



**Marion County
Board of County Commissioners**

Page 1 of 5

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: ALKALINE HYDROLYSIS (AQUAMATION) FOR DOMESTIC ANIMALS

Parcel Account Number(s): 02938-000-00

Property/Site Address: 19241 N US HWY 441, REDDICK, FL 32686

Future Land Use Designations: RAC **Zoning Classification:** B2

Current Property Use: VACANT VFW CLUB **Total Acreage:** 1.55

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.

Property Owner Name (print legibly) SOLFAN, LLC	Applicant or Agent Name (print legibly) PAULA DEMPSEY/TED STONE
Mailing Address PO BOX 703	Mailing Address 2603 NW 13TH ST - STE 534
City, State, Zip MCINTOSH, FL 32664	City, State, Zip GAINESVILLE, FL 32609
Phone Number (include area code) 352-878-7146	Phone Number (include area code) 424-644-9435 / 206-707-1766
E-Mail Address Pdempsey@duck.com	E-Mail Address oakleysetters@gmail.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) PAULA DEMPSEY	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) TED STONE

*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.:

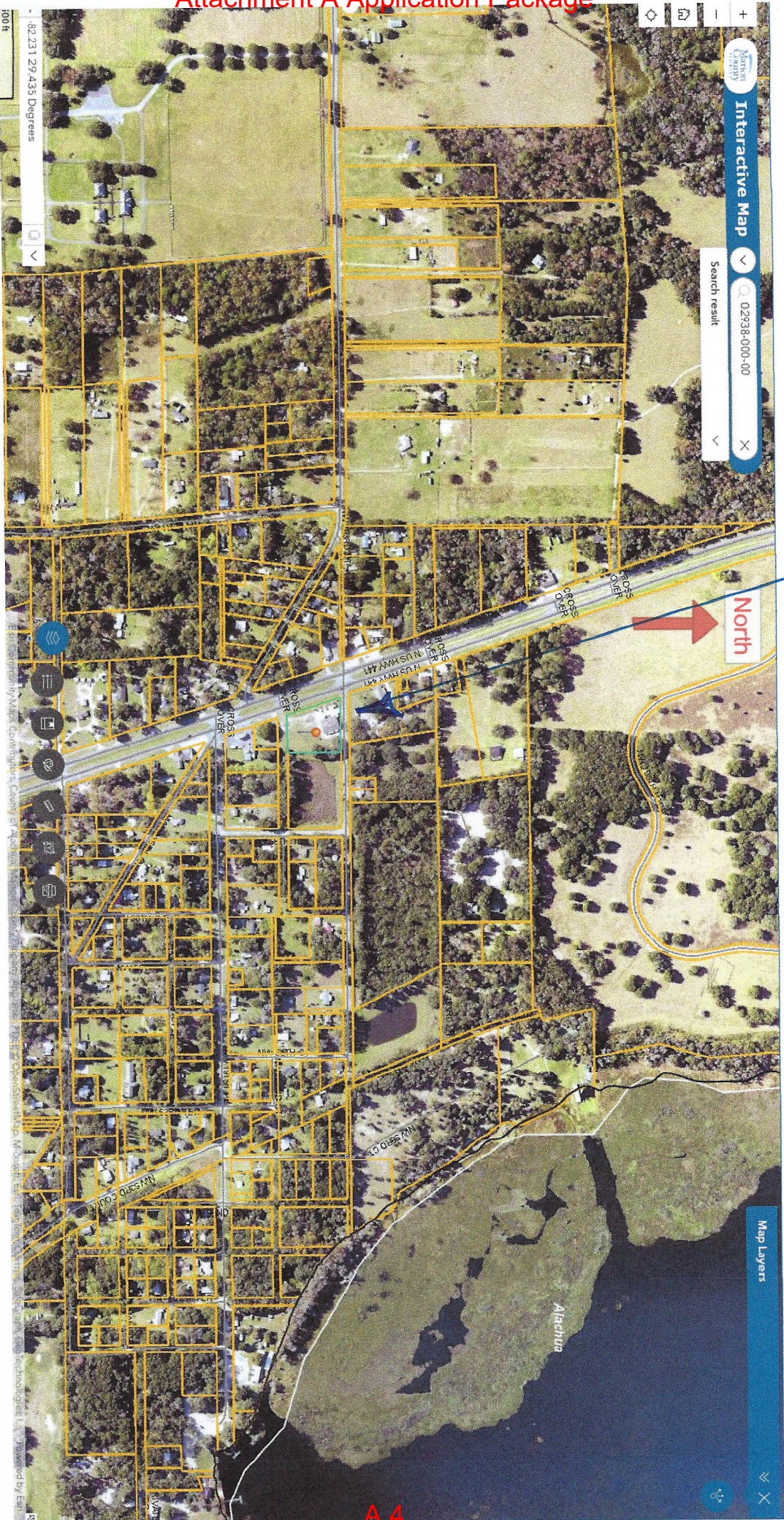
Please note: If approved, the Special Use Permit will **not** become effective until 14 days **after** the final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings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

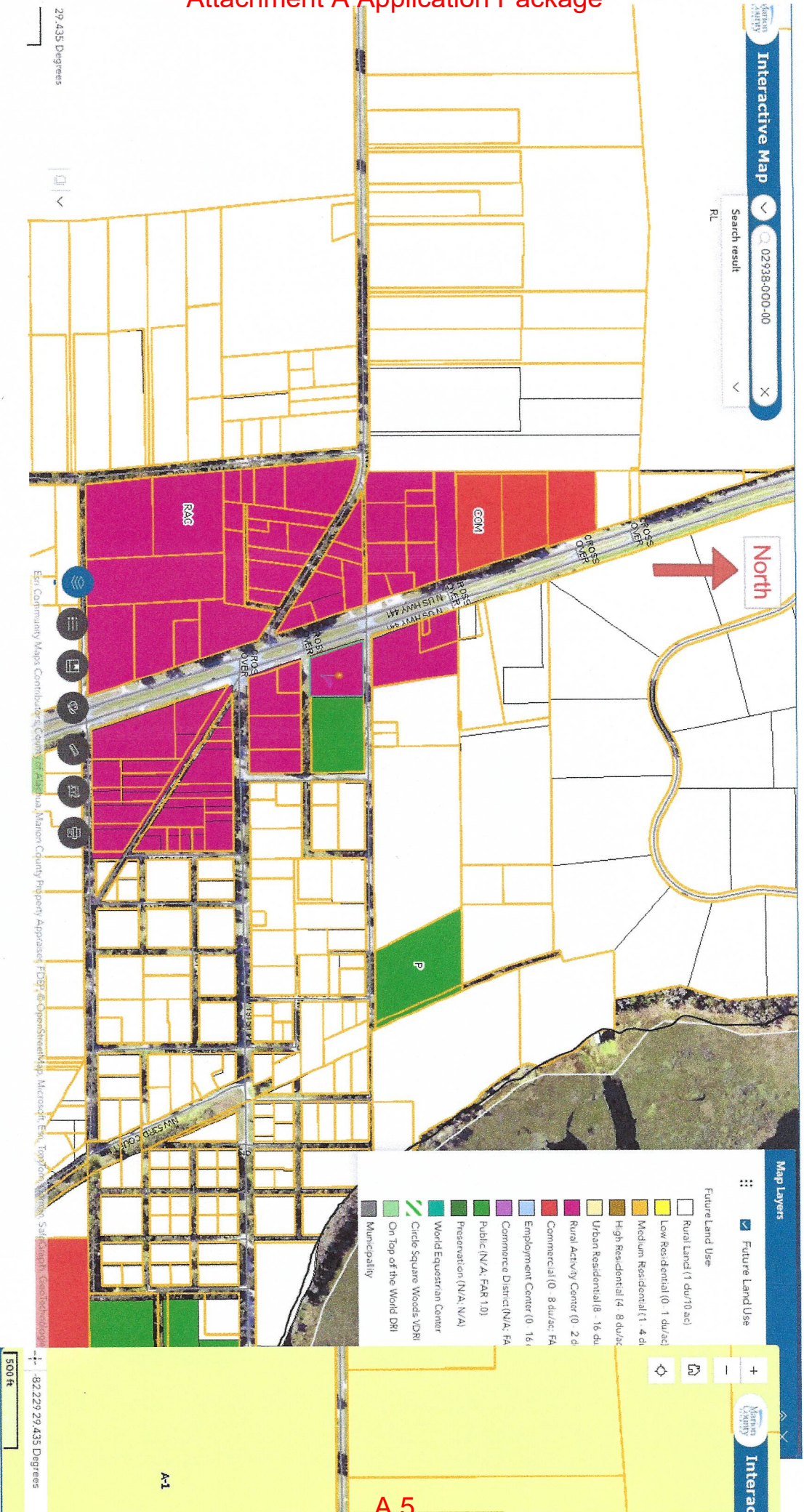
- 1. The two entrances and exits to the North on NW 193rd are more than sufficient to meet the property needs.**
- 2. There is currently a parking lot from the former VFW that provides more than enough parking and loading. This Special Use Permit will not create any additional effects on the surrounding area.**
- 3. There will be much less refuse removal than there was from the former VFW, as the clients will retrieve all the remaining by-products except clean water.**
- 4. The property is on private well/septic**
- 5. There are no residential neighbors that adjoin this property.**
- 6. No new signage**
- 7. Impervious: 24,900 sq ft +-
Green: 42,618 sq ft +-
Total: 67,518 sq ft +-
The existing building footprint will not be changed.**
- 8. The property fronts N US Hwy 441. There is a retention pond East, vacant commercial building South adjoining a Sonoco convenient store and gas station, the building North, across 193rd is a non operational commercial business.**
- 9. Applicant is willing to meet and discuss any necessary conditions to obtain this Special Use Permit.**

FINDING OF FACTS
RESUBMITAL FOR QUESTION #3

Waste Management will be the company that we will use, which will be a 2yd dumpster that will be serviced on a weekly basis.



SITE LOCATION

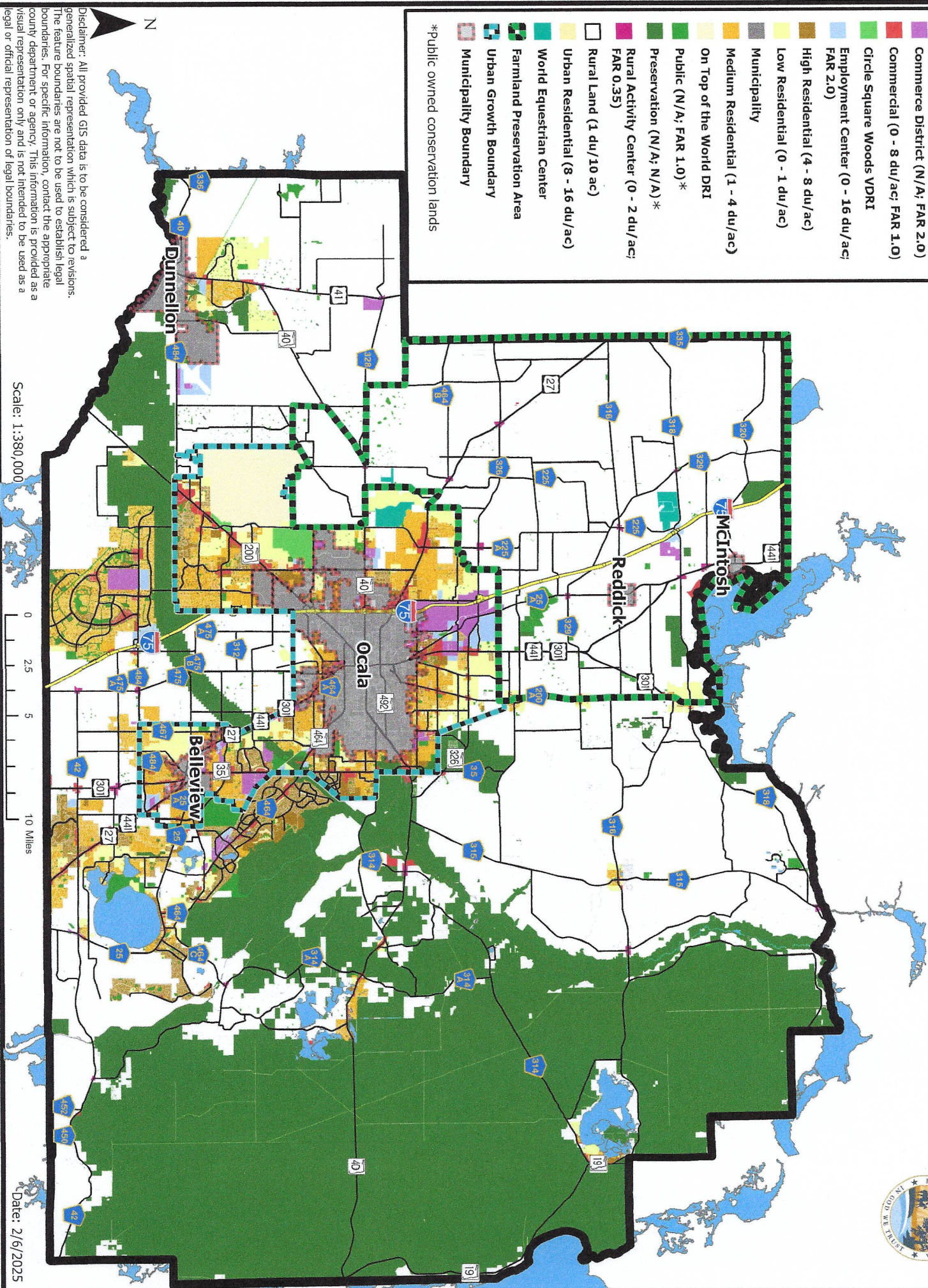


Marion County 2045 Future Land Use Map

Future Land Use Designation

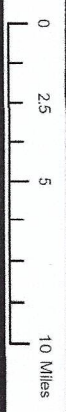
- Commerce District (N/A; FAR 2.0)
- Commercial (0 - 8 du/ac; FAR 1.0)
- Circle Square Woods VDRI
- Employment Center (0 - 16 du/ac; FAR 2.0)
- High Residential (4 - 8 du/ac)
- Low Residential (0 - 1 du/ac)
- Municipality
- Medium Residential (1 - 4 du/ac)
- On Top of the World DRI
- Public (N/A; FAR 1.0)*
- Preservation (N/A; N/A)*
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Rural Land (1 du/10 ac)
- Urban Residential (8 - 16 du/ac)
- World Equestrian Center
- Farmland Preservation Area
- Urban Growth Boundary
- Municipality Boundary

*Public owned conservation lands



Disclaimer: All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.

Scale: 1:380,000



Date: 2/6/2025



Untitled Map

As built Plat

Legend

- 19241 N US Hwy 441
- United States Postal Service
- Veterans of Foreign Wars Post 10733
- VFW

PARCEL #
02938-0000-00

1.55Ac



441

Google Earth

Image Landsat / Copernicus

441

A7

Animal Aftercare in Your Community

Prepared for City Officials, Planning Boards & Municipal Decision Makers

Every year, municipalities across the country face a quiet, but growing challenge, the dignified, sanitary and environmentally responsible disposal of companion animals and small livestock. As urban and rural boundaries continue to shift, and as pet ownership rises steadily across all demographics, the demand for local animal aftercare options is increasing – while the traditional solutions are becoming harder to justify.

Open burial is restricted or prohibited in most municipal codes. Incineration and cremation facilities generate emissions, require permitting for air quality compliance, and carry the kind of neighborhood impact that invites opposition. Rendering and mass disposal contracts, while functional, offer families nothing in the way of dignity and reflect poorly on the communities that rely on them.

City officials are increasingly being asked: What happens when a family's animal dies, and what does our community offer them?

The Pet550 Aquamation System: A Municipal-Friendly Answer

The Pet550 uses alkaline hydrolysis – to process companion animals and small livestock. It is the same science used in human aftercare, and it represents the most environmentally responsible form of animal disposition currently available.

For City Officials evaluating new or existing aftercare operations, the Pet550 presents a profile unlike any alternative:

No air emissions. The process produces zero smoke, zero particulate matter, and zero combustion byproduct. There is nothing to exhaust, nothing to filter, and no air quality permit required. It will not affect neighboring properties, businesses or residents.

Standard utility requirements. The Pet550 operates on standard electrical service and connects to existing water and drain infrastructure. It does not require industrial utility upgrades, specialized waste contracts or dedicated infrastructure investment from the municipality.

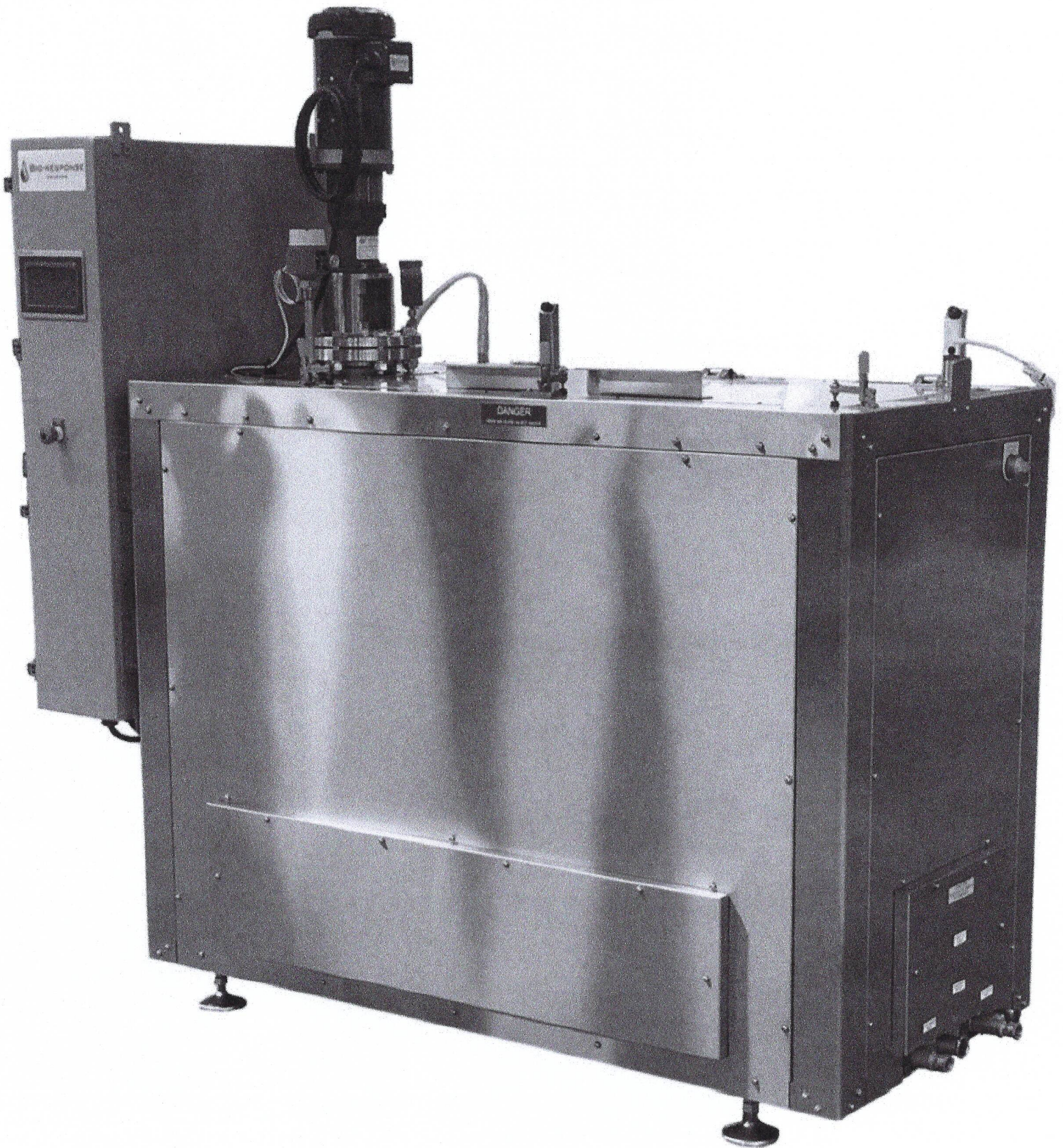
Complaint effluent discharge. The process produces a sterile, pH-neutral liquid effluent in very small amounts. No hazardous waste designation. No special handling.

Compact, low-profile footprint. The system fits within an existing commercial or veterinary space. It requires no special zoning classification in most jurisdictions, no exhaust stack and no external equipment visible from the street. It operates as quietly as any standard medical or laboratory equipment.

What It Means for Your Community

Approving or supporting a Pet550 operation in your municipality means giving residents access to a dignified, local option for animal aftercare – without creating any of the noise, emissions, traffic or environmental concerns associated with traditional alternatives. It supports local veterinary and small business operators who are already embedded in the community. And, it positions your county ahead of a regulatory curve that is steadily moving away from incineration-based animal disposal.

Families in your community deserve a responsible option when they lose an animal companion. The Pet550 makes that possible – without asking your municipality to carry any additional burden to provide it.



AQUAMATION

A flameless process that uses water instead of fire

A gentle and respectful process

No emissions of harmful greenhouse gases or mercury

Over 90% energy savings when compared to flame-based cremations

20% more ash remains are returned to family

The gentle, eco-friendly alternative to flame cremation

Prepared By:
PAULA DEMPSEY
2603 NW 13th St #454
GAINESVILLE, FL 32609

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/16/2026 10:40:01 AM
FILE #: 2026032386 OR BK 8853 PG 1103
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Florida Quitclaim deed

This Quitclaim Deed is made this 10th day of March, 2026.

By this Deed, Paula K Dempsey whose address is 2603 NW 13th St, #534, Gainesville, FL 32609 (hereinafter referred to as the "Grantor"), conveys to Solfan LLC, who's address is PO Box 703, McIntosh, FL 32664 (hereinafter referred to as the "Grantee") the following described property, located in Marion County, Florida:

Property Description: 19241 N US Hwy 441, Reddick, FL 32686 **Parcel ID: 02938-000-00**
SEC 21 TWP 12 RGE 21PLAT BOOK C PAGE 028OAKDALE W ADD TO ORANGE LAKEBLK A EX COM NE COR LOT 21 W 400
FTS 0-09-57 E 275 FT E 400 FT N 0-09-57 W275 FT TO POB

This deed is made pursuant to the provisions of Florida Statute Section 689.05.

The Grantor hereby remises, releases and quitclaims to the Grantee all the Grantor's rights, title and interest in and to the above-described property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Signature of Grantor:

[Handwritten Signature]
PAULA DEMPSEY

Paula Dempsey

State of Florida

County of Marion

WITNESSES:

NAME:

[Handwritten Signature]
Celia Buckner

ADDRESS:

1075 Avenue J, McIntosh FL 32664

SIGNATURE:

[Handwritten Signature]
Ted Stone

NAME:

Ted Stone

ADDRESS:

2603 NW 13th St #534 Gainesville FL 32609

SIGNATURE:

[Handwritten Signature]

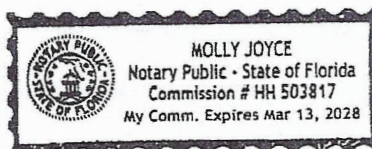
On this 10th day of March, 2026, before me, the undersigned Notary Public, personally appeared Paula K Dempsey, known to me to be the person who executed this Quitclaim Deed.

Notary Public Signature:

[Handwritten Signature]

My Commission Expires:

03/13/2028



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

02938-000-00

[GOOGLE Street View](#)

Prime Key: 44563

[MAP IT+](#)

Current as of 3/21/2026

Property Information

DEMPSEY PAULA K
 2603 NW STE 534
 GAINESVILLE FL 32609

Taxes / Assessments:

Map ID: 137

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 16

Acres: 1.55

More Situs

Situs: 19235 N US HWY 441 REDDICK

2025 Certified Value

Land Just Value	\$64,688	
Buildings	\$312,154	
Miscellaneous	\$8,440	
Total Just Value	\$385,282	<u>Ex Codes:</u> 12
Total Assessed Value	\$385,282	
Exemptions	(\$385,282)	
Total Taxable	\$0	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$64,688	\$312,154	\$8,440	\$385,282	\$385,282	\$385,282	\$0
2024	\$64,688	\$301,129	\$8,440	\$374,257	\$361,060	\$361,060	\$0
2023	\$28,750	\$309,807	\$8,440	\$346,997	\$328,236	\$328,236	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8835/1751	02/2026	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$379,900
3658/1179	02/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$180,500
2120/0165	03/1995	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$10,000
2099/0170	12/1994	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$7,600
2038/0144	05/1994	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$80,000
1576/0402	05/1989	05 QUIT CLAIM	0	U	V	\$100
1317/0141	11/1985	07 WARRANTY	0	Q	V	\$25,000

Property Description

SEC 21 TWP 12 RGE 21
 PLAT BOOK C PAGE 028
 OAKDALE WEST ADD TO ORANGE LAKE

BLK A EX COM NE COR LOT 21 W 400 FT
S 0-09-57 E 275 FT E 400 FT N 0-09-57 W
275 FT TO POB

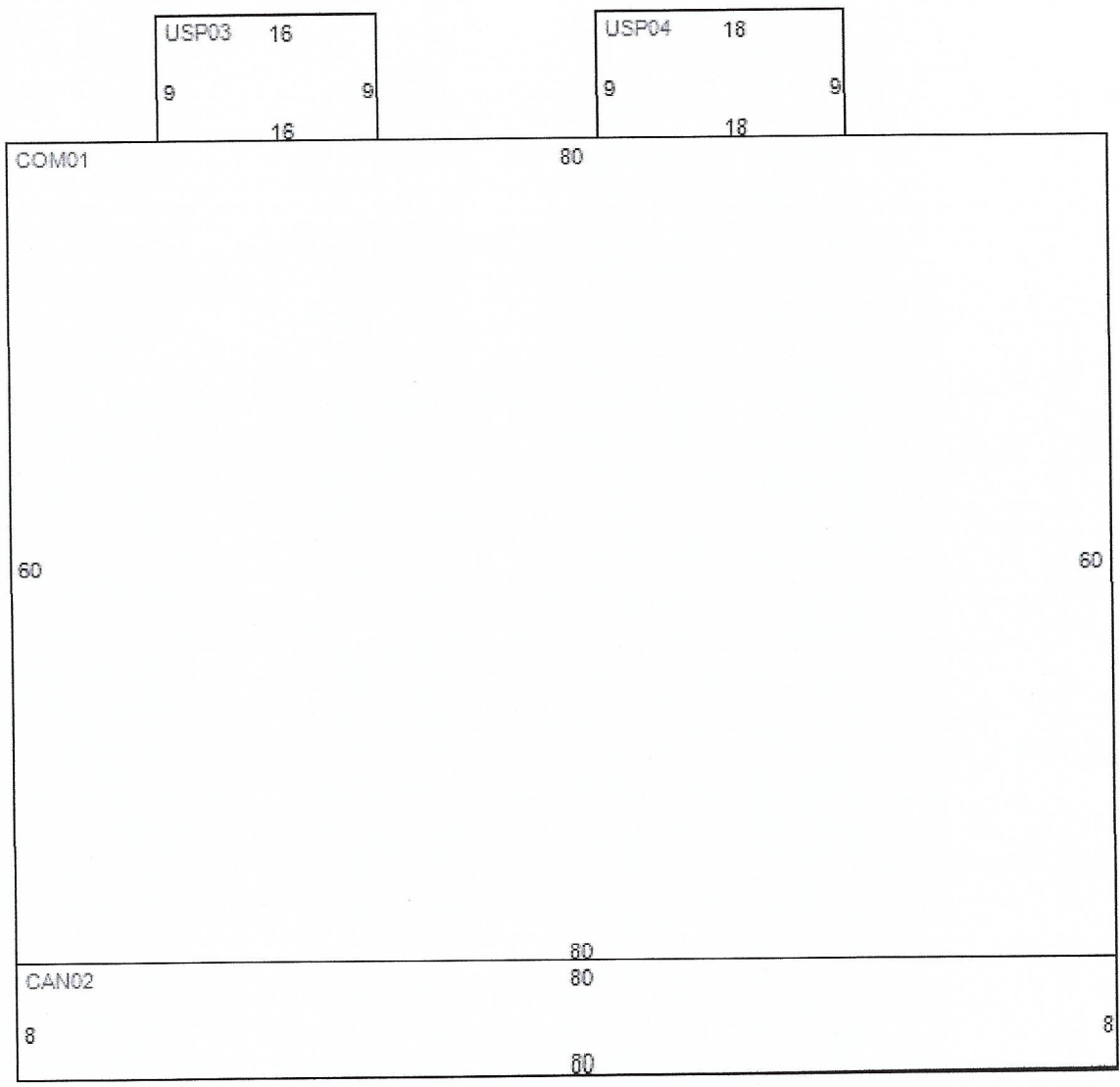
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1610	290.0	232.0	B2	67,518.00	SF						
Neighborhood 9938												
Mkt: 2 70												

Traverse

Building 1 of 1

COM01=R80U60L80D60.
CAN02=R80D8L80U8.U60R11
USP03=U9R16D9L16.R32
USP04=U9R18D9L18.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1989
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%

Condition 0
Quality Grade 500 - FAIR
Inspected on 4/25/2025 by 253

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 280

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT44 FACE BRICK-BLK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	10.0	1.00	1989	0	4,800	M16 COMMUNITY SHOP CTR	100 %	N	Y
2	8.0	1.00	1989	0	640	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	2007	0	144	USP SCR N PORCH-UNF	100 %	N	N
4	8.0	1.00	2007	0	162	USP SCR N PORCH-UNF	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 0 **2 Fixture Baths:** 8
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 1 **Extra Fixtures:** 12

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	10,275.00	SF	5	1989	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1989	5	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1989	5	0.0	0.0
UDU UTILITY-UNFINS	180.00	SF	40	1989	3	18.0	10.0
UDC CARPORT-UNFIN	216.00	SF	40	1994	1	12.0	18.0
159 PAV CONCRETE	106.00	SF	20	1994	3	0.0	0.0
105 FENCE CHAIN LK	200.00	LF	20	2008	3	0.0	0.0

Appraiser Notes

VETERANS PLAZA FKA ORANGE LAKE PLAZA
 -
 SUITE 1-4 VFW AND LADIES AUXILIARY 1-3FX,4-2FX EX-7 (CLOSED 09/2025)
 TPP#970674 - EXEMPT ACCOUNT
 EST INT

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SOLFAN LLC

Filing Information

Document Number L25000172586
FEI/EIN Number NONE
Date Filed 04/10/2025
Effective Date 04/10/2025
State FL
Status ACTIVE

Principal Address

20375 N US HWY 441
MCINTOSH, FL 32664

Mailing Address

PO BOX 703
MCINTOSH, FL 32664

Registered Agent Name & Address

HUCKLEBERRY, DERRICK
225 E ROBINSON ST SUITE 570
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MEM

DEMPSEY, PAULA
20375 NORTH US HIGHWAY 441
MCINTOSH, FL 32664

Title MEM

STONE, THEODORE
20375 NORTH US HIGHWAY 441
MCINTOSH, FL 32664

Annual Reports

No Annual Reports Filed