

APPLICATION COMPLETE  
DATE COMPLETED 10/2/25  
INITIALS EM  
TENTATIVE MEETING DATES  
P&Z PH  
BCC/P&Z PH 1/28/2026



Marion County  
Board of County Commissioners

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

RA-waive fee

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: 4 Goats

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

Parcel account number(s): 1753-028-027

Property dimensions: 100 X 414 Total acreage: 1.03

Directions: 7498 SW 204th Ave, Dunnellon fl 34431

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.

Emelina Rosell

Yurriel Perez

Property Owner name (please print)

Applicant or agent name (please print)

7498 SW 204th Ave

Mailing Address

Mailing Address

Dunnellon FL 34431

City, State, Zip code

City, State, Zip code

786-659-7679

Phone number (include area code)

Phone number (include area code)

emelinarosell179@yahoo.com

emelinarosell179@yahoo.com

E-mail address

E-mail address

[Signature]

[Signature]

Signature

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.

STAFF/OFFICE USE ONLY				
Project No. <u>2025 10 0017</u>	Code Case No. <u>985746-<sup>Marianne Lopez</sup></u>	Application No. <u>33486</u>		
Rcvd by: <u>EM</u>	Rcvd Date: <u>10 / 1 / 25</u>	FLUM: <u>RL</u>	Zoning Map No.:	Rev: 07/1/2019

Code case states cows too plus shows semi-truck parked @ location.

## Special Use Permit Application

Applicant: Emelina Rosel  
Address: 7498 SW 204th Ave, Dunnellon, FL 34431  
Request: Special Use Permit – Residential property to allow 4 goats

**1. Access to property:**

Access is through the existing residential driveway on SW 204th Ave. No new entrances or traffic impacts are expected.

**2. Parking area:**

The existing driveway provides sufficient parking for residents and visitors. No changes to parking are proposed.

**3. Waste removal:**

Animal waste will be collected daily and stored in sealed containers to avoid odors, pests, or health concerns. Waste will be properly disposed of in compliance with county guidelines.

**4. Utilities:**

The property is already connected to residential utilities. Water will be available in the fenced area to provide proper care for the animals.

**5. Screening and buffering:**

The goats will be kept in a fenced enclosure located in the rear portion of the lot. The area will be screened with fencing and natural vegetation to minimize visibility and ensure privacy from neighbors.

**6. Lighting and signage:**

No signage will be installed. Lighting will remain minimal and only used as needed for household safety.

**7. Landscaping and setbacks:**

The goat enclosure will be placed at the rear of the property within the setbacks required by county code. Landscaping and natural buffers will be maintained to ensure compatibility.

**8. Compatibility with neighborhood:**

The animals are for personal, non-commercial use only. No sales, breeding operations, or business activity will take place. The use will not generate traffic, noise, or commercial impacts.

**9. Special conditions:**

Applicant is willing to comply with any conditions imposed by the county to ensure compatibility with surrounding properties and proper care of the animals.

## Attachment A

**From:** [Lopez, Marianne](#)  
**To:** [Madeloni, Elizabeth](#)  
**Cc:** [Weyrauch, Kenneth](#)  
**Subject:** Re: Code Case 985746  
**Date:** Wednesday, October 1, 2025 5:01:19 PM

---

The semi tractor is being parked another location & the cows have been rehomed.

Marianne

### **Marianne Lopez**

*Code Enforcement Officer*

Growth Services

Main: 352-671-8900 | Direct: 352-671-8917 | Cell: 352-789-8718

[Empowering Marion for Success!](#)

---

**From:** Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>  
**Sent:** Wednesday, October 1, 2025 2:45 PM  
**To:** Lopez, Marianne <Marianne.Lopez@marionfl.org>  
**Cc:** Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>  
**Subject:** Code Case 985746

Marianne,

I have a SUP application; however, **it is just for 4 goats**. Your code case states Cows and Goats, but your photos are showing just goats. Am I missing something?

Liz

### **Elizabeth Madeloni**

*Development Review Coordinator*

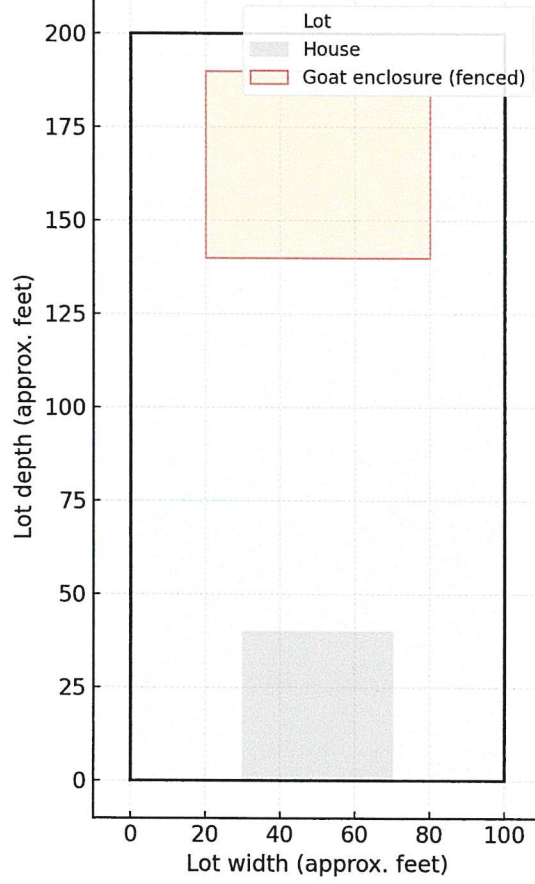
Growth Services

Main: 352-438-2675 | Direct: 352-438-2683

[Empowering Marion for Success!](#)

**Proposed Property Sketch**

Proposed Sketch - 7498 SW 204th Ave, Dunnellon, FL



**OFFICE USE ONLY**

1753-028-027



Show search results for 175...

1755-056-002

002

1755-056-003

1755-056-013

1755-056-005

1755-056-012

1755-056-006

1755-056-011

1755-056-007

1755-056-010

1755-056-008

1755-056-009

1755-057-006

1753-028-039

1753-028-038

1753-028-037

1753-028-036

1753-028-034

1753-028-033

1753-028-032

1753-028-030

1753-028-029

1753-028-028

1753-028-027

1753-028-026

1753-028-025

1753-028-024

1753-028-023

1753-028-022

1753-028-021

1753-028-020

1753-031-001

1753-031-024

1753-031-002

1753-031-023

1753-031-003

1753-031-022

1753-031-004

1753-031-020

1753-031-005

1753-031-006

1753-031-019

1753-031-007

1753-031-018

1753-031-008

1753-031-017

1753-031-009

1753-031-016

1753-031-010

1753-031-015

1753-031-011

1753-031-014

1753-031-012

1753-031-013

1753-030-001

1753-030-023

1753-030-002

1753-030-003

1753-030-022

1753-030-004

1753-030-021

1753-030-005

1753-030-020

1753-030-006

1753-030-019

1753-030-007

1753-030-018

1753-030-008

1753-030-017

1753-030-010

1753-030-015

1753-030-011

1753-030-013

1753-030-012

1752-022

1752-022

1752-022

1752-022

1752-022

1752-022

1752-022

1752-022

1752-022

1752-022

1755-052-009

2-008

1755-057-009

1755-057-009

0655D

1753-029-008

1753-029-013

1753-029-010

1753-029-005

1753-029-002

1752-024

1753-029-007

1752-024-014

1753-029-018

1753-029-021

1753-029-026

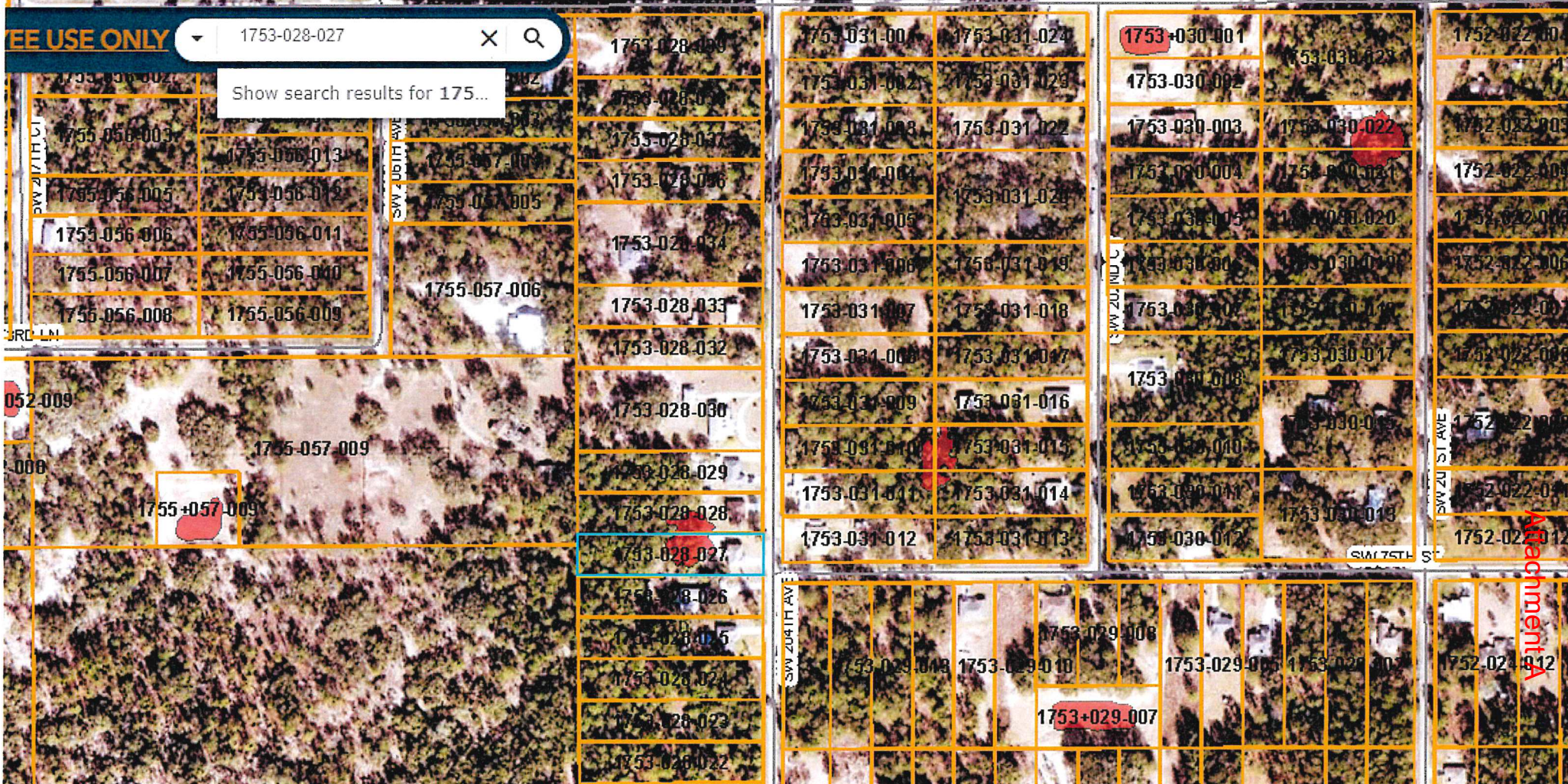
1753-029-029

Attachment A

SEE USE ONLY

1753-028-027 X Q

Show search results for 175...





**Ascencion Medical Center, Inc.**

1060 SW 67 Ave  
Miami, FL 33144  
786-353-2573  
09/24/2025

**To Whom It May Concern:**

This letter confirms that Mrs. Emelina Rosell is a patient under my care at Ascencion Medical Center. She has been diagnosed with **major depressive disorder** and suffers from ongoing symptoms of depression and anxiety. These conditions have a significant impact on her daily functioning and quality of life.

As part of her treatment plan, it is medically recommended that she receive emotional support through the presence of animals. Specifically, the continued presence of **four goats in her household** has been shown to provide comfort, reduce anxiety, and alleviate symptoms of depression. Their presence has a positive impact on her mental health and overall well-being.

For these reasons, I strongly recommend that she be permitted to keep the goats at her residence as part of her ongoing emotional and psychological support.

If you require further information, please do not hesitate to contact my office at [phone number].

Sincerely,

  
**Guido Lopez, ARNP, FNP .**





Attachment A

Petition for Emelina Rosell, at 7498 SW 204th Avenue, Dunnellon, Fl.  
Reason for petition: Emotional Support Animals= 4 goats

My name is Emelina Rosell. I am asking my neighbors if they would agree to signing this petition that my 4 goats are not a threat or in any way a nuisance to the neighbors, to their property or the neighborhood.

My pets are my companion, as well as my emotional support. My pets play a crucial role in my everyday life. They are to me irreplaceable.

I ask you as my neighbors, and if you agree and you do not object of me housing my emotional support animals on my property. They are housed in a properly contained environment suitable for them per regulations. Please sign the petition below.

Thank you in advance. Your support is greatly appreciated.

---

David Antel 20320 SW 75th St.  
Dunnellon, FL

Cathy Lynn 7499 S.W 204th Ave Dunnellon FL 34431



Charles Fry 7544 SW 204th Ave

Shara Carpenter 7520 SW 204th Ave 34431



Prepared by  
Belinda Stephenson, an employee of  
**First American Title Insurance Company**  
1808 East Silver Springs Blvd  
Ocala, Florida 34470  
(352)690-1787

Return to: Grantee

File No.: 14203-2795687

**WARRANTY DEED**

THIS INDENTURE, executed on **March 13, 2024**, between

**Alamo Construction, Inc., a Florida corporation**

whose mailing address is: PO Box 399, Belleview, FL 34421,  
hereinafter called the "grantor", and

**Yuriel Perez and Emelina Rosell, husband and wife**

whose mailing address is: 7498 SW 204th Ave, Dunnellon, FL 34431,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion County, FL**, to-wit:

Lot 27, Block 28, of RAINBOW ACRES UNIT NO. 3, according to the plat thereof as recorded in Plat Book G, Page 97, of the Public Records of Marion County, Florida.

Parcel Identification Number: **1753-028-027**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

Attachment A

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

Alamo Construction, Inc., a Florida corporation

By: [Signature]  
Name: Shawn R. Hughes  
Title: President

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

BD Stephenson  
Print Name

Print Post Office Address: 1808 E Silver Springs Blvd, Oviedo, FL 32767

[Signature]  
Witness Signature

VICKI TRIVETT  
Print Name

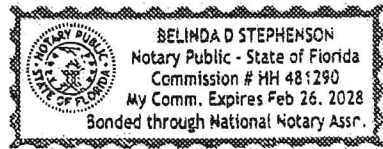
Print Post Office Address: 1808 E Silver Springs Blvd Oviedo FL 32767

State of FL  
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on 3/14/24, by **Shawn R. Hughes, as President, on behalf of Alamo Construction, Inc., a Florida corporation**, existing under the laws of the State of Florida.

[Signature]  
Notary Public

\_\_\_\_\_  
(Printed Name)



My Commission expires: \_\_\_\_\_

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

{Notarial Seal}

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 Property Record Card

1753-028-027

[GOOGLE Street View](#)

Prime Key: 354201

[MAPIT+](#)

Current as of 9/19/2025

### Property Information

PEREZ YURIEL  
ROSELL EMELINA  
7498 SW 204TH AVE  
DUNNELLON FL 34431

### Taxes / Assessments:

Map ID: 19

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: 1.03

Situs: 7498 SW 204TH AVE  
DUNNELLON

### Current Value

Land Just Value	\$24,600
Buildings	\$230,318
Miscellaneous	\$2,634
Total Just Value	\$257,552
Total Assessed Value	\$257,552
Exemptions	\$0
Total Taxable	\$257,552

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$19,900	\$0	\$0	\$19,900	\$19,900	\$0	\$19,900
2023	\$17,000	\$0	\$0	\$17,000	\$7,744	\$0	\$7,744
2022	\$9,350	\$0	\$0	\$9,350	\$7,040	\$0	\$7,040

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8275/0808</a>	03/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$323,000
<a href="#">8096/1366</a>	07/2023	05 QUIT CLAIM	0	U	V	\$100
<a href="#">4150/1199</a>	08/2005	07 WARRANTY	0	U	V	\$100
<a href="#">4150/1177</a>	08/2005	07 WARRANTY	0	U	V	\$100
<a href="#">2879/0437</a>	11/2000	34 TAX	0	U	V	\$3,600

### Property Description

SEC 11 TWP 16 RGE 18  
PLAT BOOK G PAGE 097  
RAINBOW ACRES UNIT 3

# Attachment A

BLK 28 LOT 27

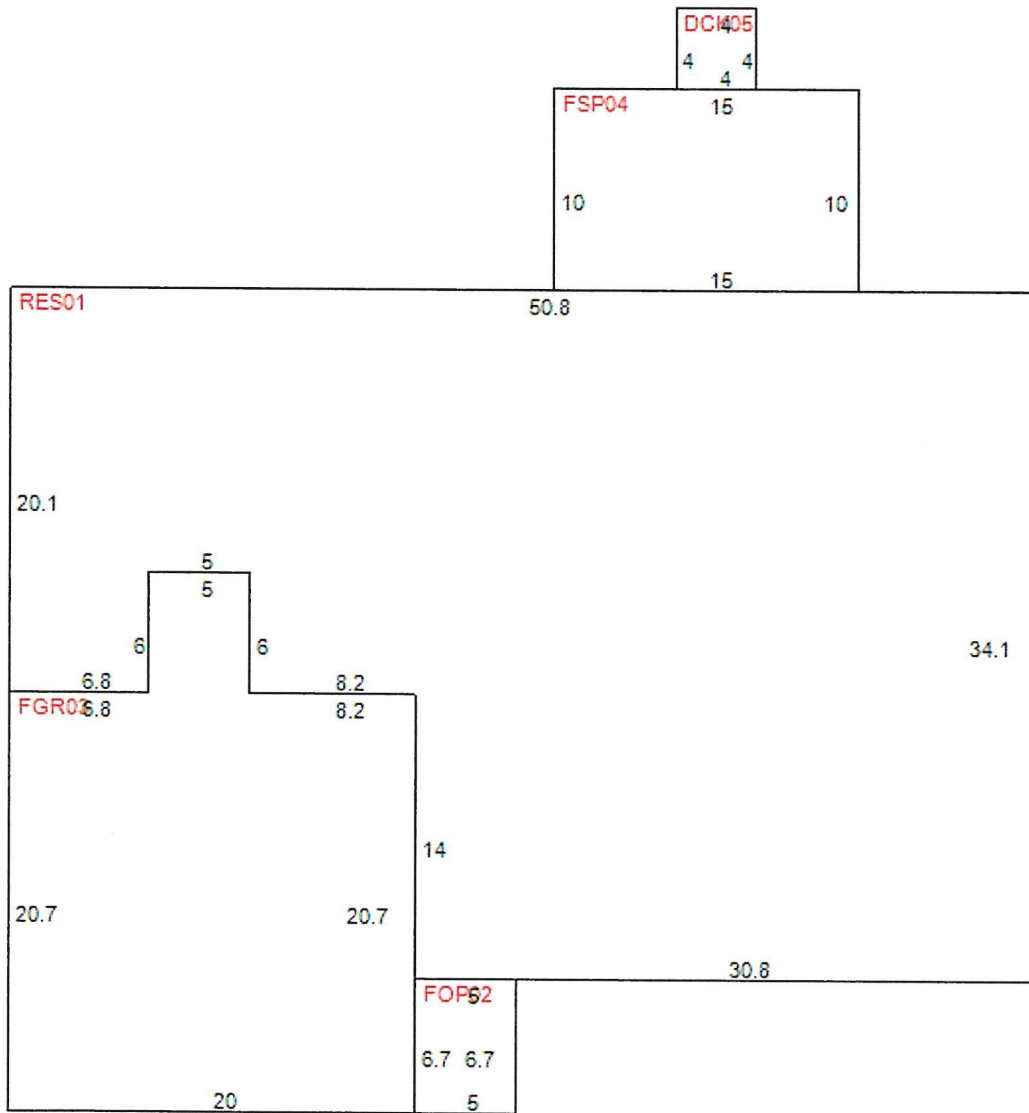
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		100.0	449.0	R1	1.00	LT	24,600.0000	1.00	1.00	1.00	24,600	24,600
Neighborhood 3005											Total Land - Class \$24,600	
Mkt: 4 70											Total Land - Just \$24,600	

Traverse

**Building 1 of 1**

RES01=U14L8,2U6L5D6L6,8U20,1R50,8D34,1L30,8.  
 FOP02=D6,7R5U6,7L5.U14  
 FGR03=D20,7L20U20,7R6,8U6R5D6R8,2.D14R30,8U34,1L9  
 FSP04=U10L15D10R15.U10L5  
 DCK05=U4L4D4R4.



Building Characteristics

## Attachment A

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 1 - 00-04 YRS  
**Condition** 4  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 5/22/2024 by 118

**Year Built** 2024  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 182

TypeID	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 %	1,422	1,422
FOP 02	01 - NO EXTERIOR	1.00	2024	N	0 %	0 %	34	34
FGR 03	32 - CONC BLK-STUCO	1.00	2024	N	0 %	0 %	444	444
FSP 04	01 - NO EXTERIOR	1.00	2024	N	0 %	0 %	150	150
DCK05	01 - NO EXTERIOR	1.00	2024	N	0 %	0 %	16	16

**Section: 1**

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 23 VINYL PLANK	<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> 6 MONOLITC SLAB	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> 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	910.00	SF	20	2024	3	0.0	0.0	
Total Value - \$2,634								

Appraiser Notes

MODEL=LILLY L ALAMO CONSTRUCTION

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2021062853	-	3/1/2024	NEW SFR

Cost Summary

Buildings R.C.N.	\$177,882	5/23/2024			
Total Depreciation	(\$3,557)				
Bldg - Just Value	\$174,325		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>
Misc - Just Value	\$2,634	5/23/2024	1	\$177,882	(\$3,557)
Land - Just Value	\$24,600	1/15/2025			<b>Depreciated</b>
Total Just Value	\$201,559	.			\$174,325

**Madeloni, Elizabeth**

---

**From:** Lopez, Marianne  
**Sent:** Wednesday, October 1, 2025 5:01 PM  
**To:** Madeloni, Elizabeth  
**Cc:** Weyrauch, Kenneth  
**Subject:** Re: Code Case 985746

The semi tractor is being parked another location & the cows have been rehomed.

Marianne

**Marianne Lopez**

*Code Enforcement Officer*

Growth Services

Main: 352-671-8900 | Direct: 352-671-8917 | Cell: 352-789-8718

Empowering Marion for Success!

---

**From:** Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>  
**Sent:** Wednesday, October 1, 2025 2:45 PM  
**To:** Lopez, Marianne <Marianne.Lopez@marionfl.org>  
**Cc:** Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>  
**Subject:** Code Case 985746

Marianne,

I have a SUP application; however, it is just for 4 goats. Your code case states Cows and Goats, but your photos are showing just goats. Am I missing something?  
Liz

**Elizabeth Madeloni**

*Development Review Coordinator*

Growth Services

Main: 352-438-2675 | Direct: 352-438-2683

Empowering Marion for Success!