



**Marion County
Board of County Commissioners**

Growth Services

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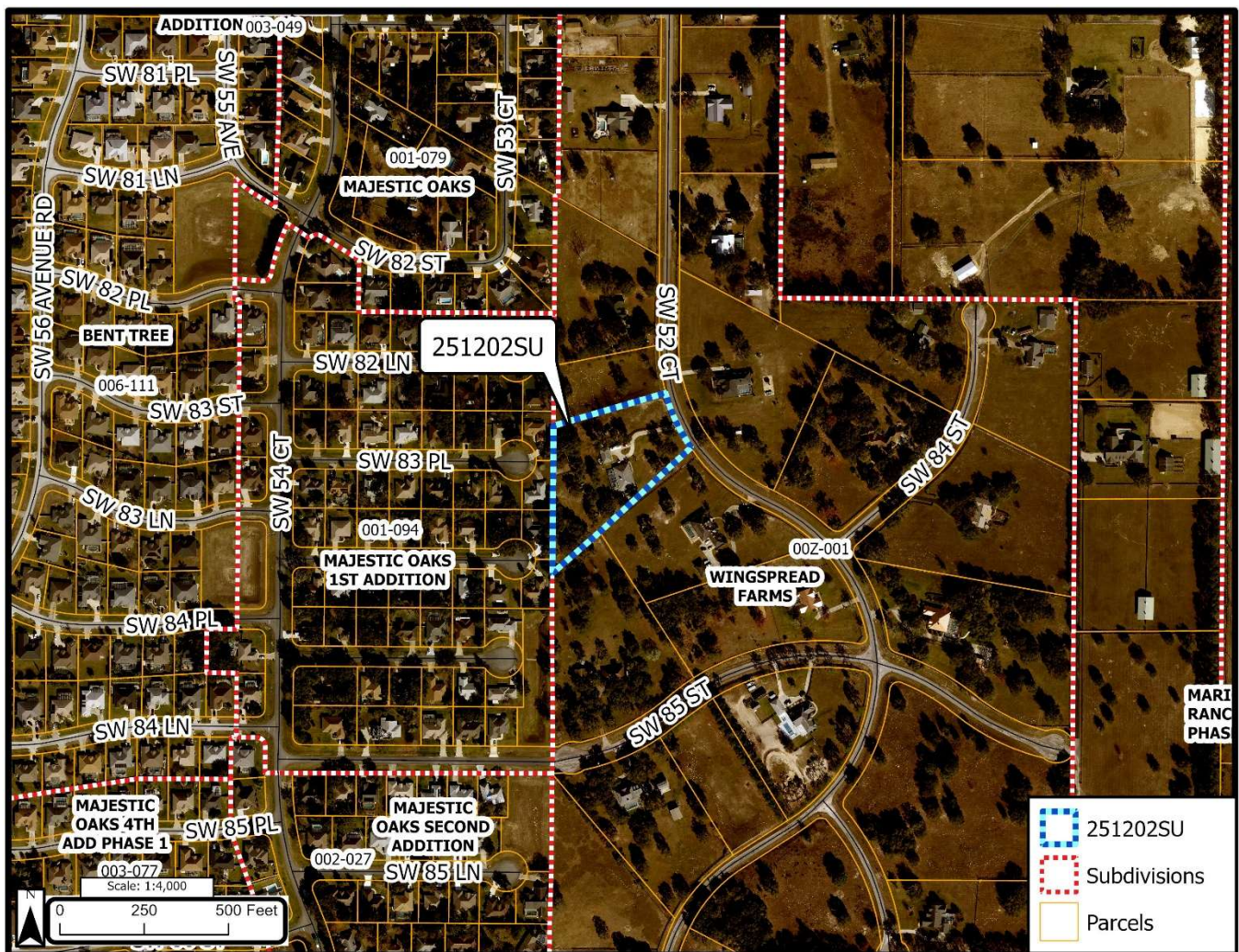
**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 11/24/2025	BCC Date: 12/15/2025
Case Number:	251202SU
CDP-AR:	33452
Type of Case:	Special Use Permit to allow for in-home domestic pet grooming (existing residence).
Owner	Geraldine Silvestri
Applicant	Lisa Silvestri-Casey
Street Address	8328 SW 52 nd Court, Ocala, FL 34476
Parcel Number	35626-005-04
Property Size	±2.80-acres
Future Land Use	Low Residential
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (SSPOZ)
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	APPROVAL WITH CONDITIONS (6-0)
Project Planner	Kenneth Odom, Transportation Planner
Related Case(s)	None

I. ITEM SUMMARY

Lisa Silvestri-Casey, on behalf of homeowner Geraldine Casey, has filed an application for a special use permit to allow for up to sixty domestic animals to be groomed in a single family residential home (see Attachment A) which will move *Sit-N-Pretty Pet Grooming* from a commercial location at 7763 SW SR 200 to a residential home at 8328 SW 52nd Court, Ocala, FL 34476. The Property Identification Number associated with the property is 35626-005-04, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Silver Springs Secondary Protection Overlay Zone (SSSPOZ) and is also within the Urban Growth Boundary (UGB).

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 and F.S. 559.955, compatible with the surrounding area, and will not adversely affect the public interest 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 in case the recommendation of approval is given.

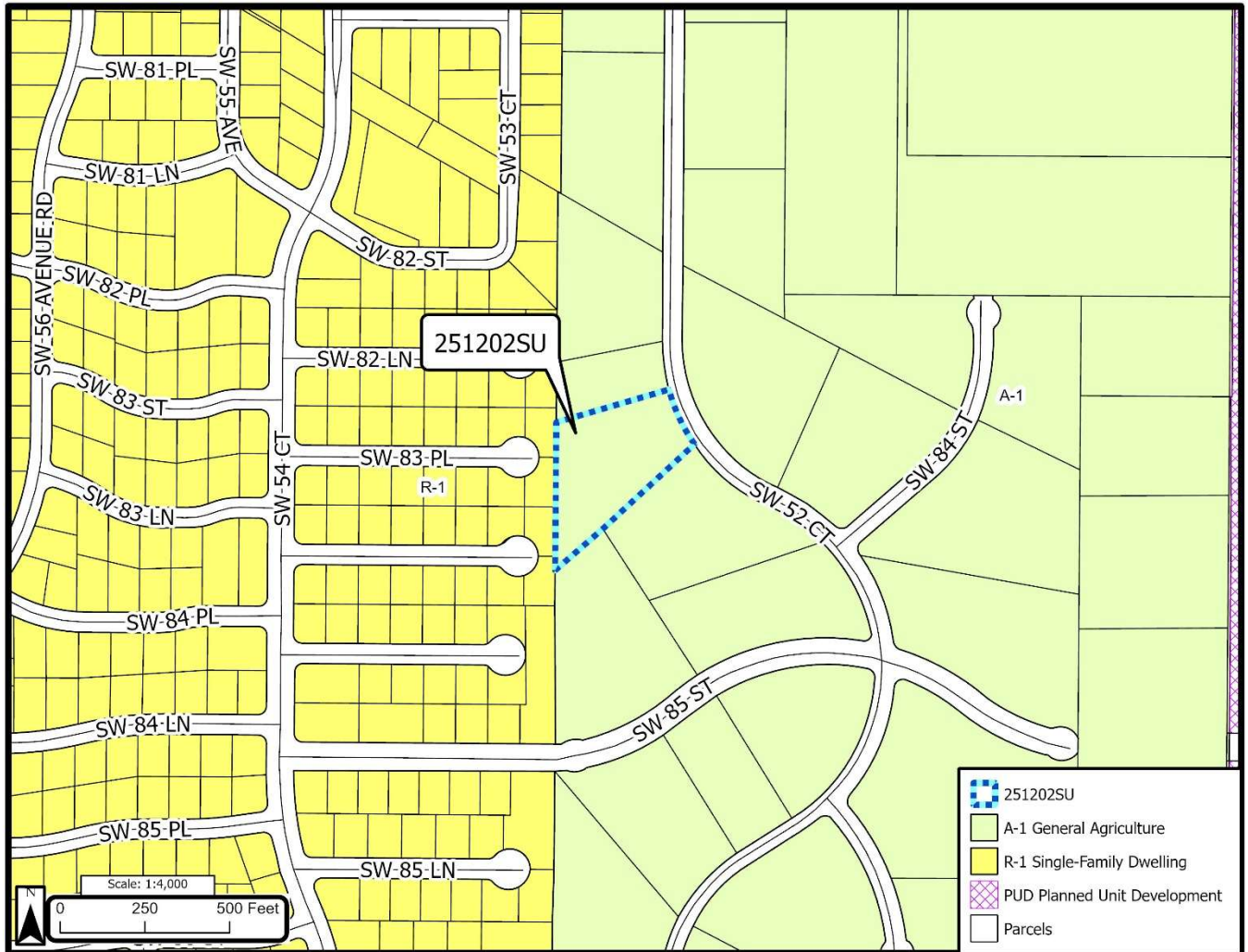
III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the 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 be mailed to all property owners within 300 feet of the subject property, and notice was mailed to (33) property owners on November 7, 2025. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 19th, 2025, and consistent with LDC Section 2.8.3.E., public notice was published in the Ocala Star-Banner on November 10, 2025. Evidence of the above-described public notices is on file with the Growth Services Department and is 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. As illustrated, the subject property is currently listed as Improved Residential (01) by the MCPA's office. The surrounding area is a mix of single-family site-built residential homes.
- B. *Zoning district map.* Figure 2 shows the subject property designated as General Agriculture (A-1), with all other surrounding properties being of residential uses in A-1 or R-1.

Figure 2
Zoning Classification



- C. **FLUMS designation.** Figure 3 is the FLUMS and shows the subject property as Low Residential (LR). This land use designation is intended to recognize areas suited primarily for single-family residential units for existing and new development within the UGB, a PSA, or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA, are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is considered the Urban Area. Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered, or other development methods to preserve large tracts of open space are encouraged.

Figure 3
Future Land Use Map Series

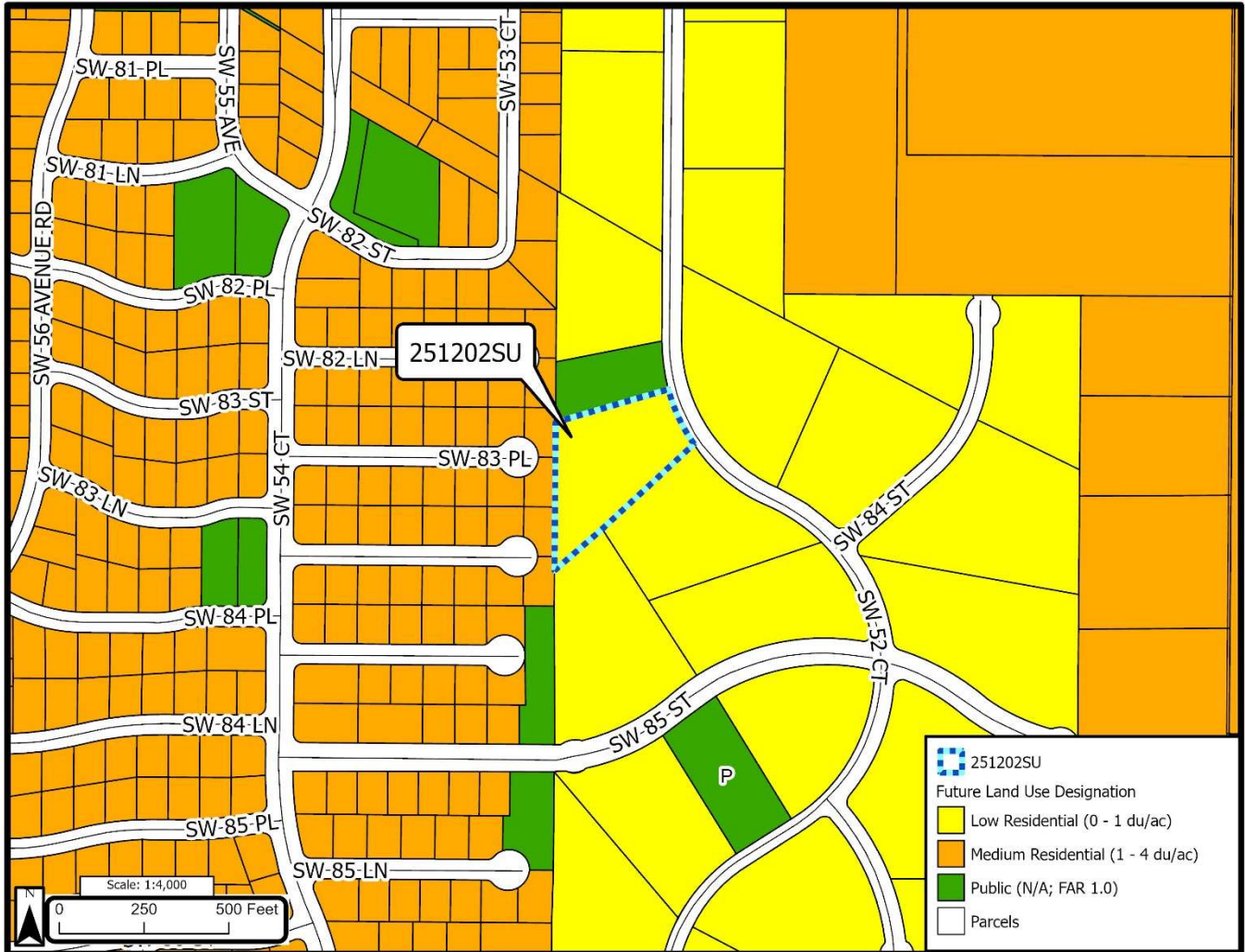


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUMS	Zoning	Existing Use
Site	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
North	Public (P)	General Agriculture (A-1)	Water Retention Area County Property (86)
South	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
East	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
West	Medium Residential (MR)	Single Family Dwelling (R-1)	Improved Residential (01)

Figure 4
MCPA Property Uses

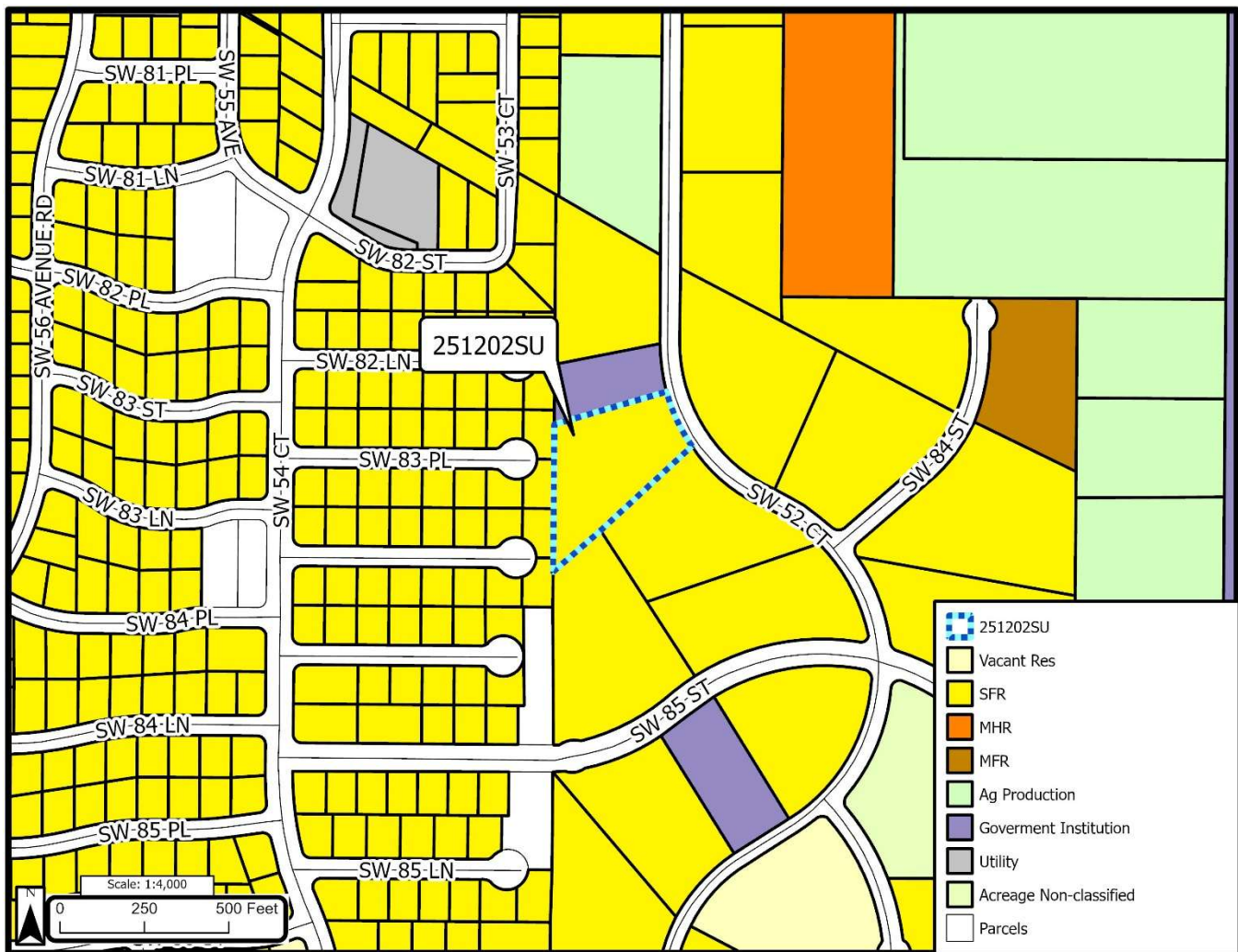
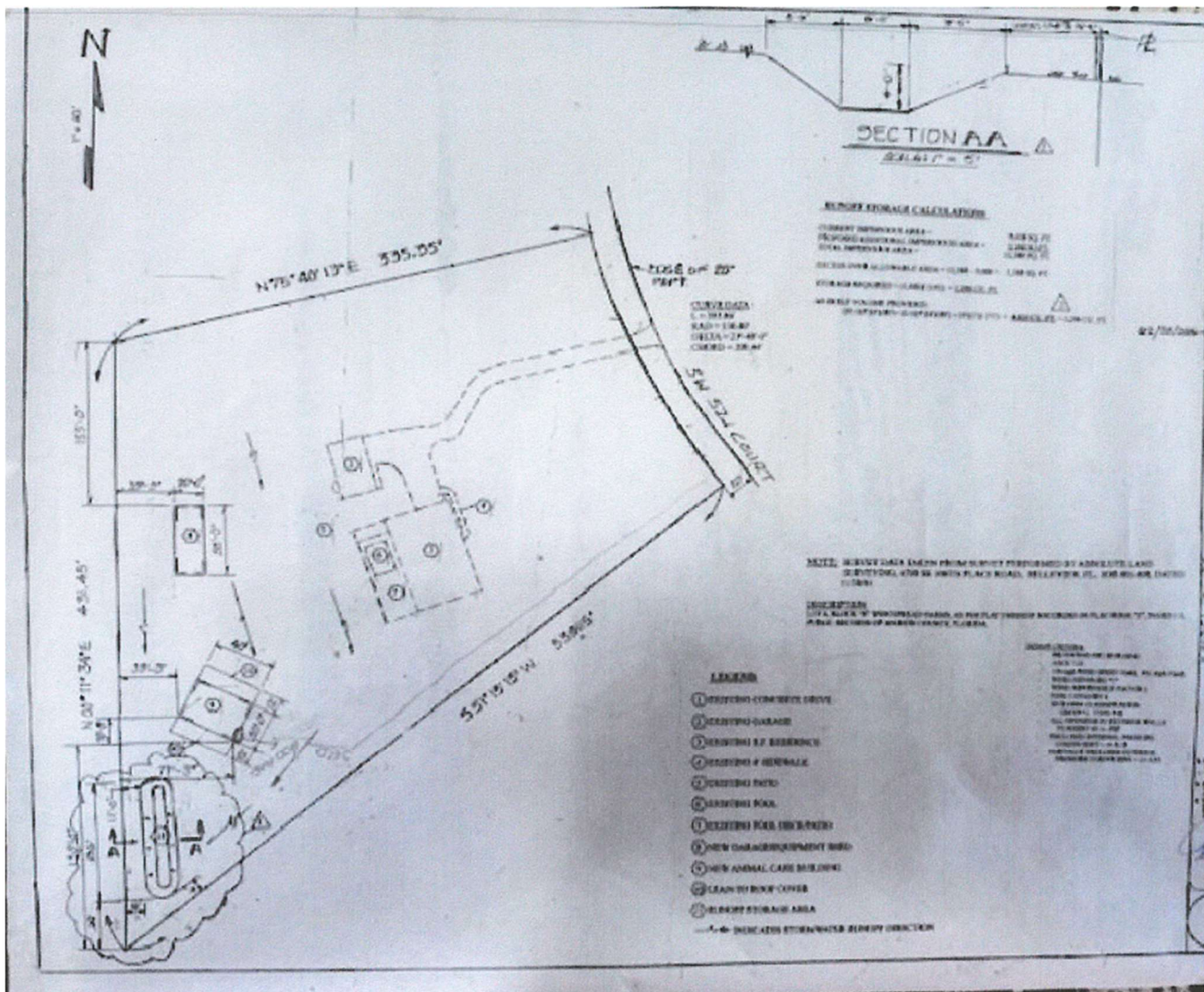


Figure 5 Conceptual Plan



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 that 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: Access to the subject parcel is located on SW 52nd Avenue, which is connected to SW 80th Street. SW 52nd Court is County County-maintained Subdivision Local Road, and SW 80th Street is a Major Local Roadway. The applicant is proposing to groom up to twelve animals per day, up to five days per week, including some Saturdays. (Hours of Operation are proposed to be Monday, Tuesday, Thursday, Friday, and every other Saturday). Trip generation, based on the proposed use, will be minimal and will have little impact on the capacity of either of these corridors. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- 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.*

A paved parking area currently exists, with a turnaround, on-site. It is located off of SW 52nd Avenue. If this SUP application is approved, ADA parking requirements could be accommodated through the use of existing paved areas.

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

Analysis: WastePro currently services the area. Additional trash generation by the proposed generations is not anticipated to be significant or noxious. Staff concludes the application is consistent with the provision of refuse and service areas.

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

Analysis: Electric services are currently provided by SECO Energy. No additional expansion of services is anticipated to be required due to the limited nature of the proposed use. Staff concludes the application **is consistent** with the provision of utilities.

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

Analysis: The subject parcel is a residence, and no additional buffering or screening is proposed as all animals will be kept in the interior of the home while they are in this location.

- Animals that belong to the clientele of this business shall not be permitted to be kept outside in kennels or run areas. All animals shall be leashed or contained when entering and exiting the business.

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: No signage or additional lighting is to be installed at this location in support of the proposed use. It is concluded that the application is **consistent** with the signs and exterior lighting requirements of this section.

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

Analysis: The subject parcel is an existing single-family dwelling. No additional green space or yard is required.

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

Analysis: Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, 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 4 displays the same properties based on their use code per the Marion County Property Appraiser. The subject parcel is located within the Wingspread Farms subdivision, which features lots typically larger than two acres. The external profile of the business will not alter the exterior of the home, and the anticipated low impact of the business adheres to the request for home occupation requirements as established in *Florida Statute 559.955 - Home-Based Businesses*.

- This location may not employ more than two additional employees who do not live at the residence.
- The exterior of the residence may not be altered in any way to accommodate the operation of the pet grooming business.
- All commercial activities at this site must comply with *Florida Statute 559.955 – Home-Based Businesses*.

- 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. The subject property will not require a site plan review, as any improvements to accommodate the pet grooming business will be on the interior of the existing residence. Permitting of any internal physical improvements will be required. Staff concludes that no special requirements are needed beyond the conditions provided in this report.

- 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: The conditions imposed are recommended to maintain compliance with *Florida Statute 559.955 - Home-Based Businesses*. Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff concludes the SUP is consistent with LDC Sections 2.8.2.D and 2.8.3.B, even with the provided conditions to attempt to address the ten (10) requirements imposed.

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 Commission to adopt a proposed Ordinance to **DENY** the special use permit.
- 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 Commission 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 Commission 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 adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:
1. Animals that belong to the clientele of this business shall not be permitted to be kept outside in kennels or run areas. All animals shall be leashed or contained when entering and exiting the business.
 2. This location may not employ more than two additional employees who do not live at the residence.
 3. The exterior of the residence may not be altered in any way to accommodate the operation of the pet grooming business.
 4. All commercial activities at this site must comply with Florida Statute 559.955 Home Based Businesses.
 5. The Special Use Permit runs with the owner and not the property.
 6. The owner, Geraldine Silvestri, must reside on site.
 7. The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), 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 feet 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; and/or
 - The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

APPROVAL WITH CONDITIONS (6-0)

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. SUP application.
- B. Site Photos
- C. F.S. 599.955