



**Marion County
Board of County Commissioners**

Growth Services

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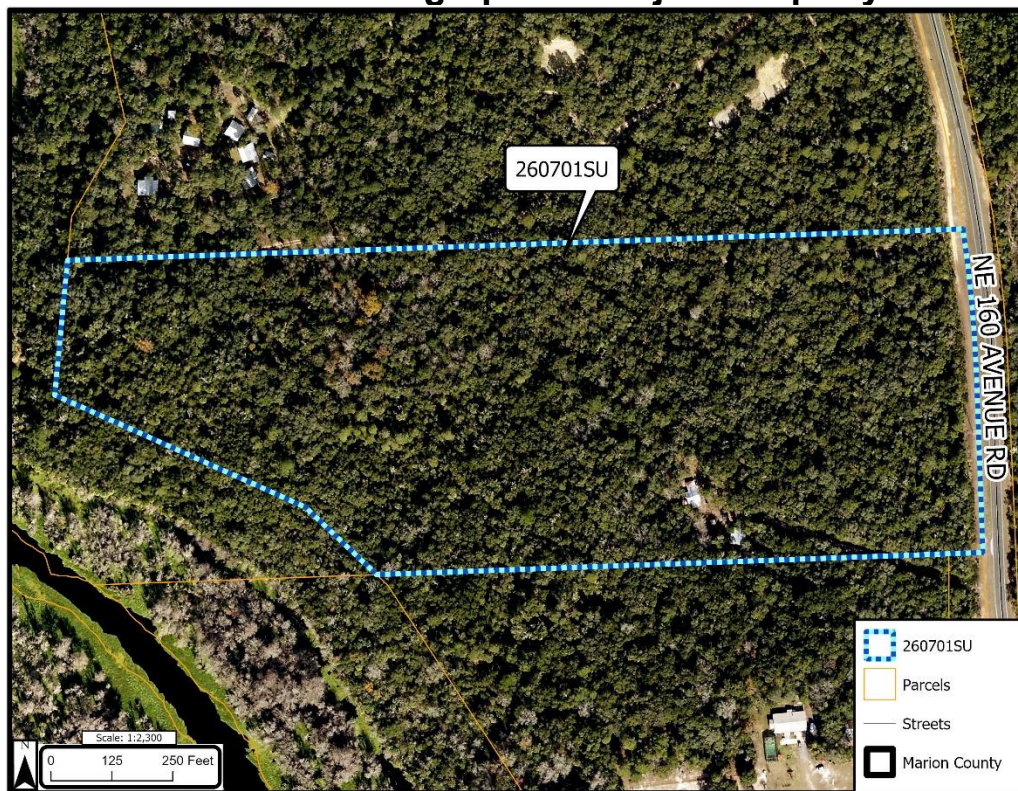
**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 06/29/2026	BCC Date: 07/21/26
Case Number:	260701SU
EPL Plan Number:	PL SUP-000575-2026
Type of Case:	Special Use Permit for a 195' self-supporting telecommunication tower in a General Agriculture (A-1) zone.
Owner	Wayne & Melanie Traina
Applicant	Skyway Towers, LLC
Street Address	18250 NE 160 th Avenue Road, Fort McCoy
Parcel Number	05585-000-00
Property Size	±25.55-acres (Leased space for cell tower, 10,000 sq. ft.)
Future Land Use	Rural Land (RL)
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (S-SPOZ)
Staff Recommendation	Approval with conditions
P&ZC Recommendation	TBD
Project Planner	Kathleen Brugnoli, Planner, and Maria Mwalewa
Related Case(s)	NA

I. ITEM SUMMARY

Skyway Towers LLC, on behalf of Wayne and Melanie Traina, has filed an application for a special use permit to allow for a new 195' self-supporting telecommunication tower along with 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 05585-000-00, the street address is 18250 NE 160th Avenue Road, Fort McCoy, and 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 outside the Urban Growth Boundary (UGB).

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 as 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 300 feet of the subject property, and notice was mailed to five (5) 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 May 28, 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 is on file with the Growth Services Department and is incorporated herein by reference.

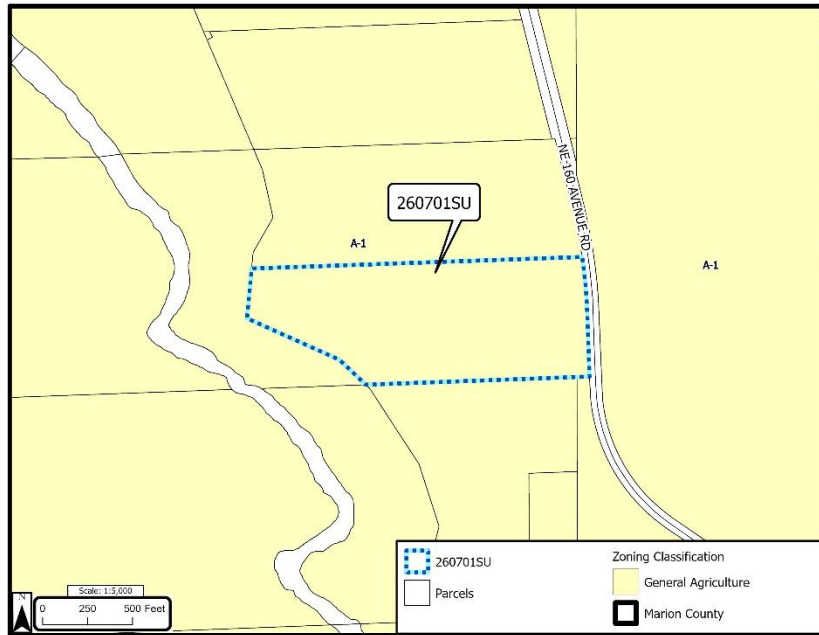
IV. BACKGROUND/CHARACTER OF THE AREA

- 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 to the south, with the northern parcel containing a campground. The western parcel is state-owned land adjacent to the Ocklawaha river and the eastern parcel is across NE 160th Avenue Road. contains federally owned lands that are a part of the Ocala National Forest.

A site visit was conducted on May 28, 2026, to post a public notice and photograph the property (Attachment B). The property is fenced and gated with a dirt driveway providing access through the property. Other than the cleared path into the property for a vehicle, the property is wooded and contains the residence and RV as listed on the property record card.

- B. *Zoning district map.* Figure 2 shows the subject property designated as General Agriculture (A-1), with all surrounding properties also being A-1.

Figure 2
Zoning Classification



- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as Rural Land (RL) land use (1 du/10 acre) with similar land use to the north and south, and Preservation (PR) to the east and west.

Figure 3
Future Land Use Map Series

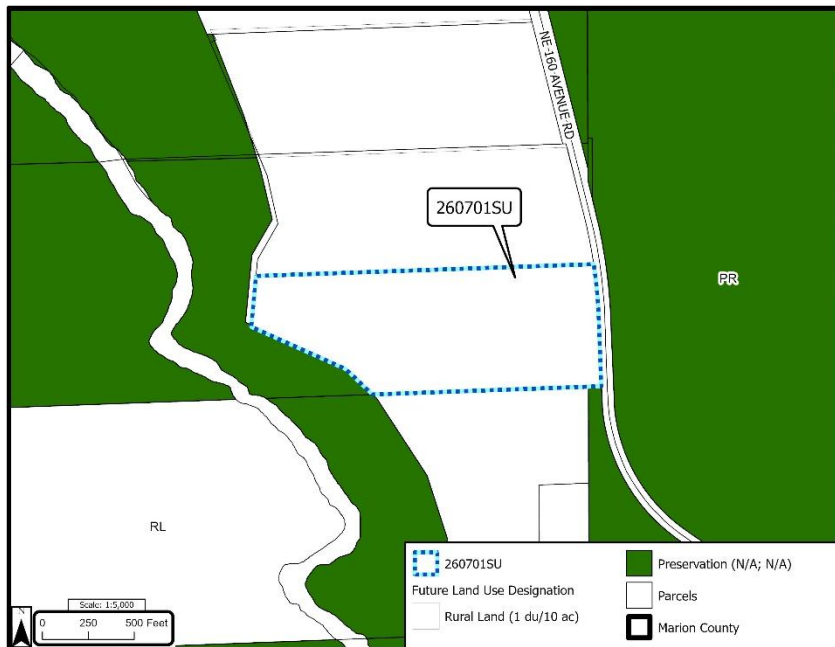


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Rural Land (RL)	General Agriculture (A-1)	Ag Production
North	Rural Land (RL)	General Agriculture (A-1)	Commercial
South	Rural Land (RL)	General Agriculture (A-1)	Ag Production
East	Preservation (PR)	General Agriculture (A-1)	Government Institution
West	Preservation (PR)	General Agriculture (A-1)	Government Institution

Figure 4
MCPA Property Uses

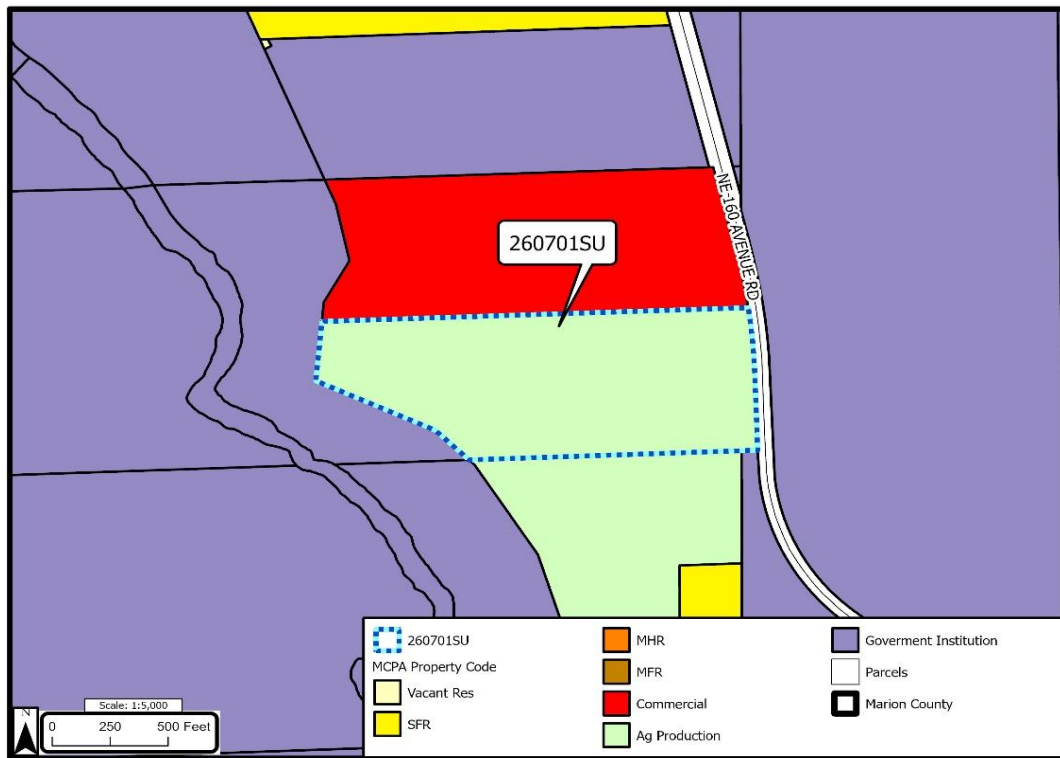
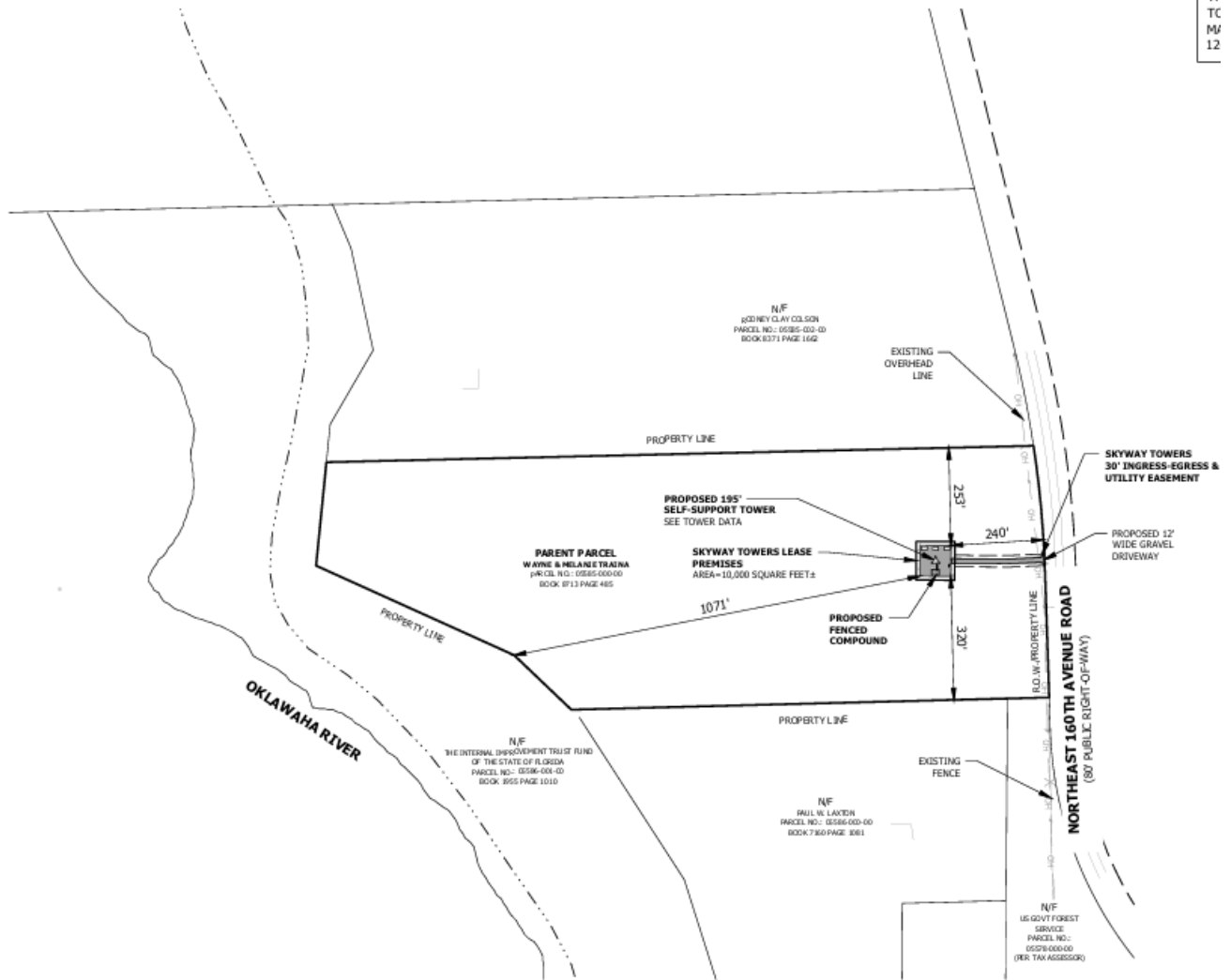
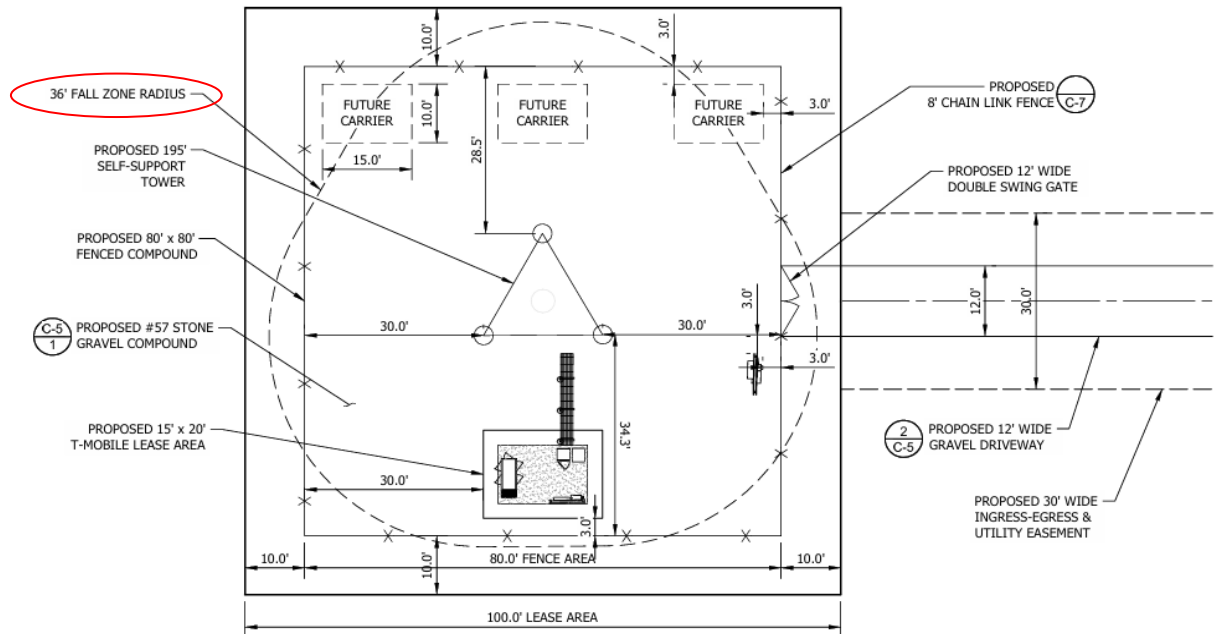


Figure 5 Conceptual Plan

FL
TF
TC
MW
12



**Figure 7
Fall Zone**



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: Ingress/egress to the proposed tower location will be provided by a 30' wide access and utility easement near the eastern portion of the property onto NE 160th Ave Road. There is a proposed 12' wide gravel driveway that will be added, along with a driveway apron meeting OCE requirements. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- A paved driveway apron onto the property from NE 160th Avenue Rd., that meets OCE's standards of development, shall be required.

- 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.
- Access shall be maintained for emergency uses at all times during construction and operation of the facility.

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: Off-street parking and loading will be provided through the proposed gravel driveway, as site visits will be minimal; the application denotes that access will take place at a maximum of once a month. There will be no odor or glare impacts. Additionally, this tower falls below 200' and would not require lighting at the top. The site is primarily unmanned, and the only noise impacts anticipated would be at times of maintenance. 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 tower is unmanned, and refuse will not be generated here. The application is **consistent** with this provision.

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

Analysis: The proposed use does not require any water or sewer services. Power will be provided, with Clay Electric being the provider in the area, and installation will be done in the 30' wide easement to the site. Staff concludes the application **is consistent** with the provision of utilities.

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

Analysis: The proposal states that the tower will utilize the dense natural tree and vegetation coverage of the area as its screening and buffering from the adjacent lots. The code requires a four-foot-wide planting area around the perimeter of the fenced tower area. The existing trees and vegetation buffering the site from view would meet the screening and buffering intent of the Code.

- Existing native vegetation within 30 feet of the subject property's Leased Premises boundaries shall be preserved and maintained, except where clearing is necessary for the approved access road and utility easement corridor, subject to applicable permitting requirements.

- If the existing native vegetation is not preserved and maintained, as required above, a landscape buffer shall be installed and maintained around the perimeter of the equipment compound Leased Premises in accordance with Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.

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: Lighting as required by the FAA is proposed (Attachment A, Page 33). If additional lighting is found to be required, a photometric plan shall be provided for review through the Development Review Committee. The signage to be included will be mounted to the access gate, tower, and fence, and will provide the FCC registration number, owner contact information, and a warning sign. It is concluded that the application is **consistent** with the signs and exterior lighting requirements of this section.

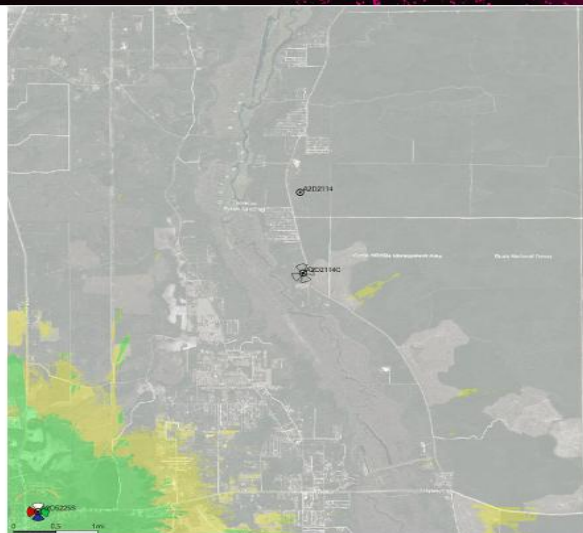
- A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.

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

Analysis: Open space as required by the Land Development Code Section will be reviewed by DRC during formal site plan review.

Figure 8
Coverage Maps

5G Coverage Without A2D2114C
Mid-Band (B25-1900MHz) NR Service Map (RSRP)

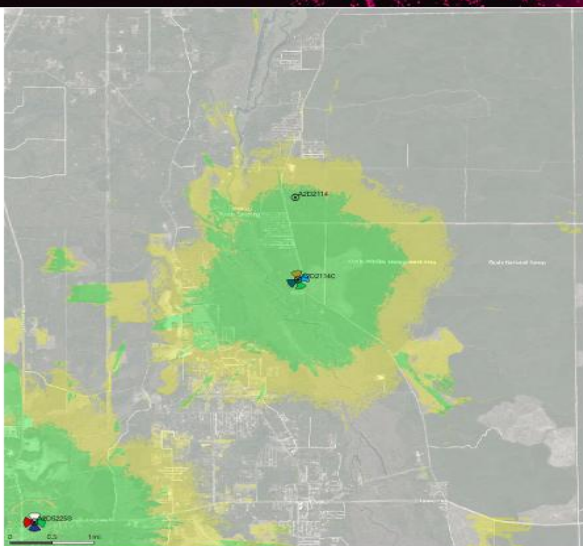


- Reliable 5G In-Building Residential Coverage (≥ -94 dBm)
- Reliable 5G In Vehicle Coverage ($-94 > X > -102$ dBm)

Slide / 3

T-Mobile

5G Coverage With A2D2114C
Mid-Band (B25-1900MHz) NR Service Map (RSRP)



- Reliable 5G In-Building Residential Coverage (≥ -94 dBm)
- Reliable 5G In Vehicle Coverage ($-94 > X > -102$ dBm)

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T-Mobile

H. *Provision for general **compatibility** with adjacent properties and other properties 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.”

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. The subject parcel was previously developed with a Single-Family Residential home in 1950 and an RV in 2001. These two structures still currently exist on the parcel. The applicant provided a determination of no hazard provided by the FAA (Attachment A, Pages 33-37). There are no similar telecommunication towers in the immediate area, with the closest being roughly five miles away. 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, as well as emergency 911 services. All tower location requirement distances are met as provided in LDC Table 4.3-2 Tower Locational Requirements. The location is surrounded by large acreage parcels of agricultural production and parklands, where there will be little impact, as there are very few homes 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

- The special use permit is limited to one self-support telecommunication tower within the portion of the subject property leased by Skyway Tower, LLC, as indicated in the submitted application.
- This site shall be developed consistent with the proposed conceptual plan and the conditions as provided.
- An approved site plan review from the Development Review Committee shall be obtained prior to construction.
- The Special Use Permit is granted solely for the benefit of Skyway Tower, LLC's use of the Leased Premises. Any termination, expiration, assignment, or transfer of Skyway Tower, 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.

TABLE 2. TOWER LOCATIONAL REQUIREMENTS				
Setbacks	North	South	East	West
Required Distance from Property Lines (100% of Tower Height)	195'	195'	195'	195'
Site Distance from Property Lines	253'	320'	240'	1071'
Required Distance from Residences (150% of Tower Height)	292.5'	292.5'	292.5'	292.5'
Site Distance from Residences	2318'	687'	48,120'	1266'

- I. *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 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.

- 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, even with the provided conditions to attempt to address the ten (10) requirements imposed.

VI. STAFF RECOMMENDATION

- A. Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit 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:
- The Special Use Permit is limited to one self-support telecommunication tower within the portion of the subject property leased by Skyway Tower, LLC (the “Leased Premises”) as indicated in the submitted application.
 - 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.
 - Access shall be maintained for emergency uses at all times during construction and operation of the facility.
 - A paved driveway apron onto the property from NE 160th Avenue Rd., that meets OCE’s standards of development, shall be required.
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 - If the existing native vegetation is not preserved and maintained, as required above, a landscape buffer shall be installed and maintained around the perimeter of the equipment compound Leased Premises in accordance with Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.
 - A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
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VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined.

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 Notification Map.