



MARION COUNTY GROWTH SERVICES

Date: 5/3/2022

P&Z: 4/25/2022 **BCC:** 5/17/2022

Application No:

220501SU

[CDP-AR# 28117]

Type of Application:

Special Use Permit

Proposed Use:

Outside kennel with a maximum of 25 dogs

Zoning:

A-1 (General Agriculture)

Future Land Use:

Rural Land

Parcels #/Acreage:

4123-406-000/±1.25 ac.

4123-407-000/±1.25 ac.

Owner/Applicant(s):

Wade & Pamela Scott
c/o "Pamela's Precious
Poodles, Doodles, and
Poos, LLC."

Location: 6304 SW 157th
Lane, Dunnellon

Existing Use:

Residential

Staff Recommendation:

Approval with Conditions

P&Z Recommendation

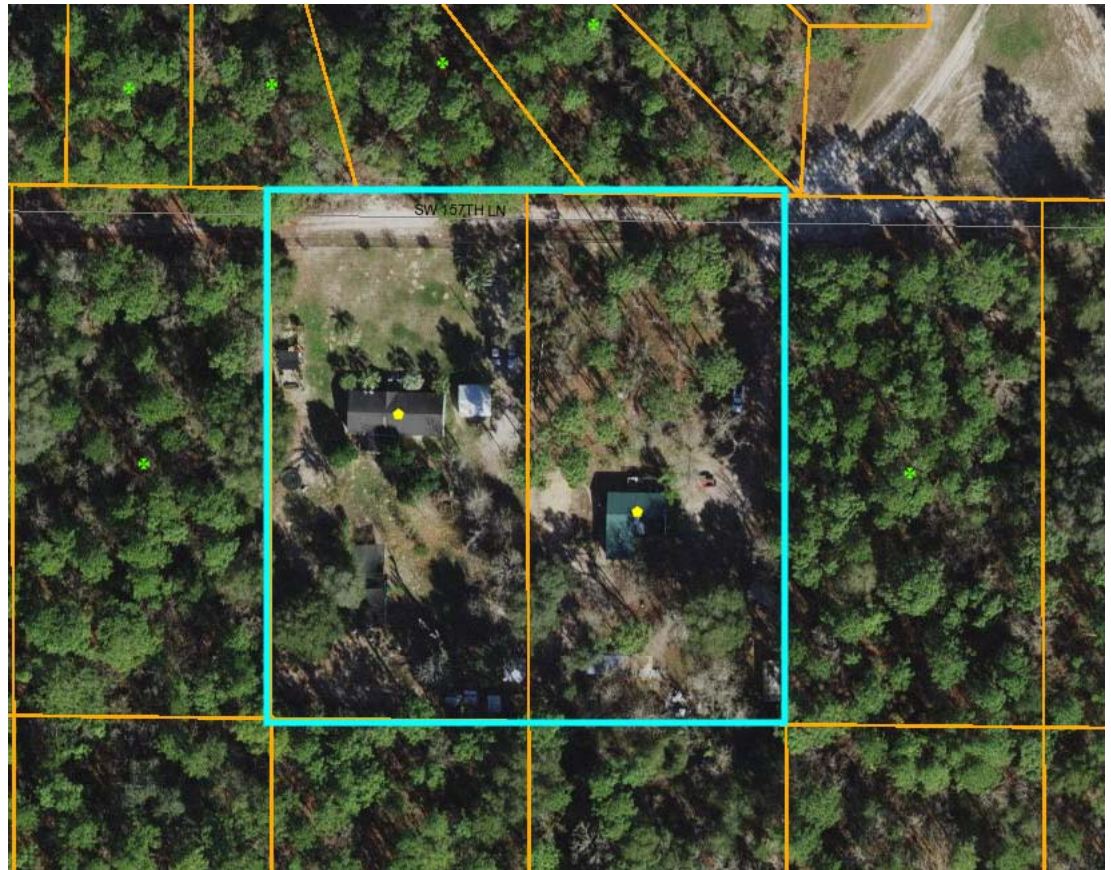
Approval with Conditions
(ON CONSENT)

Project Planner

Kathleen Brugnoli,
Planner II

Code Enforcement

Action: N/A



Item Summary

Staff is recommending **Approval with Conditions** for a Special Use Permit Application (SUP), submitted pursuant to Section 2.8.1 of the Marion County Land Development Code (LDC), to establish an outside kennel on ±2.50 acres in an A-1: General Agriculture zoning for the breeding and keeping of a maximum of 25 dogs.

Location

The contiguous properties included in this request within Florida Highlands subdivision are at 6304 SW 157th Lane, and 6270 SW 157th Lane; ±.42 miles southwest of Marion Oaks Manor and ±.63 miles west of Marion Oaks Boulevard

Public Notice

Notice of public hearing was mailed to 23 property owners within 300 feet of the overall subject property.

Request

The proposed request is for the breeding and selling of Poodles, Bernedoodles, Aussiedoodles, and Australian Shepherds with a maximum of 25 dogs on the site at any given time. This request was the result of Animal Services reaching out to the owner in regards to the kennel and was not due to a code case.

The site this special use request is being made for includes two tracts (406 & 407) within Florida Highlands, an aggregate of 2.50 acres. Both tracts have a residence on them with tract 406 being the Scott's primary residence and tract 407 being occupied by their son. Directly to the north of the property and across SW 157th Lane is Marion Oaks subdivision Unit 9. The site falls within the secondary springs protection zone, has no flood zone or flood prone areas, and is not part of an environmentally sensitive area.

The concept plan provided shows three (3) large outside kennels behind the Scott residence as well as a climate controlled accessory building for the expectant mothers, a play area, and a dog run. Neighboring tract 407 shows 8 covered outside kennels with a large fenced dog run at the rear. Access is provided by a driveway on each property off of SW 157th Lane. Waste removal will be handled by Pamela and Wade Scott weekly. The kennels will be lighted with all lighting to remain focused on the subject site.

There are currently 20 dogs on site which the applicant states to be the most she has ever had at one time. Dogs aren't bred until a waiting list for a certain dog reaches, at a minimum, four interested buyers. The applicant has a website and social media pages where prospective buyers can reach out to her with interest in being added to the waiting list.

Visitors and potential buyers of the dogs can make appointments to visit the property Tuesday-Saturday usually between the hours of 8 am and 4 pm but exceptions can be made if needed. For health and safety reasons, backyard kennel areas are off limits to visitors. If prospective buyers want to see a dog before purchase, the dog is brought up to the front yard and they can interact with them there. No signs are posted advertising the business.

A site visit was conducted by Growth Services and Animal Services. The site is fully fenced and has a natural vegetative buffer along the perimeter. Individual outside kennels on site are roughly 5'X10' with water provided in each and fans and lights installed on the kennels as well. The dogs are let out on runs a minimum of three times daily. Waste receptacles were observed on both tracts and the applicant stated animal waste is picked up daily and removed off site weekly.

Animal Services provided an inspection report stating they will be following up on the site to confirm some additional shelters are put in place by the owner or were willing to accept photos showing the additional shelters. However, this was the only request made as there weren't any other violations seen by Animal Services.

Photos



Looking East on SW 157th Lane



Looking west on SW 157th Lane



Entering property from Tract 406 (Tract 407 can be seen off to the left)



Fencing around entire site and in between the two tracts



Climate controlled area for dogs expecting puppies



One of the larger kennels on Tract 406



Run area and training items



Additional kennel areas

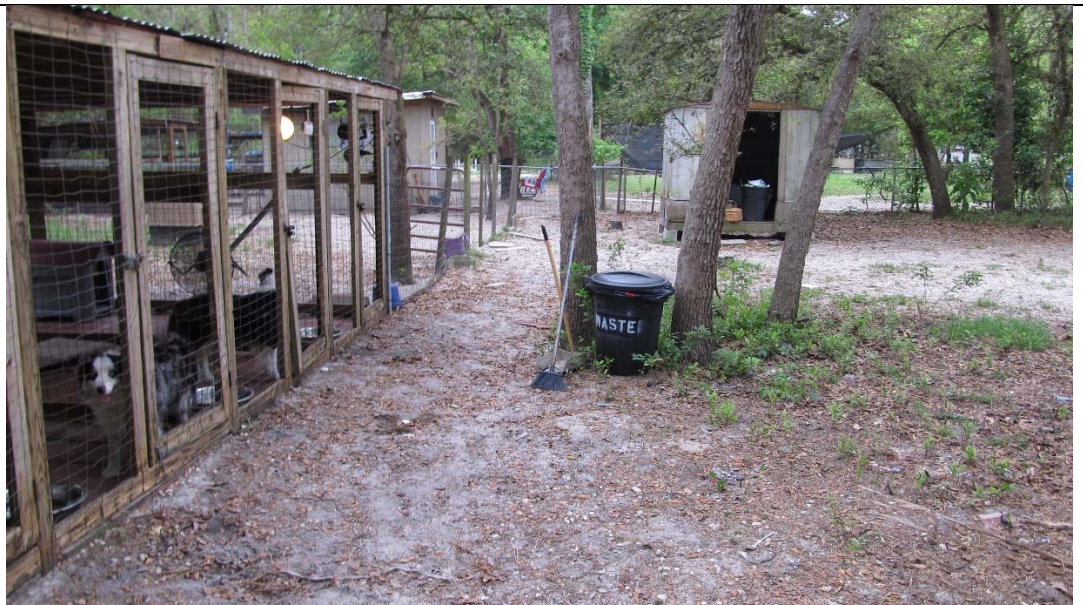


Tract 407 – View of kennels from gate between the two tracts





Run area beside and behind kennel (Kennels on Tract 406 seen off to the right)



Waste receptacle



Looking North towards front of property from kennel area



Analysis

In reaching its decision, the Commission must address the following:

1. **Granting the proposed special use will not adversely affect the public interest.** The property is located in the Rural Lands with A-1 zoning where. The subject property is 2.5 acres and is heavily buffered by natural vegetation with no current neighbors around the site. The kennel has been in operation for a number of years and has had no code cases filed against them.
2. **The proposed special use is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates the site as Rural Land. Policy 2.1.5 of the Comprehensive Plan states that, "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 Land Development Code." This parcel of Rural Land zoned A-1: General agriculture, lists a kennel by special use can be applied for per Marion County LDC
3. **The proposed special use is compatible with land uses in the surrounding area.** Adjoining properties to the south, east, and west are Rural Land with A-1 zoning and parcels to the north being undeveloped Medium Density and R-1 that are undeveloped. The kennel operation is kept to the rear of the property, closer to the Rural, Agriculturally zoned area, for this reason the special use would be compatible with land uses in the surrounding area.

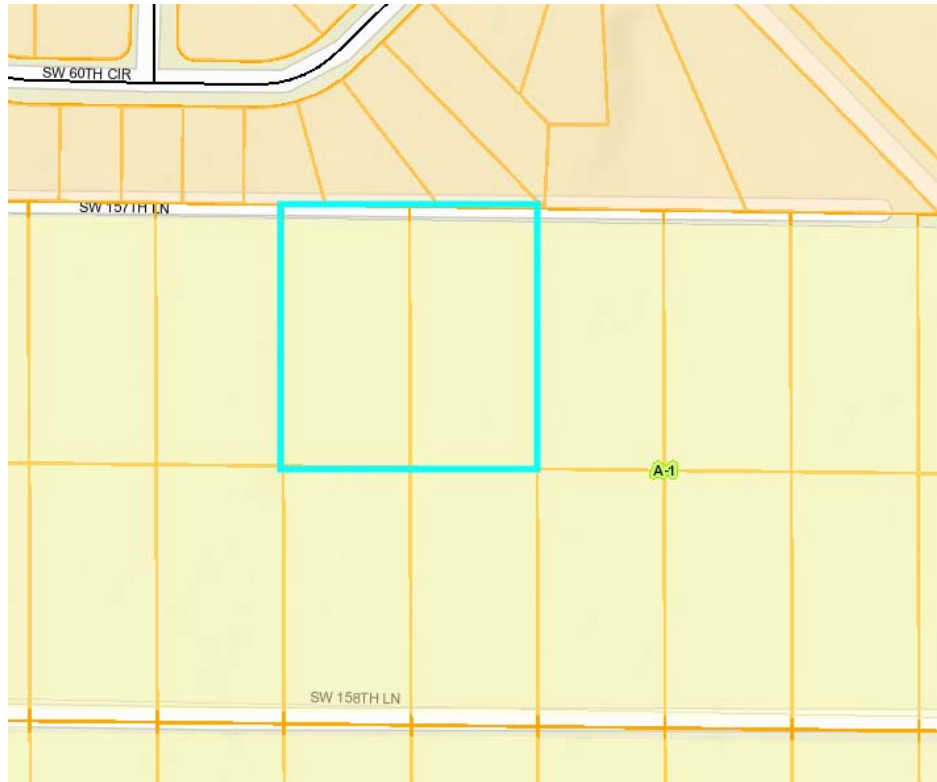
STAFF RECOMMENDATION: APPROVAL with Conditions.

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. The total number of dogs to be kept on the property shall not exceed 25
3. This Special Use Permit shall run with the owners (Pamela & Wade Scott) and not the property.
4. The kennel operator, Pamela Scott, shall reside on-site.
5. Existing vegetative buffers shall remain.
6. Parking shall be provided onsite, and not within or along the right-of-way.
7. All lighting onsite shall be directed away from neighboring properties (pointed down) and shielding provided to prevent the overflow of light into the neighboring properties.
8. No overnight kenneling or boarding of dogs, exceptions made for watching a dog for family or friends when no compensation received.
9. The Special Use Permit shall expire/terminate if either of the properties are sold
10. All dog waste shall be collected daily and removed from the site weekly.
11. The applicant and kennel operation must follow the requirements of Marion County Animal Services for kennel operation. This includes licensing, vaccinations, and care of the animals.
12. The Special Use Permit shall expire May 17, 2025; however, the applicant may apply for a special use permit renewal.

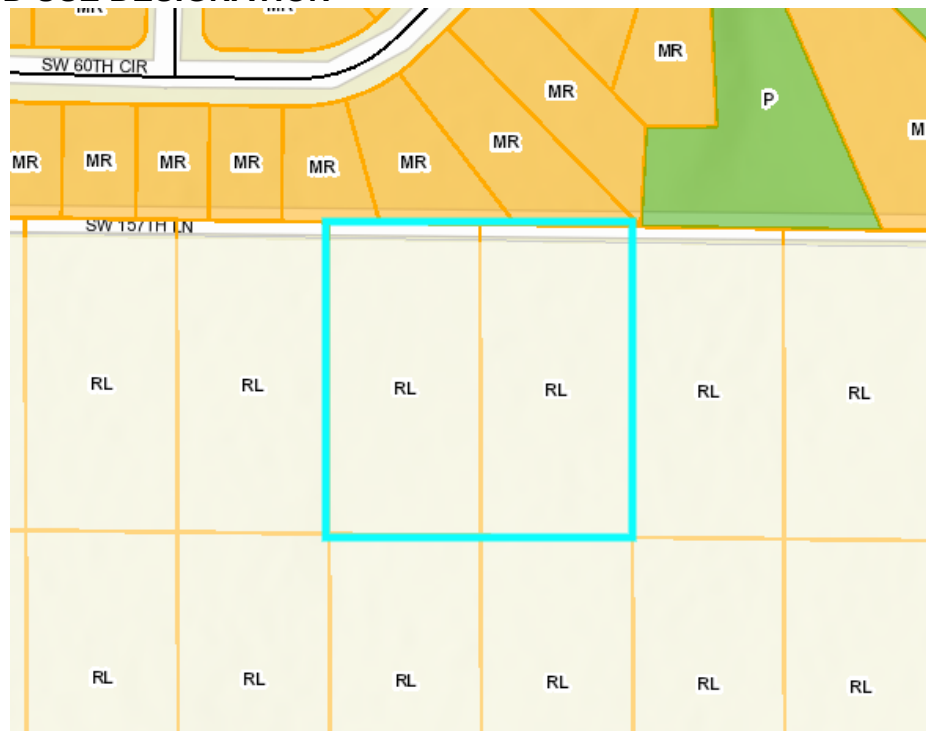
PROPOSED CONCEPT PLAN



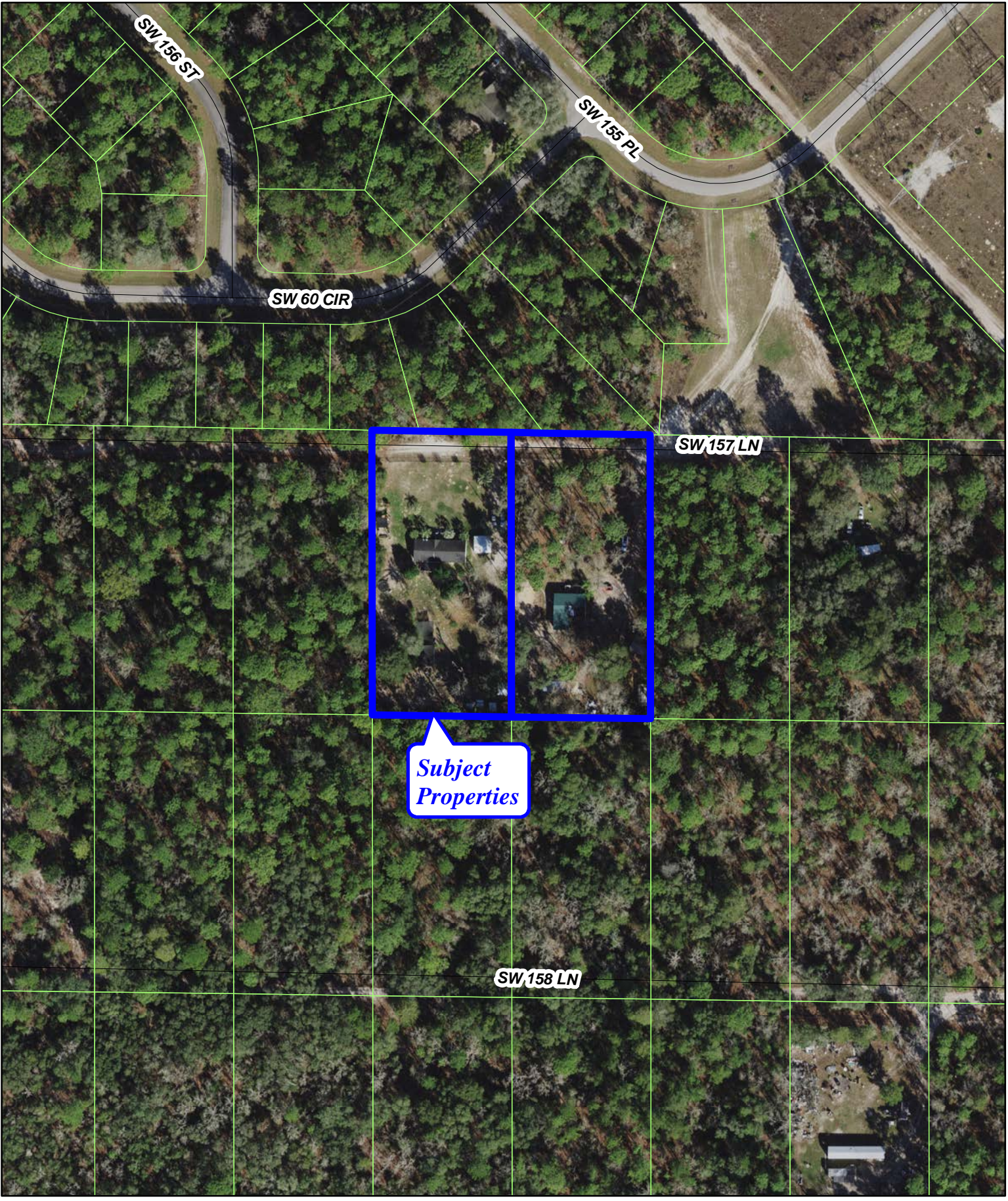
Zoning



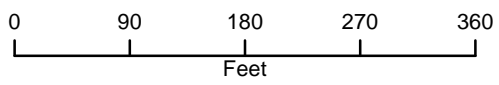
FUTURE LAND USE DESIGNATION



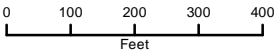
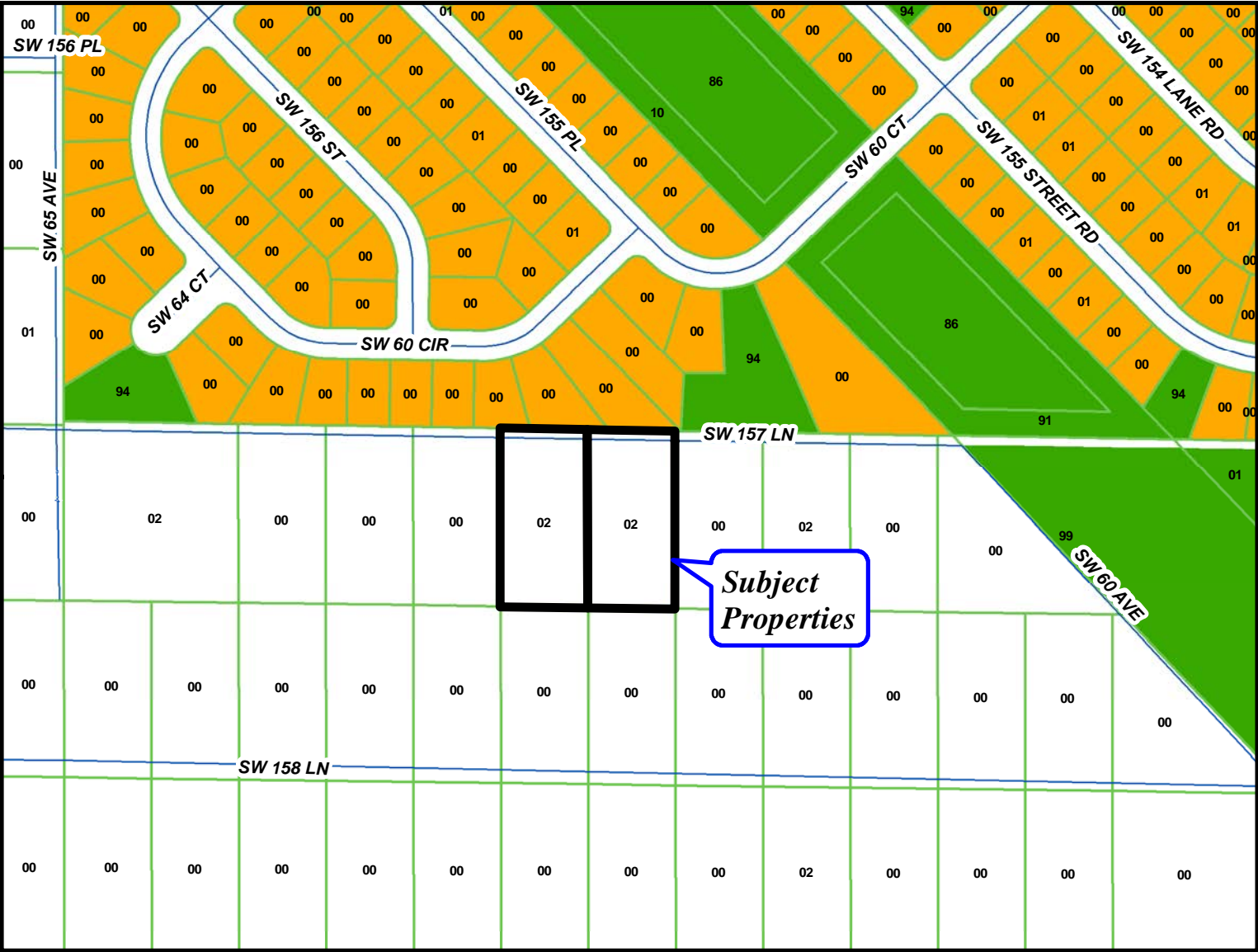
Aerial: 200501SU





*Subject
Properties*





Existing Land Use Designation 200501SU





Use per MC Property Appraiser		OWNER(S): Pamela's Precious Poodles, Doodles and Poos, LLC. - Pamela Scott	
01	Single Family Res	AGENT: Pamela Scott and Wade Scott	
50-69/99	Agricultural		
00/10/40/70	Vacant	PARCEL(S): 4123-407-000, 4123-406-000	
71	Church		
02	Mobile Home	<div><p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p></div> <div></div>	
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family		
77	Club/Lodge/Union Hall		


Legend


 All Amendments


 Policy 1.20


 Rural Land (1 du/10 ac)


 Low Residential (0 - 1 du/ac)


 Medium Residential (1 - 4 du/ac)


 High Residential (4 - 8 du/ac)


 Farmland Preservation Area


 Urban Residential (8 - 16 du/ac)


 Rural Activity Center (0 - 2 du/ac; FAR 0.35)


 Commercial (0 - 6 du/ac; FAR 1.0)


 Employment Center (0 - 12 du/ac; FAR 2.0)

 Environmentally Sensitive Overlay Zone (ESOEZ)

 Commerce District (N/A; FAR 2.0)

 Public (N/A; FAR 1.0)

 Preservation (N/A; N/A)

 Municipality



Marion County
Board of County Commissioners

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

220501SU

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: 4.2.3.C SUP for outside KENNEL

25 Days Max

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

Parcel account number(s): 4123-407-000, 4123-406-000 ✓

Property dimensions: 165 x 315 Total acreage: 1.25 | 1.25 (2.50) ✓

Directions: 6270 SW 157th Lane - 6304 SW 157th Lane

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.

Pamela Scott and Wade Scott

Property Owner name (please print)
6270 SW 157th Lane

Mailing Address
Deerfield, FL 34432

City, State, Zip code
352-501-9527

Phone number (include area code)
Pammy sue 39@yahoo.com

E-mail address
Pamela Scott

Signature

Applicant or agent name (please print)
c/o Pamela's Precious Poodles

Mailing Address
Doodles and Poo, LLC

City, State, Zip code
850-419-7461

Phone number (include area code)

E-mail address

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>2022030048</u>	Code Case No.: <u>None</u>	Application No.: <u>28117</u>	
Rev'd by: <u>KO</u>	Rev'd Date: <u>3/1/22</u>	FLUM: <u>RL</u>	Zoning Map No.: <u>134</u> Rev: 07/1/2019

Sec. 20-17-21
"Florida Highlands"

2.50 acres total

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www.marioncountyfl.org

6 mate's (breeding program

In hopes to get a prefabricated Kennel,

Parking on Property

Trash removal weekly

lighting on kennels

woods all around Property

All lighting shall remain focused on Property

Open spaces are available for dogs to Run

I will adhere to any requirement to obtain
Special use Permit

25 Dogs Maximum



Marion County Board of County Commissioners

Animal Services

5701 SE 66th St.

Ocala, FL 34480

Phone: 352-671-8700

Fax: 352-671-8717

Animal Control: 352-671-8727

Kennel License Application

Please submit the completed application to the Zoning Department, located at 2710 E. Silver Springs Blvd, Ocala, FL 34470, for review to determine if a Special Use Permit is needed. After Zoning has reviewed, please submit to Marion County Animal Services along with the nonrefundable application fee, inspection fee and proof of rabies vaccines and County Licenses on all animals.

Date _____ Application for: ☒ Initial Kennel License ☐ Renewal (License # _____)

Kennel Type (check all that apply): (please see definitions per Chapter 4 of Marion County Ordinance):

☒ Large / Personal ☒ Business ☒ Breeder ☐ Pet Dealer ☐ Rescue

If you are a Rescue, are you 501c3? Yes ☐ No ☐ (If yes, you must submit a copy of your 501c3 determination letter)

Parcel Number(s) _____ Zoning _____

Name Pamela Scott Phone number 850-419-7461 DOB 1/21/74

Email Pammey.sue29@yahoo.com Driver License Number _____

Address 6204/6270 SW 157th Lane City Dunnellon State FL Zip 34432

Mailing Address (if different): 6270 SW 157th Lane City Dunnellon State FL Zip 34432

Business/Rescue Name Pamelas Precious Poodles, doodles and Pugs Phone number 850-419-7461

Business Address 6204 SW 157th Lane City Dunnellon State FL Zip 34432

Number of Animals (Dogs /Cats) 15

(Proof of current rabies vaccinations and County Licenses must be submitted with application)

Do you, or your establishment, offer or provide services for remuneration, including but not limited to, boarding, care, grooming, breeding, stud services, sale of offspring of adult dogs or cats etc.? ☒ Yes ☐ No

Do you have, or does your establishment provide services, where 4 or more dogs or cats, over 4 months of age, are groomed, bred, raised, boarded, or trained for compensation or income? ☒ Yes ☐ No

DEPARTMENT USE ONLY:

ZONING: Received by: Lindy Daugh Date: 2-28-22 Reviewed by: Cindy Daugh
Special Use Permit required: ☐ Yes ☐ No Special Use Permit obtained: ☐ Yes ☒ No Permit number: _____

ANIMAL SERVICES:

Received by: _____ Date: _____ Application Fee: _____ Inspection Fee: _____ Inspected by: _____

Inspection Date: _____ Total Number of Animals: _____ Dogs: _____ Cats: _____ Current RV/CT: ☐ Yes ☐ No

Initial Approval: ☐ Yes ☐ No License Type: ☐ Personal ☐ Business Kennel License # _____

Re-inspection Fee: _____ Re-Inspection Date: _____ Inspected by: _____ Approval ☐ Yes ☐ No

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Marion County Board of County Commissioners

Animal Services

5701 SE 66th St.
Ocala, FL 34480
Phone: 352-671-8700
Animal Control: 352-671-8727
Fax: 352-671-8717

FEE RECEIPT

Receipt Number: **R22-130324**
Person Information: **PAMELA SCOTT** ✓
6270 SW 157 LN
DUNNELLON, FL 34432

Receipt Date: **Tuesday, March 1, 2022**

PID: P002055

Received From: **PAMELA SCOTT**

Check No: 7849

Phone: (850) 419-7461

Item:	Animal ID:	Reference No:	Price:	Qty:	Amount:
LICENSE	A289132	L22-000827	\$75.00	1	\$75.00
LICENSE	A291145	L22-000828	75.00	1	75.00
LICENSE	A191147	L22-000826	75.00	1	75.00
LICENSE	A291148	L22-000840	75.00	1	75.00
LICENSE	A291150	L22-000841	75.00	1	75.00
LICENSE	A291126	L22-000824	10.00	1	10.00
LICENSE	A291130	L22-000823	75.00	1	75.00
LICENSE	A291134	L22-000820	75.00	1	75.00
LICENSE	A291135	L22-000818	75.00	1	75.00
LICENSE	A289135	L22-000822	75.00	1	75.00
LICENSE	A291136	L22-000821	75.00	1	75.00
LICENSE	A291139	L22-000817	75.00	1	75.00
LICENSE	A289134	L22-000816	75.00	1	75.00
LICENSE	A291143	L22-000815	75.00	1	75.00
LICENSE	A289133	L22-000819	75.00	1	75.00

Total Fees Due: \$1060.00
Cash: 0.00
Check: 0.00
Credit Card: 1,060.00
Total Received: \$1060.00
Change: \$0.00
Balance Due: \$0.00

Thank You

Shelter Hours

Tuesday - Saturday 10:00 AM - 5:00 PM
Shelters CLOSED Sundays, Monday and Holidays
Transaction Date: 03/01/22

Clerk: KRISTAR SHELTER

Print Date: 03/01/22

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Animal Information

A191147 - SASSY - 1 YEAR OF AGE, SPAYED, DOMESTIC SH, PATCH TABB CAT
A289132 - HARLEY - 2 YEARS OF AGE, FEMALE, AUST SHEPHERD, BLACK AND TRICOLOR DOG
A289133 - ASIA - 2 YEARS OF AGE, FEMALE, GOLDEN RETR, GOLD DOG
A289134 - JACK - 2 YEARS OF AGE, MALE, AUST SHEPHERD, BLUE MERLE DOG
A289135 - SKY - 9 MONTHS OF AGE, FEMALE, AUST SHEPHERD, BLACK AND TRICOLOR DOG
A291126 - GUNNER - 11 YEARS OF AGE, NEUTERED, AUST SHEPHERD, BLACK AND TAN DOG
A291130 - MADEA - FEMALE, BERNESE MTN DOG, TRICOLOR DOG
A291134 - JORDON - FEMALE, BERNESE MTN DOG, TRICOLOR DOG
A291135 - DALLAS - FEMALE, POODLE STND, BLACK DOG
A291136 - HAWK - MALE, POODLE STND, BROWN DOG
A291139 - LONDON - FEMALE, BERNESE MTN DOG, TRICOLOR DOG
A291143 - SYDNEY - 3 YEARS OF AGE, FEMALE, BERNESE MTN DOG, TRICOLOR DOG
A291145 - ELSA - 4 YEARS OF AGE, FEMALE, POODLE STND, WHITE DOG
A291148 - ASPEN - MALE, GOLDEN RETR, RED DOG
A291150 - CHIEF - MALE, POODLE STND, BL BRINDLE AND CREAM DOG

License Information

Tag Number:	Expires:	Animal ID:	Vacc Date:	Term:	Vacc Expires:	Type:	Amount:
L22-000824	05/23/22	A291126	05/23/19	36	05/23/22	LIC SN	\$10.00
L22-000815	02/16/23	A291143	02/16/22	36	02/16/25	LIC	\$75.00
L22-000816	08/16/22	A289134	08/17/21	36	08/17/24	LIC	\$75.00
L22-000817	07/28/22	A291139	07/28/21	36	07/28/24	LIC	\$75.00
L22-000818	05/21/12	A291135	05/21/19	36	05/21/22	LIC	\$75.00
L22-000819	08/17/22	A289133	08/17/21	36	08/17/24	LIC	\$75.00
L22-000820	07/28/22	A291134	07/28/21	12	07/28/22	LIC	\$75.00
L22-000821	05/21/22	A291136	05/21/19	36	05/21/22	LIC	\$75.00
L22-000822	08/17/22	A289135	08/17/21	12	08/17/22	LIC	\$75.00
L22-000823	04/29/22	A291130	04/29/21	12	04/29/22	LIC	\$75.00
L22-000826	02/16/23	A191147	02/16/22	36	02/16/25	LIC	\$75.00
L22-000827	08/17/22	A289132	08/17/21	36	08/17/24	LIC	\$75.00
L22-000828	02/16/23	A291145	02/16/22	36	02/16/25	LIC	\$75.00
L22-000840	02/21/23	A291148	02/21/22	12	02/21/23	LIC	\$75.00
L22-000841	02/21/23	A291150	02/21/22	12	02/21/23	LIC	\$75.00
Total License Fees:							\$1,060.00

Shelter Hours

Tuesday - Saturday 10:00 AM - 5:00 PM
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Transaction Date: 03/01/22

Clerk: KRISTAR SHELTER

Print Date: 03/01/22

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DOGS

MALES 6 breeding males

HAWKE EYE

BEUWOLF

CHIEF

ASPEN

JACK FROST

Dun dee

FEMALES 11 Breeding Females

DALLAS

ELSA

SYDNEY SUE

LONDON

JORDON

MEDEA

4 PUPPIES CURRENTLY

HARLEY SUE

SKY

ASIA

Paris

Talia



AKC Compliance Report

Type of Inspection

First Time Inspection

5/20/2019 04:28 PM

Inspection Date

Kennel/Pet Shop Name

Pamela Scott
First Middle Last

Scott, Pamela
Customer Name on File

Address
6270 SW 157TH LN

MARION
County

055898536
Customer Number

City DUNNELLON
State FL
Zip 34432-7521

(850) 419-7461
Phone on record

Owner's Name

Business Phone

Reference #

Operation Type

If different from above

Breeder

Business Information

DNA Reference #

USDA Inspected

NO

Is the registrant in compliance with AKC Rules, Regulations and Policies?

Inspector Recommendation
YES In Compliance

Approval

Director Approval

If Warning Letter 3, 4, 5, or 6 has been recommended, customer is advised that the AKC will not process any applications concerning them as of this date. A \$250.00 reinspection fee is required. Customer Initials

Signature of Customer or Firm Representative

Date 5/20/2019

AKC Executive Field Agent

Date 5/20/2019

ID # I89

The AKC does not approve, license or endorse anyone engaged in selling purebred dogs. Any notation of "In Compliance" on this inspection report only denotes that the customer inspected at least met minimum standards for AKC compliance on the date of inspection.

Areas of Non-Compliance

☐ Dog Identification

☐ Customer must meet AKC's Care and Condition policy

☐ Record Keeping

☐ AKC Executive Field Agent-Recommended Follow-up Inspection

Please include customer # 055898536, 066189826, 056015902, 063625515, 062595365, 054887718. Inspected dogs, kennels, conditions, and reviewed records. Breeds are Poodles and Cockers (and Cockapoos). 7 AKC adults/ 8 AKC puppies/ 6 non-AKC puppies on site. ID by collars and tags and cage cards. All have more than adequate area for cover, protection, and exercise and appear healthy and in good weight at time of inspection. Reviewed records; customer is recording all required information. Customer is in compliance at time of inspection.