



**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

**SPECIAL USE PERMIT APPLICATION – 2026**

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Renewing 1503025U

Parcel Account Number(s): 12686-001-00 12686-003-00 12686-003-01

Property/Site Address: 10205 NW Sainesville Rd Ocala 34482

Future Land Use Designations: RL Zoning Classification: A-1

Current Property Use: DOG EVENTS and associated RV parking Total Acreage: 40

Request for a reasonable accommodation  Yes /  No (See checklist item #7 on page 3)

Request for a listed special use  Yes /  No (See checklist item #4 on page 3)

Each/all property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

<b>Property Owner Name (print legibly)</b> <u>Greater Ocala Dog Club Inc.</u>	<b>Applicant or Agent Name (print legibly)</b> <u>Phil Briasco</u>
<b>Mailing Address</b> <u>10205 NW Sainesville Rd</u>	<b>Mailing Address</b> <u>7 Lake Wood Cir.</u>
<b>City, State, Zip</b> <u>Ocala Fl. 34482</u>	<b>City, State, Zip</b> <u>Ocala Fl 34482</u>
<b>Phone Number (include area code)</b> <u>352 427-6992</u>	<b>Phone Number (include area code)</b> <u>352 427 6992</u>
<b>E-Mail Address</b> <u>same →</u>	<b>E-Mail Address</b> <u>aranide@cfl.nv.com</u>
<b>Signature*</b> <u>Phil Briasco</u>	<b>Signature*</b> <u>Phil Briasco</u>
<b>Printed Name and Title of Authorized Signer (for corporate, trust &amp; other entities)</b> <u>Phil BRIASCO</u>	<b>Printed Name and Title of Authorized Signer (for corporate, trust &amp; other entities)</b> <u>Phil BRIASCO</u>

\*By signing this application, the Owner, Applicant, and/or Agent 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 ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
LDC Section that allows proposed Special Use:			
Project No.:	Plan No.:	Code Case No.:	
Rcvd by:	Rcvd Date: / /	Time:	PZ Case No.:

Please note: If approved, the Special Use Permit will **not** become effective until 14 days **after** the final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings 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 Growth Services Zoning Division at 352-438-2675.

## Special Use Permit Application Document Completeness Checklist – 2026

### READ INSTRUCTIONS AND CHECKLIST ENTIRELY

The County will not review a Special Use Permit application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes but must be legible on 8.5"x11" (letter-sized) paper with no resulting font size less than 12pt.

By signing this application, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development at 352-438-2674 and a planner will be able to assist you with scheduling a pre-application meeting.

***Certain special use permit applications require additional information and materials (see checklist item #4).*** There are additional requirement checklists for these certain special uses, which are available at the Growth Services front desk and downloadable on its website.

Growth Services reserves the right to require additional documentation on a case-by-case basis. Should more information be required, the planner assigned to your case will contact you.

A Special Use Permit application is complete and sufficient for review when an Applicant provides the following materials and information:

- 1)  A signed and complete application form accompanied by payment of the application fee.
  - a. To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**<sup>1</sup>. **Make checks payable to: Marion County Board of County Commissioners.**
  - b. Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
- 2)  A copy of the most recent **recorded deed** conveying the property to the current owner.  
(NOTE: If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.)

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<sup>1</sup> Payments using a credit card are subject to a surcharge.

- 3)  **Findings of Facts**, either typed or written on 8 ½" x 11," letter-sized paper. See *Finding of Facts Requirements and Cheat Sheet* on page 4 and 5.  
(NOTE: If typed, use minimum 12pt font. If written, ensure the document is legible. Illegible documents may result in a delayed review or rejection.)
- 4)  **Additional Findings of Facts, ONLY required for the following Special Use Permit types (select if applicable)**. See the form for "Additional Requirements for Specified Special Use Permits."  
a.  Construction & Demolition Debris Landfill  
b.  Kennels  
c.  Manufactured homes in R-2, R-3, & R-E  
d.  Mining  
e.  Parking a Commercial Vehicle Exceeding 16,000 lbs.  
f.  Schools  
g.  Telecommunication Towers  
h.  Wastewater Treatment Facilities and Treated Effluent Disposal
- 5)  A Concept Plan using an appropriate scale, prepared to be consistent with (1) the provisions of Article 2 and 6 of the Land Development Code and (2) the written/typed standard for the **Findings of Facts**.  
(NOTE: Certain special uses listed above require additional information and materials for concept plan review.)
- 6)  A location map that clearly: —  
a. Outlines the subject property; and  
b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties.
- 7)  (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.  
(NOTE: If the Applicant requests a Special Use Permit for **reasonable accommodation for animals**, then supporting documentation is **required**.)

15-R-075  
2015 SUB Application  
Photos of buffers along Gainesville  
Economic impact sheet

- 3)  Provisions for refuse and service area, with particular reference to the items in (1) and (2) above, describe how waste removal will take place.
- 4)  Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility, describe how utilities will be provided to the subject property.
- 5)  Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary, describe if there will be landscaping, fencing, screening, or buffering around the subject 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, describe if there will be any signs or exterior lighting as part of the Special Use Permit.
- 7)  Provision for required yards and other green space:
  - a. Describe how much of the site will remain undeveloped.
  - b. Confirm that setback requirements are being met.
- 8)  Provision for general compatibility with adjacent properties and other properties in the surrounding area, describe the general surrounding properties and how the proposed Special Use Permit will fit with the existing uses.
- 9)  Provision for meeting any special requirements required by the site analysis for the particular use involved, describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

**Special Use Permit Application**  
**Finding of Facts Requirements and Cheat Sheet - 2026**

An Applicant for a Special Use Permit must address **nine (9)** Findings of Facts within both the required Concept Plan in a separate written/typed document. Growth Services may require an Applicant to address additional Findings of Facts to confirm whether the Applicant acknowledges and accounts for any unique conditions relating to the proposed special use.

This section provides the required Findings of Facts as well as instructions intended to help you satisfy the Findings of Facts requirement of the Special Use Permit application. **Write or type your answers on a separate document and attach the document to your application package.**

If your application requires additional Findings of Fact as laid out in the Special Use Permit checklist item #4, include the additional Findings of Fact in the same document in addition to the standard Findings of Fact.

Should you have questions regarding the Finding of Facts or the application process, please contact the Growth Services Department at 352-438-2674 and a planner will assist you.

**Required Nine (9) Questions for the Findings of Facts:**

*(Attach as a separate document)*

- 1)  Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.
  - a. Describe the access from the roads to the subject property.
  - b. Describe the access from the roads to each accessory structure on the subject property.
  
- 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 Special Use Permit on adjoining properties and properties generally in the surrounding area.
  - a. Describe how parking will be provided at the subject property.
  - b. Describe how loading areas will be provided at the subject property.
  - c. Describe how the Special Use Permit may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.

## PROPOSED FINDINGS OF FACT

Applicant submits the following suggested Findings of Fact regarding this Application for a Special Use Permit:

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

The submitted Conceptual Site Plan provides for adequate ingress and egress, by a single controlled entrance, to NW Gainesville Road. The Conceptual Site Plan provides for internal vehicular and pedestrian access ways which provide for automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe. Access to NW Gainesville Road will be controlled and limited to the single access point depicted on the Conceptual Site Plan.

2. **Provisions for off-street parking and loading areas, where required, with particular attention to the items in 1.a above and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.**

The Conceptual Site Plan contains adequate provisions for off-street parking and loading areas. Orientation of on-site parking and loading with adjoining properties minimizes noise, glare or odor effects on adjoining properties, and properties generally in the surrounding area.

3. **Provision for refuse and service area, with particular reference to the items in 1.a and 1.b above.**

Applicant proposes an approval condition that solid waste will be handled by contract on-site solid waste collection and removal activities for each event, which adequately provides for refuse and service areas, and minimizes the impact of collection and removal of refuse on adjoining properties and properties in the surrounding area.

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

Adequate utilities services exist for usage of the property for the purposes specified in the requested Special Use Permit. Sanitary sewer services will be provided by provision of on-site temporary sanitary sewer facilities with capacity for projected attendance at each event. Potable water is available on-site. The proposed location of temporary sanitary sewer facilities minimizes impact on adjoining properties.

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

The subject Property has been used for the same special events (dog shows) for approximately **31** years. The usage is functionally consistent with usages of properties in the surrounding area, which generally consist of agricultural uses and smaller residential/agricultural parcels.

*Police, Paramedic, Veterinarian on site at shows  
Property just inspected by Insurance Co*

## Attachment A Application Package

- 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.**

No additional signage or exterior lighting (temporary or permanent) will be installed on the site.

- 7. Provisions for required yards and other green space.**

The proposed Conceptual Site Plan satisfies all required yards and green space requirements of the Marion County Land Development Regulations.

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

Usage of the site for a limited number of days for dog shows is generally compatible with other properties in the surrounding area. Adjacent and other nearby properties consist of agricultural properties and some smaller tracts with residences, the general character of the area is agricultural, with the exception of the State correctional facilities located 1/4 mile north of the northern boundary of the property.

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

The proposed Conceptual Site Plan does not generate special requirements for the proposed usage requested.



## RESOLUTION NO. 15-R-075

### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on February 23, 2015; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, March 17, 2015; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 150302SU Greater Ocala Dog Club, Inc.,** – The application for a Special Use Permit as submitted by Greater Ocala Dog Club, Inc., Ocala FL, requests a Renewal of Special Use Permit 100307SU, Articles 1, 2 and 4, of the Marion County Land Development Code, for installation of electrical services for a 145 RV occupancy sites to be used in conjunction with scheduled dog show events, in an A-1 (General Agriculture) zone, on Parcel Account Nos. 12686-001-00, 12686-003-00 and 12686-003-01, 40 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated with the submitted conceptual plan and conditions as provided with this approval.
2. Use of the RV facilities and parking spaces shall be permitted only in conjunction with the presentation of dog shows.
3. Operation of the site for dog shows and any associated RV parking shall be limited to a maximum of 60 days per calendar year.
4. Prior to commencement of any dog show events, the owner shall notify the Marion County Zoning Division, Fire Services, and the Public Information Officer in writing a minimum of 10 working days in advance, and provide the event title/name, duration, and estimated number of visitors for the event along with an event coordinator name and contact information.
5. A Special Event Permit shall be obtained for any other events held on-site not consistent with this Special Use Permit approval.

Attachment A Application Package

6. The development and construction of RV facilities is limited to the provisions of electrical utility services and supporting driveway/parking improvements only. No other utility services for the RV facilities (e.g., sanitary sewer or potable water) shall be provided.
7. The ingress/egress shall be from NW Gainesville RD using a paved driveway apron. A Type "E" Buffer (minimum 5' wide, minimum 4 trees per 100 LF, and a continuous double-staggered hedgerow to be 60" high in 2 years) shall be maintained along the property's NW Gainesville Road frontage. Existing vegetation along the property's frontage may be used to satisfy the buffering requirements with additional vegetation planting provided to "fill-in" gap, etc. in the existing vegetation.
8. The Special Use Permit shall run with the owner/operator and not the property.
9. This Special Use Permit for dog shows and any associated RV parking shall expire on March 16, 2025. The applicant may submit a new Special Use Permit Application for consideration to renew and extend the authorization in the future.


**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 17<sup>th</sup> day of March, 2015.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK

  
\_\_\_\_\_  
STAN MCCLAIN, CHAIRMAN



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

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

**2026 Property Record Card**

**12686-001-00**

[GOOGLE Street View](#)

Prime Key: 230715

[MAP IT+](#)

Current as of 3/23/2026

Property Information

GREATER OCALA DOG CLUB INC  
C/O SHIRLEY BAKER  
3711 SW 7TH AVENUE RD  
OCALA FL 34471-7227

Taxes / Assessments:

Map ID: 142

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 53

Acres: 20.00

Situs: 10205 NW GAINESVILLE RD  
OCALA

2025 Certified Value

Land Just Value	\$475,000		
Buildings	\$20,491		
Miscellaneous	\$42,110	Impact	
Total Just Value	\$537,601	Land Class Value	(\$295,219)
Total Assessed Value	\$242,382	Total Class Value	\$310,654
Exemptions	\$0	<u>Ex Codes:</u> 08	\$373,255
Total Taxable	\$242,382		
School Taxable	\$373,255		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$475,000	\$20,491	\$42,110	\$537,601	\$242,382	\$0	\$242,382
2024	\$380,000	\$20,884	\$42,318	\$443,202	\$220,520	\$0	\$220,520
2023	\$275,500	\$22,249	\$42,525	\$340,274	\$200,695	\$0	\$200,695

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">LESE/01YR</a>	10/2003	LS LEASE	0	U	I	\$100
<a href="#">1387/0705</a>	11/1986	07 WARRANTY	0	U	I	\$90,000
<a href="#">1387/0704</a>	11/1986	07 WARRANTY	0	U	I	\$100
<a href="#">1032/0177</a>	08/1980	07 WARRANTY	0	U	I	\$102,000

Property Description

SEC 03 TWP 14 RGE 21  
COM SE COR OF W 1/2 OF E 1/2 OF SE 1/4 N 1186.59 FT  
FOR POB W 1693.35 FT TO ELY R/W US HWY 441 S 09-30-15 E  
ALONG R/W 500.38 FT S 09-40-57 E ALONG R/W 35.27 FT

Privacy - Terms

**Attachment A Application Package**

E 1604.71 FT N 528.30 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		.0	.0	A1	7.00	AC						
9903		.0	.0	A1	13.00	AC						
9994		.0	.0	A1	1.00	UT						

Neighborhood 1175

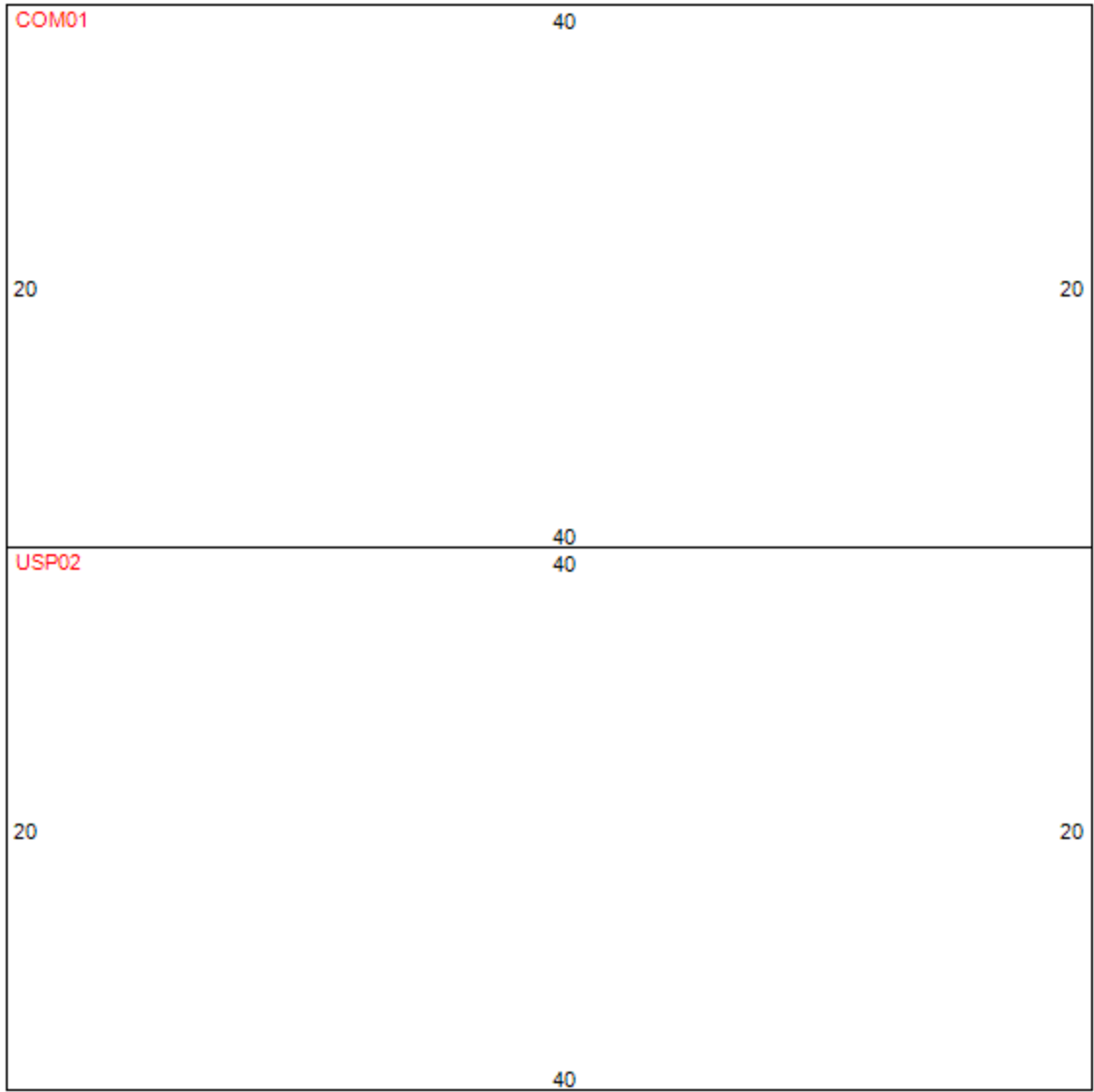
Mkt: 8 70

Traverse

**Building 1 of 1**

COM01=R40D20L40U20.D20

USP02=R40D20L40U20.



Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL  
**Effective Age** 5 - 20-24 YRS  
**Condition** 3

**Year Built** 1994  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%

**Attachment A Application Package**

**Obsolescence: Locational 0%  
Base Perimeter 120**

**Quality Grade** 100 - POOR  
**Inspected on** 7/8/2022 by 228

**Exterior Wall 16 BOARD & BATTEN**

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1994	0	800	F00 MINIMUM FINISH	100 %	N N
2	8.0	1.00	1994	0	800	USP SCR N PORCH-UNF	100 %	N N

**Section: 1**

**Elevator Shafts: 0      Aprtments: 0      Kitchens: 1      4 Fixture Baths: 0      2 Fixture Baths: 0**  
**Elevator Landings: 0      Escalators: 0      Fireplaces: 0      3 Fixture Baths: 0      Extra Fixtures: 2**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1967	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1967	1	0.0	0.0
UDS SCR N PORCH-UNF	2,880.00	SF	40	1990	2	80.0	36.0
048 SHED OPEN	2,088.00	SF	15	1990	1	58.0	36.0
048 SHED OPEN	341.00	SF	15	1990	1	31.0	11.0
048 SHED OPEN	2,880.00	SF	15	1990	3	80.0	36.0
114 FENCE BOARD	336.00	LF	10	2006	1	0.0	0.0
048 SHED OPEN	8,000.00	SF	15	2014	5	200.0	40.0
112 FENCE WIRE/BD	240.00	LF	10	1990	3	0.0	0.0
144 PAVING ASPHALT	8,890.00	SF	5	2004	1	0.0	0.0
159 PAV CONCRETE	400.00	SF	20	2014	3	0.0	0.0
UDU UTILITY-UNFINS	324.00	SF	40	2022	3	12.0	27.0
114 FENCE BOARD	16.00	LF	10	2022	4	0.0	0.0

Appraiser Notes

GREATER OCALA DOG CLUB

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2013120942	12/9/2013	6/18/2014	OPEN SHED
2012110040	11/7/2012	11/7/2012	12 HOOSE BIBS TO EXIST WATER LINE
M110158	11/1/2004	4/27/2010	COMM. DRIVEWAY
MA9946	1/1/1988	-	DOG SHOW SHELTER



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

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

**2026 Property Record Card**

12686-003-00

[GOOGLE Street View](#)

Prime Key: 1675502

[MAP IT+](#)

Current as of 3/23/2026

[Property Information](#)

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

[PC:](#) 53

Acres: 12.98

GREATER OCALA DOG CLUB INC  
C/O SHIRLEY BAKER  
3711 SW 7TH AVENUE RD  
OCALA FL 34471-7227

[Taxes / Assessments:](#)

Map ID: 142

[Millage:](#) 9001 - UNINCORPORATED

Situs: 10285 NW GAINESVILLE RD  
OCALA

[2025 Certified Value](#)

Land Just Value	\$308,275		
Buildings	\$0		
Miscellaneous	\$8,640	Impact	
Total Just Value	\$316,915	Land Class Value	(\$188,478)
Total Assessed Value	\$128,437	Total Class Value	\$284,797
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	\$293,437
Total Taxable	\$128,437		
School Taxable	\$293,437		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$308,275	\$0	\$8,640	\$316,915	\$128,437	\$0	\$128,437
2024	\$246,620	\$0	\$8,976	\$255,596	\$116,786	\$0	\$116,786
2023	\$178,799	\$0	\$9,349	\$188,148	\$106,201	\$0	\$106,201

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5392/1034</a>	07/2010	09 EASEMNT	0	U	I	\$100
<a href="#">2723/1013</a>	11/1999	41 CORP	2 V-SALES VERIFICATION	Q	I	\$83,000
<a href="#">2723/1011</a>	10/1995	08 CORRECTIVE	0	U	I	\$100
<a href="#">2215/0163</a>	10/1995	08 CORRECTIVE	0	U	I	\$100
<a href="#">2192/1954</a>	10/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$50,000
<a href="#">2192/1948</a>	10/1995	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 03 TWP 14 RGE 21  
COM AT THE SE COR OF W 1/2 OF E 1/2 OF SE 1/4 OF SEC 3 TH  
N 00-00-20 E 1186.60 FT TO THE POB TH S 89-58-45 W 788.35

Privacy - Terms

Attachment A Application Package

FT TH N 0-01-15 W 125 FT TH S 89-58-45 W 303.85 TH  
 N 0-01-15 W 296.96 FT TH S 89-58-45 W 669.64 FT TH  
 N 09-30-15 W 81.12 FT TH N 89-58-45 E 1777.43 FT TH  
 S 00-00-20 W 501.96 FT TO THE POB

Parent Parcel: 12686-001-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		.0	.0	A1	1.00	AC						
9903		.0	.0	A1	11.98	AC						
9994		.0	.0	A1	1.00	UT						

Neighborhood 1175  
 Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	592.00	LF	10	1990	3	0.0	0.0
114 FENCE BOARD	72.00	LF	10	1990	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1990	1	0.0	0.0
112 FENCE WIRE/BD	536.00	LF	10	2022	3	0.0	0.0
ADU UTILITY-ALUM	240.00	SF	40	2022	1	12.0	20.0
ADU UTILITY-ALUM	240.00	SF	40	2022	1	12.0	20.0
ADU UTILITY-ALUM	368.00	SF	40	2021	2	16.0	23.0

[Appraiser Notes](#)

[Planning and Building](#)  
 \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description



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

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

## 2026 Property Record Card

12686-003-01

Prime Key: 2347716

[MAP IT+](#)

Current as of 3/23/2026

### [Property Information](#)

GREATER OCALA DOG CLUB INC  
C/O SHIRLEY BAKER  
3711 SW 7TH AVENUE RD  
OCALA FL 34471-7227

### [Taxes / Assessments:](#)

Map ID: 142

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 53

Acres: 7.02

[More Situs](#)

Situs:

### [2025 Certified Value](#)

Land Just Value	\$166,725		
Buildings	\$0		
Miscellaneous	\$586	Impact	(\$164,816)
Total Just Value	\$167,311	Land Class Value	\$1,909
Total Assessed Value	\$2,495	Total Class Value	\$2,495
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	
Total Taxable	\$2,495		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$166,725	\$0	\$586	\$167,311	\$2,495	\$0	\$2,495
2024	\$133,380	\$0	\$586	\$133,966	\$2,495	\$0	\$2,495
2023	\$96,700	\$0	\$586	\$97,286	\$2,545	\$0	\$2,545

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5392/1034</a>	07/2010	09 EASEMNT	0	U	I	\$100
<a href="#">1575/0537</a>	04/1989	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$42,000

### [Property Description](#)

SEC 03 TWP 14 RGE 21  
COM AT SE COR OF W 1/2 OF E 1/2 OF SE 1/4 N 1186.60 FT S  
89-58-45 W 788.35 FT FOR POB S 89-58-45 W 905 FT N 09-30-15  
W 427.81 FT N 89-58-45 E 669.64 FT S 296.96 FT N 89-58-45 E  
305.85 FT S 125 FT TO POB  
**Parent Parcel:** 12686-003-00

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

Privacy - Terms

Attachment A Application Package

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Slp	Phy	Class Value	Just Value
5302		427.0	716.0	A1	7.02	AC						
9994		.0	.0	A1	1.00	UT						
Neighborhood 1175												
Mkt: 8 70												

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
048 SHED OPEN	160.00		SF	15	1990	1	10.0	16.0
114 FENCE BOARD	576.00		LF	10	1990	1	0.0	0.0

Appraiser Notes

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description





Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

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

## 2026 Property Record Card

12686-003-01

Prime Key: 2347716

[MAP IT+](#)

Current as of 3/9/2026

### Property Information

GREATER OCALA DOG CLUB INC  
C/O SHIRLEY BAKER  
3711 SW 7TH AVENUE RD  
OCALA FL 34471-7227

### Taxes / Assessments:

Map ID: 142

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 53

Acres: 7.02

More Situs

Situs:

### 2025 Certified Value

Land Just Value	\$166,725		
Buildings	\$0		
Miscellaneous	\$586	Impact	(\$164,816)
Total Just Value	\$167,311	Land Class Value	\$1,909
Total Assessed Value	\$2,495	Total Class Value	\$2,495
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$2,495		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$166,725	\$0	\$586	\$167,311	\$2,495	\$0	\$2,495
2024	\$133,380	\$0	\$586	\$133,966	\$2,495	\$0	\$2,495
2023	\$96,700	\$0	\$586	\$97,286	\$2,545	\$0	\$2,545

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
<a href="#">5392/1034</a>	07/2010	09 EASEMNT	0	U	I	\$100
<a href="#">1575/0537</a>	04/1989	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$42,000

### Property Description

SEC 03 TWP 14 RGE 21  
COM AT SE COR OF W 1/2 OF E 1/2 OF SE 1/4 N 1186.60 FT S  
89-58-45 W 788.35 FT FOR POB S 89-58-45 W 905 FT N 09-30-15  
W 427.81 FT N 89-58-45 E 669.64 FT S 296.96 FT N 89-58-45 E  
305.85 FT S 125 FT TO POB  
**Parent Parcel:** 12686-003-00

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

[Privacy - Terms](#)

**Attachment A Application Package**

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		427.0	716.0	A1	7.02	AC						
9994		.0	.0	A1	1.00	UT						
Neighborhood 1175												
Mkt: 8 70												

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
048 SHED OPEN	160.00		SF	15	1990	1	10.0	16.0
114 FENCE BOARD	576.00		LF	10	1990	1	0.0	0.0

Appraiser Notes

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description

THIS INSTRUMENT WAS PREPARED BY:  
JOHN MONTGOMERY GREENE  
108 N. Magnolia Avenue, Suite 309  
Post Office Box 1777  
Ocala, Florida 32678

BK1575 PGO537



WARRANTY DEED

THIS INDENTURE, made this 28<sup>th</sup> day of April, 1989, between  
TED W. TAYLOR and his wife, SANDRA C. TAYLOR  
hereinafter called the grantor\*, and  
GREATER OCALA DOG CLUB, INC., a Florida corporation  
whose mailing address is P.O. Box 1253 Ocala FL 32678  
whose federal tax number is \_\_\_\_\_  
hereinafter called the grantee\*.

WITNESSETH, that said grantor, for and in consideration of the sum  
of ten dollars, 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:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO a mortgage in favor of FARM CREDIT SERVICE  
(formerly Federal Land Bank of Columbia) recorded in  
Official Records Book 1038, page 885, of the public  
records of Marion County, Florida, which the Grantee  
herein, by acceptance of this deed, assumes and agrees  
to pay.

Parcel account number: 12686-003-00 (w01)

and said grantor does hereby warrant the title to said land and  
will defend the same against the lawful claims of all persons  
whomsoever, except taxes for the year 1989. \*"Grantor" and  
"grantee" are used for singular or plural as context requires.

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:

Patricia K. Smith Ted W. Taylor (SEAL)  
Witness No. 1 TED W. TAYLOR

John M. Greene  
Witness No. 2  
Patricia K. Smith Sandra C. Taylor (SEAL)  
Witness No. 1 SANDRA C. TAYLOR

John M. Greene  
Witness No. 2

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day  
of April, 1989 by TED W. TAYLOR and his wife, SANDRA C.  
TAYLOR.

Patricia K. Smith  
Notary Public, State of Florida at Large  
My commission expires January 11, 1991

(NOTARY SEAL)

By Sharon E. Jones  
Sharon E. Jones  
89-026714  
Notary Public

1989 MAY -2 PM 4:51  
MARION COUNTY, FLORIDA

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



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

2026 Property Record Card

12686-003-00

[GOOGLE Street View](#)

Prime Key: 1675502

[MAP IT+](#)

Current as of 2/27/2026

[Property Information](#)

GREATER OCALA DOG CLUB INC  
 C/O SHIRLEY BAKER  
 3711 SW 7TH AVENUE RD  
 OCALA FL 34471-7227

[Taxes / Assessments:](#)

Map ID: 142

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 53

Acres: 12.98

Situs: 10285 NW GAINESVILLE RD  
 OCALA

[2025 Certified Value](#)

Land Just Value	\$308,275		
Buildings	\$0		
Miscellaneous	\$8,640	Impact	
Total Just Value	\$316,915	Land Class Value	(\$188,478)
Total Assessed Value	\$128,437	Total Class Value	\$284,797
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	\$293,437
Total Taxable	\$128,437		
School Taxable	\$293,437		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$308,275	\$0	\$8,640	\$316,915	\$128,437	\$0	\$128,437
2024	\$246,620	\$0	\$8,976	\$255,596	\$116,786	\$0	\$116,786
2023	\$178,799	\$0	\$9,349	\$188,148	\$106,201	\$0	\$106,201

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5392/1034</a>	07/2010	09 EASEMNT	0	U	I	\$100
<a href="#">2723/1013</a>	11/1999	41 CORP	2 V-SALES VERIFICATION	Q	I	\$83,000
<a href="#">2723/1011</a>	10/1995	08 CORRECTIVE	0	U	I	\$100
<a href="#">2215/0163</a>	10/1995	08 CORRECTIVE	0	U	I	\$100
<a href="#">2192/1954</a>	10/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$50,000
<a href="#">2192/1948</a>	10/1995	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 03 TWP 14 RGE 21  
 COM AT THE SE COR OF W 1/2 OF E 1/2 OF SE 1/4 OF SEC 3 TH

Privacy - Terms

**Attachment A Application Package**

N 00-00-20 E 1186.60 FT TO THE POB TH S 89-58-45 W 788.35  
 FT TH N 0-01-15 W 125 FT TH S 89-58-45 W 305.85 TH  
 N 0-01-15 W 296.96 FT TH S 89-58-45 W 669.64 FT TH  
 N 09-30-15 W 81.12 FT TH N 89-58-45 E 1777.43 FT TH  
 S 00-00-20 W 501.96 FT TO THE POB

**Parent Parcel:** 12686-001-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		.0	.0	A1	1.00	AC						
9903		.0	.0	A1	11.98	AC						
9994		.0	.0	A1	1.00	UT						
Neighborhood 1175												
Mkt: 8 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	592.00	LF	10	1990	3	0.0	0.0
114 FENCE BOARD	72.00	LF	10	1990	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1990	1	0.0	0.0
112 FENCE WIRE/BD	536.00	LF	10	2022	3	0.0	0.0
ADU UTILITY-ALUM	240.00	SF	40	2022	1	12.0	20.0
ADU UTILITY-ALUM	240.00	SF	40	2022	1	12.0	20.0
ADU UTILITY-ALUM	368.00	SF	40	2021	2	16.0	23.0

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description

# This Warranty Deed

Made this 31st day of October A.D. 19 95  
by Ted W. Taylor and Sandra C. Taylor,  
husband and wife  
13501 NW 464-B  
MORRISTON, FL 32668  
hereinafter called the grantor, to  
M.L. Copeland of Apex Realty, Inc.

10.30.95  
330.00-25

whose post office address is: P.O. Box 1088  
OCALA, FL 34478

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT  
FILE: 95078365  
11/15/95 16:55  
OR BOOK/PAGE: 2192/1954  
MARION COUNTY - *Macquarrie* DC.

Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

See Exhibit "A" attached hereto

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 12686-003-00

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, 19 94

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

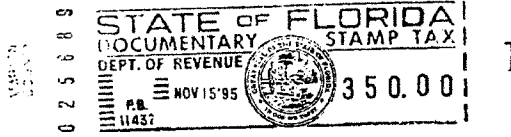
*Paula S. Miller*  
Name: PAULA S. MILLER

*Sheila Howard*  
Name:

*Sheila Howard*  
Name:

*Ted W. Taylor* LS  
Name & Address: Ted W. Taylor

*Sandra C. Taylor* LS  
Name & Address: Sandra C. Taylor



State of Florida  
County of Marion

The foregoing instrument was acknowledged before me this 31st day of October, 19 95, by Ted W. Taylor and Sandra C. Taylor, husband and wife

who is personally known to me or who has produced Driver's License as identification.

PREPARED BY: DANIEL HICKS, P.A.  
RECORD & RETURN TO:  
HICKS & MacQUARRIE  
2303 SE 17th Street, Suite 201  
Ocala, Florida 34471-9109  
File No: 95-292DH

*Sheila Howard*  
Print Name:  
Notary Public  
My Commission Expires:

Attachment A Application Package

FILE: 95078365  
OR BOOK/PAGE: 2192/1955

2 of 2

EXHIBIT "A"

A portion of the S.E.  $\frac{1}{4}$  of Section 3, Township 14 South, Range 21 East Marion County, Florida more particularly described as follows:  
Commence at the S.E. corner of the West  $\frac{1}{4}$  of the East  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of Section 3, Township 14 South, Range 21 East; Thence N 00 00'20" E along the East line of the West  $\frac{1}{4}$  of the East  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of Said Section 3 a distance of 1186.60' to the Point of Beginning; Thence S 89 58'45" W a distance of 788.35'; Thence N 0 01'15" W a distance of 125.00'; Thence S 89 58'45" W a distance of 305.85; Thence N 0 01'15" W a distance of 296.96'; Thence S 89 58'45" W a distance of 669.64' to the Easterly Right of Way of Old U.S. Highway No. 441; Thence N 09 30'15" W along said Easterly Right of Way line a distance of 81.12'; Thence N 89 58'45" E a distance of 1777.43 ; Thence S 00 00'20" W a distance of 501.96' to the Point of Beginning to close.

Containing 12.97 acres more or less lying in Marion County, Florida.

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



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

2026 Property Record Card

12686-001-00

Prime Key: 230715

[MAP IT+](#)

Current as of 2/27/2026

[Property Information](#)

GREATER OCALA DOG CLUB INC  
 C/O SHIRLEY BAKER  
 3711 SW 7TH AVENUE RD  
 OCALA FL 34471-7227

[Taxes / Assessments:](#)

Map ID: 142

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 53

Acres: 20.00

[2025 Certified Value](#)

Land Just Value	\$475,000		
Buildings	\$20,491		
Miscellaneous	\$42,110		
Total Just Value	\$537,601	Impact	
Total Assessed Value	\$242,382	Land Class Value	(\$295,219)
Exemptions	\$0	Total Class Value	\$310,654
Total Taxable	\$242,382	<a href="#">Ex Codes:</a> 08	\$373,255
School Taxable	\$373,255		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$475,000	\$20,491	\$42,110	\$537,601	\$242,382	\$0	\$242,382
2024	\$380,000	\$20,884	\$42,318	\$443,202	\$220,520	\$0	\$220,520
2023	\$275,500	\$22,249	\$42,525	\$340,274	\$200,695	\$0	\$200,695

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">LESE/01YR</a>	10/2003	LS LEASE	0	U	I	\$100
<a href="#">1387/0705</a>	11/1986	07 WARRANTY	0	U	I	\$90,000
<a href="#">1387/0704</a>	11/1986	07 WARRANTY	0	U	I	\$100
<a href="#">1032/0177</a>	08/1980	07 WARRANTY	0	U	I	\$102,000

[Property Description](#)

SEC 03 TWP 14 RGE 21  
 COM SE COR OF W 1/2 OF E 1/2 OF SE 1/4 N 1186.59 FT  
 FOR POB W 1693.35 FT TO ELY R/W US HWY 441 S 09-30-15 E  
 ALONG R/W 500.38 FT S 09-40-57 E ALONG R/W 35.27 FT  
 E 1604.71 FT N 528.30 FT TO POB

**Attachment A Application Package**

**Exterior Wall 16 BOARD & BATTEN**

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1994	0		800 F00 MINIMUM FINISH	100 %	N	N
2	8.0	1.00	1994	0		800 USP SCR N PORCH-UNF	100 %	N	N

**Section: 1**

<b>Elevator Shafts: 0</b>	<b>Aprtments: 0</b>	<b>Kitchens: 1</b>	<b>4 Fixture Baths: 0</b>	<b>2 Fixture Baths: 0</b>
<b>Elevator Landings: 0</b>	<b>Escalators: 0</b>	<b>Fireplaces: 0</b>	<b>3 Fixture Baths: 0</b>	<b>Extra Fixtures: 2</b>

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1967	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1967	1	0.0	0.0
UDS SCR N PORCH-UNF	2,880.00		SF	40	1990	2	80.0	36.0
048 SHED OPEN	2,088.00		SF	15	1990	1	58.0	36.0
048 SHED OPEN	341.00		SF	15	1990	1	31.0	11.0
048 SHED OPEN	2,880.00		SF	15	1990	3	80.0	36.0
114 FENCE BOARD	336.00		LF	10	2006	1	0.0	0.0
048 SHED OPEN	8,000.00		SF	15	2014	5	200.0	40.0
112 FENCE WIRE/BD	240.00		LF	10	1990	3	0.0	0.0
144 PAVING ASPHALT	8,890.00		SF	5	2004	1	0.0	0.0
159 PAV CONCRETE	400.00		SF	20	2014	3	0.0	0.0
UDU UTILITY-UNFINS	324.00		SF	40	2022	3	12.0	27.0
114 FENCE BOARD	16.00		LF	10	2022	4	0.0	0.0

Appraiser Notes

GREATER OCALA DOG CLUB

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2013120942	12/9/2013	6/18/2014	OPEN SHED
2012110040	11/7/2012	11/7/2012	12 HOOSE BIBS TO EXIST WATER LINE
M110158	11/1/2004	4/27/2010	COMM. DRIVEWAY
MA9946	1/1/1988	-	DOG SHOW SHELTER

**Attachment A Application Package**  
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		.0	.0	A1	7.00	AC						
9903		.0	.0	A1	13.00	AC						
9994		.0	.0	A1	1.00	UT						

Neighborhood 1175  
Mkt: 8 70

Traverse

**Building 1 of 1**

COM01=R40D20L40U20.D20  
 USP02=R40D20L40U20.



Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL  
**Effective Age** 5 - 20-24 YRS  
**Condition** 3  
**Quality Grade** 100 - POOR  
**Inspected on** 7/8/2022 by 228

**Year Built** 1994  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 120

Attachment A Application Package

REC. 5.00  
D.S. 450.00

THIS INSTRUMENT WAS PREPARED BY:

9K1387 Warrantly Deed

This instrument was prepared by:  
JOHN MONTGOMERY GREENE, Attorney  
201 North Magnolia Avenue, Ocala, Florida

EL 1387 PG 0705

This Indenture, made the 17<sup>th</sup> day of November A.D. 19 86, between  
HIRAM K. LONDON and his wife, PAMELA E. LONDON  
hereinafter called the grantor\*, and GREATER OCALA DOG CLUB, INC.  
whose mailing address is P. O. Box 1253, Ocala, Florida 32678  
hereinafter called the grantee\*.

Witnesseth, that said grantor, for and in consideration of the sum of ten dollars, 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:

A portion of the Southeast 1/4 of Section 3, Township 14 South, Range 21 East, Marion County, Florida  
Commencing at the Southeast corner of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 3; Thence N. 00°00'20" E. along the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 3, a distance of 1186.59 feet to the Point of Beginning. Thence S. 89° 58' 45" W. a distance of 1693.35 feet to the Easterly right-of-way line of Old U. S. Highway No. 441; Thence South 09° 30' 15" East along said right-of-way a distance of 500.38 feet, Thence S. 09° 40' 57" E. continuing along right-of-way 35.27 feet, thence N. 89°58' 45" E. a distance of 1604.71 feet; thence N. 00°00' 20" East a distance of 528.30 feet to the Point of Beginning containing 20 acres more or less.

SUBJECT TO:  
A first mortgage in favor of The Federal Land Bank of Columbia recorded at Official Records Book 1038, page 885, of the public records of Marion County, Florida.

Francis E. Thigpin  
BY: Nancy J. Dougherty EC  
86-067030

RECORDED AND RECORD  
VERIFIED  
MARION COUNTY, FL  
1986 NOV 20 AM 10:34

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 19 86. "Grantor" and "grantee" are used for singular or plural as context requires.

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.

Margaret Deibert  
Patricia K. Smith

Hiram K. London (Seal)  
Pamela E. London (Seal)

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November 19 86  
by Hiram K. London and his wife, Pamela E. London

Patricia K. Smith  
Notary Public - State of Florida at Large  
MY COMMISSION EXPIRES: January 11, 1987

NOTARY SEAL

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JANUARY 11, 1987

This Space for State Documentary Stamp Tax

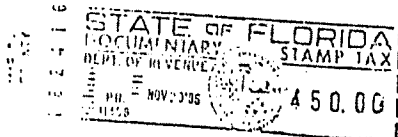
FOR RECORDERS USE

This Space for Documentary Sur Tax

STATE OF FLORIDA, COUNTY OF MARION

Filed and recorded

Record Verified, Francis E. Thigpin, Clerk of Circuit Court, Marion County, Florida.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
GREATER OCALA DOG CLUB, INC.

### Filing Information

**Document Number** 722870  
**FEI/EIN Number** 59-1581117  
**Date Filed** 03/10/1972  
**State** FL  
**Status** ACTIVE

### Principal Address

10205 NW GAINESVILLE RD  
OCALA, FL 34482

Changed: 01/26/2024

### Mailing Address

3711 SW 7th Ave RD  
Ocala, FL 34471

Changed: 03/07/2026

### Registered Agent Name & Address

Baker, Shirley H  
3711 SW 7th Avenue Road  
Ocala, FL 34471

Name Changed: 01/26/2024

Address Changed: 01/26/2024

### Officer/Director Detail

#### **Name & Address**

Title President

BRIASCO, PHILIP, President  
7 LAKE WOOD CIRCLE  
OCALA, FL 34482

Title VP

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SMITH, Becky, VP  
1504 NE 31st street  
Ocala, FL 34479

Title Secretary

Shifferd, Rhonda, Secretary  
15262 SE 103rd PL RD  
Ocklawaha, FL 32179

Title Treasurer

Baker, Shirley H, Treasurer  
3711 SW 7th Avenue Road  
Ocala, FL 34471

Title Director

Gatto, Mario, Director  
1883 NW 114th Loop  
Ocala, FL 34475

Title Director

Rosensteel, Sue Ellen, Director  
11397 SE 92nd Ct  
Belleview, FL 34420

Title Director

LENOBEL, BRIAN, Director  
3300 NW 165TH ST  
CITRA, FL 32113

Title Director

Dykstra-Blum, Edy, Director  
12177 S.W. 54th Lane Road  
Ocala, FL 34481

Title Director

Lysher, Linda, Director  
PO BOX 770356  
Ocala, FL 34477

Annual Reports

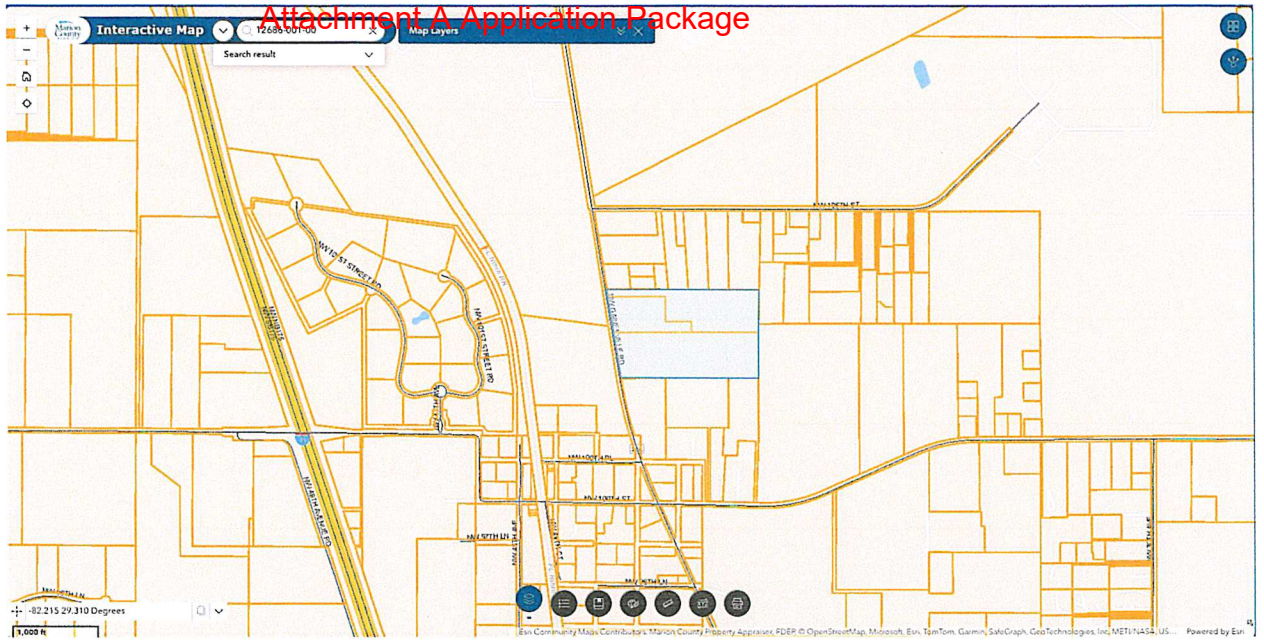
Report Year	Filed Date
2024	01/26/2024
2025	01/28/2025
2026	03/07/2026

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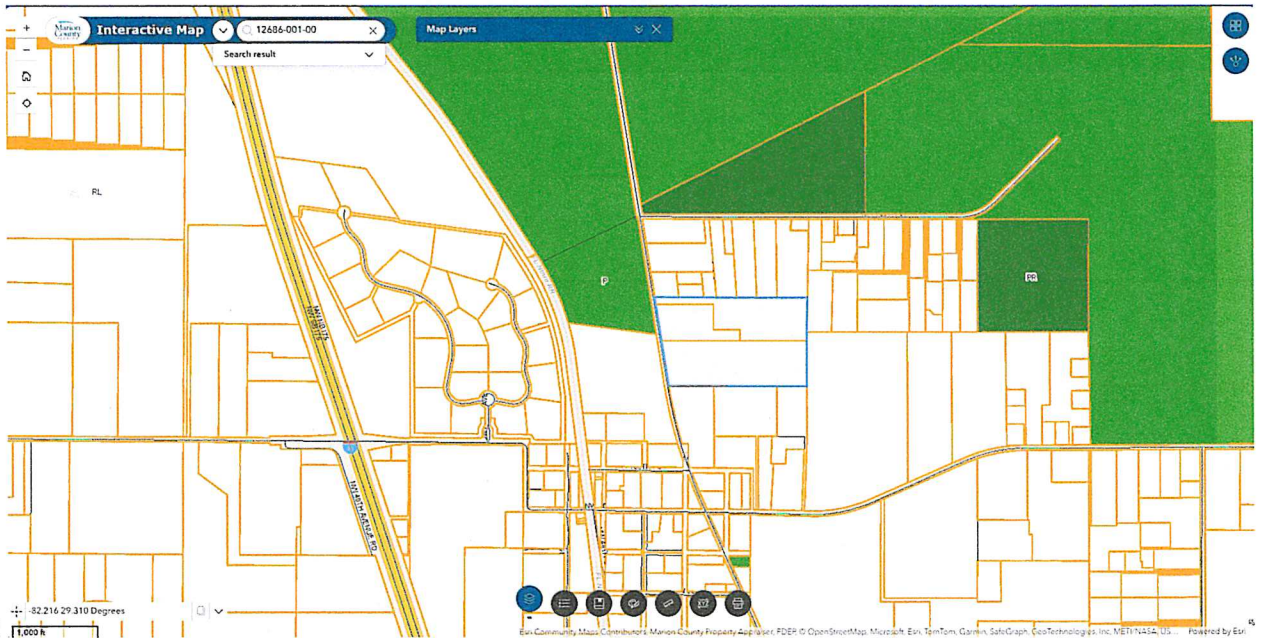
### Document Images

<a href="#">03/07/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/24/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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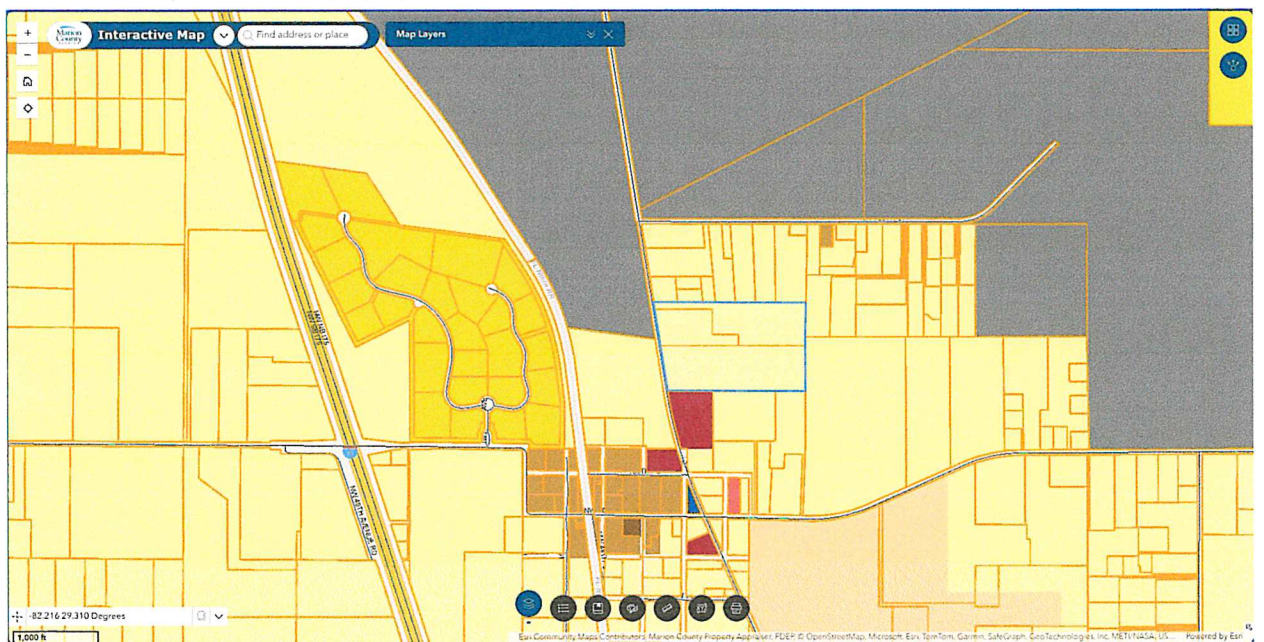
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Location:



Future Land Use:



Zoning:



# AKC IMPACT IN FLORIDA

The American Kennel Club® (AKC®) is a not-for-profit organization established in 1884 to promote the study, breeding, exhibiting, and advancement of purebred dogs. Together with our clubs and affiliates, AKC works to advance the health and wellbeing of all dogs, protect the rights of dog owners, and promote responsible dog ownership. We represent nearly 5,000 dog clubs nationally, including **187 clubs in the state of Florida**.

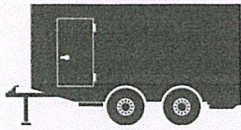
The AKC sanctions over 29,000 dog events each year, which generate significant economic benefits to local communities in addition to the millions of dollars AKC dog owners in Florida spend annually on their dogs.

2024 FL DOG  
EVENTS

1,683  
EVENTS



212,500  
PARTICIPANTS



2

## DISASTER RELIEF TRAILER DONATIONS

AKC Pet Disaster Relief is a lifesaving program in which AKC Reunite® partners with AKC clubs to donate trailers stocked with equipment to help create a safe, temporary shelter for at least 65 pets before, during, and after a disaster is declared. The trailer's crates and generator can be set up as co-location shelters, where owners can evacuate with their pets, as well as emergency animal shelters for displaced animals.



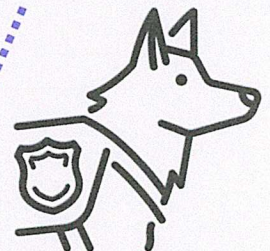
**\$2.15 million**

## ECONOMIC BENEFIT OF DOG SHOW WEEKEND

Surveys demonstrate that exhibitors at AKC conformation dog shows spend an average of **\$982 per show weekend**. This means spending by AKC dog show exhibitors for a show weekend could **inject more than \$2.15 million into the local economy**. And because AKC dog shows are an educational and family-friendly event, large spectator gates can generate additional revenues for cities and towns statewide.

## AKC REUNITE ADOPT A K-9 COP GRANTS

AKC Reunite® and AKC Clubs work together to fund the purchase of law enforcement K-9s for police departments around the United States.



*15 million for The Year*  
16

## FLORIDA POLICE AGENCIES THAT RECEIVED GRANTS

Bradenton Police Department (2)  
Groveland Police Department  
Haines City Police Department  
Hernando County Sheriff's Office (2)  
Hialeah Police Department  
Jackson County Sheriff's Office  
Madison County Sheriff's Office  
Manatee County Sheriff's Office (2)  
Miami Police Department

Panama City Police Department  
Santa Rosa County Sheriff's Office (4)  
Sweetwater Police Department  
Tampa International Airport Police Department  
Tequesta Police Department  
University of South Florida Police Department (2)  
Volusia County Sheriff's Office

## \$1.94 million SUPPORTING CANINE HEALTH RESEARCH

The AKC Canine Health Foundation (CHF) has invested over **\$1.94M in canine health research** at Florida institutions state-wide through the support of **48 projects, research grants, and educational studies to benefit dogs**. This research has spanned topics related to general canine health and behavior as well as specific projects focusing on cardiology, dermatology, allergic disease, endocrinology, gastrointestinal disease, kidney and urological disease, musculoskeletal conditions and disease, neurology, oncology, and reproductive conditions and disease at **Florida Atlantic University, Florida State University, and the University of Florida**. There are currently **12 active grants** which include a study to understand the mechanisms of immunotolerance in canine oral melanoma, clinical trials for atopic dermatitis and a potential vaccine for hemangiosarcoma, development of improved detection and treatment of mast cell tumors, as well as potential new treatments for diabetic dogs, dogs with chronic kidney disease, and canine congestive heart failure. CHF prioritizes a One Health and comparative medicine research approach to diagnose and treat health conditions that affect both ends of the leash while advancing canine health for all dogs.

FOR DETAILS CONTACT [DOGLAW@AKC.ORG](mailto:DOGLAW@AKC.ORG) OR VISIT [WWW.AKC.ORG](http://WWW.AKC.ORG)

**THE GREATER OCALA DOG CLUBS LAST PERMIT WAS 10 YEARS, WITH NO COMPLAINTS. I THOUGHT I WAS BEING NOTIFIED FOR RENEWAL, BUT WE WERE NOT.**

**ACCORDING TO AKC STATISTICS AND STUDIES, THE GODC BRINGS APPROXIMATELY 15 MILLION DOLLARS INTO THE COUNTY EVERY YEAR. WE HAVE CLUBS FROM 5 OTHER COUNTIES RENTING OUR PROPERTY.**

**WE GIVE FREE CLASSES IN ...OBEDIENCE AND CONFORMATION HANDLING 12 X PER MONTH TO THE PUBLIC. WE ALLOW RESCUE CLUBS TO USE OUR GROUNDS FOR FREE IF THEY ARE INSURED.**

**OUR PROPERTY IS ALSO USED IN TIMES OF HURRICANES FOR MOTORHOME EVACUATION.**

**MARION COUNTY SEARCH AND RESCUE UTILIZE OUR PROPERTY FOR TRAINING**

*Property completely fenced*

## RESOLUTION NO. 15-R-075

### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on February 23, 2015; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, March 17, 2015; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 150302SU Greater Ocala Dog Club, Inc.,** – The application for a Special Use Permit as submitted by Greater Ocala Dog Club, Inc., Ocala FL, requests a Renewal of Special Use Permit 100307SU, Articles 1, 2 and 4, of the Marion County Land Development Code, for installation of electrical services for a 145 RV occupancy sites to be used in conjunction with scheduled dog show events, in an A-1 (General Agriculture) zone, on Parcel Account Nos. 12686-001-00, 12686-003-00 and 12686-003-01, 40 acres.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated with the submitted conceptual plan and conditions as provided with this approval.
2. Use of the RV facilities and parking spaces shall be permitted only in conjunction with the presentation of dog shows.
3. Operation of the site for dog shows and any associated RV parking shall be limited to a maximum of 60 days per calendar year.
4. Prior to commencement of any dog show events, the owner shall notify the Marion County Zoning Division, Fire Services, and the Public Information Officer in writing a minimum of 10 working days in advance, and provide the event title/name, duration, and estimated number of visitors for the event along with an event coordinator name and contact information.
5. A Special Event Permit shall be obtained for any other events held on-site not consistent with this Special Use Permit approval.

Attachment A Application Package

6. The development and construction of RV facilities is limited to the provisions of electrical utility services and supporting driveway/parking improvements only. No other utility services for the RV facilities (e.g., sanitary sewer or potable water) shall be provided.
7. The ingress/egress shall be from NW Gainesville RD using a paved driveway apron. A Type "E" Buffer (minimum 5' wide, minimum 4 trees per 100 LF, and a continuous double-staggered hedgerow to be 60" high in 2 years) shall be maintained along the property's NW Gainesville Road frontage. Existing vegetation along the property's frontage may be used to satisfy the buffering requirements with additional vegetation planting provided to "fill-in" gap, etc. in the existing vegetation.
8. The Special Use Permit shall run with the owner/operator and not the property.
9. This Special Use Permit for dog shows and any associated RV parking shall expire on March 16, 2025. The applicant may submit a new Special Use Permit Application for consideration to renew and extend the authorization in the future.

**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 17<sup>th</sup> day of March, 2015.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK

  
\_\_\_\_\_  
STAN MCCLAIN, CHAIRMAN



KS1

Doverwood  
Buff