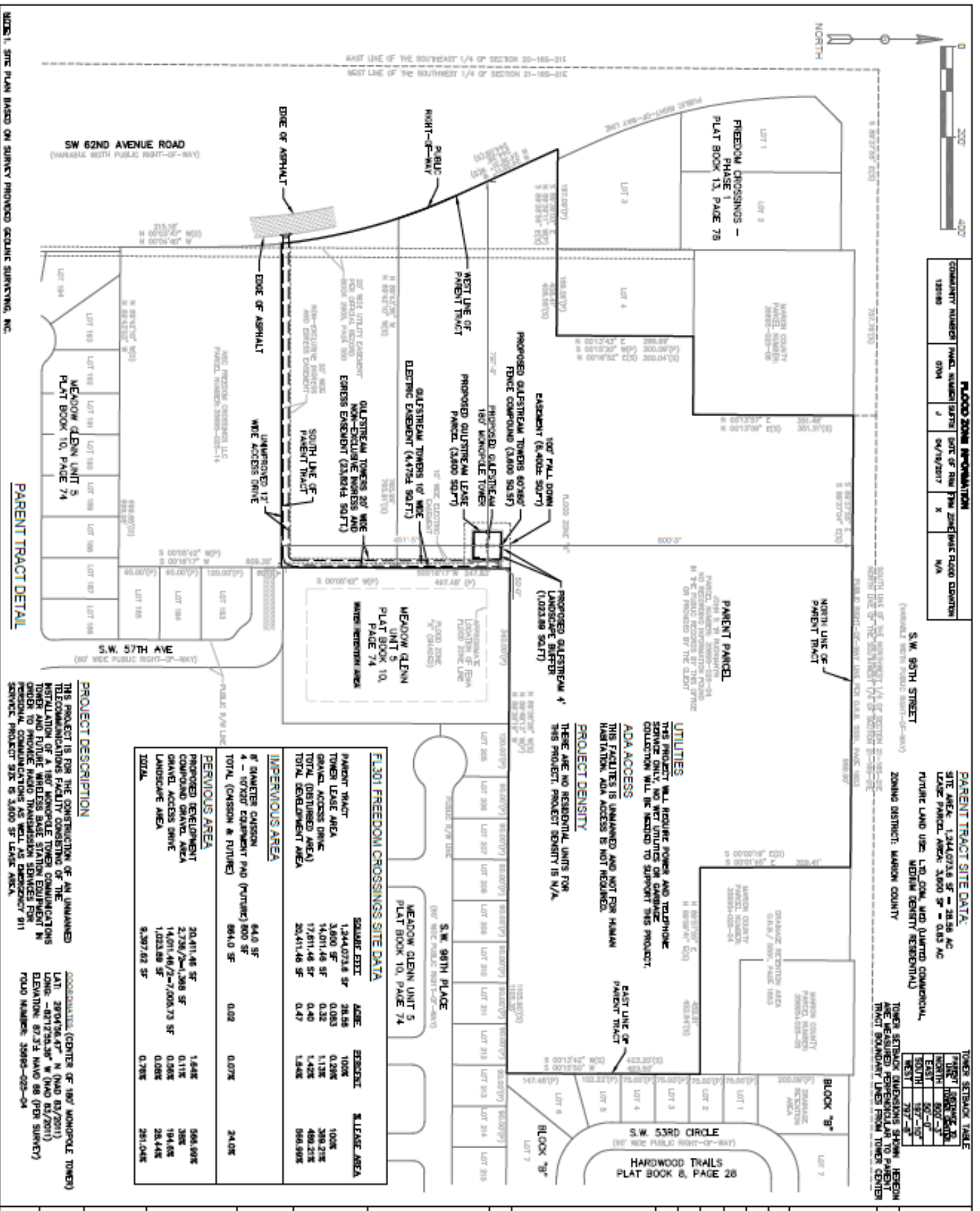


First Public Hearing: Planning & Zoning Commission 06/29/2026 @ 5:30 p.m.	Owner(s): John Rudnianyn.
	Agent(s): Gulfstream Towers Holding Company, LLC.
	Location: No Assigned Address
Second Public Hearing: Board of County Commissioners 07/21/2026 @ 2:00 p.m.	Parcel(s): 35695-025-04
	Zone(s): B-2 (Community Business)
	Acre(s): ±28.56
Public Hearing Location: 601 SE 25 th Avenue, Ocala, FL 34471 - McPherson Governmental Campus Auditorium	
Request Description: Special Use Permit to allow a 180 (foot) high Monopole Communication tower facility in a Community Business (B-2) zone.	
You are receiving this notification because you own property that is located within 300' of the subject parcel(s)	
If you have any questions, please call (352) 438-2675	
All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided in a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.	



FLOOD ZONE INFORMATION

COMMUNITY NUMBER	FLOOD HAZARD DATA	DATE OF DATA	FIRM ZONE	DATE OF ZONE	DATE OF ZONE
128180	0704	04/18/2017	X		N/A

PARENT TRACT SITE DATA:
 SITE AREA: 1,244,073.6 SF = 28.56 AC
 LEASE PARENT AREA: 3,000 SF = 0.03 AC
 FUTURE LAND USE: LTD. COM. MED. (LIMITED COMMERCIAL, MEDICAL DENSITY RESIDENTIAL)
 ZONING DISTRICT: MARION COUNTY
 TOWER SETBACK: MARION COUNTY
 THE REQUIRING JURISDICTION TO PERMIT THESE TRANSMISSION LINES FROM TOWER CENTER

TOWER SETBACK TABLE

HEIGHT	SETBACK
100'-0"	100'-0"
150'-0"	150'-0"
200'-0"	200'-0"
250'-0"	250'-0"
300'-0"	300'-0"
350'-0"	350'-0"
400'-0"	400'-0"
450'-0"	450'-0"
500'-0"	500'-0"
550'-0"	550'-0"
600'-0"	600'-0"
650'-0"	650'-0"
700'-0"	700'-0"
750'-0"	750'-0"
800'-0"	800'-0"
850'-0"	850'-0"
900'-0"	900'-0"
950'-0"	950'-0"
1000'-0"	1000'-0"

UTILITIES
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.
ADA ACCESS
 THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION, ADA ACCESS IS NOT REQUIRED.
PROJECT DENSITY
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT, PROJECT DENSITY IS N/A.

FL301 FREEDOM CROSSINGS SITE DATA

PARENT TRACT	SQUARE FEET	ACRE	PERCENT	% LEASE AREA
PARENT TRACT	1,244,073.6 SF	28.56	100%	100%
TOWER LEASE AREA	3,000 SF	0.03	0.2%	300.21%
GRAVEL ACCESS DRIVE	14,071.46 SF	0.32	1.1%	489.21%
TOTAL (DISTURBED AREA)	20,471.46 SF	0.47	1.6%	589.89%
TOTAL DEVELOPMENT AREA	20,471.46 SF	0.47	1.6%	589.89%

IMPERVIOUS AREA

# OF QUANTIFIER	QUANTIFIER	AREA	%
4	10'x20' EQUIPMENT PAD (TOWER)	800 SF	0.02
1	10'x20' EQUIPMENT PAD (FUTURE)	800 SF	0.02
	TOTAL (CONCRETE & FUTURE)	1,600 SF	0.07%
	TOTAL	261,045 SF	2.1%

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE TOWER AND PAD OF WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE WIRELESS TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SITE IS 3,000 SF LEASE AREA.

COORDINATES: (CENTER OF 180' MONOPOLE TOWER)
 LAT: 29°04'36.47" N (NAD 83/2011)
 LONG: -87°23'34.5" W (NAD 83/2011)
 ELEVATION: 87.3 ± NAVD 88 (PFA SURVEY)
 PWD NUMBER: 29889-028-04

NOTES: 1. SITE PLAN BASED ON SURVEY PROVIDED GEOLINK SURVEYING, INC.