



**Marion County  
Board of County Commissioners**

**Growth Services**

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
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**PLANNING & ZONING SECTION  
STAFF REPORT**

<b>P&amp;ZC Date: N/A</b>	<b>BCC Date: 01/06/2026</b>
<b>Case Number</b>	260108RA
<b>CDP-AR</b>	33486
<b>Type of Case</b>	<b>Reasonable Accommodation:</b> For four (4) goats in a Single-Family Dwelling (R-1) zoning classification.
<b>Owner</b>	Yuriel Perez & Emelina Rosell
<b>Applicant</b>	Yuriel Perez & Emelina Rosell
<b>Street Address</b>	7498 SW 204 <sup>th</sup> Ave., Dunnellon, FL 34431
<b>Parcel Number</b>	1753-028-027
<b>Property Size</b>	±1.03
<b>Future Land Use</b>	Rural Land (RL)
<b>Zoning Classification</b>	Single-Family Dwelling (R-1)
<b>Overlay Zone/Scenic Area</b>	Primary Springs Protection Overlay Zone (P-SPOZ)
<b>Staff Recommendation</b>	<b>Approval with Conditions</b>
<b>P&amp;ZC Recommendation</b>	<b>N/A</b>
<b>Project Planner</b>	Kathleen Brugnoli, Planner
<b>Code Case</b>	985746 - Cows, goats, and a commercial vehicle in R-1 zoning classification (commercial vehicle and cow have been removed).

## I. ITEM SUMMARY

Yuriel Perez & Emelina Rosell, the applicants and property owners, have submitted a Reasonable Accommodation (RA) application to allow four (4) goats on their 1.03-acre residential property, located in a Single-Family Dwelling (R-1) zoning classification. For additional details, refer to Attachment A. Figure 1 provides an aerial view of the general property location. The property at 7498 SW 204<sup>th</sup> Ave., and Parcel Number 39430-24-015, is located in Dunnellon within the platted & recorded subdivision of Rainbow Acres Unit 3, and is within the Primary Springs Protection Overlay Zone (P-SPOZ).

The applicant has stated that the goats serve a therapeutic role as an emotional support animal. A letter from the applicant's Health Care Provider corroborates this as well. The goats are currently housed within a fenced area towards the rear of the property and behind the existing residence.

**Figure 1**  
**Aerial Photograph of Subject Property**



## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL with conditions** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and not adversely affecting the public interest as specified in Section VI.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

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (15 property owners) within 300 feet of the subject property on December 12, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on December 9, 2025, where site photos were also collected (Attachment B) and consistent with LDC Section 2.7.3.E due public notice was published in the Ocala Star-Banner on December 15, 2025. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Evidence of the above-described public notices are on file with the Growth Services Department and are incorporated herein by reference.

### IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 2 provides zoning classification information while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. A site visit was conducted on December 9, 2025 (Attachment B). The property is developed with an existing residential home to the east and a large portion of the property being behind the home to the west. A large portion of the backyard area has been fenced off to allow ample room for the goats. Staff did not observe any debris or accumulation of animal waste and there was no smell present when staff visited the site and the portion of open space devoted to the goats.
- B. *Zoning District Map.* Figure 2 shows the subject property designated as Single-Family Dwelling (R-1). Surrounding properties to the north, south, and east have a similar R-1 zoning with parcels to the west being zoned Rural Residential (RR-1) and Planned Unit Development (PUD).

**Figure 2**  
**Zoning Classification**



- C. *FLUMS Designation.* Figure 3 is the FLUMS and shows the subject property as Rural Land (RL) land use (1 du/10 ac) with the same land use to the north, south, and east. To the west is an area of Low Residential (LR) land use (1 du/ac) and a small portion of RL.

**Figure 3**  
**Future Land Use Map Series**

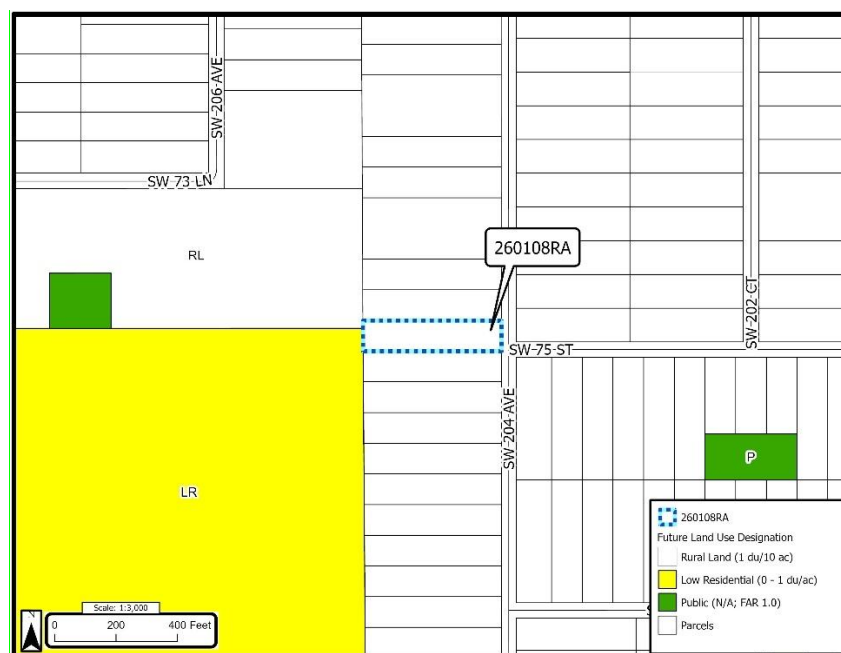
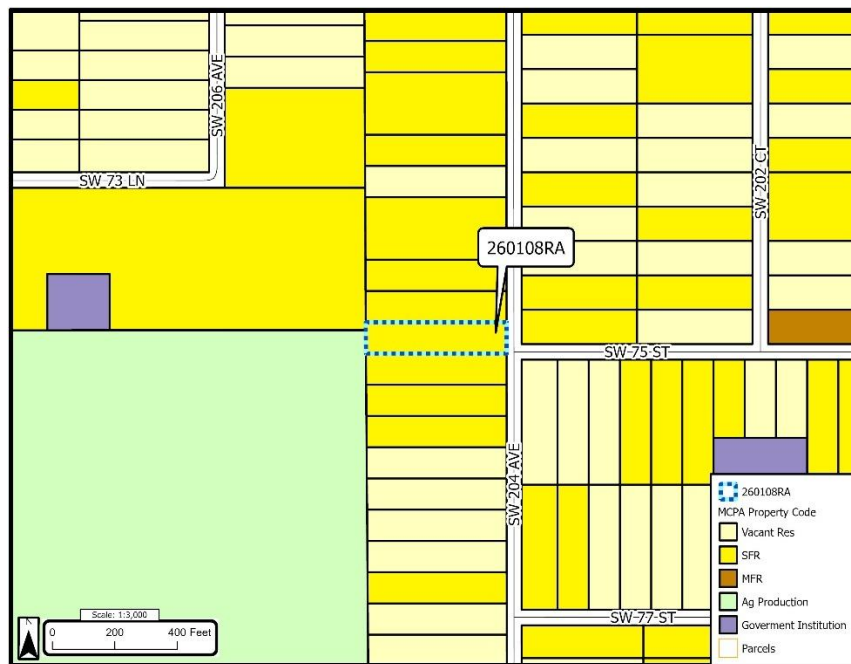
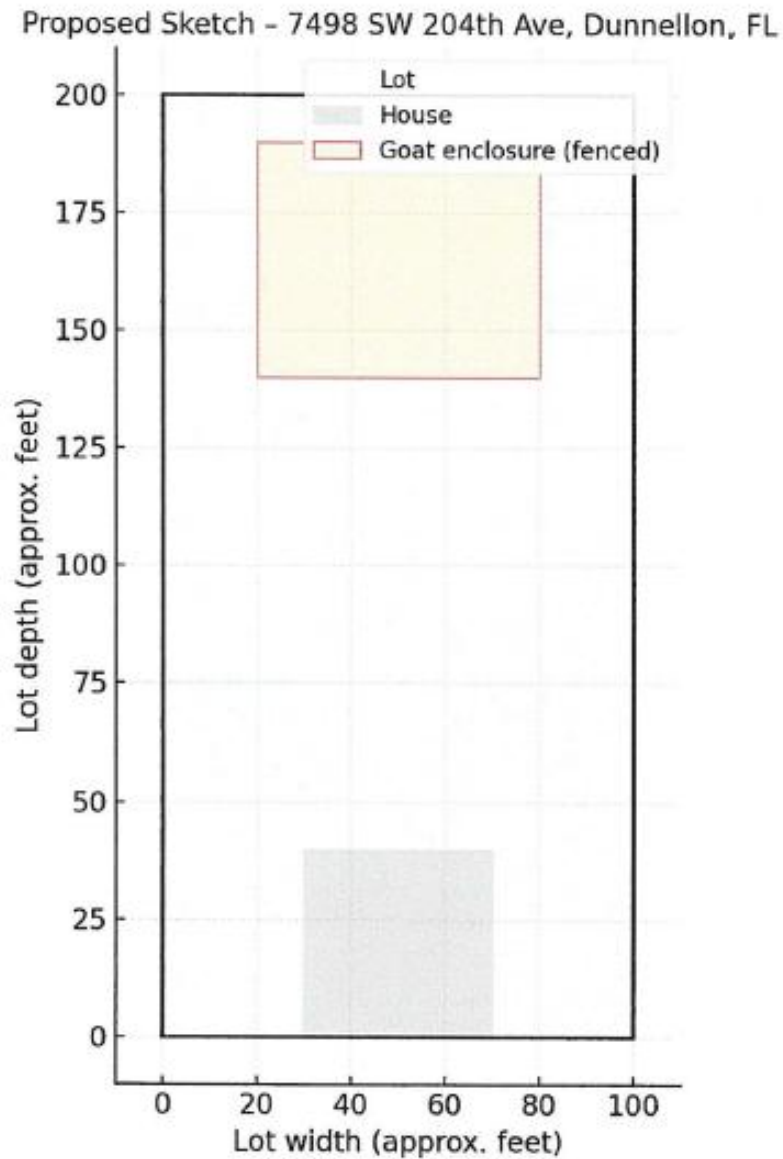


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
North	Rural Land (RL)	Single-Family Dwelling (R-1))	Improved Residential
South	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
East	Rural Land (RL)	Single-Family Dwelling (R-1)	Improved Residential
West	Rural Land (RL) Low Residential (LR)	Rural Residential (RR-1) Planned Unit Development (PUD)	Improved Residential Ag Production

**Figure 4**  
**MCPA Property Uses**



**Figure 5**  
**Site Plan Provided by Applicant**



## 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 Reasonable Accommodation addresses specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these requirements are addressed below.

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

**Analysis:** Access is provided through the existing residential driveway on to SW 204<sup>th</sup> Ave. No new entrances or additional traffic impacts are expected.

- 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 RA on adjoining properties and properties generally in the surrounding area.*

**Analysis:** The property owner has a personal driveway, and no additional parking is expected to be needed for this specific use. No noise, glare, or odor impacts are anticipated to affect surrounding properties.

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

**Analysis:** The provided site plan indicates that the house will remain unchanged. The outdoor fenced pen is behind the home on the westernmost portion of the 1.03-acre parcel. The applicant has stated that all waste is collected daily and stored in a sealed container until it is removed from the property and disposed of in compliance with county guidelines. Notwithstanding, staff imposes the following condition.

- *The property owner will maintain a well-kept area for the goats.*
- *Waste produced by the animals shall be collected daily and stored in sealed containers to avoid odors, pests, etc. and will be disposed of weekly at an off-site disposal center.*

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

**Analysis:** The property has an existing well and septic system, and water is provided for the goats in the fenced area provided.

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

**Analysis:** The applicant's yard is currently fenced around the entire perimeter and a portion within the backyard is fenced to provide a controlled area for the goats to remain. Staff provides the following conditions to address screening and buffering.

- *The property owner will maintain the fenced area to ensure it is always secure and in good condition.*



- 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:** There will not be any signs or additional exterior lighting as a result of this use. Lighting related to household safety is existing and only used as needed.

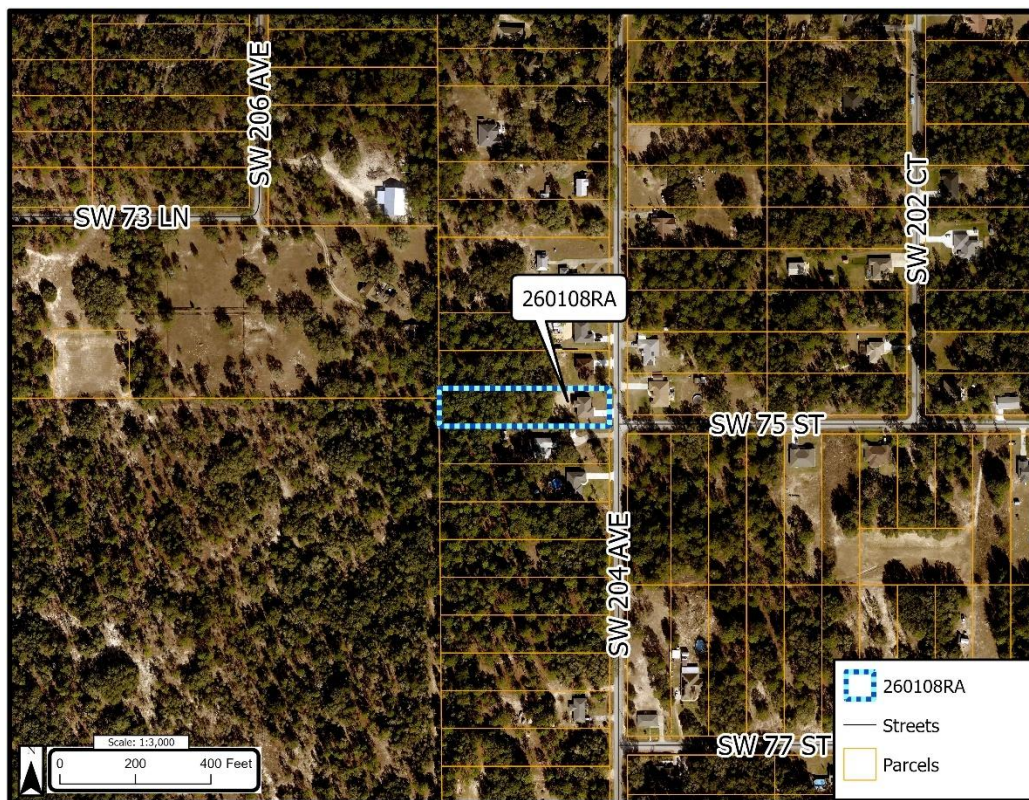
- G. *Provision for **required yards and other green space**.*

**Analysis:** The fenced area for the goats is found to be more than sufficient given the size, roughly half an acre, and number of goats and as such, is meeting this provision.

- H. *Provision for general **compatibility** with adjacent properties and other properties 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 1 is an aerial photograph displaying existing and surrounding properties. Figure 5 is an aerial photograph showing the subject property, adjacent properties, and the existing residential area. At this time, this area is comprised of larger lots with residential homes.

**Figure 5**  
**Local Aerial Photograph of Subject Property**





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

**Analysis:** Staff notes that unlike a variance, which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. Staff has recommended a condition that will void the Reasonable Accommodation (RA) if the property changes hands. To ensure that the RA stays in compliance and has a system of periodic reviews, Staff recommends a list of conditions provided at the end of this report to mitigate the possibility of any negative impacts from this special use.

- *The Reasonable Accommodation is attached to the applicant, not the property, and does not transfer with ownership.*
- *The Applicant acknowledges that only four (4) goats, as prescribed by her doctor, are permitted on the property.*
- *The applicant must notify the Growth Services Director if one of the goats passes away.*
- *Under this Reasonable Accommodation. Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.*

- J. *Consistency with the Comprehensive Plan.*

1. 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:** LDC Section 4.2.9 requires a Special Use Permit for the keeping of goats in a Single-Family Dwelling (R-1) zoning. Thus, the application is consistent with FLUE Policy 2.1.5.

Based on the above findings, Staff concludes the Reasonable Accommodation is consistent with LDC Sections 2.8.2.D and 2.8.3.B provided conditions to address the requirements are imposed.

## VI. **ALTERNATIVE RECOMMENDATIONS**

- A. 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.
- B. 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.

- C. 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 Board 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 Reasonable Accommodation (RA).
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:
1. *The property owner shall maintain a well-kept area for the goats.*
  2. *Waste produced by the animals shall be collected daily and stored in sealed containers to avoid odors, pests, etc. and will be disposed of weekly at an off-site disposal center.*
  3. *The property owner will maintain the fenced area to ensure it is always secure and in good condition.*
  4. *The applicant acknowledges that only four (4) goats, as prescribed by her doctor, are permitted on the property.*
  5. *The applicant must notify the Growth Services Director if one of the goats passes away.*
  6. *Under this Reasonable Accommodation, Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.*
  7. *The Reasonable Accommodation is attached to the applicant, not the property, and does not transfer with ownership.*

## **VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION**

Not applicable for reasonable accommodations.

## **IX. BOARD OF COUNTY COMMISSIONERS' ACTION**

To be determined. Scheduled for January 6, 2026, at 1:30 PM.

## **X. LIST OF ATTACHMENTS**

- A. SUP Application for the RA.
- B. Site Photos and animal photos.
- C. DRC Comments.