



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
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**PLANNING & ZONING SECTION
STAFF REPORT**

	P&Z Date: 2/23/2026	BCC Date: 3/17/2026
Case Number(s)	260302SU	
CDP-AR	000063-2025	
Type of Case	Special Use Permit for the operation of a canine breeding kennel, boarding, and training facility. – Up to 15 dogs.	
Owner(s)/ Applicant(s)	Rachael and Libor Zavalsky	
Agent(s)	Rachael Zavalsky	
Street Address	8201 SW 27 th Ave	
Parcel Number(s)	35581-002-03	
Property Size	19.73 ac	
Future Land Use (s)	Rural Land (RL)	
Zoning Classification(s)	General Agriculture (A-1)	
Overlay Zone/Scenic Area(s)	Springs Protection Overlay – Secondary	
Staff Recommendation	APPROVAL WITH CONDITIONS	
P&ZC Recommendation	Approval with Conditions (4-0)	
Project Planner	Kenneth Odom, Transportation Planner	
Related Case(s)	221105SU – Kennel with Commercial Canine Training Revocation of 221105SU – Revocation Approved	

I. ITEM SUMMARY

Libor and Rachael Zavalsky, owners and applicants, doing business as K-9 Specialists, have filed an application for a special use permit to operate a training facility along with a canine breeding kennel for German Shepherds and Dobermans on a 19.73-acre property located within the General Agriculture (A-1) zoning classification (see Attachment A-1). Figure 1 is an aerial photograph showing the location of the subject property. The Parcel ID Number associated with the property is 35581-002-03, the street address is 8201 SW 27th Ave, Ocala, and the legal description is displayed on the warranty deed included as part of the application. The property is located within Secondary Springs Protection Overlay Zone.

The total number of canines on site is currently 14; 7 females, and 7 males, 3 of which are personal dogs and also used for breeding. The owners also have 3-5 horses on site, with the number of horses varying depending on training, competing, and boarding. The applicants have full veterinary records for all animals and maintain a website at www.k-9specialists.com, with information about the operation and animals. The property owners have been in business for nearly 10 years, with their business originating in Denver, Colorado before moving to Florida. The applicants were originally approved for commercial canine training breeding and kenneling on 11/15/2022 under SUP 221105SU/Resolution 22-R-575. However, due to non-compliance with assigned conditions of that SUP, a revocation hearing was held on February 20, 2024 where the BCC revoked all special use approvals as related to 221105SU and Resolution 22-R-575. Specific violations were as follows:

4. *The site shall be developed and operated consistent with the conditions and concept plan submitted as part of the application. (Fencing and buffers were not installed)*

6. *A building permit shall be obtained for the shipping containers currently on site. (Permits were not obtained)*

All commercial operations conducted by K9 Specialists were moved to Roberta, GA after the revocation. Currently, this property does not have any code-related violations of any type leveled against it.

Figure 1
Aerial Photograph of the Zavalsky Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL with the conditions** specified in Section VII.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the notice requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing to be mailed to all property owners within 300 feet of the subject property and notice was mailed to 5 owners on February 13th, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on February 12th, 2026, and consistent with LDC Section 2.8.3.E. due public notice was published in the Ocala Star-Banner on February 16th, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

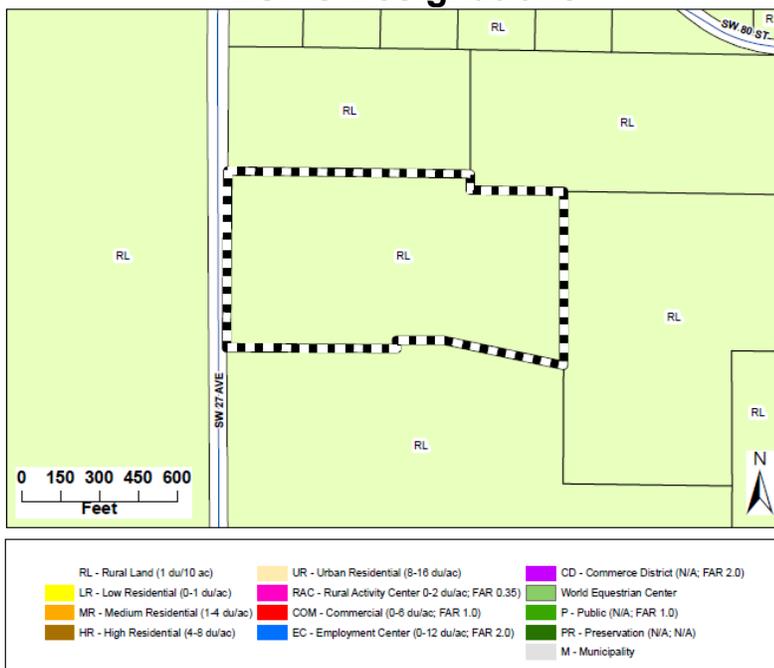
IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* According to the property appraiser's website, the subject parcel is \pm 19.73 acres in size and located on the east side of SW 27th Avenue. This somewhat rectangular-shaped site has \pm 680' of frontage on SW 27th Avenue

and is \pm 1,305' deep. The site currently has a barn, a single-family home, a guest house, and two garages (see Attachment A-6). The property owners live on site. In addition, the kennel area now contains three shipping containers placed in the southeast portion of the property that serves as office and indoor kennels (see Attachment A-8). During the first SUP, there were originally five shipping containers but the easternmost two containers were removed because of the orientation facing that neighboring property. A concrete driveway on the west side of the site enters from SW 27th Avenue, leading to the barn, living quarters, and kennel area. Photos of the site were taken during the inspection of the property (see Attachment B). The site plan shows the canine breeding kennel is in the east portion of the property, and it includes free roaming space, a training area, and the kennels (see Attachment A-6). Depending on training, competing and boarding, the owners also have 3-5 horses on site. The keeping of horses in General Agriculture (A-1) is permitted under LDC Section 4.2.3.B. Furthermore, LDC Section 4.2.2.C.(6) requires the minimum square footage of contiguous open pasture area, not including the dwelling and the garage, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. Accounting for a maximum of 5 horses as stated on the kennel information requirements submitted, the required minimum open footage of contiguous open pasture area is 33,000 Sq. Ft. Given the subject property is 19.73 acres in size, the keeping of 5 horses complies with the minimum space requirements as per the LDC. As stated by e-mail communication with the applicant, the maximum number of canines at any given moment shall be 15. Lastly, the business operations include selling directly to clients, with no sales to pet stores, flea markets, or other non-direct entities.

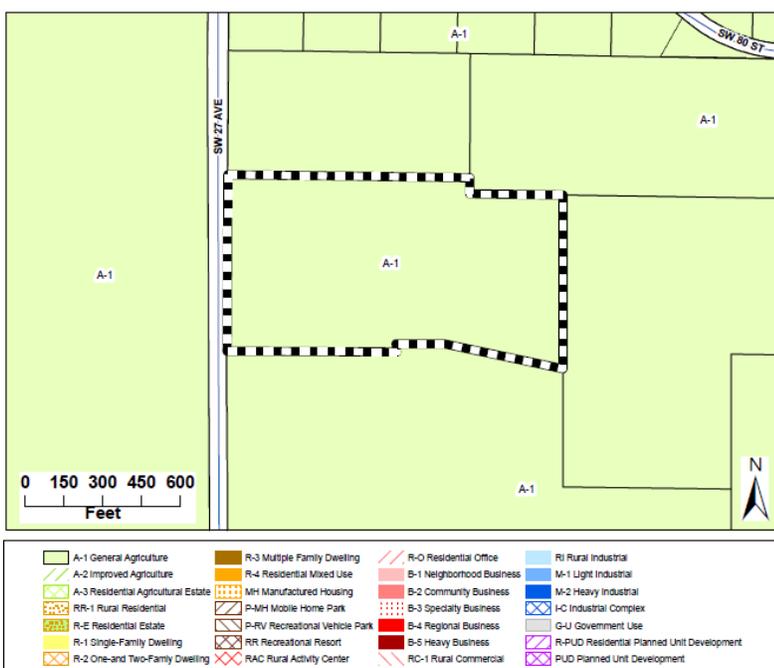
- B. *FLUMS designation.* Figure 2 is the FLUMS and it shows the subject property and surrounding properties are Rural Land (RL). The comprehensive plan states that Rural Land (RL) is designed to be primarily for agricultural uses, associated housing related to farms, and agricultural-related commercial and industrial uses. The base density is one (1) dwelling unit per ten (10) gross acres.

**Figure 2
FLUMS Designations**



C. *Zoning district map.* Figure 3 shows the subject property and the surrounding properties are located within the General Agriculture (A-1) zoning classification. The General Agricultural (A-1) zoning is consistent with the Rural land (RL) FLUMS and it allows for kennels as a special use permit under Section 4.2.3.C.

**Figure 3
Zoning Classification**



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements is addressed below.

- A. *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.*

Analysis: A site inspection found that access is provided on SW 27th Avenue through an existing concrete driveway that runs through the south side of the property to the rear of the property. Site photos reveal that the property is gated with a buzz-in at the entrance and does not have a sidewalk for pedestrian use. No customers are currently visiting the site and no more than five a week would visit the site with the breeding and training facility were to be approved. Based on the above, staff concludes provision for ingress and egress is suitable for the special use permit of a training facility along with a canine breeding kennel.

- B. *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.*

Analysis: LDC Section 6.8.7 addresses parking areas and vehicular use areas and it provides a minimum five-foot-wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement. LDC Section 6.8.9. addresses the screening of loading/unloading areas and requires a planting area a minimum of three feet wide and shall form a continuous three-foot high landscaped screen or buffer fencing with a minimum height of three feet. However, the subject property and surrounding properties are all large and have similar uses, thus the use of a buffer would not be required for the off-street parking and loading areas.

A site inspection found that there is an existing concrete driveway along the south boundary that leads to the proposed free-roaming area, training area, and kennels. Parking and loading areas are provided at the southeast portion of the property near the kennels; next to the 2 free-standing metal garages; and is about 2,000 sq. ft. Additional loading areas are available near the center of the subject property, near the barns, as there is ample space that would facilitate loading and unloading. The location of the off-street parking and loading areas does not pose economic, noise, glare, or odor effects because the visits would be by appointment only. It is projected that if canine related commercial activities were approved, there would be approximately 2-5 appointments per week and the location of the parking and loading area is distanced from the neighboring property. Staff finds that the space provided for off-street parking and loading area is sufficient to

accommodate the proposed daily traffic. Based on the above, staff concludes the application is consistent with the off-street parking and loading requirement.

C. *Provisions for **refuse and service area**, with particular reference to the items in (1) and (2) above.*

Analysis: LDC Section 6.8.9. addresses the screening of the utility area (or refuse and service area) and requires a planting area a minimum of three feet wide and shall form a continuous three-foot high landscaped screen or a buffer fencing with a minimum height of three feet. It also requires garbage collection areas (dumpster pads) to be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. Based on the large size of the parcel and the distance between lots, screening of the refuse and service area is not required.

The applicant's finding of facts indicates the waste is personally removed by the property owners and taken to the Green Canal Box facility in Belleview. The animal waste is picked up daily and placed in plastic bags, and then placed inside plastic containers located in the kennel area in the southeast part of the property. Furthermore, the waste is removed from the site and taken to the Green Canal Box facility on a weekly basis.

Staff discussed this information with the applicant. Based on the above, staff recommends the following conditions be imposed to avoid odors that can adversely affect the neighbors.

- All dog waste shall be collected daily and removed from the premises weekly.

D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

Analysis: The applicant's findings of facts state electric utilities are provided by the City of Ocala, and the property is on well and septic. The Utilities Department states the subject property is located within the Marion County Utility service area but is outside of the connection distance. Connection would be required within 365 days' notice of availability. Based on the above, staff concludes the application is consistent with the utility's requirements.

- Connection to Marion County Utilities will be required within 365 days' notice of availability.

E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

Analysis: LDC Section 6.8.6. addresses buffers and it is the intent of that section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and the uses may be considered compatible. Buffers are required to provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. Buffers may consist of landscaping, buffer walls, fencing, berms, or

combinations thereof which work cohesively to achieve the intent of buffering. Plant species shall be mixed to provide diversity and appeal. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. If buffers are required, the length shall be measured along each property line and shall exclude driveways and other access points. LDC Table 6.8-2 identifies the land use categories for buffers. The proposed use is agricultural and the permitted or existing use on all surrounding properties is agricultural. LDC Table 6.8-2 does not require a buffer for the subject property because the proposed use and permitted or existing uses of the surrounding properties are the same.

The applicant's findings of facts indicate the property is gated and fenced with three-board fencing. The dog runs are made of a 6' high chain-link fence with shade covers. Photos are provided displaying the subject property and surrounding area. Site visits confirm the dog runs have the 6' tall chain-link fence with shades and the three-board fencing has no climb fencing as an additional form of security to keep the dogs within the property. The applicant has agreed to install a viburnum or ligustrum hedge on the eastern property line commencing at the southeastern corner which will run along the eastern property boundary for a distance of no less than five-hundred feet to buffer the adjacent property to the east.

- A viburnum or ligustrum hedge shall be installed on the eastern property line commencing at the southeastern corner which will run along the eastern property boundary for a distance of no less than five-hundred feet to buffer the adjacent property to the east. This hedge shall be installed within six-months of the approval of this SUP.

Since the neighboring properties are zoned General Agriculture (A-1), they have similar uses allowed by right that allow them to host livestock. LDC Section 4.2.3.B allows the keeping of livestock including horses, and cattle, or the keeping and raising of rarities within the General Agriculture (A-1) zoning classification. Based on the above, staff concludes the application is consistent with the screening and buffering requirements and will not require additional screening and buffering of dissimilar uses.

- F. *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.*

Analysis: The applicant's response indicates that signs on the property are existing and the lights are motion censored and pointed down. A site visit confirmed the signs located on site are about 3'x4' and placed within the subject property. LDC section 4.4.4.A.(1) states that signs 64 sq. ft or less do not require a permit, therefore a building permit is not required for the existing signs within the property. The motion-censored solar lights are placed on the shipping containers in the southeast area of the site and not pointed to neighboring properties. Based

on the above, staff concludes the application is consistent with the signs and exterior lighting requirements.

G. *Provision for **required yards and other green space**.*

Analysis: LDC Section 4.2.3.D requires a minimum lot area of 10 acres and a minimum lot width of 150 feet. The subject property is 19.73 acres in size and has a width of \pm 700 feet and therefore meets the minimum requirements for a General Agriculture (A-1) lot. The applicant's findings of facts state they provide 2 pastures about 5 acres in size of free running space. Such area is surrounded by a 3-board fence and mesh fencing. Upon closer examination, it appears the proposed area for running space and training is \pm 3.8 ac in size, however, it is still adequate for the proposed application. During the site visit conducted on January 20th, 2026, animal services compliance investigator S. Owens observed the property. The animal services report states the shipping containers have electricity and are climate controlled. Additionally, all dogs were observed to be in adequate condition with a large field that is used for training purposes and outdoor puppy yards. Staff determines that sufficient open space is provided for exercise and kennel areas within the subject parcel.

H. *Provision for general **compatibility** with adjacent properties and other property in the surrounding area.*

Analysis: Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figure 2 shows the subject property and surrounding properties are large in size and are zoned General Agriculture (A-1), which allows for the keeping of various farm animals. The property also has a three-board fence with no climb fence extended up to six feet in height in areas to contain the canines on site. No climb fence is also attached to all perimeter three-board fences up to five feet in height to ensure the animals are confined within their subject property. Lastly, the waste is picked up daily and removed from the premises weekly. The size, fence, and buffer mitigate any potential incompatibilities. Based on the above, staff concludes the proposed use is compatible with the adjacent properties.

I. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: The applicant's findings of facts indicate they are willing to consider any further requirements presented by the Board of County Commissioners.

Staff notes that unlike a variance, which runs with the land and is recorded in the public records, a special use permit is conditioned based on the owner's consent. As a result, a subsequent owner will not have notice of the requirements or be bound by the conditions. Additionally, in an effort to ensure the applicant is complying with the special use permit conditions, a five-year expiration shall be added as a condition, if the applicant is still complying with the conditions, additional 5-year renewals may be done administratively. Furthermore, the shipping containers were placed without a building permit, so a permit will be

required to legalize the work. Based on the DRC letter (Attachment C), the Fire Department requires that any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code. To address the special requirements associated with a canine breeding kennel, staff recommends the following conditions be imposed shall the special use permit be granted:

1. This special use permit shall automatically become null and void should the subject property be transferred to another owner.
2. The site shall be developed and operated consistent with the conditions and concept plan submitted as part of the application.
3. The special use permit shall expire on March 17, 2031. However, since the previous SUP was revoked, this SUP will be reviewed at six months and one year. It may be renewed administratively for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
 - Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - The Growth Service Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
4. A building permit shall be obtained for the three shipping containers currently on site. Permits for these containers to be properly installed shall be obtained within sixty-days of the approval of this SUP.
5. Any site improvement and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.
6. The owners/operators shall reside onsite.
7. The special use permit allows up to 15 adult canines on site (a combination between breeding and training). Puppy litters shall not count toward this number, but litters shall be limited to five per year.
8. This permit allows for the sale of puppies bred and delivered onsite directly to clients but does not allow the sale of puppies or dogs to pet stores, flea markets, or other, non-direct entities.
9. The applicants shall maintain up-to-date licensure with Marion County for all canines intended to remain on-site.
10. Dogs on property under this special use permit shall not be kept in outside runs before 7:00 a.m. or after 10:00 p.m.
11. A viburnum or ligustrum hedge shall be installed on the eastern property line commencing at the southeastern corner which will run along the eastern

property boundary for a distance of no less than five-hundred feet to buffer the adjacent property to the east. This hedge shall be installed within six-months of the approval of this SUP. Permits

J. *Consistency with the Comprehensive Plan.*

1. FLUE Policy 2.1.5: **Permitted & Special Uses** – “The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC”.

Analysis: A kennel is listed as Special Use Permit within the General Agriculture (A-1) zoning classification under LDC Section 4.2.3.C. Thus, the application is consistent with FLUE Policy 2.1.5.

2. FLUE Policy 3.1.4: **Rural Area Outside of UGB** - The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:
 - a. Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
 - b. Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area
 - c. Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
 - d. Create a focused strategy for the regulation of mining and resource extraction activity.
 - e. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a 2 Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the 3 LDC.

Analysis: Staff finds the special use permit to operate a training facility along with a canine breeding kennel could be consistent with the rural character of the surrounding area with the addition of the recommended improvements.

3. TE Policy 2.1.4: **Determination of Impact** – “All proposed development shall be evaluated to determine impacts to adopted LOS standards”.

Analysis: The subject property is located outside of the Urban Growth Boundary. Southwest 27th Avenue is a 2-lane county-maintained collector roadway with a maximum capacity of 16,100 vehicles per day and adopted level of service “C”. The 2021 traffic count indicates approximately 7,000 vehicles per day, which is approximately 87% of the capacity utilized at this time. The proposed SUP will not significantly increase traffic counts since

projected commercial visits would only produce 2-5 customer appointments per week, thus it is consistent with TE Policy 2.1.4.

4. PWE Policy 1.2.2: "The County's LDC will maintain guidelines for requiring existing water treatment plants to connect/interconnect to centralized systems when such systems are available and connection is economically feasible".

Analysis: The subject property is currently on well system; however; The Utilities Department states the subject property is located within the Marion County Utility service area but is outside of the connection distance. Connection would be required within 365 days' notice of availability. One of the imposed conditions requires the applicant to comply with MCU's conditions. Thus, the application is consistent with PWE Policy 1.2.2.

5. SSE Policy 1.2.5: "Septic systems on Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all applicable Sanitary Sewer Element policy and LDC requirements, including to connect to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt from requirements to connect to larger sanitary facilities based on their lower cost".

Analysis: The subject property is currently on a septic system; however; The Utilities Department states the subject property is located within the Marion County Utility service area but is outside of the connection distance. Connection would be required within 365 days' notice of availability. One of the imposed conditions requires the applicant to comply with MCU's conditions. Thus, the application is consistent with SSE Policy 1.2.5.

6. SWE Policy 1.1.5: "Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard".

Analysis: The property owners currently collect the canine waste and take it to the Green Canal Box facility in Belleview. There is also a commercial dumpster located on site that is emptied weekly under contract. Additionally, the county has identified and arranged short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Based on the above, the application is consistent with SWE Policy 1.1.5

Based on the above findings, staff concludes the SUP is consistent with LDC Section 2.8.3 B provided the recommended conditions are adhered to by the applicant.

VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the special use permit amendment.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- D. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

- A. Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:
 - 1. All dog waste shall be collected daily and removed from the premises weekly.
 - 2. Connection to Marion County Utilities would be required within 365 days' notice of availability.
 - 3. This special use permit shall automatically become null and void should the subject property be transferred to another owner.
 - 4. The site shall be developed and operated consistent with the conditions and concept plan submitted as part of the application.
 - 5. The special use permit shall expire on March 17, 2031. However, since the previous SUP was revoked, this SUP will be reviewed at six months and

one year. It may be renewed administratively for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:

- a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
 - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - c. The Growth Service Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).
6. A building permit shall be obtained for the three shipping containers currently on site.
 7. Any site improvement and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.
 8. The owners/operators shall reside onsite.
 9. The special use permit allows up to 15 canines on site (a combination between breeding, boarding, and training).
 10. This permit allows for the sale of puppies bred and delivered onsite directly to clients but does not allow the sale of puppies or dogs to pet stores, flea markets, or other, non-direct entities.
 11. The applicants shall maintain up-to-date licensure with Marion County for all canines intended to remain on-site.
 12. Dogs on property under this special use permit shall not be kept in outside runs before 7:00 a.m. or after 10:00 p.m.
 13. The six-foot fencing around the kennel and training areas shall be maintained while this Special Use Permit is active.
 14. A viburnum or ligustrum hedge shall be installed on the eastern property line commencing at the southeastern corner which will run along the eastern property boundary for a distance of no less than five-hundred feet to buffer the adjacent property to the east.

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions (4-0).

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP application filed on January 2026.
- B. Site photographs.
- C. DRC Comments.
- D. Animal Services Report.
- E. Site Plan