



**Marion County  
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
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**PLANNING & ZONING SECTION  
STAFF REPORT**

<b>Public Hearings</b>	<b>P&amp;ZC Date: N/A</b>	<b>BCC Date: 05/19/2026</b>
<b>Case Number</b>	260510RA	
<b>Plan Number</b>	PL SUP-000339-2026	
<b>Type of Case</b>	<b>Reasonable Accommodation:</b> For three (3) goats, four (4) geese, and two (2) ducks in a Single-Family Dwelling (R-1) zoning classification.	
<b>Owner</b>	William Loges & Karen Loges	
<b>Applicant</b>	William Loges & Karen Loges	
<b>Street Address</b>	6500 SW 202nd Court, Dunnellon, FL 34431	
<b>Parcel Number</b>	1753-035-020	
<b>Property Size</b>	±0.95-acre	
<b>Future Land Use</b>	Rural Land (RL)	
<b>Zoning Classification</b>	Single-Family Dwelling (R-1)	
<b>Overlay Zone</b>	Primary Springs Protection Overlay Zone (P-SPOZ)	
<b>Staff Recommendation</b>	<b>Denial</b>	
<b>P&amp;ZC Recommendation</b>	<b>N/A</b>	
<b>Project Planner</b>	Erik Kramer, Planner	
<b>Code Case</b>	CE26-0573 – Open; Goats, geese & ducks in R-1 972373 – Closed (Resolved); Goats, geese & ducks in R-1	

## I. ITEM SUMMARY

William and Karen Loges, the property owners, have applied for a Reasonable Accommodation (RA) to keep three goats, four geese, and two ducks on their 0.95-acre residential property. The property is zoned Single-Family Dwelling (R-1).

The site is located at 6500 SW 202nd Court, Dunnellon, FL 34431 (Parcel No. 1753-035-020), within the recorded subdivision of Rainbow Acres Unit 3. It is also located within the Primary Springs Protection Overlay Zone (P-SPOZ).

The applicant states that the goats serve as emotional support animals, supported by a letter from their health care provider. The goats are housed in a fenced area at the rear of the property, behind the residence. Ducks and geese are kept in a separate fenced area, also behind the residence.

See Attachment A for additional details. Figure 1 shows an aerial view of the property location.

**Figure 1**  
**Aerial Photograph of Subject Property**



## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** due to the analysis provided within this staff report. If approved, staff recommends the conditions specified in Section VII.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B, and 4.2.6(f).

### III. NOTICE OF PUBLIC HEARING

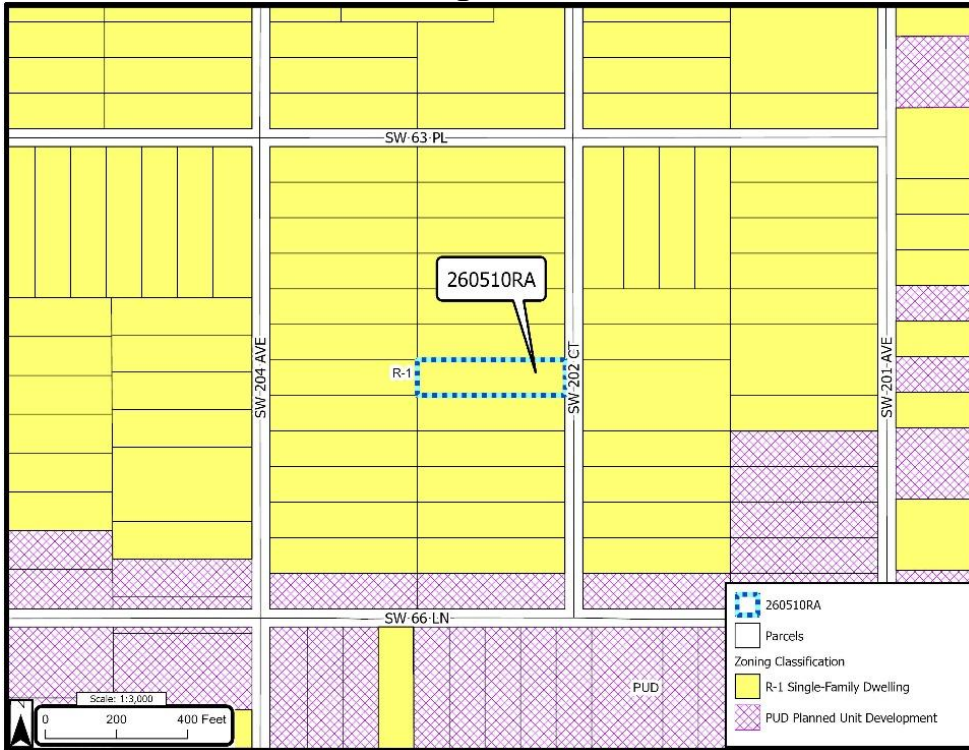
<b>Table 1. Public Notice Summary</b>			
Method	Format	Date	LDC Section(s)
Website Legal Notice	Display Ad	Ad Run: 4/13/2026	2.7.3.E. & 1.2.
Posted Sign	Sign for a SUP	Sign Posted: 4/3/2026	2.7.3.B. & 1.2.
300-foot Mail Notice	Letter to Surrounding Property Owners	19 Letters Mailed: 4/10/2026	2.7.3.C. & 1.2.

As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

### IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 2 provides zoning classification information, while Figure 3 shows the FLUMS designation for the area. Table 2 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. A site visit was conducted on April 3, 2026 (Attachment C). The property is developed with an existing residential home to the east and a large portion of the property being behind the home to the west. A large portion of the backyard area has been fenced off to allow ample room for the goats, geese, and ducks. Staff did not observe any debris or accumulation of animal waste, and there was no smell present when staff visited the site and the portion of open space devoted to the goats, geese, and ducks.
- B. *Zoning District Map.* Figure 2 shows the subject property and surrounding properties designated as Single-Family Dwelling (R-1).
- C. *FLUMS Designation.* Figure 3 is the FLUMS and shows the subject property as Rural Land (RL) land use (1 du/10 ac) with the same land use to the north, south, and east.

### Figure 2 Zoning Classification



### Figure 3 Future Land Use Map Series

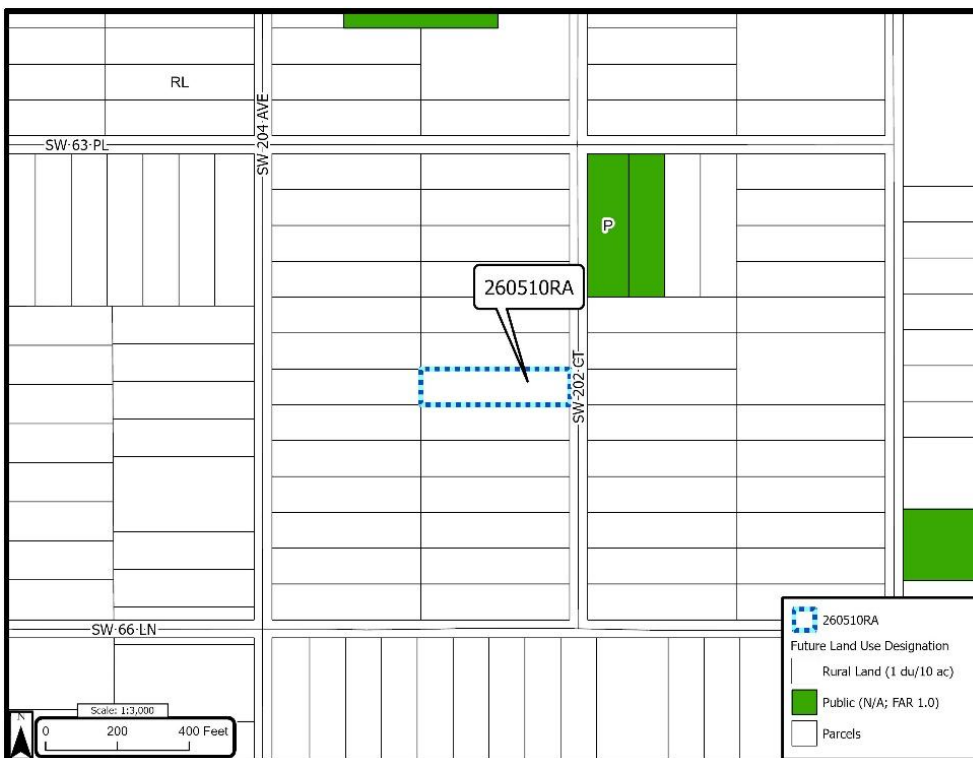
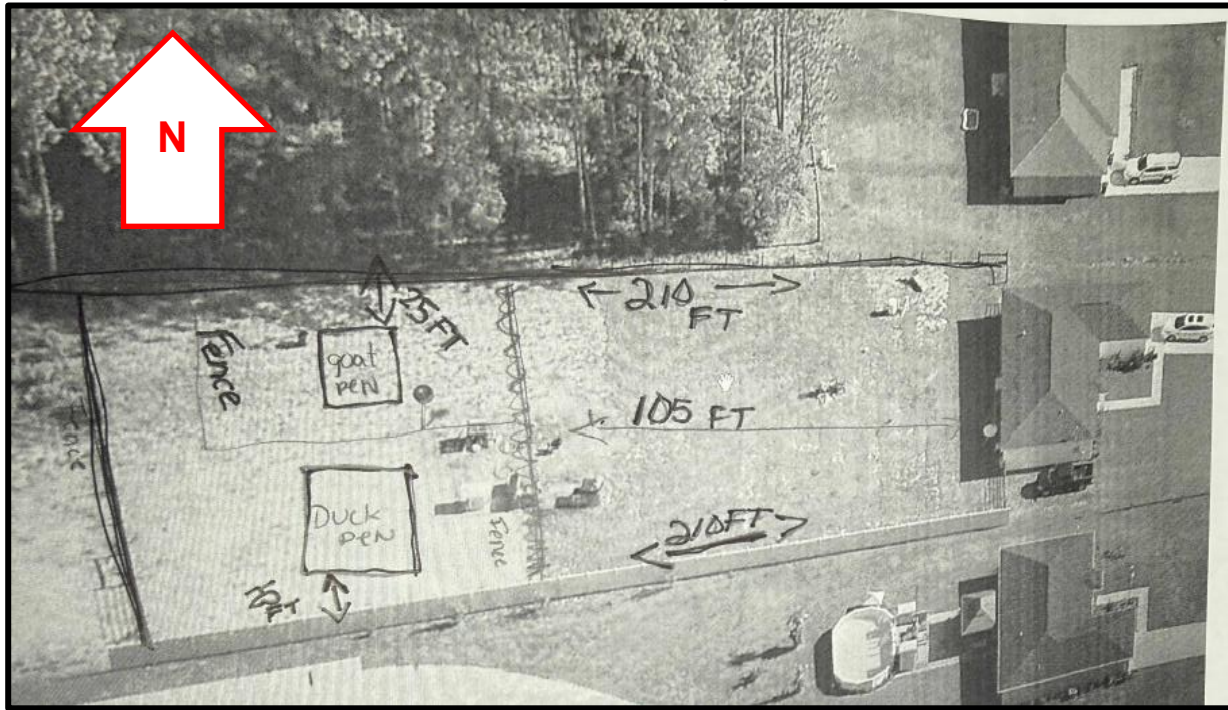


TABLE 2. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
North	Rural Land (RL)	Single-Family Dwelling (R-1))	Improved Residential
South	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
East	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
West	Rural Land (RL)	Single-Family Dwelling (R-1)	Vacant Residential

**Figure 4**  
**MCPA Property Uses**



**Figure 5**  
**Site Plan Provided by Applicant**



**Figure 6**  
**Local Aerial Photograph of Subject Property**



## V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that the Reasonable Accommodation addresses specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these requirements is addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Analysis:** Access to the site is provided through the existing residential driveway onto SW 202<sup>nd</sup> Court. The animal pen area is in the backyard and is accessible from the house, as well as a gated fence on the south side of the house. No new entrances or additional traffic impacts are expected.

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the RA on adjoining properties and properties generally in the surrounding area.*

**Analysis:** The property owner has a personal driveway, and no additional parking is expected to be needed for this specific use. No noise, glare, or odor impacts are anticipated to affect surrounding properties.

- C. *Provisions for **refuse and service area**, with particular reference to the items in (1).*

**Analysis:** The applicant states that bedding material is cleaned and replaced weekly. The applicant also states that bedding is collected and disposed of through standard household trash service. As such, staff recommends the following condition:

- *The tenant (Ryan Jones) will maintain a well-kept area for the goats by changing bedding once a week. Bedding and animal waste produced by the animals must be stored in sealed, leak-proof containers and will be disposed of weekly at an off-site disposal center. The sealed containers must be stored behind the house and must not be stored within 25 feet of adjacent properties.*

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

**Analysis:** The property has an existing well and septic system. The applicant states in the findings of fact that water is provided by hose and kept in containers. The containers are refilled daily.

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

**Analysis:** The applicant's yard is currently fenced around the entire perimeter. In addition to the perimeter fencing, there is a fenced pen for the goats and a separate fenced pen for the ducks and geese in the backyard. Staff provides the following conditions to address screening and buffering.

- *The tenant (Ryan Jones) will maintain the property's perimeter fencing and animal pen fencing. Perimeter and animal pen fencing must be secured in place and in good condition without holes, gaps, or other means for escape.*
- *The tenant (Ryan Jones) may relocate or expand the animal pens, provided that the animal pens remain behind the house and do not encroach into the 25-foot rear or side setbacks.*

- F. *Provision for **signs**, if any, **and exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

**Analysis:** There will not be any signs or additional exterior lighting as a result of this use. Lighting related to household safety exists and is only used as needed.

- G. *Provision for **required yards and other green space**.*

**Analysis:** The subject property has approximately 34,000 square feet of open space in the back yard, but the animals are kept within pens on a small portion of the property. At the time of this report's publication, the Marion County Sheriff's Office Animal Unit has not furnished a recommendation regarding the open space needed to promote healthy living conditions for the ducks, geese, or goats. A recommendation from the Animal Unit is expected prior to the 5/19/2026 public hearing.

As such, staff does not recommend conditions pertaining to required yards and other green space at this time; however, conditions may be warranted based on the Animal Unit's recommendations.

- H. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

**Analysis:** Compatibility is defined as a condition in which land uses, or conditions, can coexist in relative proximity to each other in a stable fashion over time, such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figure 5 is an aerial photograph showing the subject property, adjacent properties, and the existing residential area. At this time, this area is mostly comprised of larger lots, many of which are vacant, while some have single-family development.

Staff is concerned that the number of animals is too high for a residentially zoned property. In addition, the current enclosures and perimeter fencing may not be sufficient to keep all animals contained on site, especially the ducks and geese, which can fly off-site.

Staff also note that the duck and goose enclosure includes a dug-out water hole used for bathing and drinking. This water feature does not appear to have circulation or filtration, which could allow standing water to become a breeding ground for mosquitoes.

Based on these concerns, staff are more supportive of a reasonable accommodation for up to three goats, but not for the ducks and geese due to (1) the property being situated in a predominantly R-1 neighborhood and (2) existing conditions of the property and animal enclosures enable off-site impacts to neighbors' health and enjoyment of property. Additionally, staff's site visit reveals that five (5) goats are present on the subject property despite the application indicating three (3) goats.

As such, if approved, staff recommend the following condition to limit the number of allowable animals:

- *The property owners (William Loges and Karen Loges) and tenant (Ryan Jones) acknowledge that only three (3) goats are permitted under this Reasonable Accommodation. Other animals are allowed, subject to compliance with the Land Development Code and County Ordinances. The two (2) additional goats and all ducks/geese must be removed from the subject property within 45 days of this Reasonable Accommodation's approval.*

I. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

**Analysis:** Staff notes that, unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. If approved, Staff recommend a condition that will void the Reasonable Accommodation (RA) if the property changes hands to ensure future owners.

To ensure that the RA stays in compliance and has a system of periodic reviews, Staff recommends a list of conditions provided at the end of this report to mitigate the possibility of any negative impacts from this special use.

- *The Reasonable Accommodation is attached to the tenant (Ryan Jones), not the property owners (William Loges and Karen Loges) or the subject property. The Reasonable Accommodation does not transfer with a change in ownership or tenancy.*
- *The tenant (Ryan Jones) must notify the Growth Services Director in writing when any of the goats pass away.*

- *With prior notification provided to the property owners (William Loges and Karen Loges) and tenant (Ryan Jones), Marion County Code Enforcement may access the property for inspections as necessary to ensure compliance with conditions approved under this resolution.*

J. *Consistency with the Comprehensive Plan.*

1. Policy 2.1.5: **Permitted & Special Uses** – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

**Analysis:** LDC Section 4.2.9 requires a Special Use Permit for the keeping of goats, geese, or ducks in a Single-Family Dwelling (R-1) zoning. In this case, a Reasonable Accommodation, which is a variant of a Special Use Permit for emotional support animals, was requested. Thus, the application is consistent with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the Reasonable Accommodation is consistent with LDC Sections 2.8.2.D and 2.8.3.B, provided conditions are imposed to mitigate off-site impacts.

## VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE WITH CONDITIONS** the special use permit amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

## VII. STAFF RECOMMENDATION

- A. Staff recommends the Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **DENY** the Reasonable Accommodation (RA).

- B. In the event that the Board considers approval with conditions, Staff provides the following conditions to address compliance with LDC Sections 2.8.2.D and 2.8.3.B:
1. The tenant (Ryan Jones) will maintain a well-kept area for the goats by changing bedding once a week. Bedding and animal waste produced by the animals must be stored in sealed, leak-proof containers and will be disposed of weekly at an off-site disposal center. The sealed containers must be stored behind the house and must not be stored within 25 feet of adjacent properties.
  2. The tenant (Ryan Jones) will maintain the property's perimeter fencing and animal pen fencing. Perimeter and animal pen fencing must be secured in place and in good condition without holes, gaps, or other means for escape.
  3. The tenant (Ryan Jones) may relocate or expand the animal pens, provided that the animal pens remain behind the house and do not encroach into the 25-foot rear or side setbacks.
  4. The Reasonable Accommodation is attached to the tenant (Ryan Jones), not the property owners (William Loges and Karen Loges) or the subject property. The Reasonable Accommodation does not transfer with a change in ownership or tenancy.
  5. The property owners (William Loges and Karen Loges) and tenant (Ryan Jones) acknowledge that only three (3) goats are permitted under this Reasonable Accommodation. Other animals are allowed, subject to compliance with the Land Development Code and County Ordinances. The two (2) additional goats and all ducks/geese must be removed from the subject property within 45 days of this Reasonable Accommodation's approval.
  6. The tenant (Ryan Jones) must notify the Growth Services Director in writing when any of the goats pass away.
  7. With prior notification provided to the property owners (William Loges and Karen Loges) and tenant (Ryan Jones), Marion County Code Enforcement may access the property for inspections as necessary to ensure compliance with conditions approved under this resolution.

## **VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION**

Not applicable for Reasonable Accommodation applications.

**IX. BOARD OF COUNTY COMMISSIONERS' ACTION**

To be determined. Scheduled for May 19, 2026, at 2:00 PM.

**X. LIST OF ATTACHMENTS**

- A. SUP Application for the RA.
- B. DRC Comments.
- C. Site Photos & Animal Photos.