



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 1/30/24 INITIALS [Signature] TENTATIVE MEETING DATES P&Z PH 3/25/24 BCC/P&Z PH 4/16/24

RECEIVED

JAN 29 2024

Marion County Growth Service

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: DOG KENNELS PERSONAL DOGS

25 DOGS

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: A21

Parcel account number(s): 12839-001-00

Property dimensions: SEC02 TWP 14 RGE21 COM NE COR OF [PTD] Total acreage: 52.7 ACRES

Directions: FROM A41/301 HEAD WEST ON NW 100th St PROPERTY LOCATED ON RIGHT SIDE OF ROAD.

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.

Property Owner name (please print) JUDITH ROMANI

Mailing Address 3781 NW 100th St

City, State, Zip code Ocala FL 34475

Phone number (include area code) 352-895-8577

E-mail address jbowden123@aol.com

Signature Judith Romani

Applicant or agent name (please print) Jennifer Bowden

Mailing Address c/o 3781 NW 100th St

City, State, Zip code Ocala FL 34475

Phone number (include area code) 352 427 8642

E-mail address jbowden123@aol.com

Signature [Signature]

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

Table with 4 columns: Project No., Code Case No., Application No., Zoning Map No. and 2 rows of handwritten data.

ATTACHMENT A

SPECIAL USE PERMIT – REGULAR APPLICATION
APPLICANT’S SUBMISSION CHECKLIST & GENERAL INFORMATION

✓ 1. A completed Application accompanied by payment of the Application Fee. (Please make checks payable to: Marion County Board of County Commissioners.)

2. One copy of the current property deed demonstrating the Owner(s) signing the Application is the property owner(s).

✓ 3. One copy of the legal description of the controlled property that will be subject to the Application, particularly if this legal description is different from the property legal description on the copy of the current deed submitted.

✓ 4. One set of written Findings of Fact (using 8 ½” x 11” letter-size paper) that demonstrate that the proposed use will not adversely affect the public interest, the proposed use is consistent with the Comprehensive Plan, and the proposed use is compatible with the land uses in the surrounding area. (Please see the Findings of Fact Information on the following page.)

✓ 5. 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:

NO ADDED STRUCTURES
NO CHANGES

- 1) Location of existing and proposed structures and/or operation areas on the property,
- 2) Location of driveways for ingress & egress, off-street parking, and off-street loading areas,
- 3) Refuse and service areas,
- 4) Required yards and other open spaces,
- 5) Proposed screening and buffering with reference as to type, dimensions, and character, as generally required and particularly for applicable specific requirements such as those listed in LDC Division 4.3,

- EXISTING —
- 6) Locations for utilities, including water and sewer,
 - 7) Where additional requirements on the preparation of conceptual plan are required to demonstrate the general findings of fact provided, those requirements shall be met.

✓ Conceptual Plan - Number of Copies
If provided on a single 8 ½” x 11” (letter-size) page – one copy is required.

OR

_____ If provided in a format larger than one 8 ½” x 11” (letter-size) page – 21 copies are required.

NA 6. For Applications for parking a commercial vehicle(s) exceeding 10,000 lbs., list the vehicle identification number (VIN) on the application and attach a photo of the vehicle.

NA 7. If applicable, 20 copies of an Environmental Assessment for Listed Species (EALS) or EALS Exemption request, prepared consistent with LDC Division 6.5.

NA 8. If applicable, 20 copies of a Karst Topography and High Recharge Area Study, prepared consistent with LDC Division 6.10.

EXAMPLE

Special Use (Written findings & facts)

1. Access to business will be off of Hwy 441. There will be a blacktop entrance to building which leads to parking spaces including handicap for customers to park and also blacktop drive along one side of building for unloading.
2. The parking area will be blacktop; grass will be laid from Hwy. Road access up to and around parking area for customers, equipped with handicap area. *(not open to public - Aged & Rescued Dogs)*
3. Waste removal will be through Andy's Garbage collection. There will be a dumpster out back with a privacy fence around the back part of the property so that nothing will be seen from side properties and adjacent street.
4. Power Company is Progressive Energy. There will be a new well and septic tank installed as per code.
5. Property in front of building will be landscaped with grass. Bushes will be around front entrance. In back there will be a chain link fence with webbing for privacy. Bushes and landscaping will be as per code.
6. Business sign will be out front as per code. It will be lighted for night displaying. There will be no other signs. Motion lights will be placed around the warehouse. The sides of the building will also meet code setbacks.
7. As well as setbacks, will be in compliance with local codes and ordinances.
8. Note: Business next door on north side is existing insurance office owned by Linda Clifford Insurance Company. Land south of proposed warehouse is vacant land zoned B2. There is no other property other than in back on the next street, SE 97th Terr Rd. All buildings existing and erected: new Entenmanns' Bakery, Orange Blossom Bar. All up and down from Sunset Harbor Rd. traffic lights south to Hwy 42 are commercial warehouses going up all over. Entenmanns' Bakery building resembles closely how our proposed building would look.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

3781 NW 100th St.

KENNEL BLOCK 1 6 Kennels.

HOUSE

KENNEL BLK
②
8
Eight Kennels

ATTACHMENT A

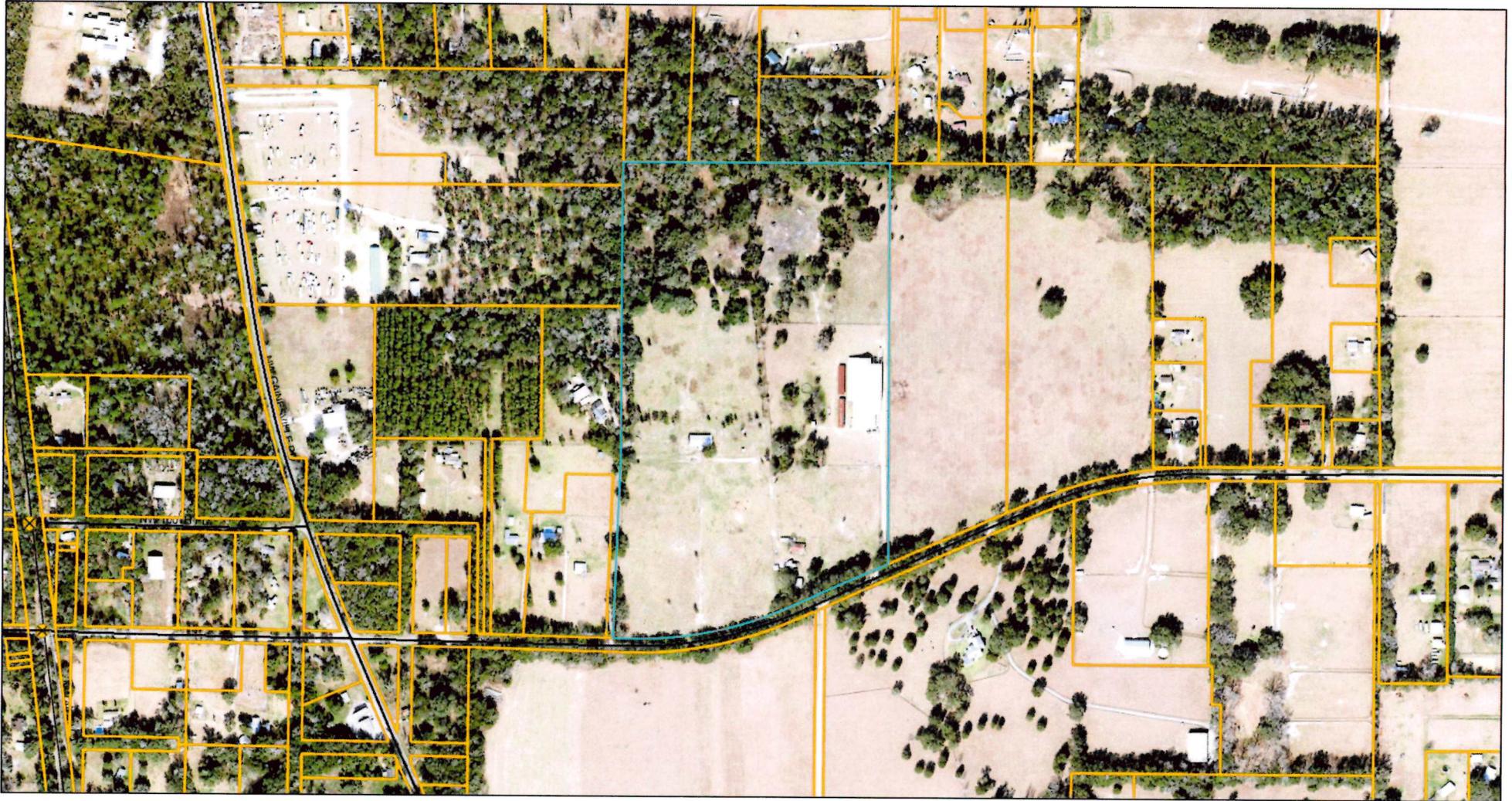
1 KENNEL

Entrance

NW 100th St.

ATTACHMENT A

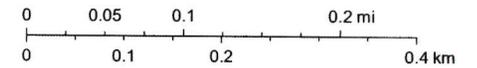
MCBCC Interactive Map - Internal



1/30/2024, 12:16:07 PM

1:5,733

- | | | | | |
|-----------------------|----------------------|---------------------------|----------------------|---------------|
| Parcels Labels | ✦ No Address | ✦ Vacant with Address | — Not Maintained | Aerial2023 |
| Parcels | ✦ Prison | ▭ Marion County | — Railroads | Red: Band_1 |
| Address Points | ⋯ In-Office Use Only | — County Road Maintenance | ✦ Railroad Crossings | Green: Band_2 |
| Structure - Addressed | ● Unverified Point | — OCE Maintained Paved | — Streets | 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,

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

12839-001-00

[GOOGLE Street View](#)

Prime Key: 1968011

[Beta MAP IT+](#)

Current as of 1/30/2024

[Property Information](#)

ROMANI JUDITH E
 3781 NW 100TH ST
 OCALA FL 34475-1309

[Taxes / Assessments:](#)

Map ID: 142

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 62

Acres: 52.70

Situs: 3781 NW 100TH ST OCALA

[2023 Certified Value](#)

Land Just Value	\$699,335		
Buildings	\$41,163		
Miscellaneous	\$97,250		
Total Just Value	\$837,748	Impact	
Total Assessed Value	\$130,788	Land Class Value	(\$706,960)
Exemptions	(\$29,012)	Total Class Value	\$34,059
Total Taxable	\$101,776	Ex Codes: 08 01 38	\$172,472
School Taxable	\$118,748		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$699,335	\$41,163	\$97,250	\$837,748	\$130,788	\$29,012	\$101,776
2022	\$578,760	\$29,973	\$75,640	\$684,373	\$121,372	\$26,576	\$94,796
2021	\$409,955	\$22,555	\$72,037	\$504,547	\$116,528	\$25,000	\$91,528

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7329/1758	12/2020	08 CORRECTIVE	1 LIFE ESTATE	U	I	\$100
7317/0656	11/2020	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
2959/1068	05/2001	61 FJGMNT	0	U	I	\$100
2953/0248	05/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1904/1335	02/1993	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$327,800
1902/1170	10/1992	10 FORECLS	4 V-APPRAISERS OPINION	U	V	\$150,000
1293/0857	07/1985	07 WARRANTY	0	U	V	\$316,000

[Property Description](#)

SEC 02 TWP 14 RGE 21

COM NE COR OF W 1/4 OF SE 1/4 OF SW 1/4 S 00-03-15 E
 1313.23 FT S 89-55-04 E 116.66 FT TO A PT ON A CURVE CONCAVE
 SELY RADIUS OF 1792.95 FT & CHORD BEARING OF S 76-00-49 W
 ALG ARC 647.96 FT TO PT OF TANGENCY OF CURVE S 65-39-37 W
 1115.60 FT TO PT OF CURVATURE OF A CURVE CONCAVE NWLY RADIUS
 OF 1803.46 FT & A CHORD BEARING OF S 78-15-48 W AN ARC
 DISTANCE OF 793.39 FT TO PT OF TANGENCY OF CURVE
 N 89-08-02 W 46.93 FT N 02-24-16 E 774.37 FT N 00-10-38 E
 1311.90 FT N 89-55-54 E 2304.82 FT TO POB
 LESS & EXCEPT:
 TRACT A DESC AS FOLLOWS:
 BEG AT NE COR OF W 1/4 OF SE 1/4 OF SW 1/4 OF SEC 2 TH S 00-03-15 E 1313.23 FT TH S 89-55-04 E 116.66 FT
 TO PT OF INTERSECTION W NLY ROW OF ANTHONY-MARTIN RD, SAID PT BING ON CURVE CONCAVE SELY
 HAVING
 RAD OF 1792.95 FT & CHORD BEARING OF S 76-00-49 W 647.969 FT TO PT OF TANGENCY OF CURVE TH S 65-39-37
 W
 122.58 FT TH N 00-03-15 W 1518.94 FT TH N 89-55-54 E 620.56 FT TO POB. &
 LESS & EXCEPT:
 TRACT B DESC AS FOLLOWS: COM AT NE COR OF W 1/4 OF SE 1/4 OF SW 1/4 OF SEC 2 TH S 89-55-54 W 620.56 FT
 TO
 POB TH S 89-55-54 W 531.59 FT TH S 00-03-15 E 1758.77 FT TH N 65-39-37 E 583.45 FT TH N 00-03-15 W 1518.94 FT TO
 POB.

Parent Parcel: 12839-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		.0	.0	A1	1.00	AC							
6204		1,080.0	2,099.0	A1	51.70	AC							
9994		.0	.0	A1	1.00	UT							

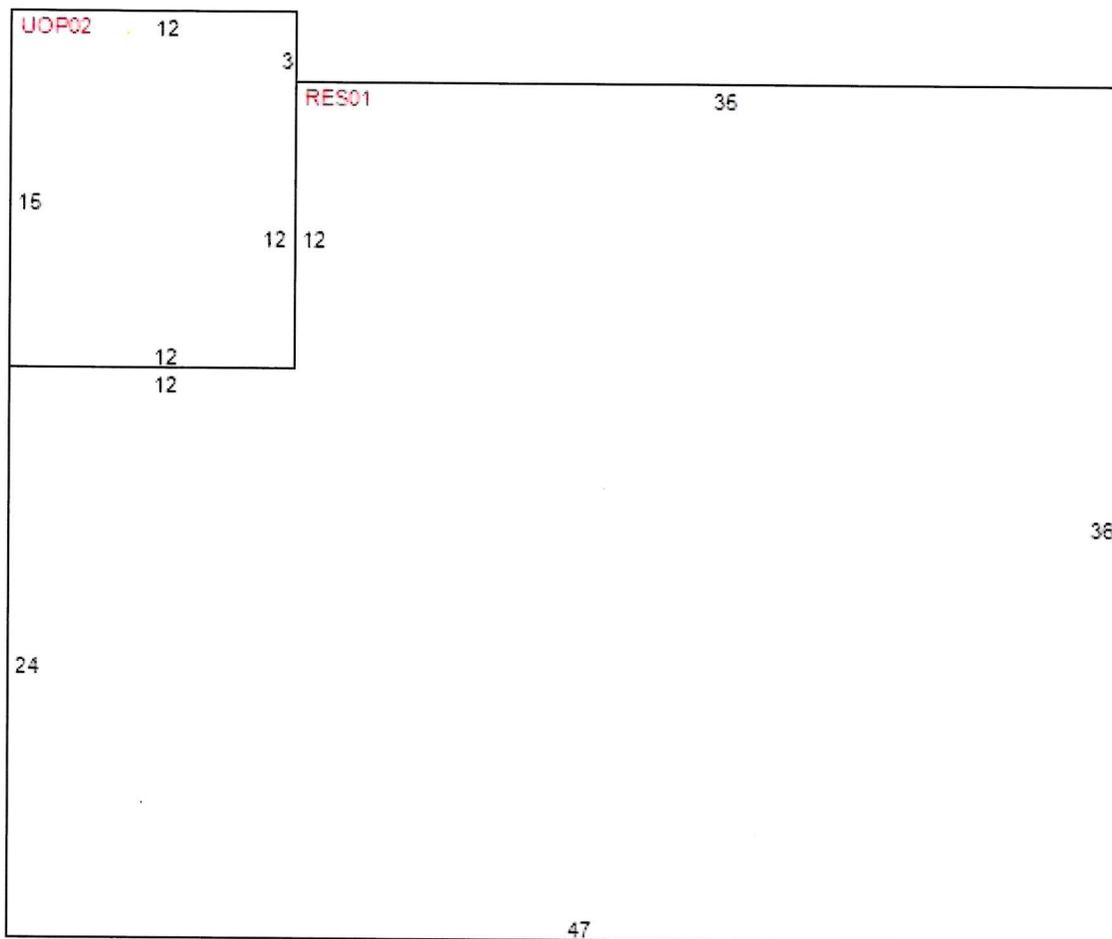
Neighborhood 1175 - TWP 14 RGE 21 E OF I-75
 Mkt: 8 70

[Traverse](#)

Building 1 of 1

RES01=L35D12L12D24R47U36.L35

UOP02=D12L12U15R12D3.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 7/12/2018 by 183

Year Built 1965
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 166

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	- COMMON BRICK	1.00	1965	N	0 %	0 %	1,548	1,548
UOP 0201	- NO EXTERIOR	1.00	1965	N	0 %	0 %	180	180

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 06 ASPHALT SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	2.00	UT	99	1972	2	0.0	0.0
190 SEPTIC 1-5 BTH	2.00	UT	99	1972	2	0.0	0.0
009 BARN HORSE	3,906.00	SF	40	1987	2	93.0	42.0
114 FENCE BOARD	6,555.00	LF	10	1984	2	0.0	0.0
UDG GARAGE-UNFINSH	1,767.00	SF	40	1972	1	57.0	31.0
063 GEN PUR BLDG	10,920.00	SF	15	1990	1	120.0	91.0
048 SHED OPEN	3,000.00	SF	15	1990	1	120.0	25.0
048 SHED OPEN	3,000.00	SF	15	1990	1	120.0	25.0
UOP PORCH-OPEN-UNF	289.00	SF	40	1990	1	17.0	17.0
048 SHED OPEN	8,640.00	SF	15	1990	2	48.0	180.0
112 FENCE WIRE/BD	6,293.00	LF	10	1992	3	0.0	0.0
048 SHED OPEN	240.00	SF	15	2011	1	12.0	20.0
112 FENCE WIRE/BD	509.00	LF	10	1990	5	0.0	0.0
045 LEAN TO	7,488.00	SF	15	1990	2	48.0	156.0
045 LEAN TO	8,640.00	SF	15	1990	2	48.0	180.0
048 SHED OPEN	144.00	SF	15	1990	1	12.0	12.0
159 PAV CONCRETE	720.00	SF	20	1990	3	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	1990	1	0.0	0.0

Appraiser Notes

FLORIDA CLASSIC HORSE SALES

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description