ATTACHMENT A

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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

✓ New or Modification $1,000
__ Expired $1,000
__ Renewal (no changes) $300

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: To have 2 horses for personal use. I have 2 kids with special needs and they use the horses as a therapy.

Property/Site Address: 13516 SW 80TH ST DUNNELLON FL 34432
Property Dimensions: 166 FRONT 165 BACK 335 LEFT 340 RIGHT 55871 SQFT **Total Acreage:** 1.29

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** R-1

Parcel Account Number(s): 3490-059-007
SEC 18 TWP 16 RGE 20 PLAT BOOK K PAGE 058 ROLLING HILLS UNIT 1 BLK 59 LOT 7 EXC W 1/2

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. **Please print all information, except for the Owner and Applicant/Agent *signature*. If multiple owners or applicants, please use additional pages.**

Andres Hernandez	Gladisleidys Gonzalez
Property Owner Name (please print)	**Applicant or Agent Name (please print)**
13516 SW 80th ST	13516 SW 80th ST
Mailing Address	**Mailing Address**
Dunnellon FL 34432	Dunnellon FL 34432
City, State, Zip Code	**City, State, Zip Code**
786-312-3254	786-865-8813
Phone Number (include area code)	**Phone Number (include area code)**
andres998@yahoo.com	gladisglez08@yahoo.com
E-Mail Address (include complete address)	**E-Mail Address (include complete address)**
Signatures*	***Signatures***

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY					
Project No.:	Code Case No.:			Application No.:	
Rcvd by:	Rcvd Date: / /		FLUM:	AR No.:	Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

SPECIAL USE – WRITTEN FINDINGS & FACTS

Marion County

Property Owner/Applicant: Andres Hernandez Gladisleidys Gonzalez
Property Address: 13516 sw 80th st Dunnellon Fl 34432
Parcel ID:3490-059-007
Zoning Classification: R-1
Request: Special Use approval for the personal keeping of two (2) horses

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I. Description of the Request

The applicant is requesting Special Use approval to keep **two (2) horses** on the subject property. The horses are maintained **solely for personal, non-commercial family use**. No boarding, breeding, training, lessons, or public access will occur on the property.

II. Findings of Fact

1. **Compliance with R-1 Zoning Lot Area Requirements**
   Under R-1 zoning requirements, a minimum of approximately **9,000 square feet (0.21 acres)** is required for one horse, with an additional **6,000 square feet** required for a second horse.
   The subject property meets and exceeds these minimum land area requirements, allowing for the keeping of two (2) horses in compliance with zoning standards.
2. **Personal and Family Use Only**
   The horses are owned and maintained exclusively by the applicant and family for private use. There is no commercial activity associated with the horses, including boarding, therapy services for the public, or income-producing uses.
3. **Therapeutic Benefit for Children with Special Needs**
   The applicant has **two children with special needs**, and the horses provide significant **therapeutic, emotional, and developmental benefits** as part of the family's daily routine. This use is private, informal, and non-commercial and supports the health and well-being of the children.
4. **Adequate Facilities and Animal Care**
   The property is equipped with **secure fencing** appropriate for horses. The horses have **permanent access to clean water and adequate food** at all times, ensuring proper care and humane treatment.
5. **Compatibility with the Neighborhood**
   The proposed use is compatible with the rural/residential character of the surrounding area. The limited number of horses will not alter neighborhood conditions or conflict with adjacent land uses.
6. **Minimal Impact on Adjacent Properties**
   The keeping of two horses will not generate excessive noise, traffic, odors, or visual

impacts. Manure management and general upkeep will be maintained to prevent nuisance conditions.

7. **No Impact on Public Services or Infrastructure**
   The proposed use will not increase traffic, require additional parking, or place additional demand on public utilities or emergency services beyond normal residential use.
8. **Public Health, Safety, and Welfare**
   Proper fencing, animal care, and property maintenance will ensure the safety of the animals, residents, and neighboring properties in compliance with Marion County regulations.
9. **Environmental Considerations**
   Due to the limited number of horses and proper property management, the proposed use will not negatively impact drainage, water quality, or surrounding natural resources.

III. Findings Related to Public Interest

1. The proposed Special Use **will not adversely affect the public interest**.
2. The request represents a reasonable, low-intensity residential use consistent with R-1 zoning standards.
3. The use supports family well-being, including therapeutic benefits for children with special needs, while remaining fully compatible with surrounding properties and Marion County land use goals.
4. As well as setbacks, will be in compliance with local codes and
5. ordinances.
6. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

Special Use Permit (Written Findings & Facts)

1. Access to the proposed equestrian use will be provided from **SW 140th Avenue**, with a right turn onto **SW 80th Street**. A non-paved access drive will lead directly to the residence located at **13516**, situated on the right side of the roadway. A grassed drive aisle will run along one side of the building to provide access to the rear yard for equestrian activities, including the movement and riding of horses, in a safe, controlled, and orderly manner.

2. No dedicated parking is proposed for the equestrian area, as the use is limited to **personal, non-commercial use** within the residential yard and for **therapeutic purposes for the applicant's children**.

3. The entire area designated for the horses consists of **natural grass coverage**, with limited areas of **sand resulting from the original house foundation**, providing a suitable surface for the intended use. The horses have water and food permanently.

4. Electricity service is provided by Duke Energy. A new well and septic system have been installed that comply with all county and state health and environmental regulations.

5. Solid waste management is handled by the property owners. Refuse is collected on-site and transported weekly to the **Waste Pro facility in Ocala** for proper disposal. A trailer is located at the rear of the property and positioned to minimize visibility from adjacent properties and the public right-of-way.

6. The area designated for the horses will be **fully enclosed by fencing** measuring approximately **164.79 feet in length** and **170.17 feet in width**. Access to the enclosure will be provided by **two gates**, one approximately **18 feet wide** and a second approximately **4 feet wide**. Existing **mature trees on the property provide effective visual screening**, preventing visibility of the horses
from the public roadway and ensuring compatibility with adjacent and nearby properties.

7. A single sign will be installed at the entrance to the property indicating the presence of security cameras. No additional signage is proposed. Motion-activated security lighting will be installed around the property. All sides of the horse enclosure will comply with the **minimum required setbacks** and all **applicable zoning and land development regulations**.

8. The proposed keeping of two horses is **compatible with the size and character of the property** 0.21 ACRES (10,000 SQFT) for 1 horse and an extra 6,000 soft for a 2nd horse and has been reviewed with, and is fully accepted by, adjacent neighbors. The property a few street to the south is a **vacant lot zoned A-1**located at **SW 91st Place, Dunnellon, Florida 34432** and **SW 93rd Place, Dunnellon, Florida 34432**. Additionally, within approximately **two miles**, properties along **SW 129th Terrace Road** currently maintain horses, demonstrating that equestrian use is consistent with the surrounding area.

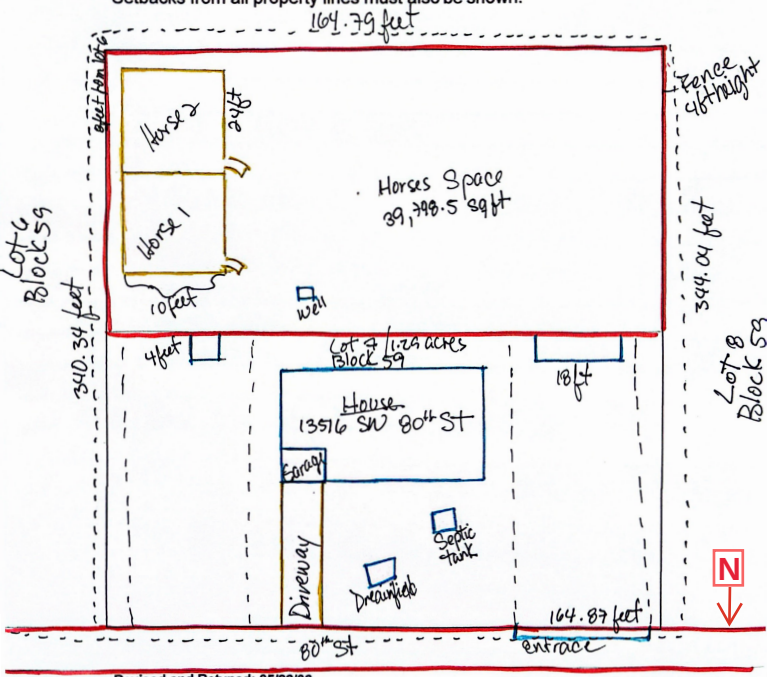
9. The applicant agrees to comply with all applicable **local codes, ordinances, and development standards**, including any reasonable conditions imposed as part of the Special Use Permit approval. The applicant is willing to meet any special conditions necessary to ensure compatibility and compliance.

Updated Site Plan for SUP - Horses

SITE PLAN

Applicants must show all existing and proposed improvements, including location of manufactured home, carport, or garage; well, septic tank, streets and driveways, and the dimensions of the property.

Setbacks from all property lines must also be shown.



Revised and Retyped: 05/22/06

Prepared by and return to:
Brandie P. Bennett
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 25-1092

Parcel Identification No 3490-059-007

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st **day of** February, **2025** between **GMV Investments, LLC, a Florida Limited Liability Company, and Marvela Investments, LLC, a Florida Limited Liability Company,** whose post office address is **13159 Southwest 78th Terrace, Ocala, FL 34473**, Grantors, to **Andres Hernandez, and Gladisleidys Gonzalez**, whose post office address is **13516 Southwest 80th Street, Dunnellon, FL 34432,** Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lot 7, LESS AND EXCEPT the West 1/2 thereof, Block 59, ROLLING HILLS UNIT ONE, a subdivision according to the plat thereof recorded in Plat Book K, Pages 58A through 58P, of the Public Records of Marion County, Florida.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025039263 BK 8568 Pgs 0213-0214 03/26/2025 10:26:45 AM
REC FEE 18.50 INDEX DEED DOC 3,325.00

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Brandie P. Bennett

Witness Printed Name

521 NE 25th Avenue

Ocala, FL 34470

Witness Address

Witness Signature

Theresa Huffman

Witness Printed Name

521 NE 25th Avenue

Ocala, FL 34470

Witness Address

GMV Investments, LLC, a Florida Limited Liability Company

By: _____

Gustavo A. Marquez, Authorized Member

Marvela Investments, LLC, a Florida Limited Liability Company

By: _____

Gustavo A. Marquez, Authorized Member

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 25th day of February, 2025 by Gustavo A. Marquez, Authorized Member of GMV Investments, LLC and Gustavo Marquez, Autorized Member of Marvela Investments, LLC, who is ( ) personally known to me or who (X) has produced FLDL'S as identification.

Signature of Notary Public

Brandie P. Bennett

Print, Type/Stamp Name of Notary

BRANDIE P. BENNETT
MY COMMISSION # HH 314165
EXPIRES: January 21, 2027

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025039263 OR BK 8568 PG 214 Pgs 0213-0214 03/26/2025 10:26:45 AM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Certified Assessment Roll

3490-059-007

GOOGLE Street View

Prime Key: 824461

MAP IT+

Property Information

HERNANDEZ ANDRES
GONZALEZ GLADISLEIDYS
13516 SW 80TH ST
DUNNELLON FL 34432

Taxes / Assessments: $6,398.62
Map ID: 77
Millage: 5072 - UNINCORPORATED

M.S.T.U.
PC: 01
Acres: 1.29

Situs: 13516 SW 80TH ST
DUNNELLON

Current Value

Land Just Value	$44,376
Buildings	$329,218
Miscellaneous	$5,252
Total Just Value	$378,846
Total Assessed Value	$378,846
Exemptions	$0
Total Taxable	$378,846

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$44,376	$329,218	$5,252	$378,846	$378,846	$0	$378,846
2024	$32,508	$0	$0	$32,508	$10,140	$0	$10,140
2023	$27,993	$0	$0	$27,993	$9,218	$0	$9,218

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8568/0213	02/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$475,000
8275/1022	03/2024	05 QUIT CLAIM	0	U	V	$100
8226/0974	01/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	$38,000
5594/1411	05/2011	26 TRUSTEE	0	U	V	$100
3510/0250	08/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	$7,500
1130/1033	10/1982	07 WARRANTY	0	U	V	$3,990

Property Description

SEC 18 TWP 16 RGE 20
PLAT BOOK K PAGE 058
ROLLING HILLS UNIT 1
BLK 59 LOT 7 EXC W 1/2

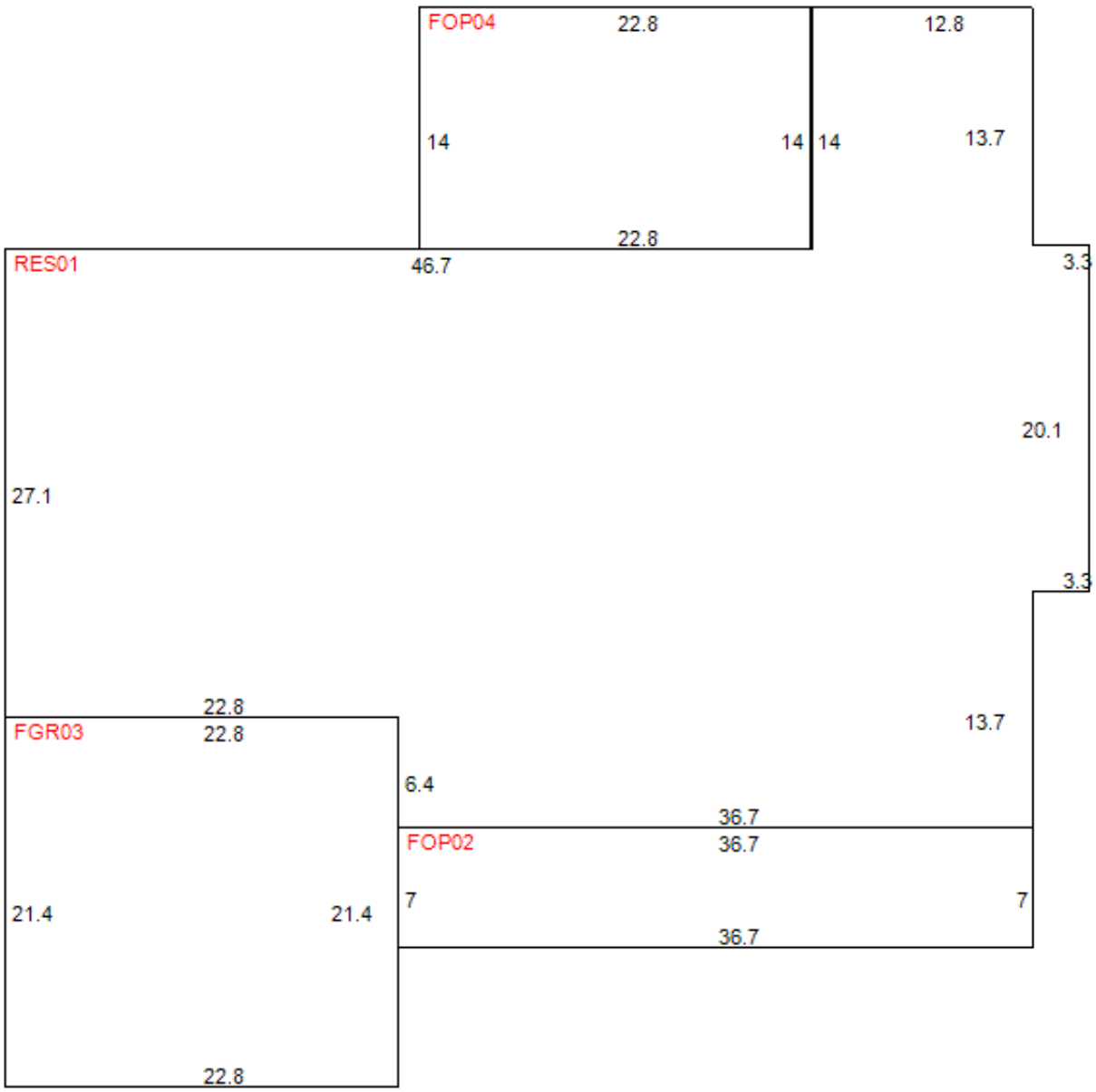
Parent Parcel: 3490-000-000

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		165.0	340.0	R1	1.29	AC	34,400.0000	1.00	1.00	1.00	44,376	44,376
Neighborhood 9310											Total Land - Class	$44,376
Mkt: 7 70											Total Land - Just	$44,376

Traverse

Building 1 of 1
RES01=R36,7U13,7R3,3U20,1L3,3U13,7L12,8D14L46,7D27,1R22,8D6,4.
FOP02=R36,7D7L36,7U7.U6,4
FGR03=D21,4L22,8U21,4R22,8.L22,8U27,1R46,8
FOP04=U14L22,8D14R22,8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	1 - 00-04 YRS
Condition	4
Quality Grade	600 - AVERAGE
Inspected on	1/10/2025 by 118

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 221

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	32 - CONC BLK-STUCO	1.00	2024	N	0 %	0 %	2,093	2,093
FOP	02	01 - NO EXTERIOR 32 - CONC BLK-	1.00	2024	N	0 %	0 %	257	257

FGR 03STUCO	1.00	2024	N	0 %	0 %	488	488
FOP 0401 - NO EXTERIOR	1.00	2024	N	0 %	0 %	319	319

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 23 VINYL PLANK
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 4
4 Fixture Baths: 1
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2024	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2024	2	0.0	0.0
159 PAV CONCRETE	1,848.00	SF	20	2024	3	0.0	0.0

Total Value - $5,252

Appraiser Notes

JAY SAMARTINO MASONRY

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024040839	-	12/5/2024	NEW SFR

Cost Summary

Buildings R.C.N.	$258,568	1/28/2025
Total Depreciation	($5,171)	
Bldg - Just Value	$253,397	
Misc - Just Value	$5,252	1/28/2025
Land - Just Value	$44,376	1/28/2025
Total Just Value	$303,025	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$258,568	($5,171)	$253,397