

RESOLUTION NO. 26-R-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 29, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, July 21, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260707SU** – John Rudnianyn, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by John Rudnianyn, Ocala, FL 34470, to allow for a 180' (feet) Monopole Tower, in a Community Business (B-2) zone, on an approximate 28.56 Acre Parcel, on Parcel Account Number 35695-025-04, No Address Assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners **agrees/disagrees** with the recommendation of **approval/denial** and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. A paved commercial driveway and apron shall be provided in the location shown on the plan. However, the County may require the easement and driveway be relocated when the rest of the property is developed.
2. Buffering shall meet the minimum requirements as established in LDC Sec. 4.3.25 E (4).
3. An approved site plan review from the Development Review Committee shall be obtained prior to construction.
4. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
5. This site shall be developed consistent with the proposed conceptual plan.
6. This Special Use Permit is granted only for the subject property and only for the benefit of Gulfstream Towers Holding Company, LLC. on the subject property. Any change of ownership of the subject property will terminate this special use permit.
7. 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.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of July 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN