

SW 96TH STREET MONOPINE TOWER

MAJOR FINAL SITE PLAN
(K049-004)

Board of County Commissioners

August 11, 2026

Owner/Applicant: Fazlul Ahmed and Zarna Ahmed

Requested by: United Commercial Telecom, LLC

Project Coordinator: John Sinnott, Principal Planner

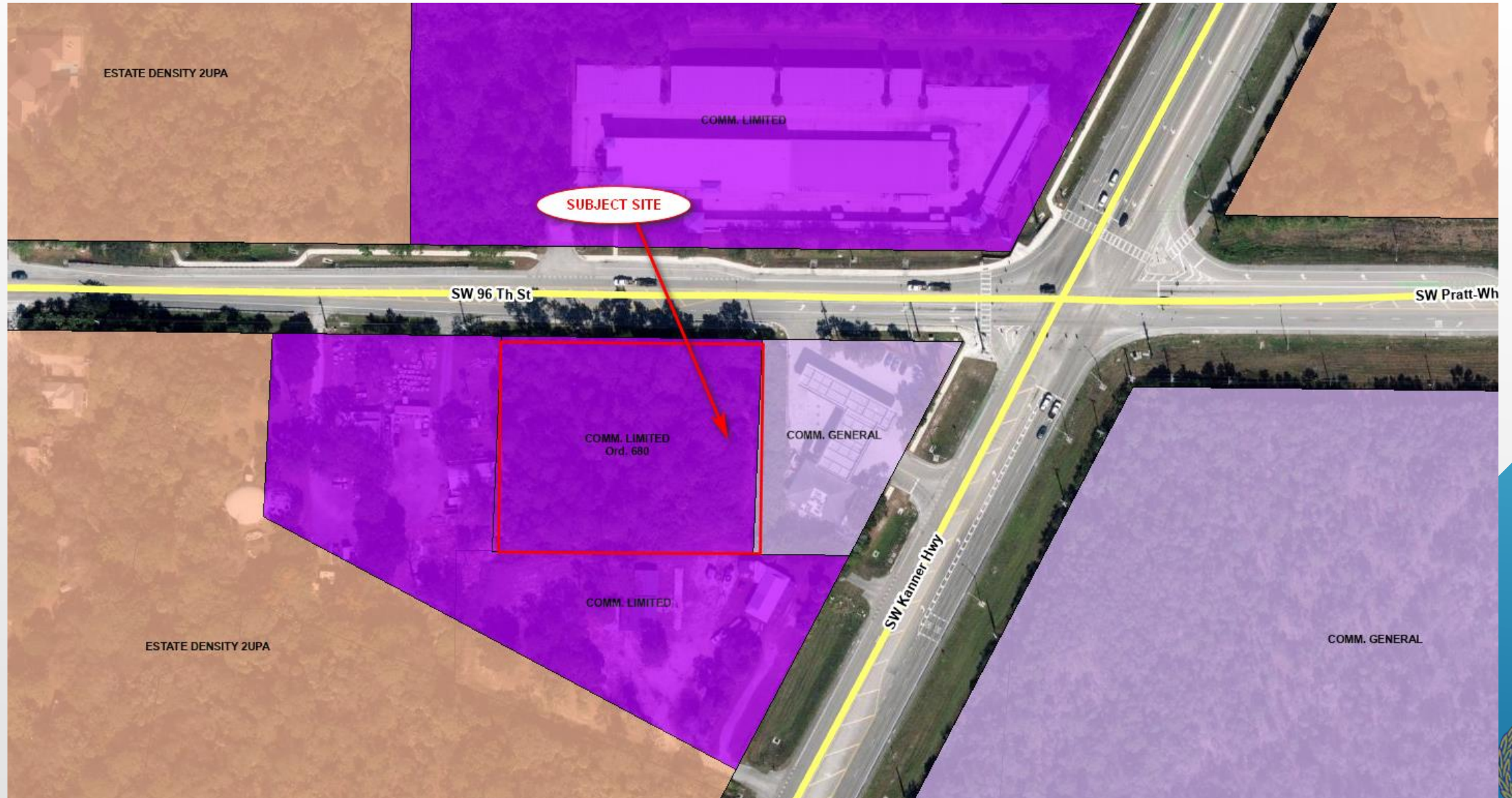


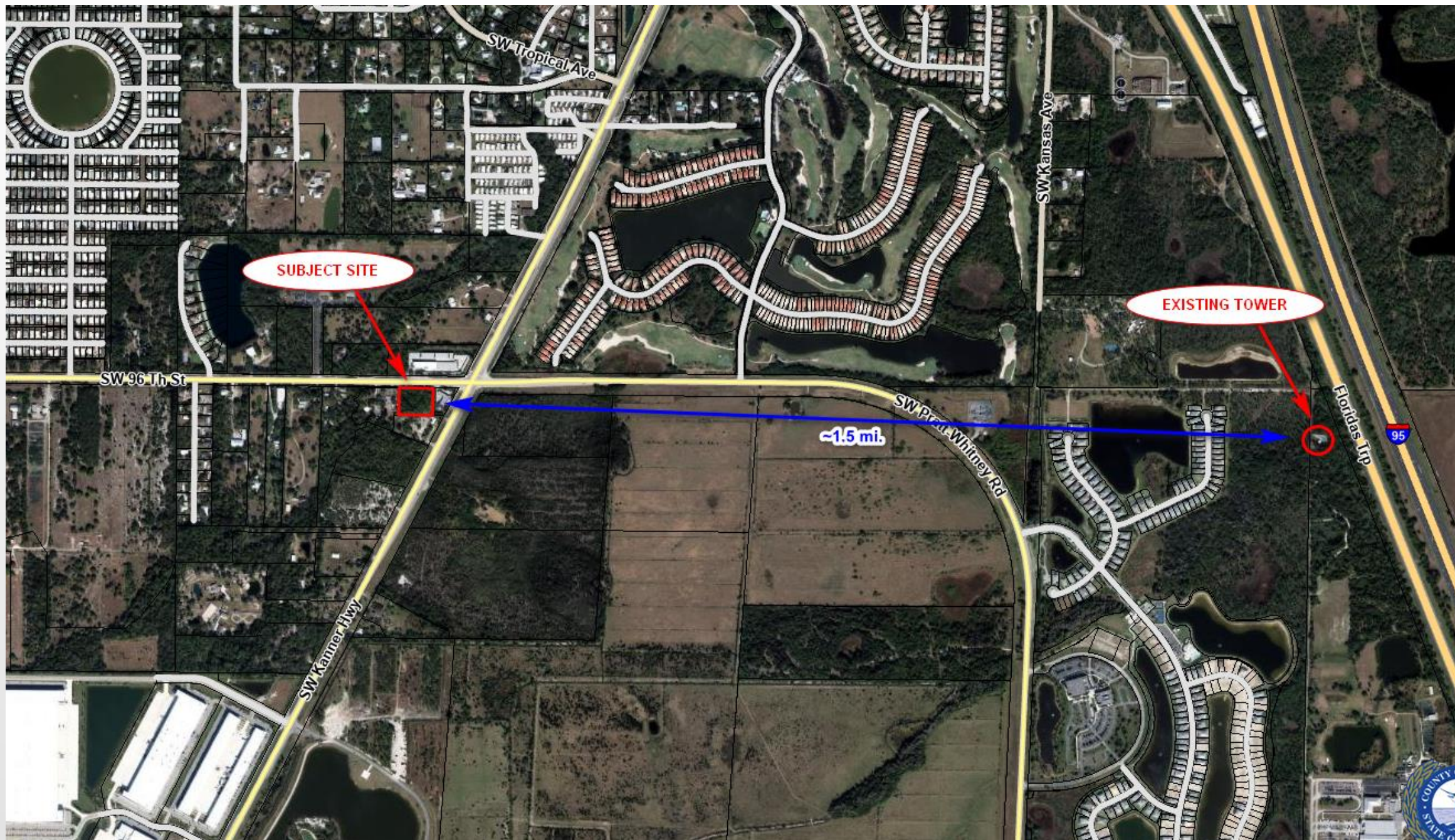


ZONING



FUTURE LAND USE





SW 96TH STREET MONOPINE TOWER

- Proposed 120-foot stealth-design monopine wireless telecommunications facility to accommodate four (4) wireless carriers.
- 1,600 square-foot lease area within a 1.70-acre parent parcel.
- A separate application has been approved for the development of a one-story, 9,472 square-foot convenience store/retail building on the parent parcel.



SW 96TH STREET MONOPINE TOWER

- The proposal complies with the requirements of Div. 18, Art. 4, LDR, Code.
- There are no existing structures of sufficient height in the area which could support colocation of antennas and provide equivalent improvements to service.
- Within a $\frac{3}{4}$ mile search ring, the subject property owners were the only responsive landowners.



SW 96TH STREET MONOPINE TOWER

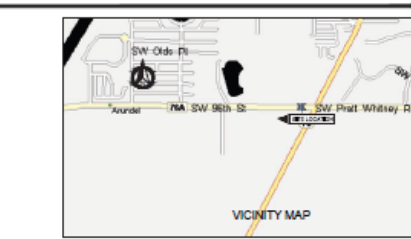
- Based on coordination with Information Technology Services, Sheriff's Office, and Emergency Management, the proposed tower is not expected to interfere with existing public safety telecommunications facilities.



SW 96TH STREET MONOPINE TOWER

- Martin County retained an independent technical consultant, 4G Unwired.
- 4G Unwired confirmed that no existing tower within a reasonable distance can provide equivalent improvements due to spacing constraints, height limitations, and propagation characteristics.
- 4G Unwired verified the proposed tower would materially improve service quality and reliability for users in this area of the county





PREPARED FOR:

 UNITED COMMERCIAL
TELECOM, LLC

725 PRINCEMA BLVD., STE 120
LAKE WATRY, FL 32746
(407) 221-1027

PREPARED BY:

 **GEN**
ENGINEERING

27130 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
(813)917-2871
COA # 35408

Darryl J Kroeze

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JULY 9, 2026

DARRYL J. KROEZE, PE
FL PROFESSIONAL ENGINEER LIC # 53092

[illegible]

SW 96TH STREET MONOPINE TOWER MAJOR FINAL SITE PLAN SITE NAME: SR76&711 SITE NUMBER: FL-5343 SW 96TH ST STUART, FL 34997	SHEET DESCRIPTION FINAL SITE PLAN
SHEET NUMBER SP-1	

APPLICANT /
TOWER OWNER /
LEASE HOLDER /
UNITED COMMERCIAL TELECOM
725 PRIMAVERA BLVD
SUITE 120
LAKE MARY, FL 32748
(407) 221-1027

TITLE HOLDER /
PROPERTY OWNER:
AHMED FAZIL
AHMED ZARNA
104 W THATCH PALM CIR
JUPITER FL 33458

SUBJECT:
GEOLINE SURVEYING
104 W THATCH PALM CIR
SUITE A
ALACHUA, FL 32615
(386) 418-0500

[illegible]

LANDSCAPE STANDARDS:

IN THE EVENT THAT THE VISUAL LINE DEVELOPMENT IS NOT APPROVED APPROXIMATELY 100 FEET FROM THE VISUAL LINE, THE COUNTY LAND DEVELOPMENT CODE REQUIRES A DESIGN TO BE REVIEWED. CONSIDERATIONS: TREE PLANTINGS BY THE TOWER DEVELOPER.

DESIGN/USE STANDARDS:

- A. NEW CONSTRUCTION INCLUDING BUT NOT LIMITED TO: WELDED BURNED OR PAINTED STEEL AND SPAN/PIERCE AREAS SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIVATE STRUCTURES.
- B. STRUCTURES FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POULTRY, BEEHIVES, DOG HOUSES AND SHEDS SHALL BE SET BACK AT LEAST TEN FEET.
- C. BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF TRACTED LOTS.
- D. ANYTHING INCLUDING NEW, EXISTING, EXTERIOR LIGHTS SHALL BE 14 FEET OR MORE IN HEIGHT AND WILL BE PLACED IN CONSPICUOUS LOCATIONS ALONG THE PROPOSED HIGHWAY. (A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 100 FEET).
- E. ANYTHING INCLUDING NEW, EXISTING, EXTERIOR LIGHTS SHALL NOT EXCEED A HEIGHT OF 10 FEET AND BE PLACED AT THE CORNERS OF TRACTED LOTS.
- F. STRUCTURES INCLUDING BUT NOT LIMITED TO, WELDED BURNED OR PAINTED STEEL AND SPAN/PIERCE AREAS SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIVATE STRUCTURES.

STABILIZED LONG COMPLETION OF CONSTRUCTION TO THE INTERSECTION OF THE COUNTY HIGHWAY.

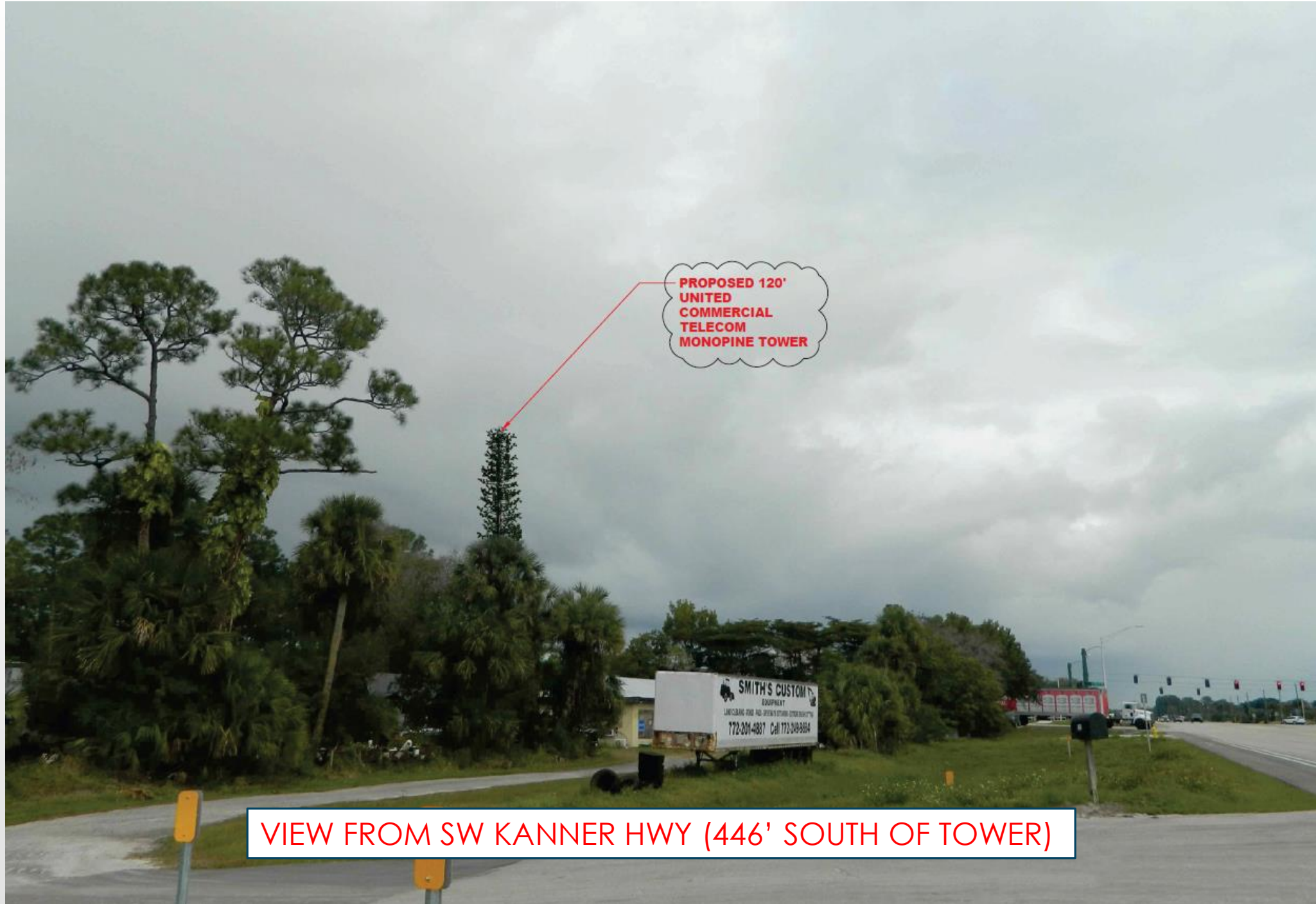
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PROPOSED 120'
UNITED
COMMERCIAL
TELECOM
MONOPINE TOWER

VIEW FROM ADJACENT PROPERTY TO WEST (487' WEST OF TOWER)





**PROPOSED 120'
UNITED
COMMERCIAL
TELECOM
MONOPINE TOWER**

VIEW FROM SW KANNER HWY (446' SOUTH OF TOWER)





VIEW FROM SW PRATT-WHITNEY RD (932' NORTHEAST OF TOWER)



REVIEW OF APPLICATION

- This application was heard before the Local Planning Agency (LPA) on August 6, 2026. The LPA recommendation is presented to the Board.



REVIEW OF APPLICATION

- Development review staff have found the United Commercial Telecom, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the final site plan for the SW 96th Street Monopine Tower project.

