



Marion County Board of County Commissioners

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

APPLICATION COMPLETE DATE COMPLETED 4/19/24 INTIALS [Signature] TENTATIVE MEETING DATES P&Z PH 6/24/24 BCC/P&Z PH 7/16/24

RECEIVED

APR 18 2024

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00 Marion County Growth Service

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: emotional support animal - Roosters (2)

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R-4

Parcel account number(s): 16633-129-00

Property dimensions: 80 x 100 Total acreage: .18

Directions: Off of highway 314A onto NE 37th St second house on left

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.

April Smith

Property Owner name (please print)

17065 NE 37th St

Mailing Address

Silver Springs FL 34488

City, State, Zip code

352-713-8181

Phone number (include area code)

cheya.perez021@gmail.com

E-mail address

April Smith

Signature

Applicant or agent name (please print)

Mailing Address

City, State, Zip code

Phone number (include area code)

E-mail address

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.

Table with 4 columns: Project No., Code Case No., Application No., and Zoning Map No. Includes handwritten entries like 'AR: 31446', '2024046077', '948533', '325', and 'Rev: 07/1/2019'.



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Growth Services ♦ Planning & Zoning

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NOTE: ALL REQUIRED DOCUMENTS MUST BE INCLUDED WITH YOUR APPLICATION WHEN SUBMITTED. AN APPLICATION MISSING A REQUIRED DOCUMENT WILL RESULT IN THE APPLICATION BEING INCOMPLETE AND RETURNED TO YOU. BEFORE SUBMITTING THE APPLICATION, A PRE-APPLICATION MEETING IS HIGHLY RECOMMENDED TO ASSIST YOU IN PREPARING YOUR APPLICATION. YOU MAY CONTACT THE GROWTH SERVICES DEVELOPMENT REVIEW COORDINATOR TO SCHEDULE A PRE-APPLICATION MEETING AT 352-438-2683.

Received by: _____

Special Use Permit - Document Completeness Checklist

- 1) [] A completed application accompanied by payment of the Application Fee.
a. Please make checks payable to: Marion County Board of County Commissioners.
b. The application shall be signed by the owner and applicant or agent.
c. Identify the Section of the Code that allows the Special Use Permit Request.
d. A supplemental letter explaining the extent of the SUP may be added.
2) [] One set of written Findings of Facts (using 8 1/2" x 11" letter-size paper).
a. The finding of facts shall be legible and preferably typed.
3) [] A Conceptual Plan, prepared consistent with the provisions of Article 6 of the Land Development Code (LDC) and using an appropriate scale, shall be submitted showing:
4) [] Aerial/location map showing the location of the subject property and its general surroundings.
5) [] One copy of the current property deed demonstrating the Owner(s) signing the Application is the property owner(s).
a. If the property is owned by a company, a copy of the company document showing the person signing is a manager/registered agent of the company.
6) [] For Applications for parking a commercial vehicle(s) exceeding 16,000 lbs., please include the following information with your application
a. [] Vehicle identification number (VIN) on the application and attach a photo of the vehicle.
b. [] Over-the-road driver or local?
i. Over the road (OTR): Long distance, Interstate.
ii. Local: Daily operations within the general surroundings (within the state).
c. [] How many days per week/month will the commercial vehicle(s) be parked on-site?
7) [] Supporting Documents, such as photographs, surveys, or any other documentation the applicant would like included as part of their submittal.
8) Is the within an Agricultural Zone? _____ If yes, verify the use is specified in the LDC. Verified by: _____

Certain Special Use Permit applications require additional information and may require additional documentation on a case-by-case basis. Additional documentation is required for SUP's for Kennels, Mining, schools, telecommunication towers, Water treatment plants, sewer plants, and more. Should more information be required, the planner assigned to your case will contact you.



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Application's Finding of Facts Requirements

The application must include a written description addressing the following findings on the Concept Plan and in a separate written description. The P&Z may make further written findings that the specific requirements, if any, governing the individual SUP, excluding towers, have been made concerning the following matters, where applicable:

1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or catastrophe.
2. Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.
3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.
4. Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility.
5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
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.
7. Provision for required yards and other green space.
8. Provision for general compatibility with adjacent properties and other properties in the surrounding area.
9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

ADVISORIES:

1. 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.
2. A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present and additional information is required, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed on the application. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.



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Finding of Facts Cheat Sheet

This section is intended to help you complete the finding of facts requirement of the Special Use Permit application. Should you have questions regarding the Finding of Facts or the application process, please contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting and a planner will be able to assist you.

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 SUP on adjoining properties and properties generally in the surrounding area.**
 - a. Describe how parking is provided at the subject property.
 - b. Describe how loading areas are provided at the subject property.
 - c. Describe how the SUP may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.
3. **Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.**
 - a. Describe how waste removal takes place.
4. **Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility.**
 - a. Describe how utilities are provided to the subject property.
5. **Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.**
 - a. Describe if there is any landscape, 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.**
 - a. Describe if there will be any signs or exterior lighting as part of the SUP.
7. **Provision for required yards and other green space.**
 - a. Describe how much of the site will remain undeveloped.
 - b. Are you meeting setback requirements?
8. **Provision for general compatibility with adjacent properties and other properties in the surrounding area.**
 - a. Describe the general surrounding properties and how the proposed SUP will fit with the existing uses.
9. **Provision for meeting any special requirements required by the site analysis for the particular use involved.**
 - a. Describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

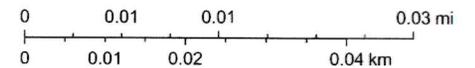
MCBCC Interactive Map - Internal



4/19/2024, 11:16:55 AM

1:717

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- Vacant with Address
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets
- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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

MCBCC IT/GIS
FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).



Map

Show search results for 170...



R-4

A-1

N HWY 314A

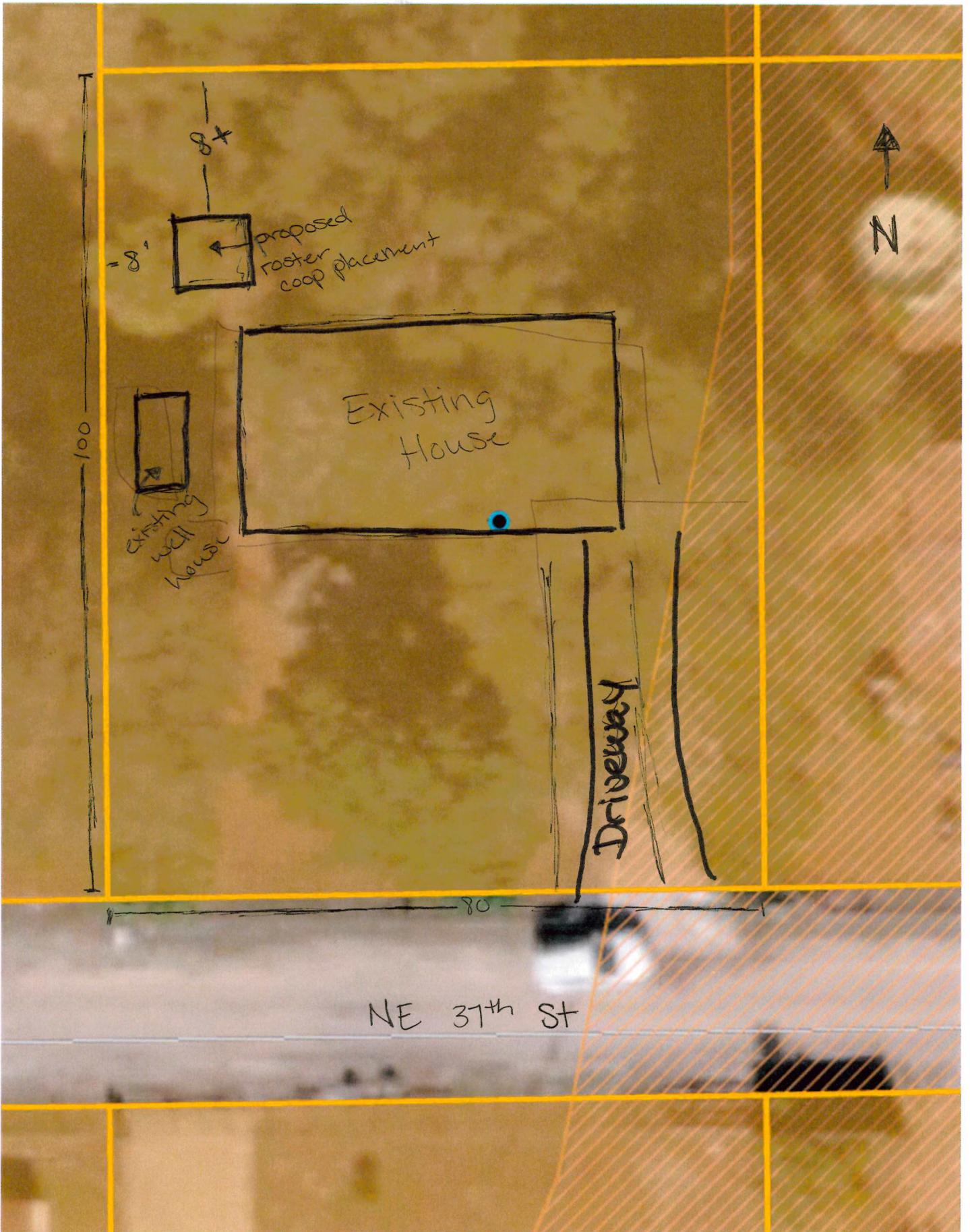
B-2

058 0D

loading...

0 50 100ft





Attachment A

- 1 Located off of NE 37th St.
- 2 ~~None~~ N/A driveway attached to house for personal parking
 - Does not affected neighbors only my car coming in and out.
- 3 We take care of our own waste to and from property.
- 4 Well / septic on property
- 5 Chain link fence 6ft covered around whole property
- 6 N/A
- 7 Coop is 8ft property lines.
- 8 Aside from R4 property area is surrounded by ~~and~~ agricultural property with a rural land use.
- 9 Whatever conditions the board has I will meet ~~to~~ to my abilities.



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

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

2024 Property Record Card
Real Estate

16633-129-00

[GOOGLE Street View](#)

Prime Key: 325406

[Beta MAP IT+](#)

Current as of 4/19/2024

[Property Information](#)

PEREZ APRIL
17065 NE 37TH ST
SILVER SPRINGS FL 34488-4813

[Taxes / Assessments:](#)

Map ID: 325

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 01

Acres: .18

Situs: Situs: 17065 NE 37TH ST SILVER SPRINGS

[2023 Certified Value](#)

Land Just Value	\$3,400		
Buildings	\$79,518		
Miscellaneous	\$2,942		
Total Just Value	\$85,860		
Total Assessed Value	\$72,571	Impact	
Exemptions	\$0	Ex Codes:	(\$13,289)
Total Taxable	\$72,571		
School Taxable	\$85,860		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$3,400	\$79,518	\$2,942	\$85,860	\$72,571	\$0	\$72,571
2022	\$3,400	\$72,046	\$2,942	\$78,388	\$65,974	\$0	\$65,974
2021	\$1,700	\$55,334	\$2,942	\$59,976	\$59,976	\$0	\$59,976

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7285/0626	10/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$86,000
7092/0185	11/2019	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$25,000
7092/0183	11/2019	06 SPECIAL WARRANTY	0	U	I	\$100
6904/1751	01/2019	56 TRANSFER TO BANK	0	U	I	\$18,600
UNRE/INST	11/2007	70 OTHER	0	U	I	\$100
4301/0737	01/2006	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$80,000
UNRE/INST	07/2005	50 CONTRACT	9 UNVERIFIED	Q	I	\$80,000
4003/0248	04/2005	05 QUIT CLAIM	0	U	I	\$100
3729/0018	05/2004	02 DEED NC	0	U	I	\$100
3339/0278	02/2003	08 CORRECTIVE	0	U	I	\$100

3286/1685	11/2002	07 WARRANTY	9 UNVERIFIED	Q	I	\$33,000
2731/0351	12/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$32,000
2130/1510	03/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$23,000

Property Description

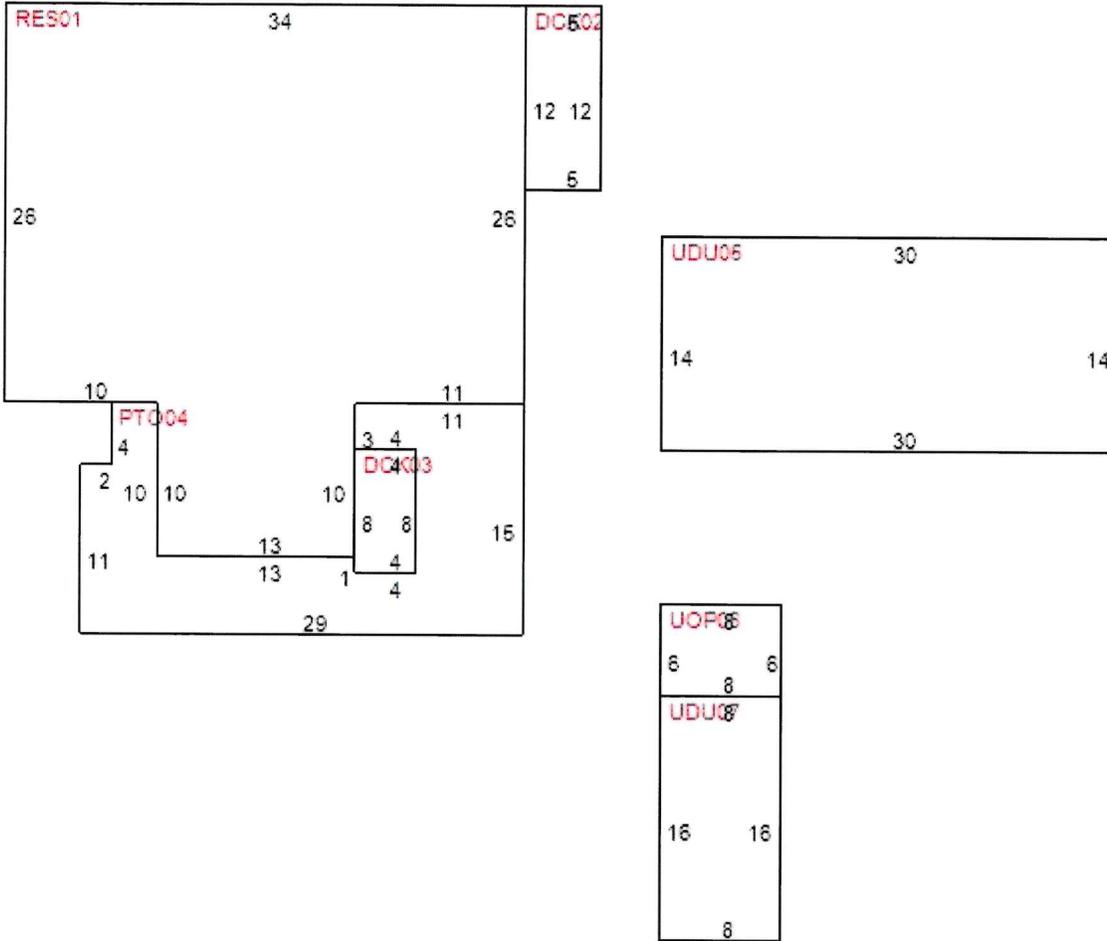
SEC 35 TWP 14 RGE 24
 PLAT BOOK UNR PAGE 193
 SILVER SPRINGS CAMPSITES LAKE JUMPER ADD
 LOT 129 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COM NW COR OF S 1/2 OF SW 1/4 THENCE ELY ALG N LINE OF
 SAID 1/4 198.76 FT THENCE S 450 FT FOR POB THENCE CONTINUE
 S 100 FT THEENCE ON A LINE N 89-30-00 E RUN E 80 FT
 THENCE N 100 FT THENCE W TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		80.0	100.0	R4	80.00	FF							
Neighborhood 1424A - SFR ONLY IN 1424													
Mkt: 3 70													

Traverse

Building 1 of 1
 RES01=U26L34D26R10D10R13U10R11.U14
 DCK02=R5U12L5D12.D17L11
 DCK03=D8R4U8L4.
 PTO04=U3R11D15L29U11R2U4R3D10R13D1R4U8L4
 .R20
 UDU05=U14R30D14L30.D10R8
 UOP06=D6L8U6R8.D6
 UDU07=D16L8U16R8.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 400 - FAIR
Inspected on 6/21/2021 by 181

Year Built 1968
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 140

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127	- MASONITE	1.00	1968	N	0 %	0 %	1,014	1,014
DCK 0201	- NO EXTERIOR	1.00	1968	N	0 %	0 %	60	60
DCK 0301	- NO EXTERIOR	1.00	1968	N	0 %	0 %	32	32
PTO 0401	- NO EXTERIOR	1.00	1991	N	0 %	0 %	265	265
UDU 0524	- CONC BLK-PAINT	1.00	1991	N	0 %	0 %	420	420
UOP 0601	- NO EXTERIOR	1.00	1991	N	0 %	0 %	48	48
UDU 0724	- CONC BLK-PAINT	1.00	1991	N	0 %	0 %	128	128

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 06 ASPHALT SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N

Attachment A

MCPA Property Record Card

Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 1
Extra Fixtures: 2
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1974	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1974	1	0.0	0.0
105 FENCE CHAIN LK	376.00	LF	20	1988	2	0.0	0.0
159 PAV CONCRETE	1,753.00	SF	20	1993	3	0.0	0.0

Appraiser Notes

EST INT

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2020091137	9/12/2020	9/23/2020	REMOVE EXT SHINGLE ROOF DOWN TO DECK DRY IN W/ SYNTH FELT R
MA40036	1/1/1991	7/1/1991	UDUS

Prepared by:
Jenny McKinney
Marion Lake Sumter Title, LLC
1630 SE 18th Street, Suite 102
Ocala, Florida 34471

File Number: 2020-725

General Warranty Deed

Made this October 2, 2020 A.D. By **Michael Bisgrove**, whose address is: 12651 SE 21st Pl, Morriston, Florida 32668, hereinafter called the grantor, to **April Perez**, whose post office address is: 17065 NE 37th Street, Silver Springs, Florida 34488, 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 Ten Dollars, (\$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:

Lot 129, SILVER SPRINGS CAMPSITES-LAKE JUMPER ADDITION, an unrecorded subdivision, being more particularly described as follows: From the Northwest corner of the South 1/2 of the SW 1/4 of Section 35, Township 14 South, Range 24 East, Marion County, Florida; run Easterly along the North line of said Section, 198.76 feet; thence run South 450.00 feet to the Point of Beginning; thence continue South 100.00 feet; thence on a line N 89 degrees 30' 00" E, run East 80.00 feet; thence North 100.00 feet; thence run Westerly to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **16633-129-00**

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.

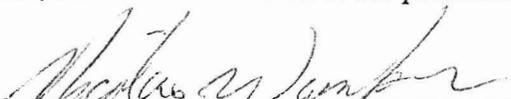
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared by:
Jenny McKinney
Marion Lake Sumter Title, LLC
1630 SE 18th Street, Suite 102
Ocala, Florida 34471

File Number: 2020-725

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

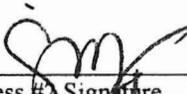
Signed, sealed and delivered in our presence:



Witness #1 Signature
Witness Printed Name Nicolas Wankem



Michael Bisgrove (Seal)

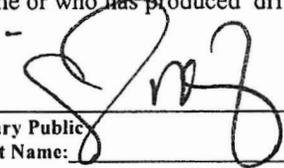


Witness #2 Signature
Witness Printed Name Jenny McKinney

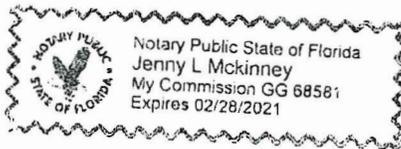
State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of XXX physical presence or _____ online notarization, this 2nd day of October, 2020, by Michael Bisgrove, who is/are personally known to me or who has produced driver license as identification.

(SEAL)



Notary Public
Print Name: _____
My Commission Expires: _____



Code Case Detail Report

CDPR4204 - Code Case Detail Report

CASE NBR: 948533

AO NBR: 662705

OLD CASE NBR

STATUS: OPEN

INSPECTOR: SAPP, THOMAS

CASE TYPE: LAND DEVELOPMENT

FOLIO NBR: 16633-129-00

AO INFORMATION

OPEN DATE 3/22/2024 OPEN USER CE344RH2

COMPL NAME ROBERT COLLINS COMPL PHONE

COMPL ADDRESS 17078 NE 37TH ST SILVER SPRINGS COMPL FAX

CASE INFORMATION

ADDR NBR: 42015 LOCATION: 17065 NE 37TH ST, SILVER SPRINGS

OPEN DATE: 03/26/2024 DISPOSITION

CLOSE DATE: DISP BY: DISP DATE:

DIRECTIONS: RT ON 40 TO 314-A NORTH 3 MI TO 37 ST 1ST HOUSE ON LEFT

CATEGORY: CE - ZONE IMP/LIVESTOCK

PRIORITY: 0 LAST VISIT ID: 615886 ZIP: 34488

HEARING DATE: CONTACT?:

DESCRIPTION: PHYSICAL FILE ID:

KEEPING ROOSTER AND CHICKENS IN FRONT YARD, R-4 ZONING, ACROSS THE STREET FROM PR.

CONTACT INFORMATION:

PEREZ APRIL

PHONE: FAX:

TENANT INFORMATION:

PEREZ APRIL

PHONE: FAX:

OWNER INFORMATION:

APRIL PEREZ

17065 NE 37TH ST
SILVER SPRINGS, FL 34488

PHONE: FAX:

VIOLATOR INFORMATION:

APRIL PEREZ

17065 NE 37TH ST
SILVER SPRINGS, FL 34488

PHONE: FAX:

COMPLAINANT INFORMATION:

NAME/ADDRESS:

ROBERT COLLINS

17078 NE 37TH ST SILVER SPRINGS

PHONE: FAX:

ACTION ORDER NOTES:

N HWY 314A // TR @ NE 37TH ST / LHS

VISITS:

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP</u>
615890	CE344TS	SAPP, THOMAS	04/08/2024		

615886	CE344TS	SAPP, THOMAS		03/25/2024	
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3/25/2024 0955 Hours TS was at the listed location and observed a rooster in the front yard. I made contact with the owner and she advised that she was unaware that she could not have a rooster. She stated that she would rehome it. Photos were taken.

LETTERS:

<u>REF TYPE</u>	<u>LETTER NAME</u>	<u>RQST DATE</u>	<u>PRINT DATE</u>	<u>SEND DATE</u>	<u>STATUS</u>
-----------------	--------------------	------------------	-------------------	------------------	---------------

VIOLATIONS:

CASE NBR: 948533

Attachment A

AO NBR: 662705

OLD CASE NBR

STATUS: OPEN

INSPECTOR: SAPP, THOMAS

CASE TYPE: LAND DEVELOPMENT

FOLIO NBR: 16633-129-00

STATUS	GROUP	CODE	VIOL. DATE	DESCRIPTION/REMARKS
VIOLATION	CE	4.2.XX	3/25/2024	LIVESTOCK/POULTRY IMPROPER ZONE

IMAGES:

IMAGE DATE	IMAGE DESCRIPTION
3/25/2024	17065 NE 37TH ST Photos taken by CEO Sapp
3/25/2024	17065 NE 37TH ST Photos taken by CEO Sapp
3/25/2024	17065 NE 37TH ST Photos taken by CEO Sapp

NOTES:
