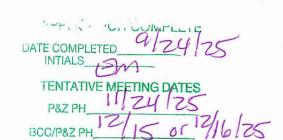


Marion County Board of County Commissioners

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



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

The undersigned hereby requests a Special Use Permit in	
Code, Articles 2 and 4, for the purpose of: n home	pet grooming.
room in existing home - no a	ionstruction? needed
Legal Description: (Please attach a copy of the deed and	location map.) Parcel Zoning: Al
1 arcel account number (s).	7
Property dimensions: 4370 / 2790	Total acreage: On Occies
Directions: @ Sw Hwy 200 > Sout	hon Su) worn ave >
Fast on sw 80th st > S	with on sw sandct.
Each property owner(s) MUST sign this application or provide on his behalf. Please print all information, except for the Own	written authorization naming an applicant or agent to act ner and Applicant/Agent signature.
Geraldine Silvestri	Lisa Silvestri-Casey
Property Owner name (please print)	Applicant or agent name (please print)
8328 SW 52 Ct	8338 SW 50Ct
Mailing Address Ocola FL 34476	Mailing Address Ocala FL 34476
City, State, Zip code	City, State, Zip code
678 6540049	678 654 0249
Phone number (include area code)	Phone number (include area code)
Sarabeon 1191 agolicom	Sorahean 1191 Down com
E-mail address Besalure selves tu	E-mail address Log Leblo Capley
Signature	Signature
PLEASE NOTE: A representative is strongly encouraged to discussed. If no representative is present, the request may be paddress(es) listed above. All information submitted must be Growth Services Planning & Zoning at (352) 438-2675 for more	postponed or denied . Hearing notices will be mailed to the e correct and legible to process the Application. Contact
STAFF/OFFICE	USE ONLY
Project No. 2624 040026 Code Case No.: Bldg	· Code Cas Application No.: 33452
Revd by: Revd Date: 9/24/25 FLUM:	Zoning Map No.: 149 Rev: 07/1/2019
a. 30m	

Empowering Marion for Success

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

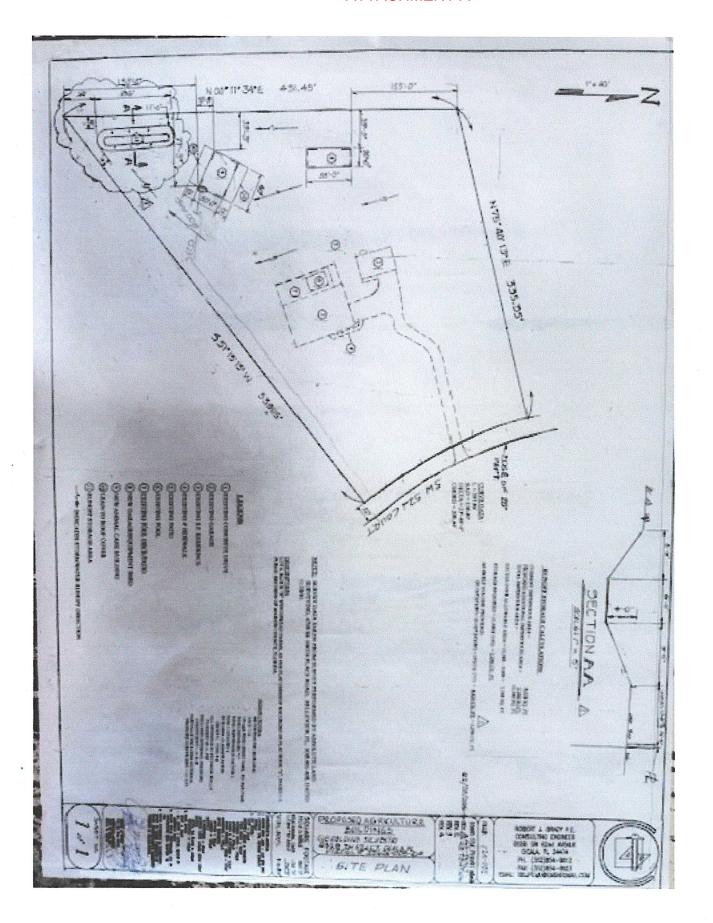
8328 SW 52 Ct

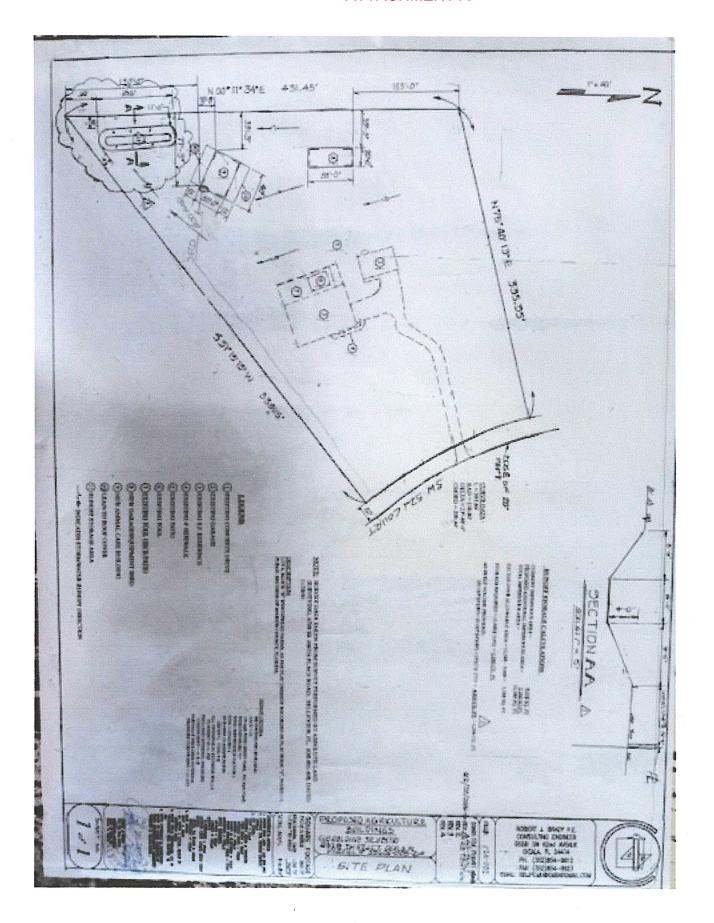
Ocala, FL 34476

Sarabean1191@aol.com

- D business will be on sw 50ct off of sw 80th st in Ocala FL customers will enter paved driveway reading to home where business will be. Parking spaces available for easy access inside
- 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 nomes trash costs.
- (4) SECO is our power company, no new Service 18 needed, room for business has existing electric
- (5) There is grass in front which customer does not walk on, bushes along home a maintained.
- (6) We will not have any signage for our business, have any signage for our
- The all existing structures meet all setbacks the compliance. Open permit for additional boarn being built
- 3) all neighboring buildings are all homes on 3-5 acre lots
- 9 We will accomodate any other needs that are required,





of proparty when don's S 5 DRIVE WAY
enterane

drybrib for golder of gold

Prepared by and Return to:

Name: Geraldine Silvestri 8328 SW 52nd Court Address: Ocala, Florida 34476

ATTACHMENT A 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



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:

Witness Printed Name: Witness Signature:

Witness Printed Name:

Massachusetts

STATE OF COUNTY OF

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

My Commission Expires: May 14, 7010

Cindy Manning

Printed Name: Notary Public v

CHARLES NEULIST, III

Serial Number

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

TA THE COUNTY PLOG

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 - UNINCORPORATED

M.S.T.U.

Acres: 2.80

Situs: 8328 SW 52ND CT OCALA

_			
Cur	rent	V/a	110

Land Just Value	\$133,000
Buildings	\$309,739
Miscellaneous	\$11,759
Total Just Value	\$454,498
Total Assessed Value	\$234,549
Exemptions	(\$50,722)
Total Taxable	\$183,827
School Taxable	\$209.549

Impact Ex Codes: 01 38 (\$219,949)

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
<u>1624/0201</u>	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

Land Data TACHIMENTIFAZoning

Use CUse 0100 Neighborhood 9025

Front Depth Zoning 279.0

437.0

A1

Units Type 2.80 AC

Rate Loc Shp Phy 47,500.0000 1.00 1.00 1.00 Class Value

Just Value

133,000 133,000

Total Land - Class \$133,000 Total Land - Just \$133,000

Traverse

Building 1 of 1

Mkt: 9 70

RES01=U22L16D10L23U10L29D44R29U6R15U16R24.

FGR02=D22L24U22R24.L24D16

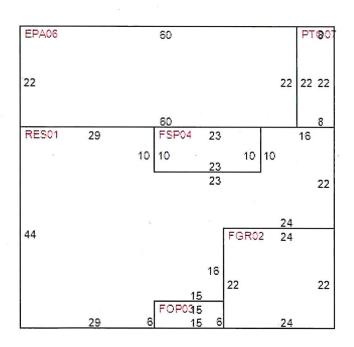
FOP03=L15D6R15U6.U38R8

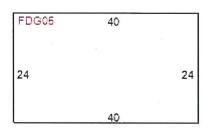
FSP04=L23D10R23U10.U15R30

FDG05=U24R40D24L40.D15L22

EPA06=U22L60D22R60.U22

PTO07=R8D22L8U22.





Building Characteristics

Improvement

1F - SFR- 01 FAMILY RESID

Effective Age Condition

4 - 15-19 YRS

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

700 - GOOD
1/1/2025 by 254

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

T. IDE 4 ' WILL	· .	¥7 D !!					
TypeIDExterior Walls	Stories	Year Buil	t Finished Att	ic 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							201 72

Roof Style: 12 HIP

Roof Cover: 08 FBRGLASS

SHNGL

Heat Meth 1: 20 HEAT PUMP

Heat Meth 2: 00

Foundation: 6 MONOLITC SLAB

A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN

TILE

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00 Fireplaces: 1

Bedrooms: 3 4 Fixture Baths:

2 3 Fixture Baths:

2 Fixture Baths:

Extra Fixtures: 5

Blt-In Kitchen: Y

Dishwasher: Y Garbage Disposal: Y Garbage Compactor:

Intercom: N

Vacuum: N

Miscellaneous Improvements

Туре	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	<u>,-</u> ,	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	•				
			40			