

## 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 May 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, June 16, 2026. Now, therefore,

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260606SU** – Martin R. Helgerson Trust, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Jaime Maier, ESQ, on behalf of Skyway Towers, LLC, to allow for a 125' (feet) tall Telecommunication Tower, in a Community Business (B-2) and Mixed-Use Residential (R-4) zone, on an approximate 63.9 Acre Parcel, on Parcel Account Number, 32651-000-01, 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 with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The Special Use Permit is limited to one monopole tower as indicated in the submitted application.
2. The site shall be developed and operated consistently with the submitted conceptual plan and the conditions as 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. Existing native vegetation within 50 feet of the subject property's 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.

7. The landscape buffer shall be installed and maintained around the perimeter of the equipment compound in accordance with Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.
8. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
9. The Special Use Permit runs with Skyway Towers LLC and not the property.
10. 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 16<sup>th</sup> day of June 2026.

**ATTEST:**

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

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GREGORY C. HARRELL, CLERK

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CARL ZALAK, III, CHAIRMAN