



**Marion County
Board of County Commissioners**

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

DATE COMPLETED 9/24/25
INITIALS BM
TENTATIVE MEETING DATES
P&Z PH 11/24/25
BCC/P&Z PH 12/15 or 12/16/25

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: in home pet grooming

room in existing home - no construction needed

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A1

Parcel account number(s): 35626 - 005 - 04

Property dimensions: 4370' x 2790' **Total acreage:** 2.80 acres

Directions: @ SW Hwy 200 → South on SW 60th Ave → East on SW 80th St → South on SW 52nd Ct.

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.**

Geraldine Silvestri

Property Owner name (please print)

8328 SW 52 Ct

Mailing Address

Ocala FL 34476

City, State, Zip code

678 654 0249

Phone number (include area code)

Sarabeon119@aol.com

E-mail address

Geraldine Silvestri

Signature

Lisa Silvestri-Casey

Applicant or agent name (please print)

8328 SW 52 Ct

Mailing Address

Ocala FL 34476

City, State, Zip code

678 654 0249

Phone number (include area code)

Sarabeon119@aol.com

E-mail address

Lisa Silvestri-Casey

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.

STAFF/OFFICE USE ONLY					
Project No.: <u>2024 040026</u>	Code Case No.: <u>Bldg. Code Case</u>	Application No.: <u>33452</u>			
Rcvd by: <u>BM</u>	Rcvd Date: <u>9/24/25</u>	FLUM: <u>LR</u>	Zoning Map No.: <u>149</u>	Rev: 07/1/2019	

@ 3pm

ATTACHMENT A

Our pet grooming shop, Sit-N-Pretty, Inc is wanting to move from a retail space to our home. Will be open Monday, Tuesday, Thursday, Friday, and every other Saturday. 9am-3pm.

Customers will drop off and pick up with in same day, usually a 10-15 minute time to do so, there will be no overnight stays or daycare provided. Each dog will be at home 2-4 hours. We accommodate 10-12 dogs a day and are by appt every 30 minutes so that many dogs will not be here all at once.

Thank you

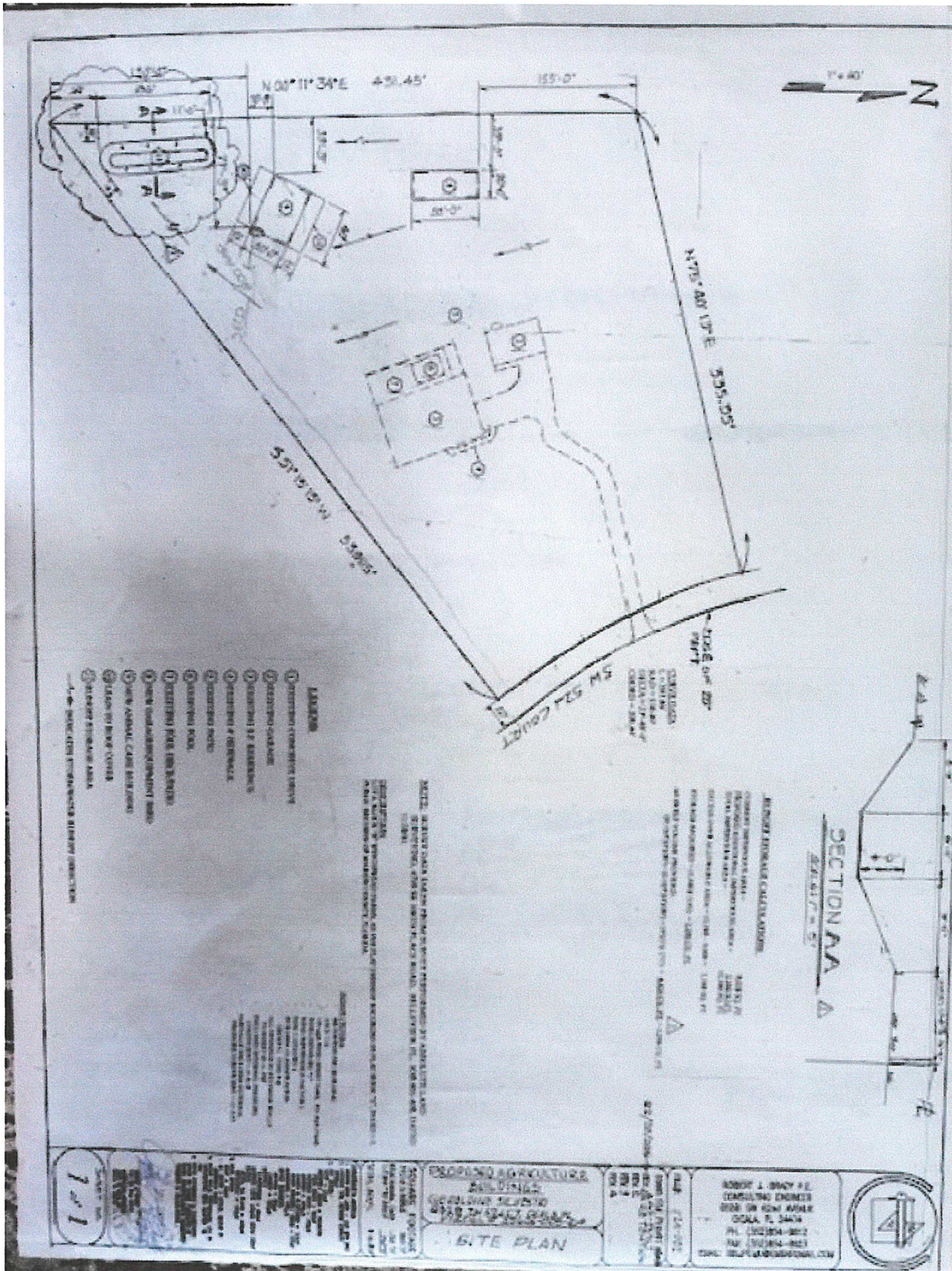
Geraldine Silvestri

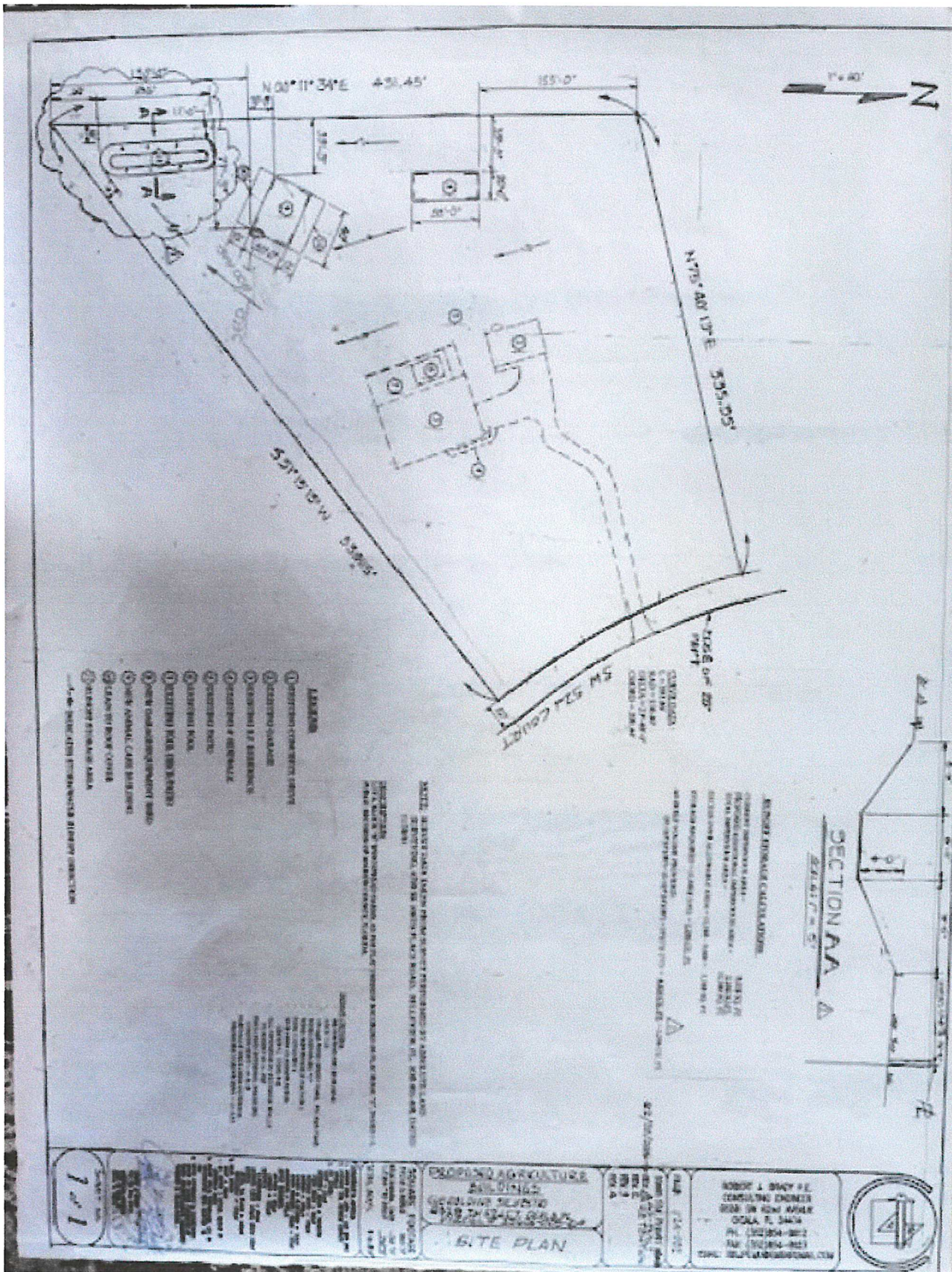
8328 SW 52 Ct

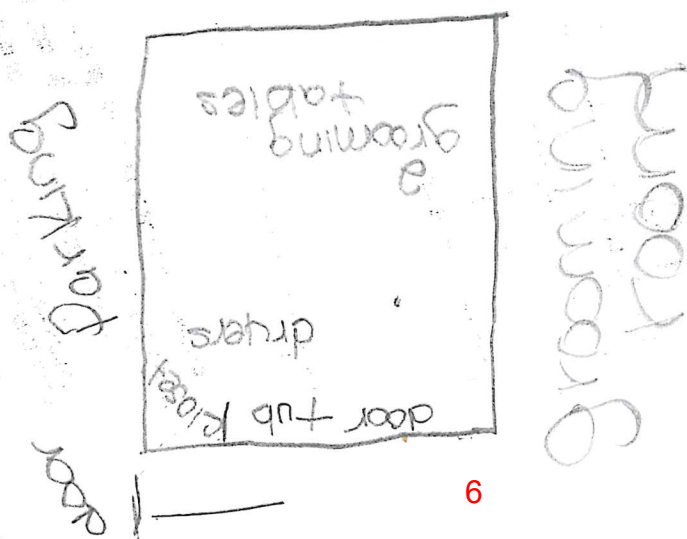
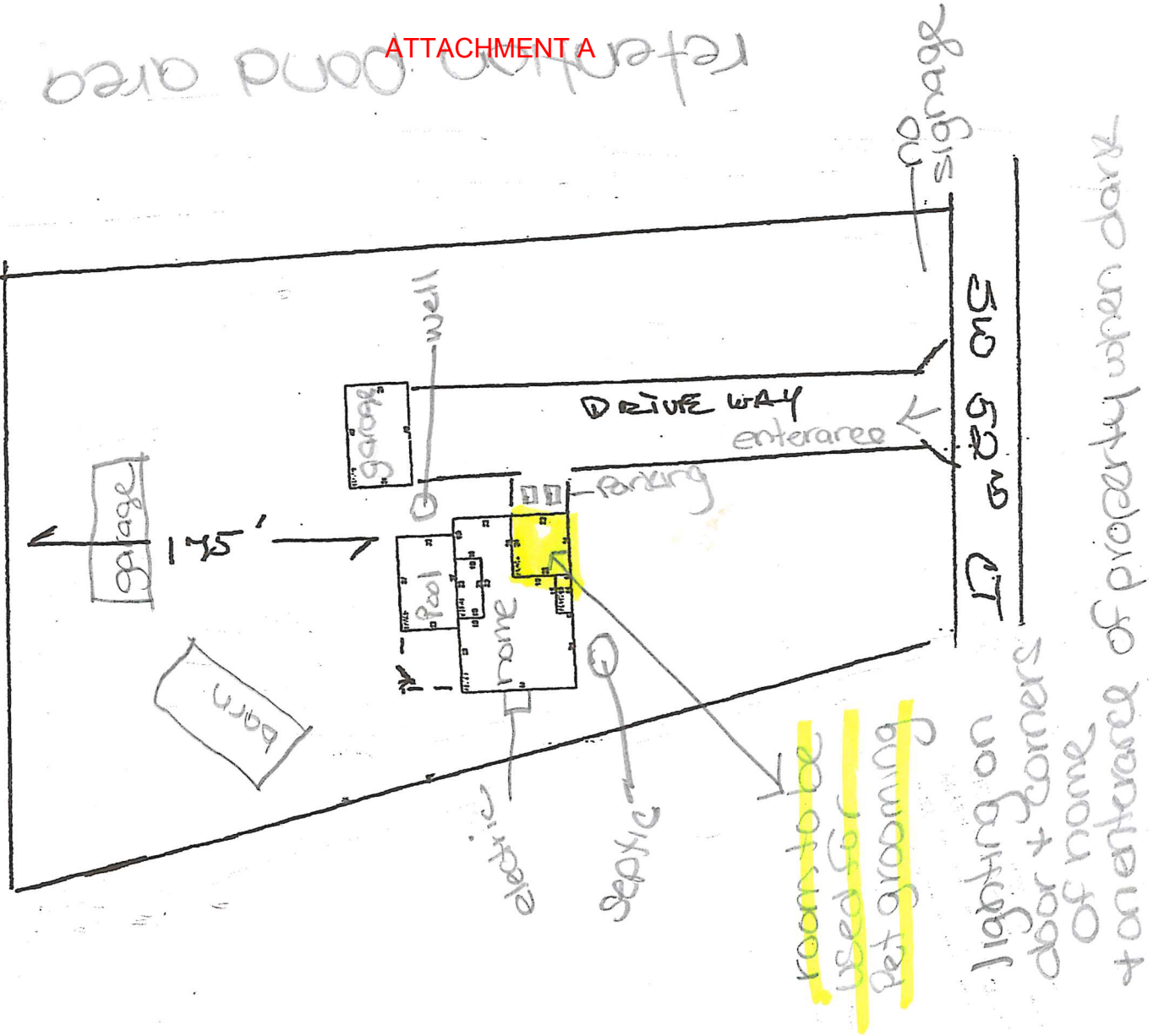
Ocala, FL 34476

Sarabean1191@aol.com

- ① business will be on SW 5th St off of SW 80th St in Ocala FL
customers will enter paved driveway leading to home where business will be, parking spaces available for easy access inside.
- ② parking & drive way are paved cement - grass & bushes are in front of building and maintained
- ③ Wastepro is our trash company, no dumpster, we will use our homes trash cans,
- ④ SECO is our power company, no new service is needed, room for business has existing electric
- ⑤ There is grass in front which customer does not walk on, bushes along home & maintained.
- ⑥ we will not have any signage for our business,
- ⑦ all existing structures meet all setbacks & in compliance, open permit for additional barn being built
- ⑧ all neighboring buildings are all homes on 3-5 acre lots
- ⑨ we will accommodate any other needs that are required,







ATTACHMENT A

Prepared
by and
Return to:
Name: Geraldine Silvestri
Address: 8328 SW 52nd Court
Ocala, Florida 34476

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 11/17/2003 03:14:06 PM
FILE #: 2003152399 OR BK/PG 03577/1053

RECORDING FEES 6.00

Property Appraisers Parcel I.D. (Folio) Number(s): 35626-005-04

DEED DOC TAX 0.70

PM

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 30th day of September, 2003, by and between **CHARLES NEULIST, III**, a single man, hereinafter referred to as "Grantor" and **GERALDINE SILVESTRI**, hereinafter collectively referred to as "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Marion County, Florida, to wit:

Lot 4, Block E, WINGSPREAD FARMS, according to the Plat thereof, as recorded in Plat Book Z Page 1 through 3, of the Public Records of Marion County, Florida.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Lisa Adams
Witness Printed Name: Lisa Adams
Witness Signature: Geraldine Silvestri
Witness Printed Name: Geraldine Silvestri

Charles Neulist, III
CHARLES NEULIST, III

STATE OF Massachusetts
COUNTY OF Norfolk

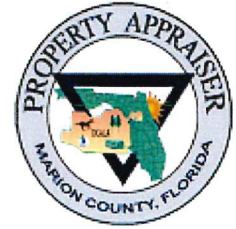
Sworn to and subscribed before me this 29th day of October, 2003, by He ~~He~~ she is personally known to me or has produced driver license(s) as identification.

My Commission Expires: May 14, 2010

Enrique
Printed Name:
Notary Public ✓
Serial Number



ATTACHMENT A



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Property Record Card

35626-005-04

[GOOGLE Street View](#)

Prime Key: 2102314

[MAP IT+](#)

Current as of 9/24/2025

Property Information

SILVESTRI GERALDINE
8328 SW 52ND CT
OCALA FL 34476-4776

Taxes / Assessments:

Map ID: 149

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: 2.80

Situs: 8328 SW 52ND CT OCALA

Current Value

Land Just Value	\$133,000		
Buildings	\$309,739		
Miscellaneous	\$11,759		
Total Just Value	\$454,498		
Total Assessed Value	\$234,549	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$219,949)
Total Taxable	\$183,827		
School Taxable	\$209,549		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$112,000	\$290,693	\$11,188	\$413,881	\$227,939	\$50,000	\$177,939
2023	\$93,800	\$295,369	\$12,976	\$402,145	\$221,300	\$50,000	\$171,300
2022	\$78,400	\$271,942	\$12,995	\$363,337	\$214,854	\$50,000	\$164,854

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3577/1053	10/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3064/0417	11/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$195,000
1679/0478	08/1990	07 WARRANTY	9 UNVERIFIED	U	V	\$23,000
1624/0201	12/1989	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$11,900

Property Description

SEC 16 TWP 16 RGE 21
PLAT BOOK Z PAGE 001
WINGSPREAD FARMS
BLK E LOT 4

ATTACHMENT A

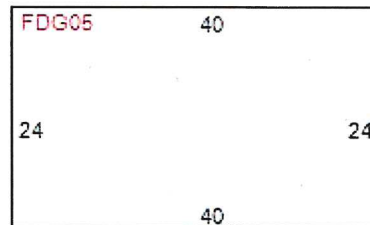
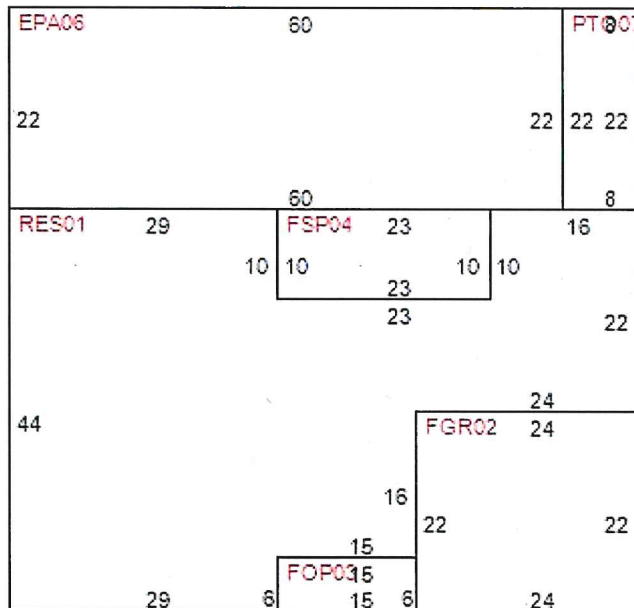
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		279.0	437.0	A1	2.80	AC	47,500.0000	1.00	1.00	1.00	133,000	133,000
Neighborhood 9025											Total Land - Class \$133,000	
Mkt: 9 70											Total Land - Just \$133,000	

Traverse

Building 1 of 1

RES01=U22L16D10L23U10L29D44R29U6R15U16R24.
 FGR02=D22L24U22R24.L24D16
 FOP03=L15D6R15U6.U38R8
 FSP04=L23D10R23U10.U15R30
 FDG05=U24R40D24L40.D15L22
 EPA06=U22L60D22R60.U22
 PTO07=R8D22L8U22.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 4 - 15-19 YRS
 Condition 0

Year Built 1991
 Physical Deterioration 0%
 Obsolescence: Functional 0%

ATTACHMENT A

Quality Grade 700 - GOOD
Inspected on 1/1/2025 by 254

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 244

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1991	N	0 %	0 %	2,144	2,144
FGR	0232	- CONC BLK-STUCO	1.00	1991	N	0 %	0 %	528	528
FOP	0301	- NO EXTERIOR	1.00	1991	N	0 %	0 %	90	90
FSP	0401	- NO EXTERIOR	1.00	1991	N	0 %	0 %	230	230
FDG	0532	- CONC BLK-STUCO	1.00	1991	N	0 %	0 %	960	960
EPA	0601	- NO EXTERIOR	1.00	2003	N	0 %	0 %	1,320	1,320
PTO	0701	- NO EXTERIOR	1.00	2017	N	0 %	0 %	176	176

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 2	Dishwasher: Y
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 0	Garbage Disposal: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 1	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 5	Intercom: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 1		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	4,824.00	SF	20	1991	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1991	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1991	2	0.0	0.0
112 FENCE WIRE/BD	88.00	LF	10	1991	3	0.0	0.0
114 FENCE BOARD	1,728.00	LF	10	2002	3	0.0	0.0
226 RES SWIM POOL	338.00	SF	20	2003	5	26.0	13.0
099 DECK	476.00	SF	50	2003	2	0.0	0.0

Total Value - \$11,759

Appraiser Notes

PERMIT REVIEW. PER OWNER NO CHANGES. EST. INT. & FGR. 228 2/4/21

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2020021154	2/14/2020	4/9/2020	INSTALLATION OF SOLAR TUBES FL11480-R11
2016071465	7/1/2016	5/19/2017	NEW BIRD CAGE
M060913	6/1/2003	7/1/2003	POOL ENCLOSURE
M050256	5/1/2003	7/1/2003	POOL
MA38711	11/1/1990	-	FDG
MA37898	10/1/1990	5/1/1991	RES
MA37967	10/1/1990	-	FOUNDATION
2024051011	-	2/26/2025	50;X20; ALUMINUM GARAGE ON NEW 50;X20; CONCRETE/NO ELECTRIC

Cost Summary

Buildings R.C.N.	\$377,032	10/19/2017				
Total Depreciation	(\$113,110)					
Bldg - Just Value	\$263,922		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$11,759	3/11/2011	1	\$377,032	(\$113,110)	\$263,922
Land - Just Value	\$133,000	1/30/2025				
Total Just Value	\$408,681	.				

