



**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: _____

Automobile Paint and Body Shop

Parcel Account Number(s): 47690-004-00

Property/Site Address: 3.18+/- acres

Future Land Use Designations: _____ **Zoning Classification:** B-2

Current Property Use: Vacant **Total Acreage:** 3.18+/-

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) Haber Kennels Inc C/O Terry Haber	Applicant or Agent Name (print legibly) ER MA Partners, LLC C/O Gideon Lee
Mailing Address PO Box 152	Mailing Address 50 Old Ivy Rd NE
City, State, Zip Summerfield FL 34492	City, State, Zip Atlanta, GA 30342
Phone Number (include area code) 813-817-8492	Phone Number (include area code) 931-338-1758
E-Mail Address magicterr@gmail.com	E-Mail Address gideon@edenrockre.com
Signature* <i>Terry Haber</i>	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Terry Haber	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Gideon Lee (Director of Development)

*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			
LDC Section that allows proposed Special Use:			
Project No.:	Plan No.:	Code Case No.:	
Rcvd by:	Rcvd Date: / /	Time:	PZ Case No.:

Please note: If approved, the Special Use Permit will **not** become effective until 14 days **after** the final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Special Use Permit Application Document Completeness Checklist – 2026

READ INSTRUCTIONS AND CHECKLIST ENTIRELY

The County will not review a Special Use Permit application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes but must be legible on 8.5"x11" (letter-sized) paper with no resulting font size less than 12pt.

By signing this application, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development at 352-438-2674 and a planner will be able to assist you with scheduling a pre-application meeting.

Certain special use permit applications require additional information and materials (see checklist item #4). There are additional requirement checklists for these certain special uses, which are available at the Growth Services front desk and downloadable on its website.

Growth Services reserves the right to require additional documentation on a case-by-case basis. Should more information be required, the planner assigned to your case will contact you.

A Special Use Permit application is complete and sufficient for review when an Applicant provides the following materials and information:

- 1) A signed and complete application form accompanied by payment of the application fee.
 - a. To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
- 2) A copy of the most recent **recorded deed** conveying the property to the current owner. (NOTE: If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.)

¹ Payments using a credit card are subject to a surcharge.

- 3) **Findings of Facts**, either typed or written on 8 ½” x 11,” letter-sized paper. See *Finding of Facts Requirements and Cheat Sheet* on page 4 and 5.
(NOTE: If typed, use minimum 12pt font. If written, ensure the document is legible. Illegible documents may result in a delayed review or rejection.)
- 4) **Additional Findings of Facts, ONLY required for the following Special Use Permit types (select if applicable)**. See the form for “Additional Requirements for Specified Special Use Permits.”
- a. Construction & Demolition Debris Landfill
 - b. Kennels
 - c. Manufactured homes in R-2, R-3, & R-E
 - d. Mining
 - e. Parking a Commercial Vehicle Exceeding 16,000 lbs.
 - f. Schools
 - g. Telecommunication Towers
 - h. Wastewater Treatment Facilities and Treated Effluent Disposal
- 5) A Concept Plan using an appropriate scale, prepared to be consistent with (1) the provisions of Article 2 and 6 of the Land Development Code and (2) the written/typed standard for the **Findings of Facts**.
(NOTE: Certain special uses listed above require additional information and materials for concept plan review.)
- 6) A location map that clearly:
- a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties.
- 7) (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.
(NOTE: If the Applicant requests a Special Use Permit for **reasonable accommodation for animals**, then supporting documentation is **required**.)

Special Use Permit Application
Finding of Facts Requirements and Cheat Sheet - 2026

An Applicant for a Special Use Permit must address **nine (9)** Findings of Facts within both the required Concept Plan in a separate written/typed document. Growth Services may require an Applicant to address additional Findings of Facts to confirm whether the Applicant acknowledges and accounts for any unique conditions relating to the proposed special use.

This section provides the required Findings of Facts as well as instructions intended to help you satisfy the Findings of Facts requirement of the Special Use Permit application. **Write or type your answers on a separate document and attach the document to your application package.**

If your application requires additional Findings of Fact as laid out in the Special Use Permit checklist item #4, include the additional Findings of Fact in the same document in addition to the standard Findings of Fact.

Should you have questions regarding the Finding of Facts or the application process, please contact the Growth Services Department at 352-438-2674 and a planner will assist you.

Required Nine (9) Questions for the Findings of Facts:
(Attach as a separate document)

- 1) 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.
 - a. Describe the access from the roads to the subject property.
 - b. Describe the access from the roads to each accessory structure on the subject property.

- 2) 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 Special Use Permit on adjoining properties and properties generally in the surrounding area.
 - a. Describe how parking will be provided at the subject property.
 - b. Describe how loading areas will be provided at the subject property.
 - c. Describe how the Special Use Permit may cause any economic, noise, glare, or odor effects to the neighboring properties or surrounding area.

- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above, describe how waste removal will take place.
- 4) Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility, describe how utilities will be provided to the subject property.
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary, describe if there will be landscaping, fencing, screening, or buffering around the subject property.
- 6) 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, describe if there will be any signs or exterior lighting as part of the Special Use Permit.
- 7) Provision for required yards and other green space:
 - a. Describe how much of the site will remain undeveloped.
 - b. Confirm that setback requirements are being met.
- 8) Provision for general compatibility with adjacent properties and other properties in the surrounding area, describe the general surrounding properties and how the proposed Special Use Permit will fit with the existing uses.
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved, describe if you will be willing to meet any special conditions necessary to obtain this special use permit.

ATTACHMENT A

ER MA PARTNERS, LLC

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockre.com

FINDINGS OF FACT – SPECIAL USE PERMIT

Gerber Collision Center – Marion County, FL
(Parcel 47690.0004-00)

1) Ingress & Egress

- a. Access to the subject property is provided via an existing full-access curb cut along US Highway 441. No modifications to the existing access are proposed. The access point is designed to safely accommodate passenger vehicles as well as occasional service vehicles, including flatbed tow trucks used for vehicle drop-off.
- b. Internal circulation has been designed to provide safe and efficient vehicular movement throughout the site, including access to all parking areas and building entrances. Drive aisles meet or exceed minimum width requirements and allow for safe maneuvering of vehicles. Emergency access is maintained throughout the site and is compliant with applicable fire and life safety requirements.

2) Parking & Loading

- a. The proposed development provides a total of 50 parking spaces, exceeding the minimum requirement of 36 spaces as shown on the site plan. Parking is distributed around the building to allow convenient access for employees and customers while maintaining efficient internal circulation.
- b. Loading and service activities, including vehicle drop-off by tow trucks, will occur onsite in designated areas and will not interfere with public roadways or adjacent properties.
- c. The use is primarily conducted indoors, minimizing noise, glare, and odor impacts. Any potential external effects are further mitigated through site design, building orientation, and operational controls.

3) Refuse & Service Areas

- a. Refuse collection will be accommodated in a designated dumpster enclosure located at the rear of the building. The enclosure will be screened from view through fencing and/or landscaping in accordance with Marion County Land Development Code requirements.
- b. Waste removal will be provided by a licensed commercial service provider and will occur within the normal operating hours of the service provider. The refuse area will be located at the rear of the site and appropriately screened, minimizing any potential impact on surrounding properties.

4) Utilities

- a. The proposed development will be served by public water and sewer utilities, which are available to the site and adequate to support the proposed use. All utility connections will be designed and constructed in accordance with applicable local and state regulations.
- b. The use is consistent with existing infrastructure capacity in the surrounding commercial corridor and will not create undue demand on public utility systems.

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www.edenrockre.com

5) Screening & Buffering

- a. The site will incorporate landscaping, buffering, and screening consistent with Marion County requirements. A 15-foot landscape buffer is provided along the right-of-way, as indicated on the concept plan.
- b. Additionally, a 7-foot-tall PVC vinyl panel fence will be installed to screen any outdoor storage areas. Any limited outdoor vehicle storage, if necessary, will be located within fenced and screened areas and not visible from adjacent properties or public rights-of-way.
- c. Enhanced buffering is being incorporated along the northern property boundary in response to County feedback to further ensure compatibility with adjacent uses.

6) Signs & Lighting

- a. Any proposed signage will comply with Marion County Land Development Code requirements and will be designed to be compatible with surrounding commercial development.
- b. Exterior lighting will consist of LED fixtures, including wall-mounted lighting, designed to be downward-directed and shielded to minimize glare and light trespass onto adjacent properties and roadways. Lighting will be consistent with commercial corridor standards and will not adversely impact nearby properties.

7) Yards & Greenspace

- a. The development complies with all required setbacks, including a 40-foot front setback, 10-foot side setbacks, and a 25-foot rear setback
- b. A portion of the site will remain as landscaped open space, including required buffers and perimeter landscaping, contributing to the overall aesthetic quality of the development. The site layout has been designed to balance building footprint, parking, and green space in accordance with County requirements.

8) Compatibility with Surrounding Area

- a. The subject property is located within an established commercial corridor along US Highway 441. Surrounding uses include a boat repair facility across the highway, a smoke shop to the south, and a golf cart dealer to the north, all of which are consistent with the proposed commercial use.
- b. While residential uses exist to the rear, the site design incorporates substantial buffering, setbacks, and screening to mitigate any potential impacts. The proposed automobile paint and body shop is fully enclosed and operates during standard business hours (7:30am to 5:30pm), further reducing potential impacts.
- c. Overall, the proposed use is compatible with the surrounding area and consistent with the character of existing commercial development along the corridor.

9) Special Requirements & Conditions

- a. The Applicant is willing to comply with all applicable Marion County Land Development Code requirements and any reasonable conditions of approval deemed necessary by the County.
- b. The site has been designed to address operational, aesthetic, and compatibility considerations, including indoor operations, screened service areas, enhanced buffering,

ATTACHMENT A

ER MA PARTNERS, LLC

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342

www.edenrockre.com

and controlled lighting. The Applicant will continue to coordinate with County staff throughout the development process to ensure compliance with all applicable regulations.

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED PDF.



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
GERBER COLLISION
IN SUMMERFIELD, FL

ADDRESS: ADJ. TO 15405 US-441
SUMMERFIELD, FL 34491

JURISDICTION:
MARION COUNTY

PARCEL ID #:
47690-004-00

PARCEL AREA:
±3.18 AC

ZONE: B-2
COMMUNITY BUSINESS

EXISTING USE:
VACANT

PROPOSED USE:
AUTOMOBILE PAINT & BODY SHOP
(SPECIAL USE)

PARKING CALCULATION:
3 PER BAY OR WORK AREA
36 REQUIRED STALLS

PROVIDED PARKING:
2 ADA STALLS
48 STALLS (9' x 18')
50 TOTAL STALLS

DRIVE AISLE:
24' TWO-WAY (MIN.)

SETBACKS
FRONT: 40'
SIDE: 10'
REAR: 25'
BUFFERS: 15' "TYPE C" ROW L.S.

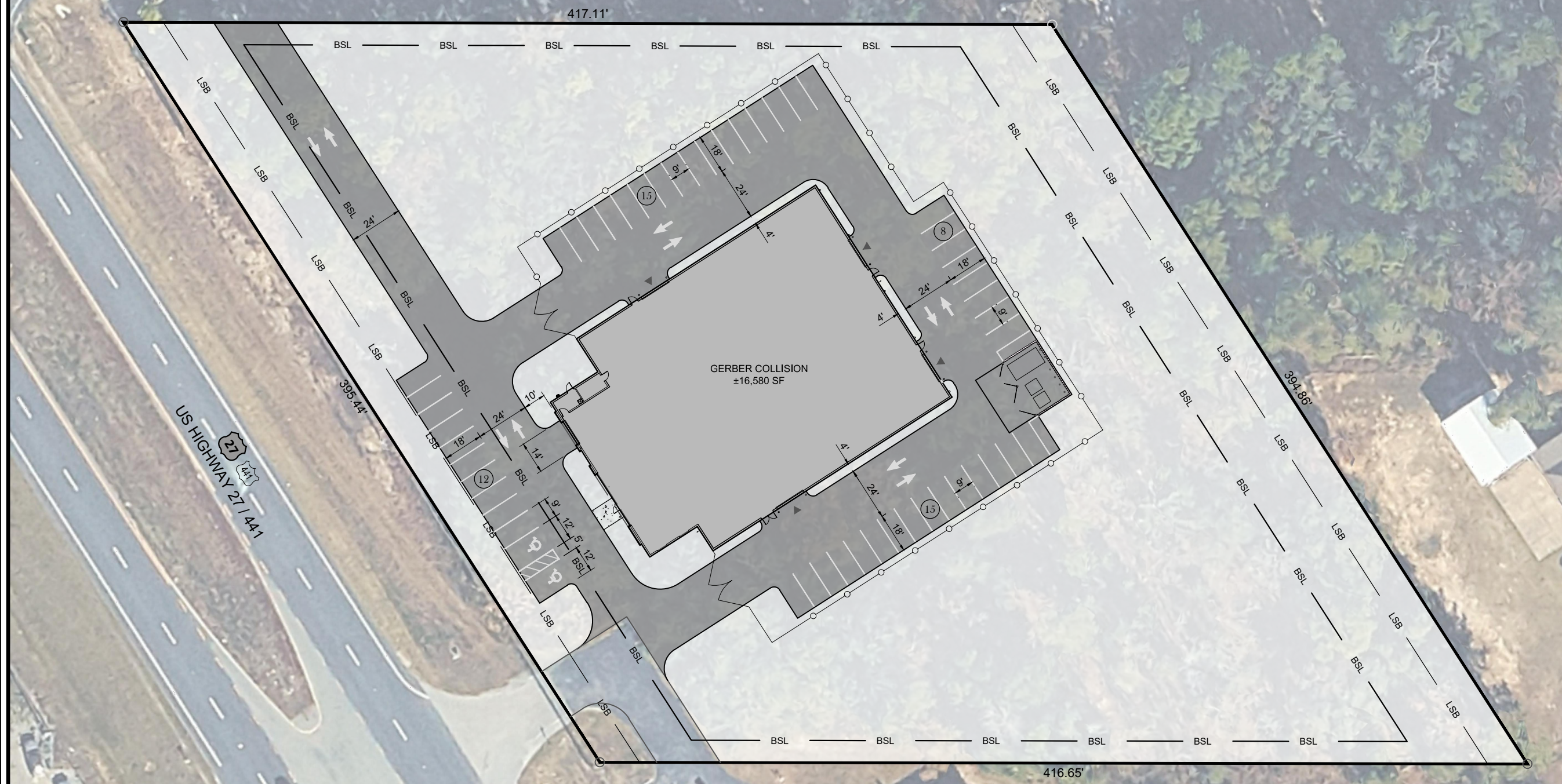
FLOOD ZONE: X
FEMA MAP: 12083C0905D
DATED: 08/28/2008

SITE SPECIFIC NOTES:

SITE USES EXIST ACCESS POINT.

DRAWING DATA
DATE: 2/4/2026
PROJECT NO.: 26.1055 / CONCEPT 2

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.



LEGEND

- BOUNDARY LINE
- BSL BUILDING SETBACK
- LSB LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

50 0 50

SCALE : 1" = 50'

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

2026 Property Record Card

47690-004-00

Prime Key: 2709090

[MAP IT+](#)

Current as of 4/6/2026

Property Information

HABER KENNELS INC
 C/O TERRY HARBER
 PO BOX 1252
 SUMMERFIELD FL 34492-1252

Taxes / Assessments:

Map ID: 257

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 10

Acres: 3.17

2025 Certified Value

Land Just Value	\$357,890		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$357,890		
Total Assessed Value	\$288,193	<u>Impact</u>	(\$69,697)
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$288,193		
School Taxable	\$357,890		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$357,890	\$0	\$0	\$357,890	\$288,193	\$0	\$288,193
2024	\$268,418	\$0	\$0	\$268,418	\$261,994	\$0	\$261,994
2023	\$268,418	\$0	\$0	\$268,418	\$238,176	\$0	\$238,176

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4417/0268	04/2006	09 EASEMNT	0	U	V	\$100
2171/1173	07/1995	08 CORRECTIVE	0	U	V	\$100
2052/1574	07/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$28,000
1861/0955	07/1992	07 WARRANTY	0	U	V	\$100

Property Description

SEC 22 TWP 17 RGE 23
 COM AT NE COR OF S 1/2 OF N 1/2 OF SE 1/4 OF NW 1/4
 N 89-52-51 W 872.50 FT S 32-43 05 E 395.24 FT N 89-51-25 W
 416.70 FT N 32-43-05 W 395.24 FT S 89-51-25 E 416.70 FT
 TO POB & BEG AT SW COR OF S 1/2 OF N 1/2 OF SE 1/4
 OF NW 1/4 N 16.88 FT S 32-43-05 E 18.91 FT W 10.23 FT TO
 POB

ATTACHMENT A

Parent Parcel: 47690-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B2	137,650.00	SF						
Neighborhood 9947												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	2009	2	0.0	0.0

Appraiser Notes

HABER KENNELS INC

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

ATTACHMENT A

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT
FILE: 95059990
09/06/95 15:30
OR BOOK/PAGE: 2171/1173
MARION COUNTY - M Alexander DC.

R-3300
OS. 070

This Instrument Prepared by: Patti Yepes,
An Employee of Associated Land Title Insurance of Ocala,
1515 E. Silver Springs Blvd, Suite E-250, Ocala, FL 34470,
For Purposes of Title Insurance
File # 95-S108
Parcel ID # 47690-004-00

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

2 index

Made this 30th day of July, 1995, BETWEEN
J. W. DeArmond, Individually and as Trustee, David DeArmond,
Shirley DeArmond Dale Woods and Elizabeth DeArmond Devault
whose post office address is: c/o 15401 SE 95th Avenue, Summerfield, Florida 34491

of the County of Marion, State of Florida, grantor, and
Haber Kennels, Inc.

whose post office address is: P.O. Box 346, Summerfield, Florida 34492-0346

of the County of Marion, State of Florida, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of 10.00 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

See Schedule A attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1995 taxes and assessments.

GRANTORS HEREIN EXPRESSLY WARRANTS THIS PROPERTY IS NOT THEIR HOMESTEAD, NOR ARE SAID LANDS CONTIGUOUS TO THEIR HOMESTEAD.

THIS IS A CORRECTIVE DEED AND THE APPROPRIATE DOC STAMPS WERE PLACED ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 1574, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

RETURN TO:
ASSOCIATED LAND TITLE
INSURANCE OF OCALA, INC.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Joan E Smealie

David DeArmond
David DeArmond

JOAN E SMEALIE
PLEASE PRINT OR TYPE NAME AS IT APPEARS

Patty W. DeArmond

Patty W. DeArmond
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Tennessee

COUNTY OF Jefferson

I HEREBY CERTIFY that on the day of July 13, 1995 before me personally appeared David DeArmond

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

To me personally known

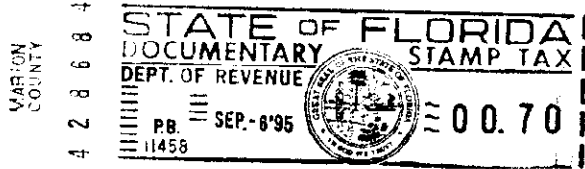
Identified by Driver's License

My Commission Expires: 1-11-97

Peggy S Kusmik
Notary Public

Commission No.: STAMP

PEGGY S KUSMIK
PLEASE PRINT OR TYPE NAME AS IT APPEARS



IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Richard R. Hutton

Elizabeth DeArmond Devault
Elizabeth DeArmond Devault

RICHARD R. HUTTON
PLEASE PRINT OR TYPE NAME AS IT APPEARS

Lena Rue Hutton

LENA RUE HUTTON
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF TENNESSEE COUNTY OF KNOX
I HEREBY CERTIFY that on the day of July 30th, 1995 before me personally appeared
Elizabeth DeArmond Devault

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

To me personally known

Identified by Driver's License

My Commission Expires: 12/2/98

Brenda Sue Lusk
Notary Public

Commission No.: N/A

BRENDA SUE LUSK
PLEASE PRINT OR TYPE NAME AS IT APPEARS

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

B. B. Connolly
B. B. CONNOLLY

J. W. DeArmond
J. W. DeArmond, Individually and as Trustee

PLEASE PRINT OR TYPE NAME AS IT APPEARS
Tiffany Schmidt
TIFFANY SCHMIDT

STATE OF FLORIDA

COUNTY OF MARION

I HEREBY CERTIFY that on the day of July 30, 1995 before me personally appeared
J. W. DeArmond, Individually and as Trustee

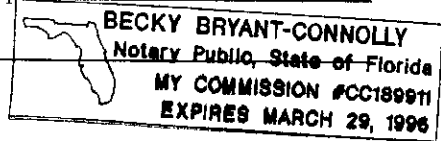
who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid. NO OATH TAKEN.
 To me personally known

Identified by Driver's License
Becky Bryant Connolly
Notary Public

My Commission Expires: _____

Commission No.: _____



PLEASE PRINT OR TYPE NAME AS IT APPEARS

ATTACHMENT A

FILE: 95059990
OR BOOK/PAGE: 2171/1177

5 of 7

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Robert D. Nelms

Shirley DeArmond Dale Woods
Shirley DeArmond Dale Woods

ROBERT D. NELMS
PLEASE PRINT OR TYPE NAME AS IT APPEARS

David German

DAVID GERMAN
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF

COUNTY OF

I HEREBY CERTIFY that on the day of July 30, 1995
Shirley DeArmond Dale Woods

before me personally appeared

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and

SEE ATTACHED FOR ACKNOWLEDGEMENT

ATTACHMENT A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

FILE: 95059990
OR BOOK/PAGE: 2171/1178

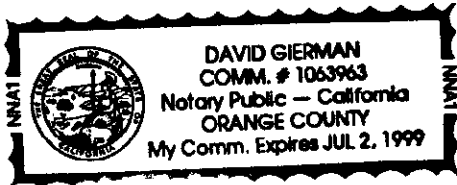
State of CALIFORNIA

County of ORANGE 6 of 7

On July 17, 1995 before me, DAVID GIERMAN, Notary Public

personally appeared SHIRLEY DE ARMOND DALE WOODS

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary Public (handwritten signature)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

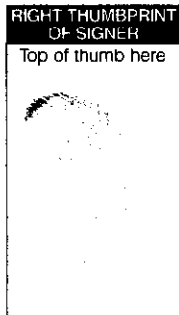
Document Date: July 17, 1995 Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

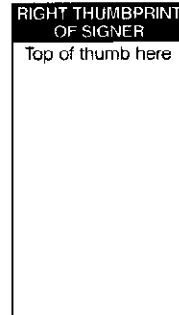
Signer's Name: SHIRLEY DE ARMOND DALE WOODS Signer's Name:

- Individual (checked)
Corporate Officer
Partner
Attorney-in-Fact
Trustee
Guardian or Conservator
Other



Signer Is Representing:

- Individual
Corporate Officer
Partner
Attorney-in-Fact
Trustee
Guardian or Conservator
Other



Signer Is Representing:

Schedule A

The following described lands in Marion County, Florida:

A parcel of land lying in the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 17 South, Range 23 East, Marion County, Florida, said parcel more particularly described as follows:

Commence at the Northeast corner of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; Thence $N89^{\circ}51'25''W$ along the North boundary thereof and along the South boundary of Block 187 and 188 of ORANGE BLOSSOM HILLS UNIT NO. 13, as recorded in Plat Book 'G', Page 23N of the Public Records of Marion County, Florida, 872.50 feet to the Southeast corner of Block 190 of ORANGE BLOSSOM HILLS UNIT NO. 13; Thence $S32^{\circ}43'05''E$, along the Southeasterly projection of the Southwesterly right-of-way line of Tropicana Boulevard per the plat of said ORANGE BLOSSOM HILLS UNIT NO. 13, 395.24 feet to the Northeast corner of Block 186 of said ORANGE BLOSSOM HILLS UNIT NO. 13, and the South boundary of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; Thence $N89^{\circ}51'24''W$, along said South boundary, 416.70 feet to the Northeasterly right-of-way line of U.S. Highway No. 441; Thence $N32^{\circ}43'05''W$, along said right-of-way line, 395.24 feet to the aforementioned North boundary of South 1/2 and the South boundary of the aforementioned Block 190; Thence $89^{\circ}51'25''E$, along said boundary, 416.70 feet to the point of beginning.
AND, ALSO

A parcel of land lying in the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 17 South, Range 23 East, Marion County, Florida, said parcel more particularly described as follows:

Beginning at the Southwest corner of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4; Thence $N00^{\circ}01'55''E$ along the West boundary thereof and the East boundary of Block 192 of ORANGE BLOSSOM HILLS UNIT NO. 13, as recorded in Plat Book 'G', Page 23N of the Public Records of Marion County, Florida, 16.88 feet to the Southwesterly right-of-way line of U.S. Highway No. 441 (200 feet wide); Thence $S32^{\circ}43'05''E$ along said Southwesterly right-of-way line, 18.91 feet to the South boundary of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 and the North boundary of said Block 192; Thence $N89^{\circ}51'25''W$ along said boundary, 10.23 feet to the point of beginning.

File No: 95-S108

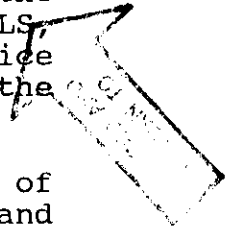
REC 10.50
DOC 196.00

This Instrument Prepared By:
Gerard S. Krehl
Post Office Box 159
Ocala, Florida 34478

OR Book/Page: 2052/1574

WARRANTY DEED

THIS INDENTURE, made on the 12th day of July, 1994, between J.W. DeARMOND, as Ancillary Personal Representative of the Estate of MARGARET COLEMAN DeARMOND, deceased, making distribution to testamentary beneficiaries in Marion County Circuit Probate Division File No. 92-0054-CP, whose Post Office address is 15401 SE 95th Ave., Summerfield, FL 34491, of the County of Marion, State of Florida, *grantor, and HABER KENNELS INC., whose Tax Payer I.D. number is [REDACTED], and post office address is P.O. Box 346, Summerfield, FL 34492-0346, of the County of Marion, State of Florida, *grantee,



WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to grantee and grantee's heirs and assigns forever, the following parcel of land in Marion County, Florida, more particularly described as follows:

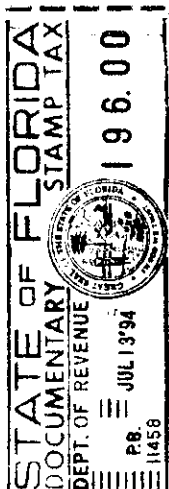
A parcel of land lying in the south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4 of Section 22, Township 17 South, Range 23 East, Marion County, Florida, said parcel more particularly described as follows:

Commence at the northeast corner of said south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4; thence N 89°51'25" W, along the north boundary thereof and along the south boundary of Block 187 and 188 of Orange Blossom Hills Unit No. 13, as recorded in Plat Book "G," page 23 N of the Public Records of Marion County, Florida, 872.50 feet to the southeast corner of Block 190 of Orange Blossom Hills Unit No. 13; thence S 32°43'05" E. along the southeasterly projection of the southwesterly right-of-way line of Tropicana Boulevard per the plat of said Orange Blossom Hills Unit No. 13, 395.24 feet to the northeast corner of Block 186 of said Orange Blossom Hills Unit No. 13, and the south boundary of said south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4; thence N. 89°51'24" W, along said south boundary, 416.70 feet to the northeasterly right-of-way line of U.S. Highway No. 441; thence N. 32°43'05" W., along said right-of-way line, 395.24 feet to the aforementioned north boundary of south 1/2 and the south boundary of the aforementioned Block 190; thence S 89°51'25" E, along said boundary, 416.70 feet to the point of beginning.

Said parcel containing 3.17 acres, more or less.

And, also,

A parcel of land lying in the south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4 of Section 22, Township 17 south, Range 23 east, Marion County, Florida, said parcel more particularly described as follows:



4 0 6 4 4 4

MARION COUNTY

Beginning at the southwest corner of said south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4; thence N 00°01'55" E, along the west boundary thereof and the east boundary of Block 192 of Orange Blossom Hills Unit No. 13, as recorded in Plat Book "G," page 23N of the Public Records of Marion County, Florida. 16.88 feet southwesterly right-of-way line of U.S. Highway No. 441 (200 feet wide); thence S 32°43'05" E, along said southwesterly right-of-way line, 18.91 feet to the south boundary of said south 1/2 of the north 1/2 of the southeast 1/4 of the northwest 1/4 and the north boundary of said block 192; thence N 89°51'25" W, along said boundary, 10.23 feet to the point of beginning.

Said parcel containing 81 square feet, more or less.

Subject to easements, restrictions and limitations of record.

Parcel No:

The property herein conveyed is not the residence of any grantor nor is it contiguous thereto and, as such, does not constitute the homestead of any grantor, and in fact grantor resides at 15401 SE 95 Ave Summerfield FLA.

and said grantor does hereby fully warranty the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantors have caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

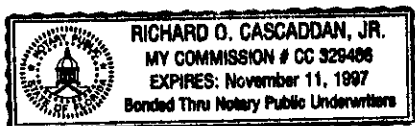
Raymond Michael
RAYMOND MICHAEL
Print Name

J.W. DeArmond
J.W. DeARMOND, as Ancillary Personal Representative of the Estate of Margaret Coleman DeArmond, deceased

John F. DeArmond
John F. DeArmond
Print Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and acknowledged before me on the 12th day of July, 1994, by J.W. DeARMOND, as Ancillary Personal Representative of the Estate of Margaret Coleman DeArmond, deceased, _____ who is personally known to me OR who has produced a driver's license as identification.



Richard O. Cascadden Jr.
Notary Public
Richard O. Cascadden Jr.
Print Name

My Commission Expires: 11-11-97



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Detail by Entity Name

Florida Profit Corporation
HABER KENNELS, INC.

Filing Information

Document Number	V19584
FEI/EIN Number	59-3109134
Date Filed	03/06/1992
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/08/2026

Principal Address

15067 SE 95th Ave
Summerfield, FL 34491

Changed: 04/08/2026

Mailing Address

15067 SE 95th Ave
Summerfield, FL 34491

Changed: 04/08/2026

Registered Agent Name & Address

HABER, TERRY PRES.
15067 SE 95th Ave
Summerfield, FL 34491

Name Changed: 04/08/2026

Address Changed: 04/08/2026

Officer/Director Detail

Name & Address

Title PRES

HABER, TERRY
15067 SE 95th Ave
Summerfield, FL 34491

Title SEC

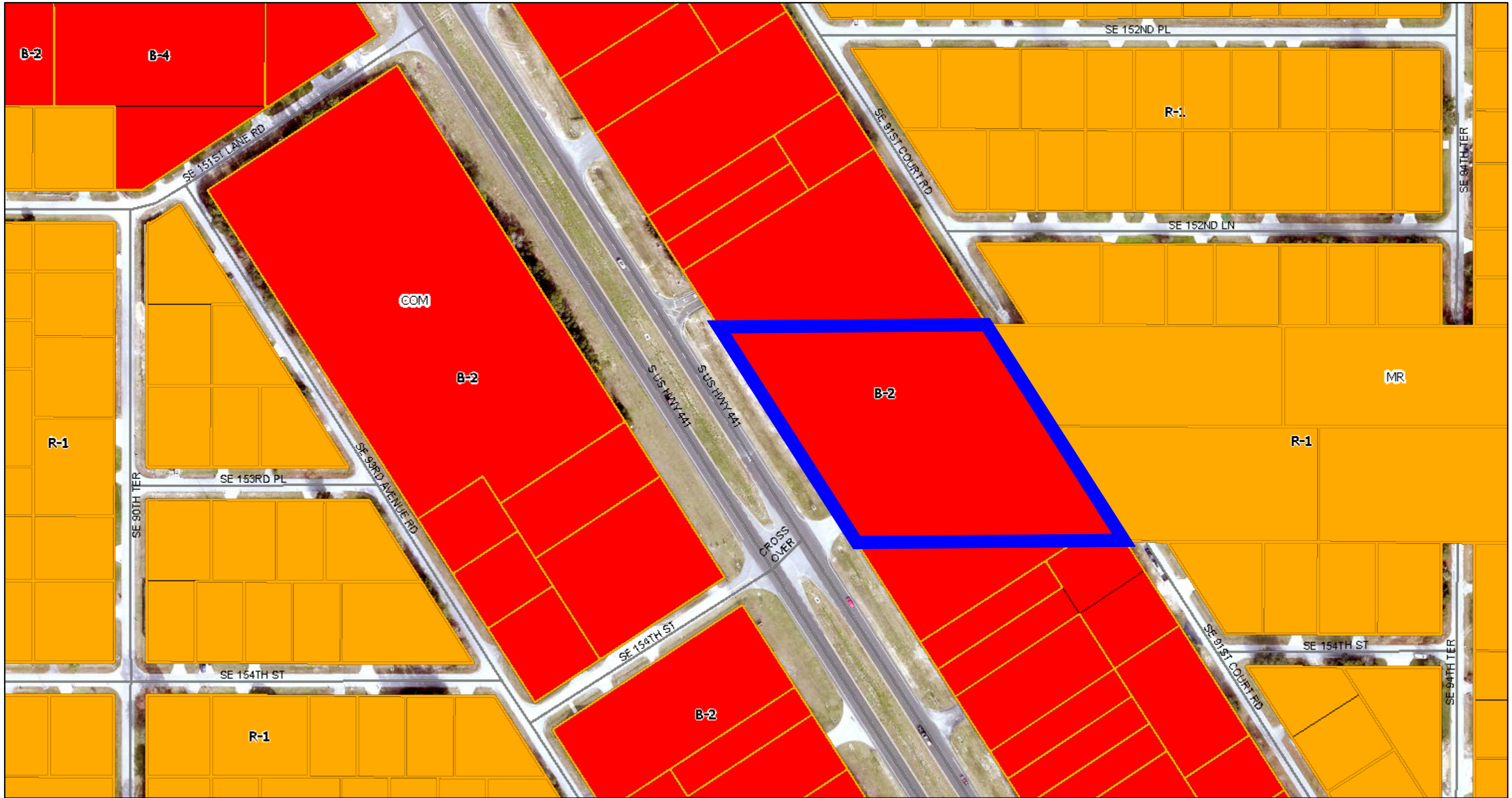
HABER, SCOTT
15177 S.E. 95TH AVE
SUMMERFIELD, FL 34492

Annual Reports

Report Year	Filed Date
2024	04/08/2026
2025	04/08/2026
2026	04/08/2026

Document Images

04/08/2026 -- REINSTATEMENT	View image in PDF format
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01/20/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
01/08/2006 -- ANNUAL REPORT	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
01/30/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
07/04/2002 -- ANNUAL REPORT	View image in PDF format
08/13/2001 -- Off/Dir Resignation	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
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03/10/1998 -- REINSTATEMENT	View image in PDF format
02/28/1996 -- ANNUAL REPORT	View image in PDF format
06/21/1995 -- ANNUAL REPORT	View image in PDF format



4/6/2026, 11:27:35 AM

- Marion County
- Parcels
- Future Land Use**
- Medium Residential (1 - 4 du/ac)
- Commercial (0 - 8 du/ac; FAR 1.0)
- Streets

- Zoning Classification Aerial 2024**
- B-2
 - B-4
 - R-1
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

