height. The adjacent R-1 parcel is currently being used as a water retention area. The Meadow Glen recorded plat (Attachment E) shows that the parcel is a retention area and notes that "This project is a private road subdivision with gated entrances. All roadways and water retention basins within the development will be owned and maintained by the property owners' association set up for this purpose." The submitted fall certification letter (Attachment F) confirms that the tower, in the event of structural failure, would remain entirely within the leased premises, well within the subject parcel's boundaries, thus posing no risk to the adjacent parcel or its users. While the LDC required separation is not being met, staff is willing to support the reduction due to this being platted as a subdivision water retention area, not for residential development. The distance from the nearest residential dwelling is 395'-6" to the east.

TABLE 2. TOWER LOCATIONAL REQUIREMENTS

Separation From	Distance	North	South	East	West
Any adjacent or surrounding residential dwelling	150% of tower height = 270'	1504'-6"	871'-10"	395'-6"	990'
Any adjacent or surrounding residentially zoned land	100% of tower height = 180'	N/A	N/A	50'	910' (PUD)
Any off-site agriculturally zoned land	100% of tower height = 180'	N/A	N/A	N/A	N/A
Public road rights-of-way	100% of tower height = 180'	800'-3"	N/A	N/A	797'-8"
Designated scenic roadways	100% of tower height = 180'	N/A	N/A	N/A	N/A
Property Lines	100% of tower height = 180'	800'-3"	451'-5"	50' **	797'-8"

Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. The subject property will require a site plan review before additional development commences. The site plan will ensure that the development is consistent with the Land Development Code. Staff concludes that no special requirements are needed beyond the conditions provided in this report.

Staff concludes that the application **is consistent** with the provision for meeting any special requirements. The following conditions are imposed:

- 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.
- 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.

J. *Consistency with the Comprehensive Plan.*

1. 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 4.3.25(D) allows for Special Use Permits for telecommunication towers. Within section 4.3.25(C), towers exceeding 150' in height must apply for a special use permit. Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the SUP **is consistent** with LDC Sections 2.8.2.D and 2.8.3.B, with the addition of the provided conditions to address compatibility.

VI. STAFF RECOMMENDATION

- A. Staff recommends **APPROVE AS CONDITIONED** based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:
 1. 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.
 2. This site shall be developed and operated consistent with the submitted conceptual plan and the conditions provided with this approval.
 3. A site plan approval is required before construction of the tower and compound.
 4. 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 requirements, including emergency vehicle access and turning radius standards.
 5. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
 6. Buffering shall be installed and maintained around the perimeter of the equipment compound in accordance with the minimum requirements as established in LDC Sec. 4.3.25 E (4).
 7. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
 8. This Special Use Permit is granted solely for the benefit of Gulfstream Towers Holding Company, LLC.'s use of the Leased Premises. A transfer

of ownership of the underlying parent parcel shall not, by itself, terminate this special use permit.

9. 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.
10. A paved commercial driveway and apron shall be provided in the location shown on the plan at SW 62nd Avenue Road. However, the County may require the easement and driveway to be relocated when the rest of the property is developed.

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions. Motion by Mr. Behar with a second by Mr. Johnson (6-0).

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. SUP application.
- B. Site Photos.
- C. DRC Comments.
- D. Surrounding Property Owner Notification
- E. Meadow Glen Recorded Plat
- F. Fall Radius Information