

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 July 27, 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, August 18, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260802SU** – Fig Lake Preserve, LLLP, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Gulfstream Towers Holding Company, LLC, Winter Park, FL 32789, to allow for a 199' (feet) Monopole Telecommunication Tower, in a General Agriculture (A-1) zone, on an approximate 1,398.64 Acre Parcel, on Parcel Account Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

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. 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.

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 18th day of August 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN