REQUEST FOR SPECIAL EXCEPTION

Attachment C

MARION COUNTY ZONING DIVISION
2631 SE 3RD STREET
OCALA, FLORIDA 32671

APPLICATION NO.: 9011055

THE UNDERSIGNED HEREBY REQUEST A SPECIAL EXCEPTION OF THE MARION COUNTY ZONING ORDINANCE ARTICLE X SECTION 10.1 AND/OR THE SCHEDULE OF DISTRICT REGULATIONS FOR THE PURPOSE OF: constructing a 12'x 14' building to house a transmitter, with a 343' FM radio antenna (tower) directly next to it, and surrounded by a 6' chain link fence.

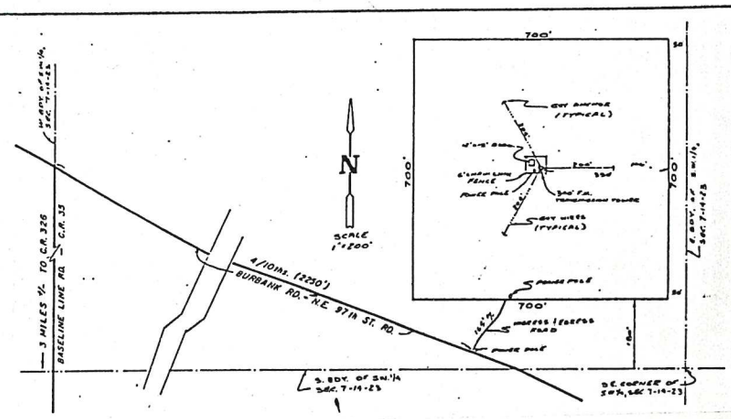
LEGAL DESCRIPTION: (ATTACH A COPY OF THE DEED OR WARRANTY DEED).

PARCEL ACCOUNT NUMBER: 15967-000-00

PROPERTY DIMENSIONS: 700' x 700' TOTAL ACREAGE: 11.25 Ac. +/-

DIRECTIONS TO PROPERTY: North on County Road C-35 to intersection of NE 97th St. Rd. (Burbank Rd.), then right for 4/10 ths. of a mile (2250') to a gate on left North side of Rd.

LOCATION MAP (MUST BE SPECIFIC !



PLEASE NOTE: PROPERTY OWNER MUST SIGN THIS APPLICATION UNLESS HE HAS ATTACHED TO THIS APPLICATION WRITTEN AUTHORIZATION NAMING AN AGENT TO ACT IN HIS BEHALF.

Robert D. Stoehr	J. Mason Pasteur
(PRINT) APPLICANT OR AGENT	(PRINT) PROPERTY OWNER
c/o Silver Springs Communications	
P.O. Box 1000	Rt. 1 Box 1300
ADDRESS	ADDRESS
Fruitland Park, Fl. 34731	Anthony, Fl. 32617
CITY, STATE, ZIP CODE PHONE # (904) 728-8585	CITY, STATE, ZIP CODE PHONE # 629-577 629-187
Robert D. Stoehr	J Mason Pasteur
SIGNATURE	SIGNATURE

THE FILING FEE IS $400.00 NON REFUNDABLE. SPECIAL EXCEPTION EXPIRES IN 24 MONTHS UNLESS WORK IS SUBSTANTIALLY UNDERWAY. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY ZONING DIVISION AT 904-867-5130 EXTENSION 218.

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FOR OFFICE USE ONLY

RECEIVED BY G DATE 9/21/90 ZONING MAP NO. 228

A-1

G

MS-ZD 107

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use this legal x

PROVISIONAL DESCRIPTION:

THE NORTH 700 FEET OF THE SOUTH 880 FEET OF THE WEST 700 FEET OF THE EAST 750 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
CONTAINING 11.25 ACRES, MORE OR LESS.

STATE OF FLORIDA)
COUNTY OF MARION)

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BOOK 309 PAGE 39

I HEREBY CERTIFY, that before me personally appeared

KATE H. PASTEUR and her husband, GEORGE D. PASTEUR

to me well known to be the individuals described in, and who signed, sealed and delivered the foregoing instrument, and who acknowledged to me that they signed, sealed and delivered the foregoing instrument for the uses and purposes set forth and expressed.

I FURTHER CERTIFY, that before me personally appeared

KATE H. PASTEUR, to me well known to be the wife of

GEORGE D. PASTEUR, and the individual described in, and who executed the foregoing instrument, who being duly examined by me separate and apart from her husband, the said

KATE H. PASTEUR did acknowledge before me that she executed the said instrument for the purpose of conveying and relinquishing her right of dower, separate estate and other rights in and to the said property described in said instrument and for the purpose therein expressed, and that she executed the same freely, voluntarily and without any compulsion, constraint, apprehension or fear of or from her husband.

WITNESS my hand and official seal, this the 2nd day of ~~JULY~~ August A. D., 1952.

Gordon Skipper
Notary Public

My commission expires:
April 23, 1956

For use only by Marion County Zoning Office Article X Section 10.1 Special Exception

GORDON SKIPPER NOTARY PUBLIC STATE OF FLORIDA AT LARGE

STATE OF FLORIDA
COUNTY OF MARION
THIS INSTRUMENT FILED AND RECORDED
11 DAY OF Feb 1952 IN BOOK 309
OF Deeds ON PAGE 38 RECORD VERIFIED
JOHN F. NICHOLSON, CLERK OF THE CIRCUIT COURT
BY E King D. C.

FILED
1953 FEB 11 AM 9:51
CLERK CIRCUIT COURT
MARION COUNTY, FLA.

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BOOK 309 PAGE 38

8939

THIS INDENTURE, Made this the 2nd day of August A. D. 1952, between KATE H. PASTEUR and her husband, GEORGE D. PASTEUR, of the County of Marion, State of Florida, parties of the first part, and J. MASON PASTEUR, of the County of Marion, State of Florida, party of the second part, (whose Post Office address is Anthony, Florida);

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof being hereby acknowledged, have granted, bargained, sold and conveyed unto the said party of the second part, his heirs and assigns forever, the following described land in Marion County, Florida, to-wit:

For the use in Zoning board office for special Exception ordinance Section Sectional Articles

East Half (E½), Except the Northwest quarter (NW¼) of Southeast quarter (SE¼) of Section One (1), Township Fourteen (14) South, Range Twenty-two (22) East;
Northeast quarter (NE¼);
the Southeast quarter (SE¼) except the South Half (S½) of the Southeast quarter (S E¼) of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of Section Twelve (12) Township Fourteen (14) South, Range Twenty-two (22) East;
The North Half (N½) of Northwest quarter (N W¼); the Southeast quarter (SE¼) of the Northwest quarter (NW¼);
The West Half (W½) of the Southwest quarter (SW¼);
The West Seven and one-half (7½) chains of the Northeast quarter (NE¼) of Southwest quarter (SW¼);
The South three-quarters (S 3/4) of the Southeast quarter (SE¼) of Southwest quarter (SW¼) of Section Six (6), Township Fourteen (14) South, Range Twenty-three (23) East
The Northwest quarter (NW¼) and the South Half (S½) of Southwest quarter (SW¼) and the North Half (N½) of the Southwest quarter (SW¼) of Section Seven (7), Township Fourteen (14) South, Range Twenty-three (23) East;

And the said parties of the first part do hereby fully warrant the title to the above described land and will defend the same against the lawful claims of all persons whomsoever, except as to 1952 taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

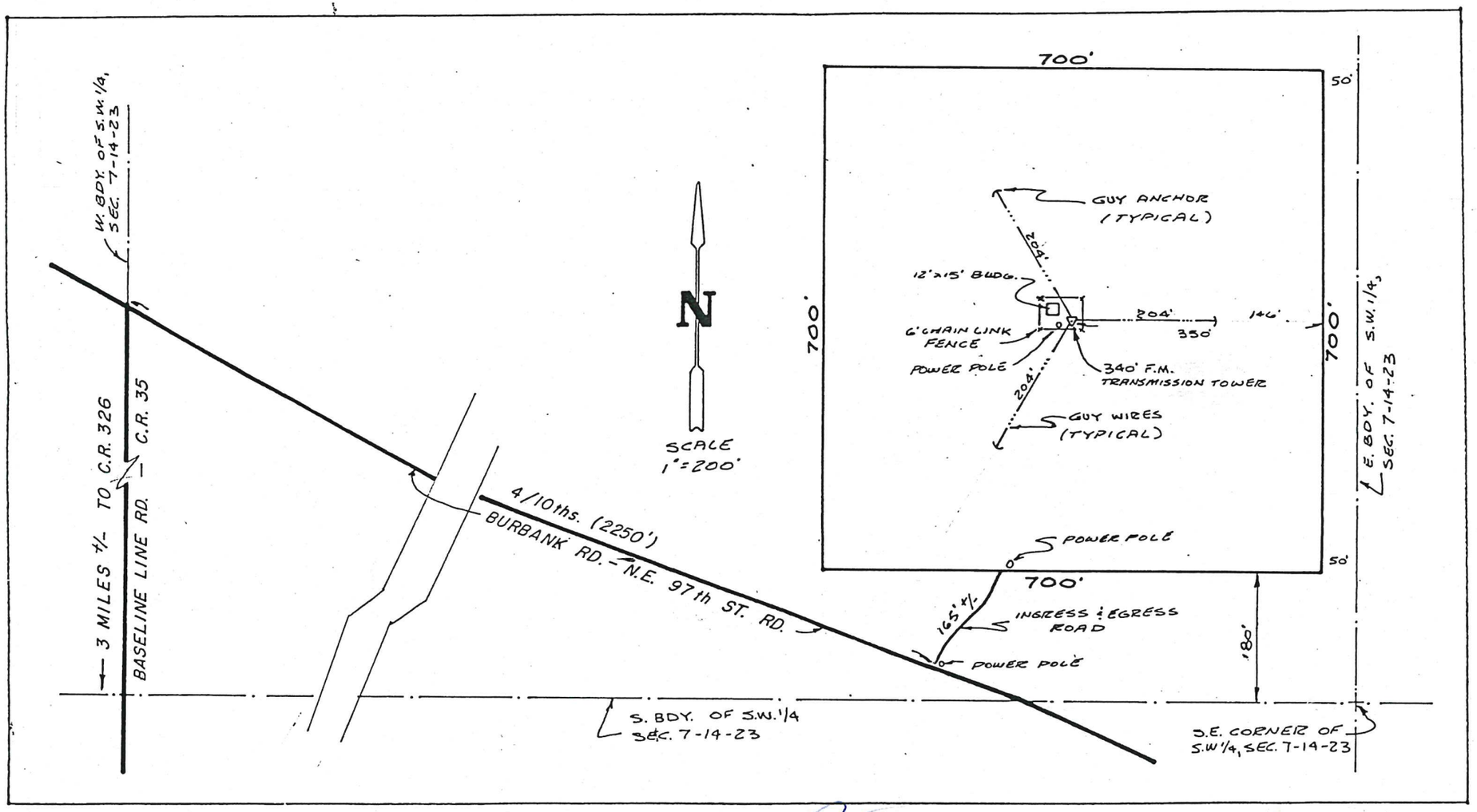
Hayes Looney
Gordon Skipper

Kate H. Pasteur (SEAL)
Geo. D. Pasteur (SEAL)

701105

SITE PLAN

NOTICE: ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING LOCATION OF WELL, SEPTIC TANK, ELECTRIC POLE, STREETS AND DRIVEWAYS, AND DIMENSIONS OF PROPERTY ARE TO BE DRAWN ON THE SITE PLAN. SETBACKS FROM ALL PROPERTY LINES MUST ALSO BE SHOWN.



As the owner of the above property, I J Marion Porter, certify that the information given above is correct to the best of my knowledge.

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MARION COUNTY DIVISION OF PLANNING
RECOMMENDATIONS FOR SPECIAL EXCEPTION REQUESTS

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APPLICATION NUMBER: 901101S

OWNER: John S. Rudnianyn, Trustee

AGENT: Same as above

FOR THE PURPOSE OF: Placing mobile homes in an R-1 zone.

GENERAL BACKGROUND INFORMATION

This 3.68 acre site is located approximately 800 feet north of NW 160 St., on an unpaved road. There are two portions to this property. The 2.36 acre portion is mostly cleared while the 1.32 acre portion is wooded. Mobile homes are the predominant land use on this road. The road is approximately 1/2 mile long, with 10 mobile homes and 8 single-family homes. A conventional, single-family home is located to the immediate south of the site. Another single-family home and a mobile home are located to the immediate southeast. Likewise, to the north and northeast there is a single-family and a mobile home.

ANALYSIS AND RECOMMENDATION

Mobile homes in these locations are compatible to the area. Mobile homes are the predominant residential land use. The size of the lot nearest the existing single-family home to the south is 2.36 acres. This is quite large when compared to most R-1 zoned lots and as such should afford adequate buffer. It should be noted that mobile homes are allowed by right in the A-1 district directly across the unpaved road.

Staff recommends approval of the request.

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APPLICATION NUMBER: 901102S

OWNER: John Rudnianyn, Trustee

AGENT: Same as above

FOR THE PURPOSE OF: Placing a mobile home in an R-1 zone.

GENERAL BACKGROUND INFORMATION

This 0.241 acre site is located in Belleview Heights Estates, Unit 6. The parcel is presently vacant and partially wooded. This unit is largely undeveloped. The residential land uses that are in existence are exclusively mobile homes. There are presently seven mobile homes in the unit. Two mobile homes are located to the immediate east and another to the northeast. The parcels to the north, south and west are all vacant for a considerable distance.

ANALYSIS AND RECOMMENDATION

The residential land use patterns in this Unit of Belleview Heights Estates consist exclusively of mobile homes. In many of the other units of Belleview Heights Estates, there is a mixture of single-family and mobile homes. In such units, the trend is to retain the R-1 distinction by limiting the number of mobile homes. This unit, however, has not developed with any single-family homes. As such, the character of the area is compatible with mobile homes.

Staff recommends approval of the request.

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MARION COUNTY DIVISION OF PLANNING
RECOMMENDATIONS FOR SPECIAL EXCEPTION REQUESTS

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APPLICATION NUMBER: 901103S

OWNER: Charles William Goodman

AGENT: Same as above

FOR THE PURPOSE OF: Allowing a horse in an R-4 zone for an FFA project for grandson.

GENERAL BACKGROUND INFORMATION

This 0.918 acre site is located in Forest Lakes Park, Big Steep Lake Addition. It is presently mostly wooded and occupied with a mobile home. A horse is presently on the property in a small area near the unpaved road. The lots in the general area of the request are of similar housing size. The housing type is a mixture of mobile homes, small cottages and single-family homes. Two of the homes to the west have evidence of large animals being kept on the premises, but none were observed in the area during the field visit.

ANALYSIS AND RECOMMENDATION

Normally a horse requires a minimum of 1 acre of pasture. The area in which this animal is being contained is considerably less than that, in addition to being wooded. As an FFA project, this animal should receive more care and supplemental feed than normal. This should help to alleviate the small living area. The development patterns of the area are such that the request is compatible.

Staff recommends approval of the request with the following condition:

1) There shall be a maximum of one horse only allowed until such time that the FFA project ceases.

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APPLICATION NUMBER: 901104S

OWNER: Marion County School Board.

AGENT: Marion County Family YMCA

FOR THE PURPOSE OF: Running a before and after school childcare center at Shady Hill Elementary School in an A-1 zone.

GENERAL BACKGROUND INFORMATION

This site is located within Shady Hill Elementary School. The surrounding area is primarily low density residential and agricultural. A single family home is located to the immediate south and another to the north. Ranchettes are located to the east and single-family homes to the west.

ANALYSIS AND RECOMMENDATION

The requested use is certainly compatible to an elementary school. As such, it is likewise compatible to the area served by the school. A supervised program as requested would be a benefit to the community.

Staff recommends approval of the request.

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MARION COUNTY DIVISION OF PLANNING
RECOMMENDATIONS FOR SPECIAL EXCEPTION REQUESTS

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APPLICATION NUMBER: 901105S

OWNER: J. Mason Pasteur

AGENT: Robert D. Stoehr, Silver Springs Communications

FOR THE PURPOSE OF: Constructing a 12' by 14' building to house a transmitter with a 343' FM radio antenna (tower) directly next to it, and surrounded by a 6' chain link fence.

GENERAL BACKGROUND INFORMATION

This 11.24 acre site is located on the north side of NE 97 St Rd, approximately 1/2 mile east of its intersection with CR 35. It is currently vacant and partially wooded. There is no development in this area.

ANALYSIS AND RECOMMENDATION

The requested use is compatible to the area if placed in the middle of the property. This would permit the full length of the tower to be safely contained within the applicant's property if it were to fall.

Staff recommends approval of the request.

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SPECIAL EXCEPTION ACTION FORM

ITEM #: 901105S

DATE OF PUBLIC HEARING: November 5, 1990

APPLICANT'S NAME: J. Mason Pasteur

ADDRESS: Rt. 1, Box 1300

Anthony, FL 32617

LEGAL DESCRIPTION OF PROPERTY:

PROVISIONAL DESCRIPTION:
THE NORTH 700 FEET OF THE SOUTH 880 FEET OF THE WEST 700 FEET OF THE EAST 750 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
CONTAINING 11.25 ACRES, MORE OR LESS.

Granted

SPECIAL EXCEPTION REQUESTED: Constructing a 12' x 14' building to house a transmitter with a 343' FM radio antenna (tower) directly next to it, and surrounded by a 6' chain link fence. A-1 zone

FINDINGS OF BOARD OF ADJUSTMENT

1. ✓ GRANTED: The Board of Adjustment is empowered under Section XVI of the Zoning Code of Marion County, Floroda, to grant the special exceptions and that granting of the special exception requested by applicant will not adversely affect the public interest.

SPECIFIC REQUIREMENTS:

ADDITIONAL REQUIREMENTS:

REQUIRED	SATISFACTORY ARRANGEMENTS MADE	
	Must comply	a. 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.
		b. Off-street parking and loading areas where required, with particular attention to the items in "a" above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.

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REQUIRED	SATISFACTORY ARRANGEMENTS MADE	
	Must comply	c. Refuse and service areas, with particular reference to the items in "a" and "b" above.
		d. Utilities with reference to locations, availability and compatability.
		e. Screening and buffering with reference to type, dimensions and character.
		f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects and compatability and harmony with properties in the district.
		g. Required yards and other open space.
		h. General compatability with adjacent properties and other property in the district.
		i. Any special requirements set forth in the district regulations for the particular use involved.

2. _____ DENIED _____

3. _____ CONDITIONS & SAFEGUARDS _____

4. _____ TIME LIMIT _____

Chairman Date

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ASR Registration Search

Registration 1036812

Map Registration

Registration Detail

Reg Number	1036812	Status	Dismantled
File Number	A1248935	Constructed	07/05/2007
EMI	No	Dismantled	07/21/2023
NEPA	No		

Antenna Structure

Structure Type

Location (in NAD83 Coordinates)

Lat/Long	29-16-57.6 N 082-02-48.3 W	Address	ON ANTHONY ROAD; 3.5 MILES EAST OF
City, State	ANTHONY , FL		
Zip	32617	County	MARION
Center of AM Array		Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
17.7	105.1
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
122.8	103.9

Painting and Lighting Specifications

FAA Chapters 3, 4, 5, 13
Paint and Light in Accordance with FAA Circular Number 70/7460-1J

FAA Notification

FAA Study	2007-ASO-3478-OE	FAA Issue Date	07/27/2007

Owner & Contact Information

FRN	0009108051	Owner Entity Type	Limited Liability Company

Owner

Saga South Communications, LLC
Attention To: Tom G. Atkins
73 Kercheval Avenue
Suite 201
Grosse Pointe Farms , MI 48236

P: (313)886-7070
F: (313)886-7150
E: FCCLICENSES@SAGACOM.COM

Contact

Atkins , Tom G
73 Kercheval Avenue
Suite 201
Grosse Pointe Farms , MI 48236

P: (313)886-7070
F: (313)886-7150
E: FCCLICENSES@SAGACOM.COM

Last Action Status

Status	Dismantled	Received	07/21/2023
Purpose	Dismantle	Entered	07/21/2023
Mode	Interactive		

Related Applications

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07/21/2023	A1248935	- Dismantle (DI)
01/30/2019	A1123852	- Change Owner (OC)
01/14/2008	A0580796	- Modification (MD)

Related applications (5)

Comments

Comments

None

History

Date	Event
07/21/2023	Registration set to Dismantled
02/01/2019	Registration Printed
02/01/2019	Change of Ownership Letter Sent

All History (9)

Pleadings

Pleading Type	Filer Name	Description	Date Entered
None			

Automated Letters

02/01/2019	Ownership Change, Reference 1022692

CLOSE WINDOW