ATTACHMENT A

**Marion County**
**Board of County Commissioners**

Growth Services ▪ Planning & Zoning

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



# SPECIAL USE PERMIT APPLICATION – 2026

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 for boarding and training for up to 15 dogs.

**Parcel Account Number(s):** 35581-002-03

**Property/Site Address:** 8201 SW 27th Ave, Ocala, FL 34476

**Future Land Use Designations:** _____ **Zoning Classification:** A-1

**Current Property Use:** Horse Farm A-1 **Total Acreage:** 19.73

**Request for a reasonable accommodation ☒ Yes / ☐ No (See checklist item #7 on page 3)**
**Request for a listed special use ☒ Yes / ☐ No (See checklist item #4 on page 3)**

Each/all property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

| **Property Owner Name (print legibly)**<br>Libor Zavalsky | **Applicant or Agent Name (print legibly)**<br>Rachael Zavalsky |
|---|---|
| **Mailing Address**<br>8201 SW 27th Ave | **Mailing Address**<br>8201 SW 27th Ave |
| **City, State, Zip**<br>Ocala, FL 34476 | **City, State, Zip**<br>Ocala, FL 34476 |
| **Phone Number (include area code)**<br>720-320-4760 | **Phone Number (include area code)**<br>720-354-7235 |
| **E-Mail Address**<br>Libor@K-9specialists.com | **E-Mail Address**<br>Rachael@K-9specialists.com |
| ***Signature****<br>[signature] | ***Signature****<br>[signature] |
| **Printed Name and Title of Authorized Signer (for corporate, trust & other entities)**<br>Libor Zavalsky | **Printed Name and Title of Authorized Signer (for corporate, trust & other entities)**<br>Rachael Zavalsky |

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

| ***STAFF/OFFICE USE ONLY*** | | |
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| *Project No.:* | *Plan No.:* | *Code Case No.:* |
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# SPECIAL USE PERMIT APPLICATION - REGULAR - $1,000

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

19 DOGS GSD & DOBERMANS

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** A-1

**Parcel account number(s):** 35581-002-03

**Property dimensions:** _____ **Total acreage:** 19.73

**Directions:** _____

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)**
LIBOR ZAVALSKY K-9 SPECIALISTS LLC

**Mailing Address**
8201 SW 27th Ave

**City, State, Zip code**
Ocala, FL 34476

**Phone number (include area code)**
720-320-4760

**E-mail address**
LIBOR@K-9SPECIALISTS.COM

***Signature***

**Applicant or agent name (please print)**
RACHAEL ZAVALSKY

**Mailing Address**
8201 SW 27th Ave

**City, State, Zip code**
Ocala, FL 34476

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**E-mail address**
RACHAEL@K-9Specialists.com

***Signature***

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|---|---|---|---|---|
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| *Rcvd by:* | *Rcvd Date:* / / | *FLUM:* | *Zoning Map No.:* | *Rev: 07/1/2019* |

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**H. Randolph Klein, Esq.**
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Our File No.: **R2020203**
Property Appraisers Parcel Identification (Folio) Number: **35581-002-03**
Florida Documentary Stamps in the amount of **$6877.50** have been paid hereon.

COPY

SPACE ABOVE THIS LINE FOR RECORDING DATA

# *WARRANTY DEED*

**THIS WARRANTY DEED,** made the 3 day of **September, 2020** by **KATHY MASON MAECHTLE, a single person**, whose post office address is **1328 Pelican Creek Crossing, Unit A, St. Petersburg, FL 33707** herein called the Grantor, to **LIBOR ZAVALSKY and RACHAEL ZAVALSKY, husband and wife,** whose post office address is **8201 SW 27th Avenue, Ocala, FL 34476**, hereinafter called the Grantees:
*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2020 and thereafter.**

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x _____
Witness #1 Signature

x Shea Baldino
Witness #1 Printed Name

x _____
Witness #2 Signature

x Ireland Maechtle
Witness #2 Printed Name

x Kathy Mason Maechtle
**KATHY MASON MAECHTLE**

**STATE OF FLORIDA**
**COUNTY OF** x Pinellas

The foregoing instrument was acknowledged before me by means of physical presence this x 8 day of x September, 2020 by KATHY MASON MAECHTLE who is personally known to me or has produced x Driver License as identification.

**SEAL** x

ERIC SHEPHERD
Notary Public - State of Florida
Commission # GG 130417
My Comm. Expires Aug 1, 2021
Bonded through National Notary Assn.

x _____
Notary Public

x Eric Shepherd
Printed Notary Name

My Commission Expires: x August 1, 2021

File No.: **R2020203**



LTF

ATTACHMENT A

Libor Zavalsky
8201 SW 27th Ave.
Ocala, FL 34476

# Special Use Permit (Conceptual Plan)

My business is K-9 Specialists, where our operations including breeding German Shepherds (GSD), providing already trained GSDs and training other people's dogs. I have 20 acres property in SW Ocala, surrounded by other large farms. I picked specifically this location and city of Ocala to grow my business. This location allow me to better care for our dogs and provide the best services to people. I'm using portion of my private property for the dog kennels and training field. I'm transforming 5 shipping containers into dog kennels. Each container/kennel will have water, electricity, and outside fencing as dog runs. They are positioned on South East corner of my property with no other buildings at least 100 yards away. (see map for more details). The containers/kennel will meet the Marion County Accessory Structures codes and permits.

My Operation can change any day, One day I have 4 dogs on the property and one day I could have 10 dogs. My capacity of kennels is designed for 19 dogs and two breeding centers for puppies. That said, so far the most dogs I had in one day was 12 and usually I have between 2-8 dogs in the business as training dogs or our dogs. This is a family business and we take care of our dogs. I do have a volunteer time to time interesting in helping with puppies or learn more about dog training.

Our traffic for the business is very light and I would say maybe 10-15 people will come monthly. The access is from the 27th Ave (Shady Road) and they enter our private property through our gate, which we must let them in. No people can access our property without our knowledge. They drive through our paved driveway to the southeast corner of the property where our kennels are. We have plenty of parking spaces there. We provide our services and people leave.

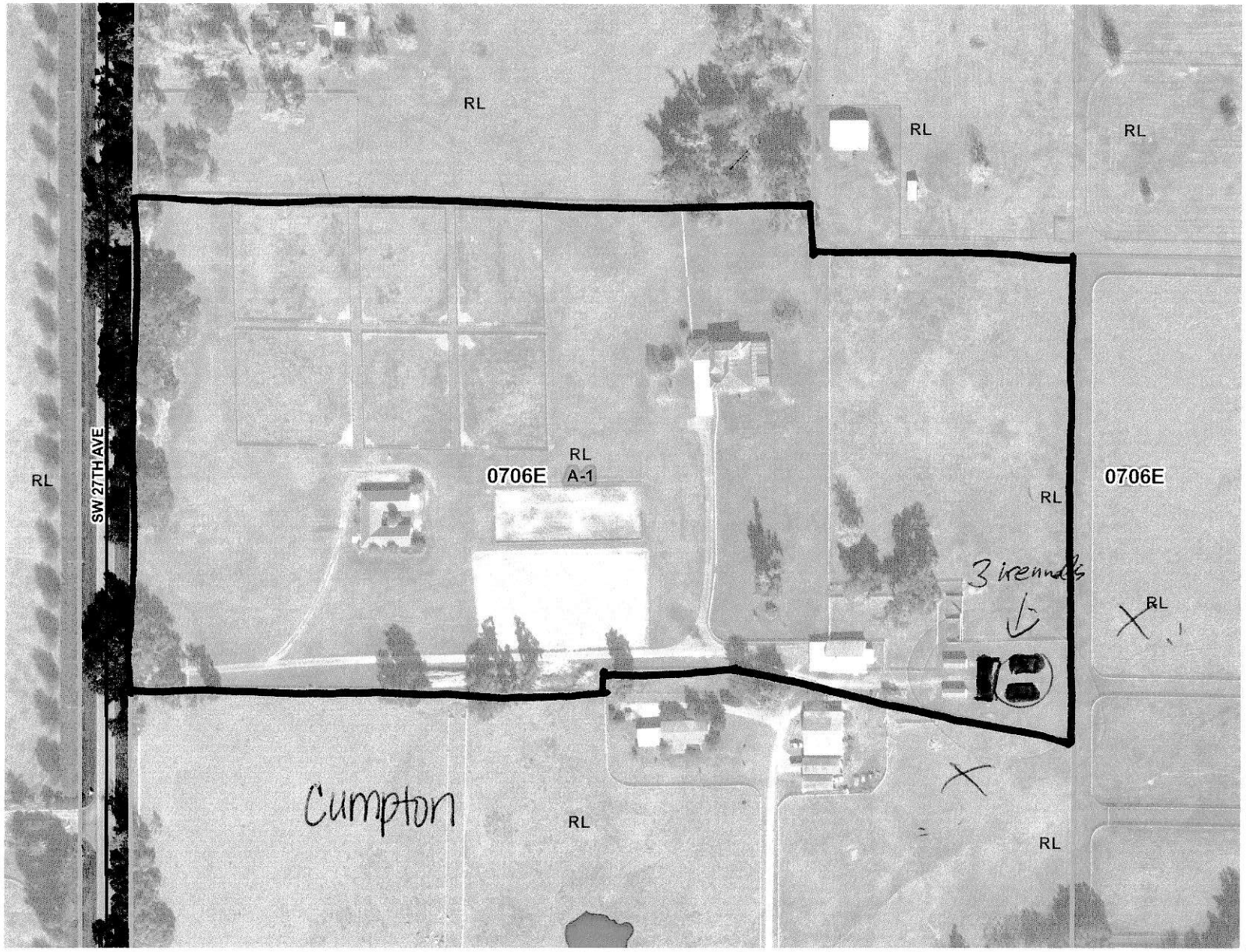
The whole idea is to operate this family business on the property where we live as we can monitor all the dogs 24/7 and of course the convenience of having my business close by. Therefore, I'm hoping that you will issue a special purpose permit for my property. Please let me know if you need anything else.

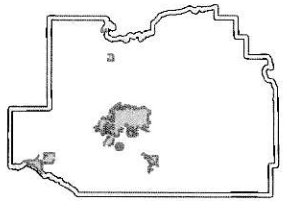
Thank you,
Libor Zavalsky

ZAVALSKY

# Marion County Growth Services Viewer

ATTACHMENT A



**Legend**

- Urban Growth Boundary
- Prescriptive_Roads
- Judgement_Roads
- Address Search Results
- Road Maintenance
  - OCE Maintained, Paved
  - OCE Maintained, Unpaved
  - OCE Maintained,MSTU, Paved
  - Other
- Streets
- Special Flood Hazard Areas - Chance Flood
  - A - No Base Flood Elevation Deterr
  - AE - Base Flood Elevation Determi
  - AH - Area of Ponding 1-3 ft
- 2008 FIRM Panel
- Flood Prone Areas
- Parcels

1: 2,478

1 in = 0.04 Miles

N W E S

**Notes**

Creation Date: 6/24/2021

0.1 0 0.04 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

ZAVALSKY

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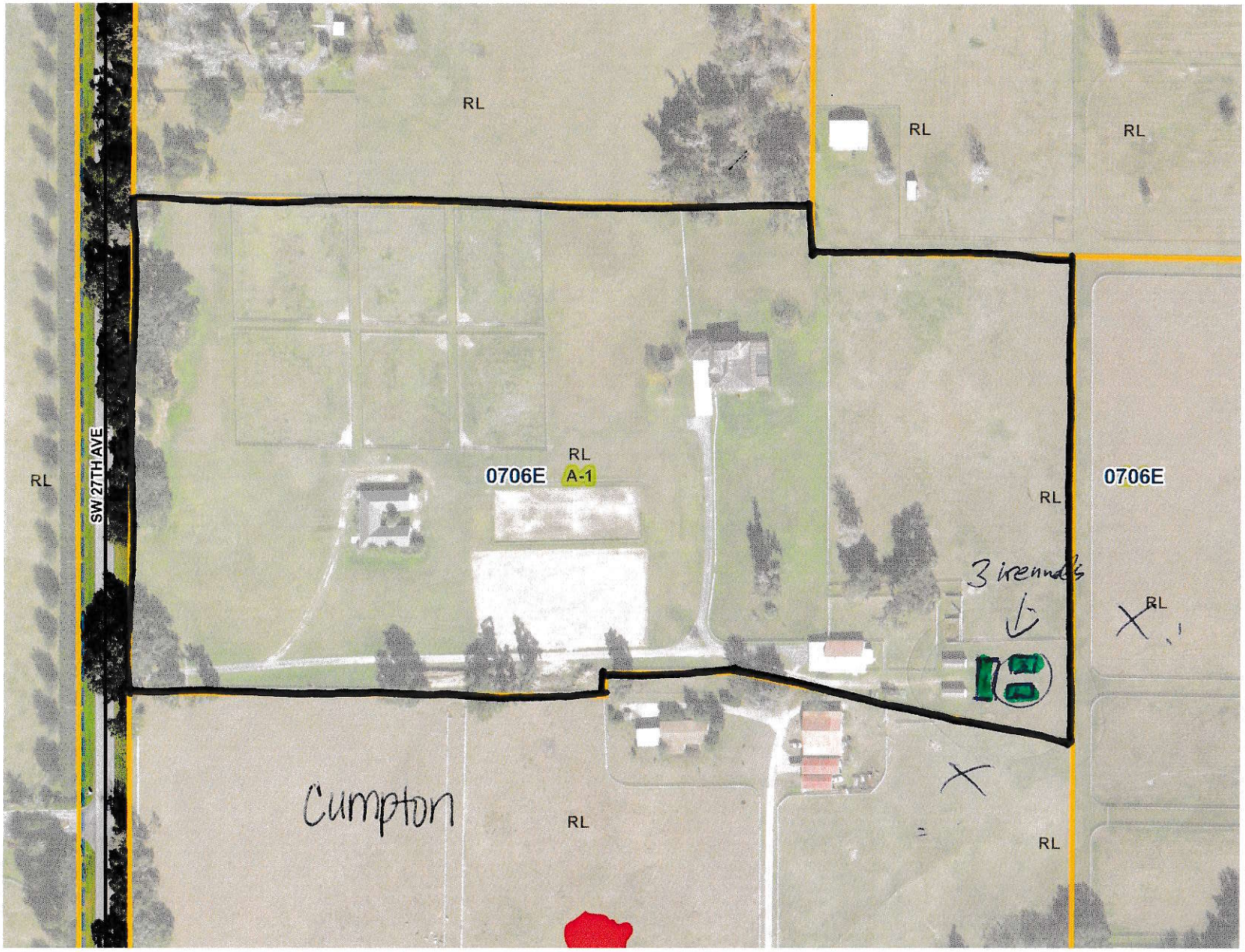


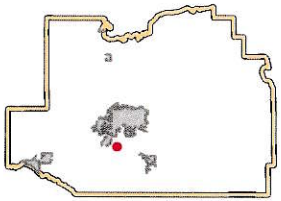

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K-9 SPECIALISTS
THE BEST FAMILY FRIENDLY PROTECTION DOGS

Libor Zavalsky
8201 SW 27th Ave.
Ocala, FL 34476

STRAVA FARM

# Special Use (Written Finding & facts)

1. Access to business will be off 27th Ave through our private property gate. We have plenty space up to 4 cars to fit between the gate and the main road the 27th Ave (Shady Road).
2. We have plenty parking areas on our 20 acres farm.
3. Waste removal is done by ourselves. We will have multiple buckets around kennels with trash bags to collect the dogs waste and we will collect the bags in a bigger trash container. We are going to the nearest Baseline Landfill and Transfer Facility to deposit our trash as needed, usually once or twice a week. We are not expecting much of a waste problem as we have generally 4-10 dogs.
4. Our power company is city of Ocala.
5. Property in front of our kennels will be landscaped with grass. In back there will be dog fencing with canopy roof for shade.
6. Business sign will be out front as per code. Motion lights will be placed around kennels. The sides of the kennels will meet code setbacks.
7. As well as setbacks, will be in compliance with local codes and ordinances.
8. Note: the properties surrounding us are large farms and we are not anticipating any distractions to the public. Our south side neighbor is a 90 acres sanctuary with more than 100 animals.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**H. Randolph Klein, Esq.**
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, Florida 34471
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**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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Witness #1 Signature

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Witness #1 Printed Name

x _____
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x Ireland Maechtle
Witness #2 Printed Name

x Kathy Mason Maechtle
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**STATE OF FLORIDA**
**COUNTY OF** x Pinellas

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**SEAL** x

ERIC SHEPHERD
Notary Public - State of Florida
Commission # GG 130417
My Comm. Expires Aug 1, 2021
Bonded through National Notary Assn.

x _____
Notary Public

x Eric Shepherd
Printed Notary Name

My Commission Expires: x August 1, 2021

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LIBOR@K-9SPECIALISTS.COM

***Signature***

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# Special Use Permit (Conceptual Plan)

My business is K-9 Specialists, where our operations including breeding German Shepherds (GSD), providing already trained GSDs and training other people's dogs. I have 20 acres property in SW Ocala, surrounded by other large farms. I picked specifically this location and city of Ocala to grow my business. This location allow me to better care for our dogs and provide the best services to people. I'm using portion of my private property for the dog kennels and training field. I'm transforming 5 shipping containers into dog kennels. Each container/kennel will have water, electricity, and outside fencing as dog runs. They are positioned on South East corner of my property with no other buildings at least 100 yards away. (see map for more details). The containers/kennel will meet the Marion County Accessory Structures codes and permits.

My Operation can change any day, One day I have 4 dogs on the property and one day I could have 10 dogs. My capacity of kennels is designed for 19 dogs and two breeding centers for puppies. That said, so far the most dogs I had in one day was 12 and usually I have between 2-8 dogs in the business as training dogs or our dogs. This is a family business and we take care of our dogs. I do have a volunteer time to time interesting in helping with puppies or learn more about dog training.

Our traffic for the business is very light and I would say maybe 10-15 people will come monthly. The access is from the 27th Ave (Shady Road) and they enter our private property through our gate, which we must let them in. No people can access our property without our knowledge. They drive through our paved driveway to the southeast corner of the property where our kennels are. We have plenty of parking spaces there. We provide our services and people leave.

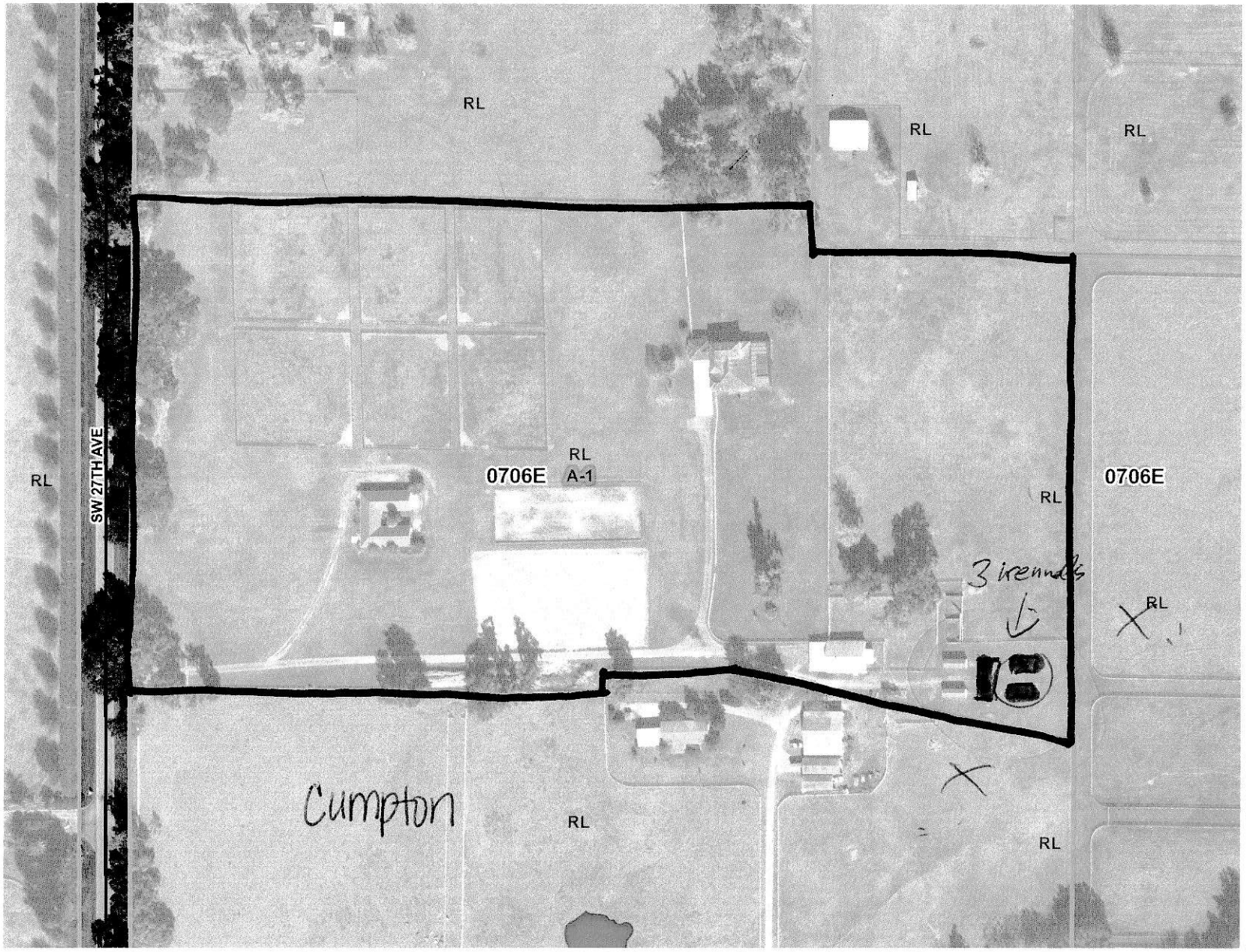
The whole idea is to operate this family business on the property where we live as we can monitor all the dogs 24/7 and of course the convenience of having my business close by. Therefore, I'm hoping that you will issue a special purpose permit for my property. Please let me know if you need anything else.

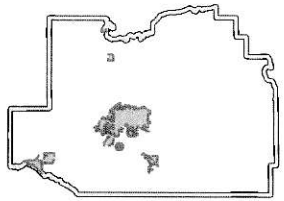
Thank you,
Libor Zavalsky

ZAVALSKY

# Marion County Growth Services Viewer

ATTACHMENT A



**Legend**

- Urban Growth Boundary
- Prescriptive_Roads
- Judgement_Roads
- Address Search Results
- Road Maintenance
  - OCE Maintained, Paved
  - OCE Maintained, Unpaved
  - OCE Maintained,MSTU, Paved
  - Other
- Streets
- Special Flood Hazard Areas - Chance Flood
  - A - No Base Flood Elevation Deterr
  - AE - Base Flood Elevation Determi
  - AH - Area of Ponding 1-3 ft
- 2008 FIRM Panel
- Flood Prone Areas
- Parcels

1: 2,478

1 in = 0.04 Miles

N W E S

**Notes**

Creation Date: 6/24/2021

0.1 0 0.04 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

ZAVALSKY

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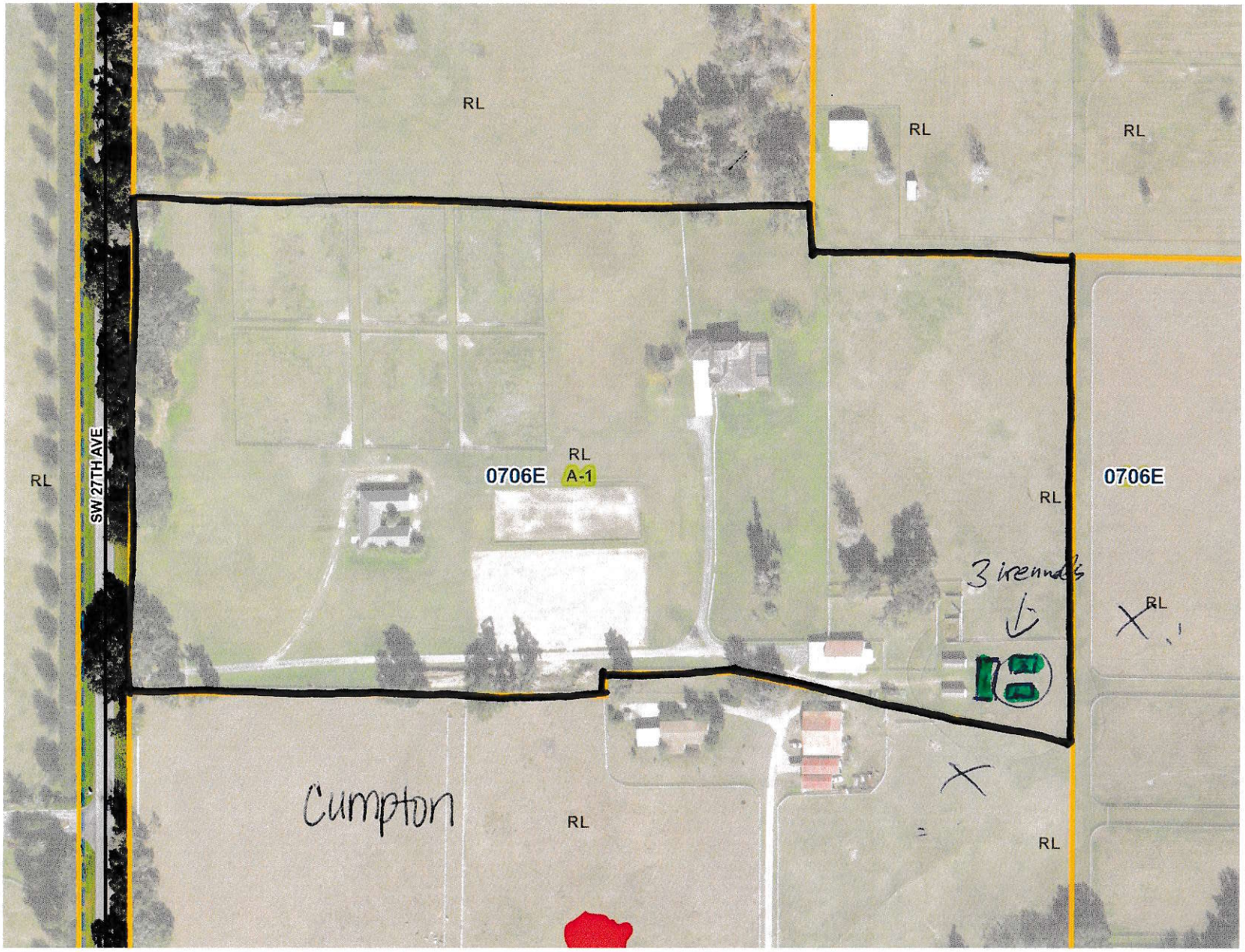


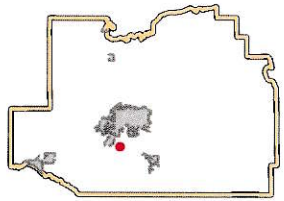

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ATTACHMENT A

K-9 SPECIALISTS
THE BEST FAMILY FRIENDLY PROTECTION DOGS

Libor Zavalsky
8201 SW 27th Ave.
Ocala, FL 34476

STRAVA FARM

# Special Use (Written Finding & facts)

1. Access to business will be off 27th Ave through our private property gate. We have plenty space up to 4 cars to fit between the gate and the main road the 27th Ave (Shady Road).
2. We have plenty parking areas on our 20 acres farm.
3. Waste removal is done by ourselves. We will have multiple buckets around kennels with trash bags to collect the dogs waste and we will collect the bags in a bigger trash container. We are going to the nearest Baseline Landfill and Transfer Facility to deposit our trash as needed, usually once or twice a week. We are not expecting much of a waste problem as we have generally 4-10 dogs.
4. Our power company is city of Ocala.
5. Property in front of our kennels will be landscaped with grass. In back there will be dog fencing with canopy roof for shade.
6. Business sign will be out front as per code. Motion lights will be placed around kennels. The sides of the kennels will meet code setbacks.
7. As well as setbacks, will be in compliance with local codes and ordinances.
8. Note: the properties surrounding us are large farms and we are not anticipating any distractions to the public. Our south side neighbor is a 90 acres sanctuary with more than 100 animals.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.