



Marion County  
Board of County Commissioners

Growth Services  
2710 E. Silver Springs  
Blvd. Ocala, FL 34470  
Phone: 352-438-2600 Fax:  
352-438-2601

APPLICATION COMPLETE  
DATE COMPLETED 1/31/24  
INITIALS MR  
TENTATIVE MEETING DATES  
P&Z PH 3/25/24  
BCC/P&Z PH 4/16/24

RECEIVED

JAN 31 2024

Marion County  
Growth Service

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: AGRICULTURAL & LARGE

kernel.

BREEDING - 4 ADULTS Avg # ON PREMISE 10

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R1

Parcel account number(s): 4218-253-005

Property dimensions: Front 250.0 Depth 137 Total acreage: .78

Directions: N/A

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Nicole Woller

Property Owner name (please print)

2735 SE 140 PLACE

Mailing Address

Summerfield, FL 34491

City, State, Zip code

561-715-5910

Phone number (include area code)

drwoller@pbhi.org

E-mail address

Nicole Woller

Signature

Brett Woller

Applicant or agent name (please print)

2735 SE 140 PLACE

Mailing Address

Summerfield, FL 344

City, State, Zip code

561-715-5910

Phone number (include area code)

Brett@pbhi.org

E-mail address

Brett Woller

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

A.R. 3117		STAFF/OFFICE USE ONLY	
Project No.: <u>2024010089</u>	Code Case No.: <u>0</u>	Application No.:	
Rcvd by: <u>EM</u>	Rcvd Date: <u>1/31/24</u>	FLUM: <u>MR</u>	Zoning Map No.: <u>202</u> Rev: 07/1/2019



Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

- 3.  Applications for kennels shall include a description of the following findings:
  - a.  Describe the breed type(s)
  - b.  Describe the number of dogs in total.
    - i. How many Females? *Two*
    - ii. Are any presently pregnant? *NO*
  - c.  Describe if any dogs are personal pets only (not breeding). *yes (6) SIX*
  - d.  Describe the number of litters per year. *2 per yr.*
    - i. Any current litters on site? *NO*
  - e.  Describe where the kennels are located.
    - i. Are the kennels indoors, outdoors, covered, uncovered, or temp-controlled? *see site plan*
    - ii. Are there basic kennels or inside-home living? *yes*
  - f.  Describe if there are any other animals on the property *6 dogs, goats (6), (4) chickens*
  - g.  Describe how sales are being conducted.
    - i. Are the sales on site? Offsite? *BOTH*
    - ii. How many customers visit the site? *4-6 per yr.*
      - 1. Contract signings, purchase, pickup day only, puppy choosing, or puppy visits.
  - h.  Describe if there are any signs posted on the property *no*
  - i.  Business/Kennel Name
    - i. Provide a website if applicable.
    - ii. Provide social media sites if applicable.
  - j.  Describe any registrations *NONE*
    - i. AKC or any other Registered Clubs
      - 1. Provide previous inspection certificates if applicable.
  - k.  Provide Certifications *provided*
    - i. Rabies Vaccinations
    - ii. County Licenses
    - iii. County Kennel Application

**Nikki and Brett Woller**  
 2735 SE 140 Place  
 Summerfield, Florida 34491  
 561-715-5910

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January 13, 2024

**Application for Large Kennel**

We are requesting a special use permit to allow us to have a “large kennel” on our property. We have been living at 2735 SE 140 Place in Summerfield since 2017. Our property is at the end of a dirt road in the subdivision of Belleview Heights Estates. Our property is .79 acres. Both of our neighbors’ properties are zoned A1 with R1 egresses as their driveways.

**A: Describe Breed Type**

We have three breeds of dogs on our property and Kellie.

1. We raise, show, and breed pure bred Lagotto Romagnolo dogs. Lagotto Romagnolo dogs are rare breed Italian water dogs. They are curly subterranean hunters known for finding underground mushrooms (truffles). They are loving and cuddly dogs that can get between 25 and 30 pounds.
2. We have three Russian Tsvetsnaya Bolonka “Bolonka”. Bolonka are also rare breed dogs, new to America. We have bred and shown them in the past but have not in the past three years. Russian Tsvetsnaya Bolonka are teacup dogs bred to sit on laps of Russian royalty. They can weigh 4-12 pounds. They have long or wavy silky or curly hair.
3. We have two Great Pyrenees guardian dogs. Great Pyrenees are livestock guardian dogs. They are large gentle dogs who have, thick coats. They are bred to protect livestock from wild predators.
4. We also have an 18-year-old Maltichon (Kellie). She is a mixed cross Maltese and Bichon. She weighs 10 pounds. She was our first family dog that we ever had. She is my daughters retired medical alert dog.

**B. Describe Number of Dogs in Total**

Lagotto Romagnolo	Russian Tsvetnaya Bolonka	Great Pyrenees	Maltichon (other)
Olaf – male MICROCHIP 992001000208010 TAG: 19304-23	Jaxon – male MICROCHIP 900164000791156 TAG: 19310-23	Grenade – male MICROCHIP 956000012766836 TAG: 19306-23	Kellie – female (spayed) MICROCHIP: TAG: RABIES EXEMPT DUE TO MEDICAL ISSUES
Rolo – male MICROCHIP 900079000598723 TAG: 19301-23	Natalia – female (spayed)	Siren – female (spayed)	

Attachment A

	MICROCHIP 900164000791170 TAG: 19312-23	MICROCHIP 990000008106977 TAG: 19305-23	
Castiel – male MICROCHIP 900215002023087 TAG: 19313-23	Cookie – female MICROCHIP 900113 MICROCHIP 900113001076955 TAG: 19309-23		
Tito – male MICROCHIP 956000014299057 TAG: 19307-23			
Porsche – female MICROCHIP 900215000199215 TAG: 19302-23			
Blaze – female (under one year) MICROCHIP 956000015441527 TAG: 23415829			
Bentley – male (neutered) MICROCHIP 900215000199127 TAG: 19311-23 TO BE REHOMED			
Maverick – male MICROCHIP 956000014299110 TAG: 23415827 TO BE REHOMED			
Snowball Cashmere Male Under one year LEAVING ON JANUARY 31			
Salle – female (spayed) MICROCHIP 380260100566162 TAG: 19303-23 TO BE REHOMED			
Remi – female (under one year) MICROCHIP TAG: 23415828 LEAVING ON FEBURARY 2			
Sig – female MICROCHIP:956000015406013 TAG:23415830 (under one year) To be Rehomed			

As of 011324 we currently have 18 total dogs on our property. We currently have 9 males and 9 females. We have one neutered male (Bentley) and one male that are under one year old (Snowball). Snowball is scheduled to leave for his home in California on 013124. For health and growth purposes, we do not neuter our males until they are two

years old. We have one male (Jaxon) that is on the schedule to be neutered. Maverick is a Champion AKC show dog. At this time, we are unsure if we will be sending him back out onto the show circuit.

None of our females are pregnant, nor do we plan on having any litters over the next two years. We currently have four spayed females (Salle, Natalia, Siren and Kellie); we have three females under one year old (Blaze, Sig and Remi). For health and growth purposes, we do not spay or breed our females until they are two. Remi will be leaving for her new home on February 2, 2024. We are looking for an appropriate home for Remi. We are looking for a working rehome for Salle.

C. Describe if any dogs are personal pets (not breeding).

All our dogs are treated as personal pets. We have two females that are of breeding age and eligibility, however due to a family medical issue that occurred in October of 2023, we will not be breeding any of our dogs for the next two years. We have six dogs that are either scheduled to be rehomed or have been rehomed with dates to move.

D. Describe the number of litters per year.

Normally we have between 2 and 5 litters a year. That is no longer the case. Our last litter was born in June of 2023. Due to a family medical issue that occurred in October 2023, and major surgery scheduled in February of 2024 we have no litters planned at this time.

E. Describe where the kennels are located.

All our dogs live in the house. We have airline crates for some of our dogs. Our crates are in doors. They are in our office area off the family room. We do not have formal "kennels." Many of our dog's sleep in our room. Three of our dogs' sleep in our daughter's room. We rotate our dogs in and out of our main living area so that they are all a part of our family.

We have one outside livestock guardian dog. His name is Grenade. He has many outdoor places that he likes to sleep in. He has a bed in our air-conditioned garage. He has a cot in the barn area. He likes to sleep under the palm tree. During inclement weather Grenade is brought inside. Grenade has a girlfriend name Siren. Siren sleeps inside at night.

F. Describe if there are any other animals on the property.

We have raised dairy goats, chickens, and dogs on our property since we have bought it in 2017. We currently have 10 goats, 5 hens and 2 roosters on our property. We have been living at 2735 SE 140 Place in Summerfield since 2017. Our property is at the end

of a dirt road in the subdivision of Belleview Heights Estates. Our property is .79 acres. Both of our neighbors' properties are zoned agricultural with their driveways being zoned residential.

Since living at our property, we have always had dogs, goats, and chickens. This was a very rural neighborhood when we bought our home. The property was already set up to have livestock and chickens when we purchased the home in 2017. We would like permission to keep all our current animals.

G. Describe how sales are being conducted.

We advertise our puppies on the AKC marketplace website, through our Good Dog website and our own personal website [www.housewoller.com](http://www.housewoller.com). Potential House Woller puppy parents fill out an application, undergo a puppy home study and then a telephone interview. To receive a puppy application, the potential parent contacts us through email or telephone. Once they have a phone interview and we believe that the potential parent is a good match for a lagotto, we send them a puppy placement retainer form (attached). We collect 200.00 as a retainer. This retainer will hold the puppy spot. Puppy fees are discussed on the phone during the phone interview or through your initial email contact with House Woller. Nothing else is collected from the potential puppy parent until they pick up their puppy.

Puppies are matched to their families via their puppy application. We match the puppies through the activity level of the potential parents and the type of dog that they are looking for. This ensures that we don't match a hyperactive puppy with a family that has a lower activity level. Puppies go home to their families between 8 and 9 weeks old.

We start preparing our families for their puppy between 4 and 5 weeks. They have an hour-long orientation about their puppy and the Lagotto in general. Puppies go home with their AKC registration complete, one month of health insurance, their microchip, microchip registration, lifetime breeder support, an extensive contract and their puppy binder that outlines everything about them (see attached).

Puppies are picked up at our office in Belleview, Florida at 5806 SE Agnew Road. For health and safety reasons, we do not allow potential puppy parents to visit at our home. They are always welcomed to do a zoom visit with the puppy which we do from home, but all visits are conducted at our business office.

H. Describe if there are any signs posted on the property.

There are no business signs posted on the property with regards to our lagotto or puppies. There are two livestock guardian dog signs on our gates.

I. Business/Kennel Name

Our business name is House Woller, Inc. We call our kennel - Lagotto Romagnolo of House Woller. We are a registered business with the State of Florida. Our tax ID number is 83-1618700. Our website address is [www.housewoller.com](http://www.housewoller.com). We really don't use social media to advertise our puppies, although I did recently create a Lagotto Facebook rehoming page to help rehome our retired adults.

<https://www.facebook.com/groups/294819646673667>

J. Describe any Registrations.

- a. AKC or any other registered clubs.

We are members of the Russian Tsvetnaya Club of America. We are also AKC breeders of Merit (see attached). We do not have any other formal registrations.

K. Provide Certifications

- a. All rabies vaccinations have been provided to Animal Control and are attached.



Marion County Board of County Commissioners

Animal Services

5701 SE 66th St. Ocala, FL 34480 Phone: 352-671-8700 Animal Control: 352-671-8727 Fax: 352-671-8717

RECEIVED

JAN 31 2024

Kennel License Application

Marion County Growth Service

Please submit the completed application to the Zoning Department, located at 2710 E. Silver Springs Blvd, Ocala, FL 34470, for review to determine if a Special Use Permit is needed. After Zoning has reviewed, please submit to Marion County Animal Services along with the nonrefundable application fee, inspection fee and proof of rabies vaccines and County Licenses on all animals.

Date 12.15.23 Application for: [X] Initial Kennel License [ ] Renewal (License # \_\_\_\_\_)

Kennel Type (check all that apply): (please see definitions per Chapter 4 of Marion County Ordinance):

[X] Large / Personal [ ] Business [X] Breeder [ ] Pet Dealer [ ] Rescue

If you are a Rescue, are you 501c3? Yes [ ] No [ ] (If yes, you must submit a copy of your 501c3 determination letter)

Parcel Number(s) 4218.253.005 Zoning R1

Name Nikki Woller Phone number 561.715.5910 DOB 1/9/73

Email Drwoller@pbhi.org Driver License Number W0460633735090

Address 2735 SE 140 PLACE City Summerfield State FL Zip 34491

Mailing Address (if different): N/A City NA State NA Zip NA

Business/Rescue Name \_\_\_\_\_ Phone number \_\_\_\_\_

Business Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Number of Animals (Dogs /Cats) 22 (17 dogs + 5 puppies) - (18) - 14 dogs 4 puppies

Do you, or your establishment, offer or provide services for remuneration, including but not limited to, boarding, care, grooming, breeding, stud services, sale of offspring of adult dogs or cats etc.? [X] Yes [ ] No as of 1/15/24

Do you have, or does your establishment provide services, where 4 or more dogs or cats, over 4 months of age, are groomed, bred, raised, boarded, or trained for compensation or income? [X] Yes [ ] No

DEPARTMENT USE ONLY: ZONING: Received by: [Signature] Date: 12-29-23 Reviewed by: [Signature] Special Use Permit required: [X] Yes [ ] No Special Use Permit obtained: [ ] Yes [X] No Permit number: \_\_\_\_\_

ANIMAL SERVICES:

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Application Fee: \_\_\_\_\_ Inspection Fee: \_\_\_\_\_ Inspected by: \_\_\_\_\_

Inspection Date: \_\_\_\_\_ Total Number of Animals: \_\_\_\_\_ Dogs: \_\_\_\_\_ Cats: \_\_\_\_\_ Current RV/CT: [ ] Yes [ ] No

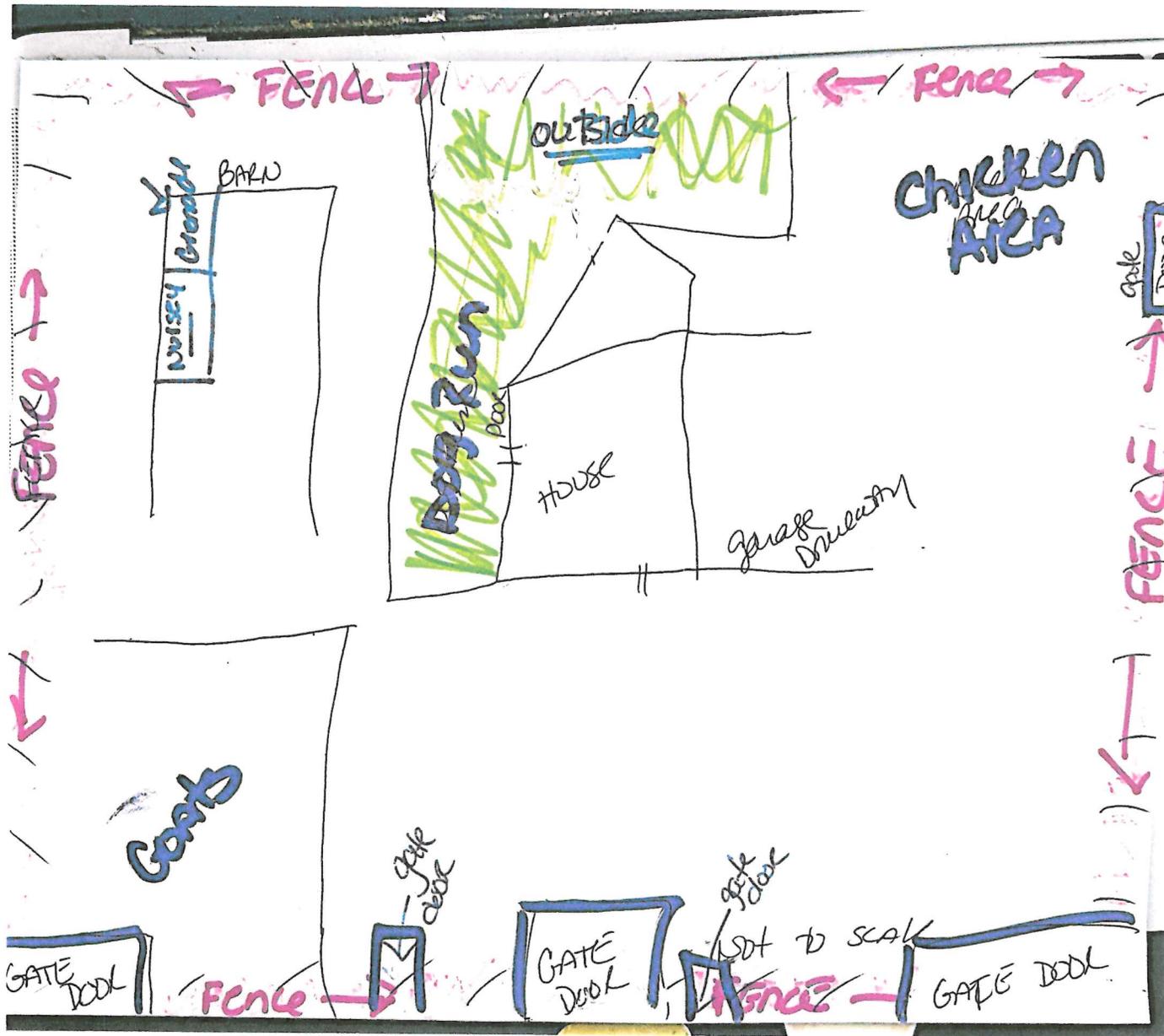
Initial Approval: [ ] Yes [ ] No License Type: [ ] Personal [ ] Business Kennel License # \_\_\_\_\_

Re-inspection Fee: \_\_\_\_\_ Re-Inspection Date: \_\_\_\_\_ Inspected by: \_\_\_\_\_ Approval [ ] Yes [ ] No

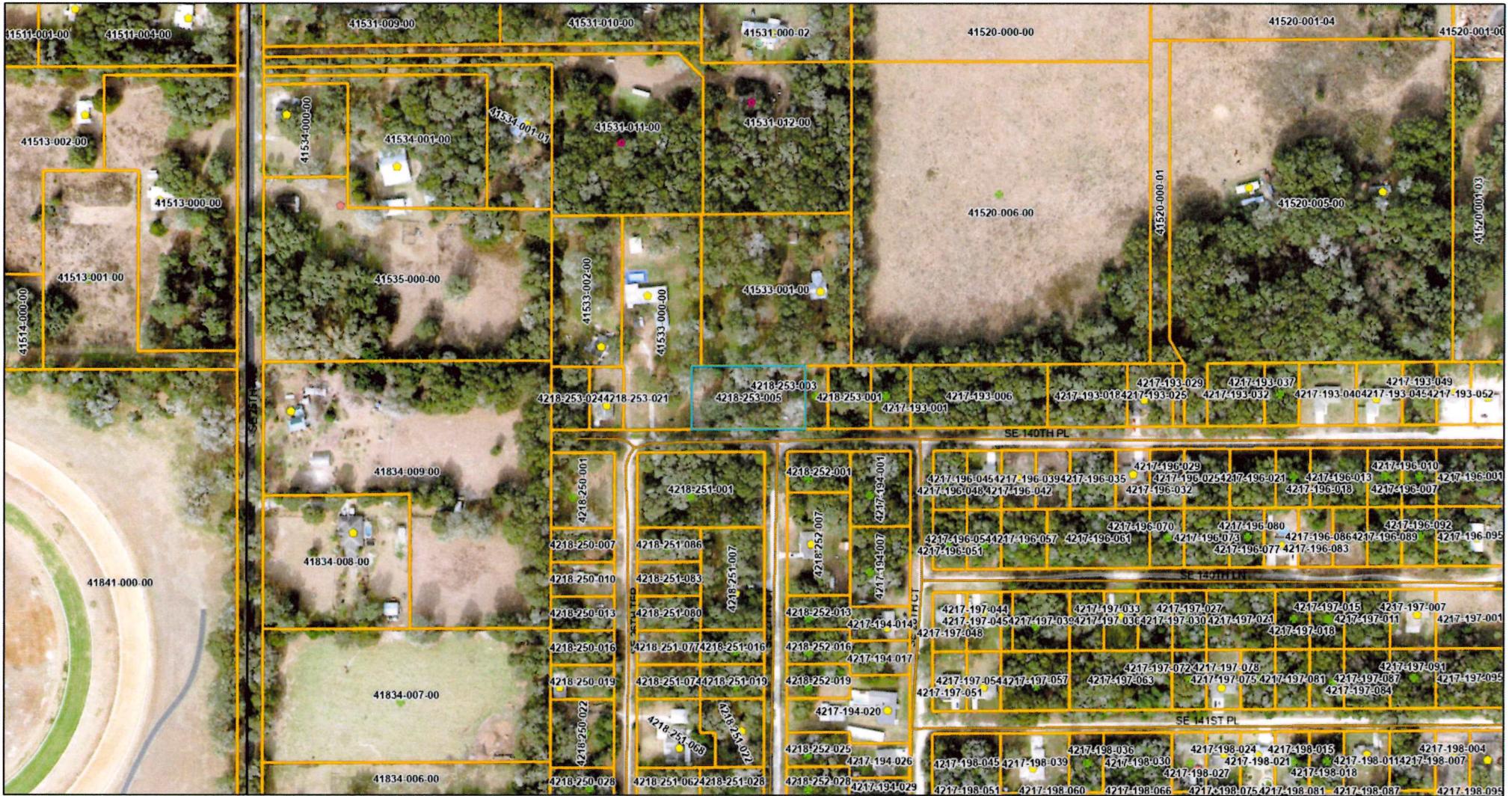
Empowering Marion for Success

www.marioncountyfl.org





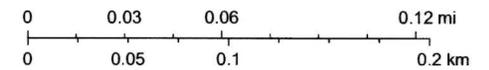
# MCBCC Interactive Map - Internal



1/31/2024, 3:48:55 PM

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- Structure - Confidential Address
- No Address
- Vacant with Address
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- OCE Maintained Unpaved
- Streets
- Aerial2023
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:2,866



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS.

Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
**Real Estate**

4218-253-005

[GOOGLE Street View](#)

Prime Key: 2795247

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

WOLLER BRETT J  
WOLLER NICOLE  
2735 SE 140TH PL  
SUMMERFIELD FL 34491

[Taxes / Assessments:](#)

Map ID: 202

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 01

Acres: .79

Situs: 2735 SE 140TH PL  
SUMMERFIELD

[2023 Certified Value](#)

Land Just Value	\$36,375		
Buildings	\$212,443		
Miscellaneous	\$2,117		
Total Just Value	\$250,935		
Total Assessed Value	\$100,795	Impact	(\$150,140)
Exemptions	(\$50,000)	<a href="#">Ex Codes:</a> 01 38	
Total Taxable	\$50,795		
School Taxable	\$75,795		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$36,375	\$212,443	\$2,117	\$250,935	\$100,795	\$50,000	\$50,795
2022	\$29,100	\$190,310	\$2,117	\$221,527	\$97,859	\$50,000	\$47,859
2021	\$19,400	\$146,160	\$2,117	\$167,677	\$95,009	\$50,000	\$45,009

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6653/1136</a>	10/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$127,000
<a href="#">UNRE/INST</a>	01/2015	70 OTHER	0	U	I	\$100
<a href="#">4219/0041</a>	10/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">4194/1042</a>	09/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$185,000
<a href="#">3075/1369</a>	12/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">2040/1017</a>	06/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$5,900

[Property Description](#)

SEC 15 TWP 17 RGE 22

PLAT BOOK G PAGE 022  
BELLEVIEW HEIGHTS ESTATES UNIT 18  
BLK 253 LOTS 5.6.7.8.9.10.11.12.13.14

Parent Parcel: 4218-253-003

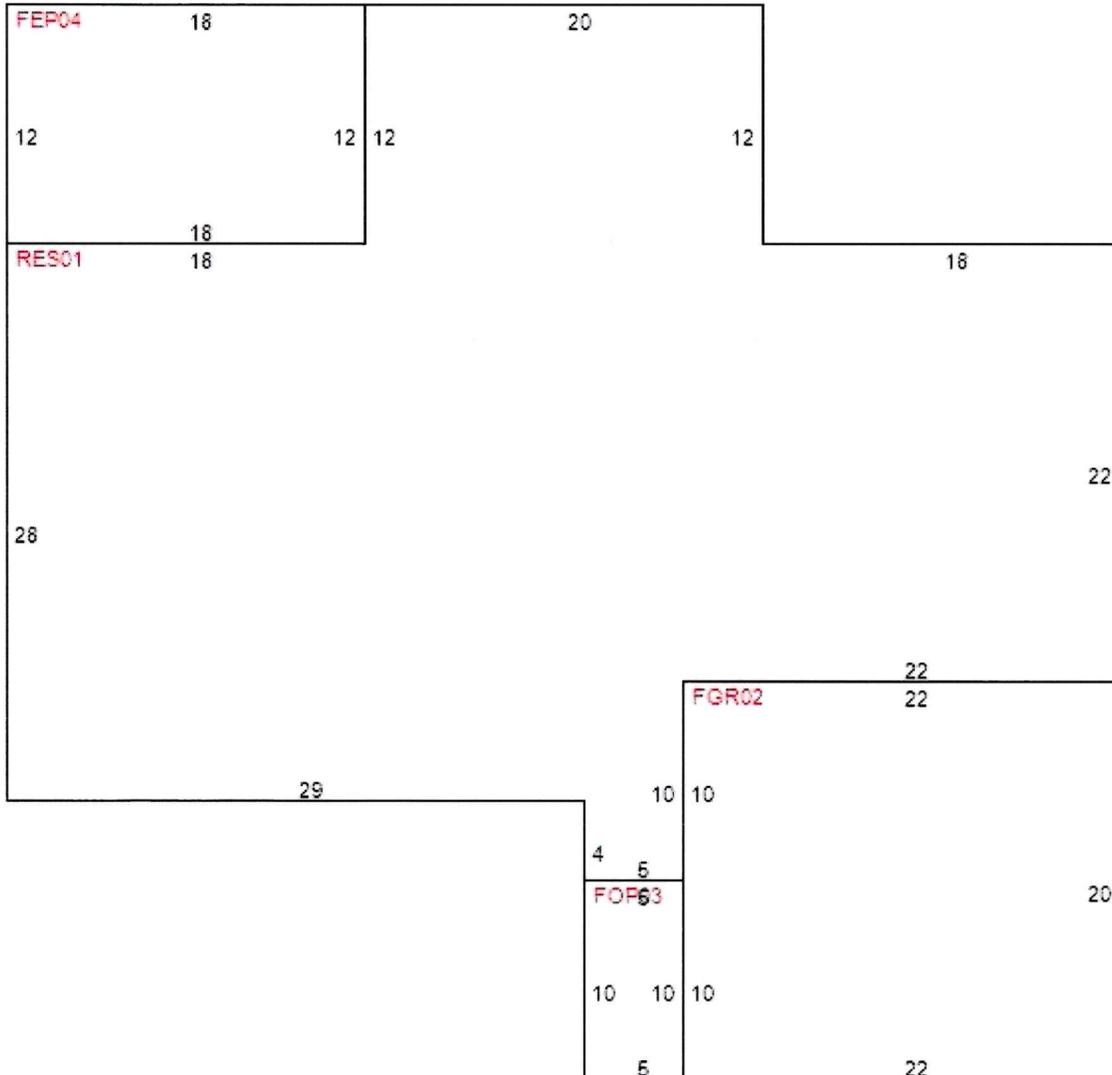
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		250.0	137.0	R1	250.00	FF							
Neighborhood 9414 - BELLEVIEW HEIGHTS ESTS (DIRT)													
Mkt: 10 70													

[Traverse](#)

**Building 1 of 1**

RES01=L5U4L29U28R18U12R20D12R18D22L22D10.  
FGR02=U10R22D20L22U10.  
FOP03=L5D10R5U10.L16U32  
FEP04=U12L18D12R18.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 1  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 7/17/2017 by 210

**Year Built** 1994  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 200

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1994	N	0 %	0 %	1,696	1,696
FGR	0232	- CONC BLK-STUCO	1.00	1994	N	0 %	0 %	440	440
FOP	0301	- NO EXTERIOR	1.00	1994	N	0 %	0 %	50	50
FEP	0434	- WD FRAME-STUCO	1.00	1994	N	0 %	0 %	216	216

**Section: 1**

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN TILE	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER A/C: Y	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC	1.00	1-5 BTH	UT	99	1994	2	0.0	0.0
256 WELL	1.00	1-5 BTH	UT	99	1994	2	0.0	0.0
159 PAV	556.00	CONCRETE	SF	20	1994	3	0.0	0.0
048 SHED	144.00	OPEN	SF	15	2011	1	12.0	12.0
048 SHED	49.00	OPEN	SF	15	2011	1	7.0	7.0
063 GEN	525.00	PUR BLDG	SF	15	1980	1	21.0	25.0
112 FENCE	200.00	WIRE/BD	LF	10	2011	3	0.0	0.0

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2021032187	3/22/2021	3/30/2021	SHINGLE T/O SHINGLE REROOF HOUSE FL16305.1
MA83124	8/1/1994	12/1/1994	SFR

**Nikki and Brett Woller**  
2735 SE 140 Place  
Summerfield, Florida 34491  
561-715-5910

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**Supplemental Letter Explaining the extent of the Special Use Permit**

We are requesting a special use permit for our property at 2735 SE 140 Place in Summerfield, Florida. When we purchased our property in 2017 it was in a rural neighborhood. Our direct neighbors on both sides of us are both land locked. There properties are zoned agricultural with their driveways being zoned residential. We have always had goats, chickens, and dogs since living in Summerfield. We are asking for a special use permit to allow for us to continue to keep our livestock and to be able to have a large kennel on our property. We are a show kennel of rare breed Italian Water Dogs. In the past we have bred Lagotto Romagnolo dogs. While we are not currently breeding our lagotto we would like to have a special use permit in order to potentially breed them in the future.

*The application shall include a description of the following findings. The P&Z may make further written findings that the specific requirements, if any, governing the individual SUP, excluding towers, have been made concerning the following matters, where applicable:*

- 1. 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.*

Our property is surrounded by a privacy gate with six swing gates that allow access and exit to the property. Five of the swing gates are at the front of the property. One of the swing gates is at the east side of the property. There are no concerns with regards to control and access to and from the property. The property has fire alarms in each room and fire extinguishers hung in four places within the house.

- 2. 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 SUP on adjoining properties and properties generally in the surrounding area.*

There is no negative impacts or concerns with regards to off street parking and/or loading areas as we do not have clients to our home. Our dogs are inside and only bark when they are alerting to something or when they hear that their food is being made. We use hay in the dog run area to help control mud. We have (and have had since we moved onto this property) an animal feces waste/refuse cleaner that removes animal waste several time a week. We also have an exterminator for both rats and mosquitos that come throughout the year.

- 3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.*

We have our garbage taken away by Waste Pro twice a week. We have (and have had since we moved onto this property) an animal feces waste/refuse cleaner that removes animal waste several time a week.

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

We have power through by SECO in both our house and our barn area. We have well water in the house, and septic tank.

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

We have a fence on all sides of our property. We also have a privacy fence along our dog run. The back portion of our property backs up to an agricultural property.

*6. 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.*

There will be no signage, extra traffic or impact to the surrounding properties.

*7. Provision for required yards and other green space.*

We currently have plenty of green space and yardage. We purchased our property as it currently is and have made no adjustments to the outside or inside structures. Please see outside plan.

*8. Provision for general compatibility with adjacent properties and other property in the surrounding area.*

The properties that are directly surrounding use are both zoned A1 with their driveway area's being zoned R1. There is no negative impact to the surrounding properties or surrounding area.

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

We are not requesting any new changes or alterations to our property.

NBT: 10.00  
DOC: 889.00



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 10/11/2017 12:44:20 PM  
FILE #: 2017091971 OR BK 6653 PG 1136  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$889.00 MDS: \$0 INT: \$0

Prepared by and return to:  
JUDIT KARPATI, Esq.  
JUDIT KARPATI, PA  
2715 NE 52ND CT  
Silver Springs, FL 34488  
352-369-1291  
File Number: Gonzalez-Waller

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 6th day of October, 2017 between Victoria Gonzalez, single woman and Esther Theresa Gonzalez, a/k/a Ester Theresa Gonzalez, single woman whose post office address is 3085 SW 21st St, Coral Gables, FL 33145, grantor, and Brett J. Waller and Nicole Waller, husband and wife whose post office address is 2735 SE 146th Pl, Summerfield, FL 34491, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

Lot 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, inclusive, Block 253, Belleview Heights Estates Unit No. 18, according to the map or plat thereof as recorded in Plat Book G, Page 22, Public Records of Marion County, Florida.

Parcel Identification Number: 4218-253-005

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Name: X Kristopher Lopez  
*[Signature]*  
Witness Name: X Roxanne Perdomo

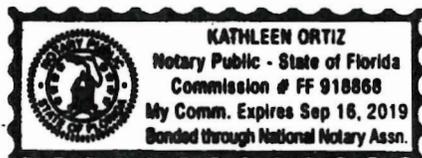
Bg POA Victoria Gonzalez  
*[Signature]*  
Esther Theresa Gonzalez  
a/k/a Ester Theresa Gonzalez  
Grantor  
*[Signature]* (Seal)  
Victoria Gonzalez  
Grantor

State of Florida  
County of X MIAMI DADE

The foregoing instrument was acknowledged before me this X 5th day of October, 2017 by Esther Theresa Gonzalez, a/k/a Ester Theresa Gonzalez, and Victoria Gonzalez, who  is personally known or  has produced a X 6524-218-31-863D as identification.

X 6524-860-59-7110  
[Notary Seal]

*[Signature]*  
Notary Public  
Printed Name: X KATHLEEN ORTIZ  
My Commission Expires: X September 16, 2019



DoubleTimes



garage

front of property

front fence



front fence

front fence

11/25/2021

dos run



house



Back fence

Chicken yard

1/25/24

Ch. Allen Orlea

Back fence

Side fence



Garage

Chicken area



fence

Side of property

11/25/24

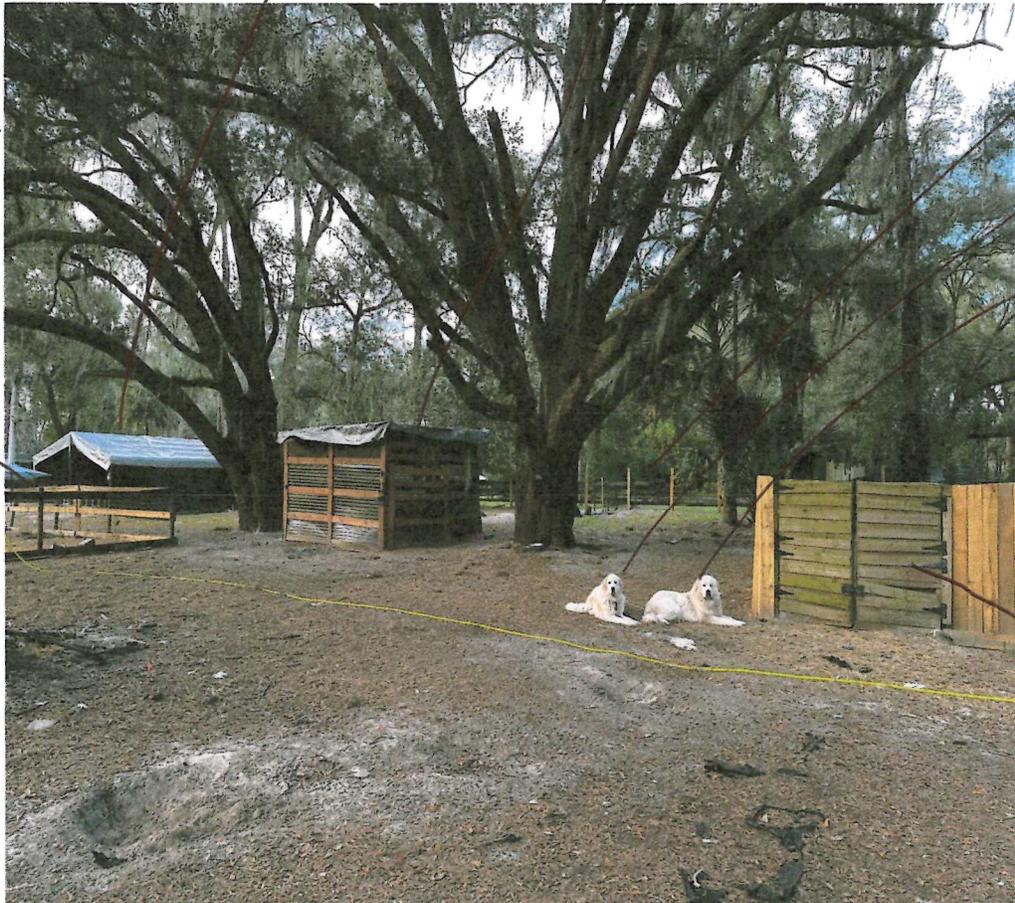
BARN

goat house

Back fence

Siren grenade

Goat Area



front of dog run



dog run

house

BARN

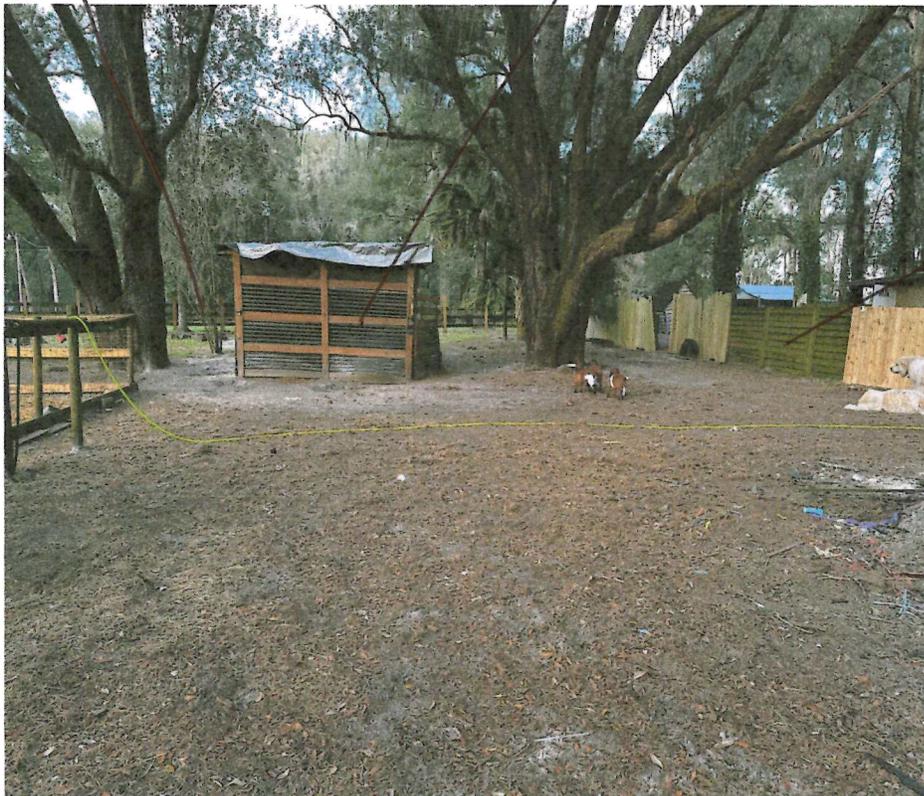
Goat Area

front yard

1/25/24

Back fence

goat hut



dog run

open space



Front fence

Back fence

BARN

goat hut

goat Area

1/25/21

dog run  
thru  
goat meet



goat area  
open space



BARN

goat house

goat area

1/25/2011

goat area



BARN

outside property



dog run area

1/25/21



Dog kept  
outside

1/25/24