



**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: The applicants request approval to keep two miniature horses for personal, non-commercial use. Miniature horses are significantly smaller and lower impact than full sized horses.

Parcel Account Number(s): 3493-090-003

Property/Site Address: 12721 SW 73rd St, Ocala FL 34481


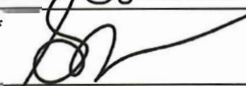
Future Land Use Designations: _____ **Zoning Classification:** R-1

Current Property Use: vacant **Total Acreage:** 1.54

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) Stefan and Cathy Mehrl	Applicant or Agent Name (print legibly) Stefan and Cathy Mehrl
Mailing Address 5450 W Woodside Dr	Mailing Address 5450 W Woodside Dr
City, State, Zip Crystal River FL 34429	City, State, Zip Crystal River FL 34429
Phone Number (include area code) 352-257-3404	Phone Number (include area code) 352-257-9488
E-Mail Address mehrl.cathy@gmail.com	E-Mail Address keelbreaker55@gmail.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities)	Printed Name and Title of Authorized Signer (for corporate, trust & other entities)

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

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.

Marion County Growth Services
Planning & Zoning Division
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Re: Special Use Permit Application
Property Address: 12721 SW 73rd Street, Ocala, FL 34475
Parcel Size: 1.54 Acres
Zoning: R-1

Dear Planning & Zoning Staff,

Please accept the enclosed Special Use Permit application requesting approval to keep two (2) miniature horses for personal, non-commercial use at the above-referenced property.

The subject parcel consists of approximately 1.54 acres and will be developed with a single-family residence. The proposed use includes a fenced pasture area exceeding the minimum square footage requirement, a 20' x 30' accessory barn, a paddock/dry lot area, and a designated manure composting area. The manure storage location meets the required 100-foot minimum setback from all lot lines and residences, as illustrated on the submitted concept plan.

The proposed use is intended solely for personal enjoyment and agricultural activity and will not involve any commercial operations. The site plan demonstrates compliance with applicable setback, buffering, and land development requirements. The majority of the property will remain open green space, buffered with trees at the lot lines, and the use is compatible with the surrounding rural residential character of the area.

Enclosed with this application are the following materials:

- Completed and signed Special Use Permit application
- Application fee
- Recorded deed
- Findings of Facts document
- Concept plan (site plan)
- Location map

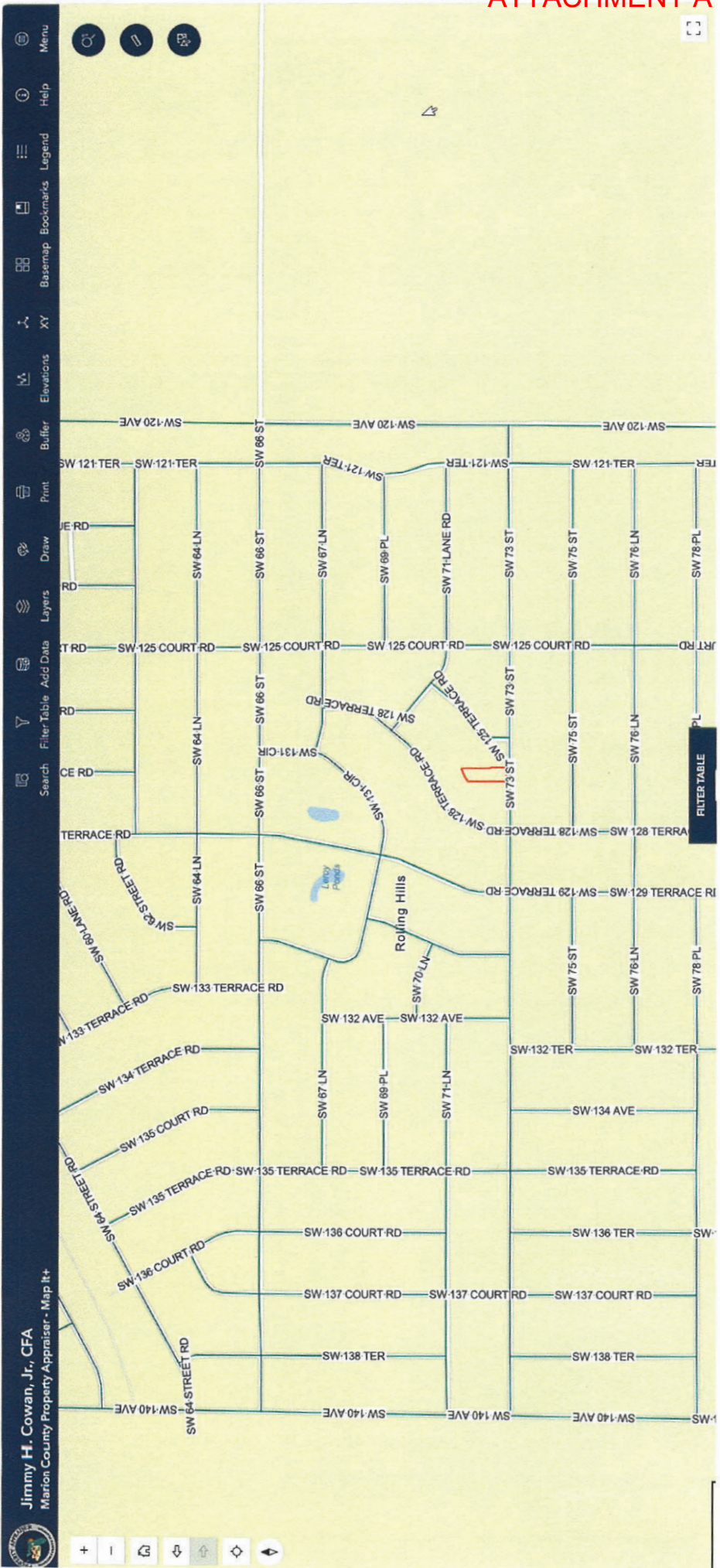
I respectfully request approval of this Special Use Permit. Please do not hesitate to contact me if additional information or clarification is needed. I appreciate your time and consideration.


Sincerely,


Cathy Mehr

MehrL.cathy@gmail.com

352-257-3404




 Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser - Map It+

FINDINGS OF FACT

Special Use Permit – Two Miniature Horses

12721 SW 73rd Street, Ocala, FL

Parcel: 1.54 Acres

Zoning: R-1

1) Ingress and Egress

The subject property has direct access from SW 73rd Street via an existing residential driveway. Access to the proposed 20×30 accessory barn will be provided via the existing driveway and a designated farm access path along the east side of the residence. Emergency vehicles have unobstructed access to the property and accessory structures.

2) Parking and Loading

No additional parking is required beyond the existing residential driveway. Occasional hay delivery or veterinary service vehicles will utilize the existing driveway. The proposed use is limited to two miniature horses for personal, non-commercial use and will not generate commercial traffic, noise, glare, or economic impacts to surrounding properties.

3) Refuse and Service Area

Manure will be composted on-site in a designated manure storage area located a minimum of 100 feet from all lot lines and residences as shown on the concept plan. Composting is for personal agricultural use only. Any excess or non-compostable waste will be properly disposed of by personal trailer or private hauler via dumpster if required. The area will be maintained to prevent runoff, odor, and vectors. No commercial waste processing is proposed.

4) Utilities

The property is served by an existing private well and septic system. The proposed barn will not require additional utility connections. No additional wastewater facilities are proposed.

5) Screening and Buffering

The property will maintain a 3-board fence with no-climb wire around the pasture area. The 1.54-acre parcel provides substantial buffering from adjacent properties. Existing vegetation, additional evergreens on lot lines, and required setbacks will provide additional screening.

6) Signs and Lighting

No commercial signage is proposed. Any exterior lighting associated with the barn will be minimal, downward-directed, and designed to prevent glare onto adjacent properties.

7) Yards and Green Space

The majority of the property will remain undeveloped open space. Required setbacks for the accessory barn and manure storage area are met as shown on the concept plan. More than 27,000 square feet of pasture area is provided. Additional vegetation will be installed on all four sides of the parcel.

8) Compatibility

The surrounding area consists primarily of residential and rural properties. The keeping of two miniature horses on a 1.54-acre parcel is consistent with rural residential character and compatible with surrounding land uses.

9) Special Requirements

The applicant agrees to comply with all Marion County Land Development Code requirements, including setback requirements, manure management regulations, and any conditions imposed by the Board of County Commissioners.



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

3493-090-003

[GOOGLE Street View](#)

Prime Key: 828742

[MAP IT+](#)

Current as of 3/2/2026

[Property Information](#)

MEHRL STEFAN JOHN
MEHRL CATHY LYNN
5450 W WOODSIDE DR
CRYSTAL RIVER FL 34429-2691

[Taxes / Assessments:](#)

Map ID: 76

[Millage:](#) 5072 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 00

Acres: 1.61

Situs: 12721 SW 73RD ST OCALA

[2025 Certified Value](#)

Land Just Value	\$55,384		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$55,384	Impact	
Total Assessed Value	\$11,154	Ex Codes:	(\$44,230)
Exemptions	\$0		
Total Taxable	\$11,154		
School Taxable	\$55,384		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$55,384	\$0	\$0	\$55,384	\$11,154	\$0	\$11,154
2024	\$40,572	\$0	\$0	\$40,572	\$10,140	\$0	\$10,140
2023	\$34,937	\$0	\$0	\$34,937	\$9,218	\$0	\$9,218

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8767/0602	11/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$62,500
6213/0967	05/2015	06 SPECIAL WARRANTY	0	U	V	\$100
6213/0964	05/2015	77 AFFIDAVIT	0	U	V	\$100
6213/0966	12/2012	71 DTH CER	0	U	V	\$100
4129/1226	07/2005	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$100
2685/1113	06/1999	07 WARRANTY	0	U	V	\$100
2293/1488	10/1995	71 DTH CER	0	U	V	\$100
1413/1557	03/1987	07 WARRANTY	0	U	V	\$100
1413/1556	11/1983	71 DTH CER	0	U	V	\$100
0987/0549	07/1979	07 WARRANTY	0	U	V	\$100

[Property Description](#)

Privacy - Terms

SEC 08 TWP 16 RGE 20
PLAT BOOK L PAGE 023
ROLLING HILLS UNIT 3
BLK 90 LOT 3

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		157.0	447.0	R1	1.61	AC						
Neighborhood 9310												
Mkt: 7 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued			Date Completed		Description	

Prepared by and return to:

Gina Preston
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 25-2078

Parcel Identification No 3493-090-003

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 18th day of November, 2025 between ^{Harriet} ~~Harriett~~ K. Senn, Individually and as Trustee of Harriet K. Senn Revocable Trust of June 1999, whose post office address is 515 Greenway Drive, Lake Wales, FL 33898, Grantor, to Stefan John Mehrl and Cathy Lynn Mehrl, whose post office address is 5450 West Woodside Drive, Crystal River, FL 34429, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lot 3, Block 90, Rolling Hills Unit Three, according to the map or plat thereof, recorded in Plat Book L, Page(s) 23 through 31, of the Public Records of Marion County, Florida.

*Said property is not the homestead of the Grantor nor contiguous thereto.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

James W Nelson
Witness Signature

James W Nelson
Witness Printed Name

2251 Ponciano DR
Indian Lake Estates FL 33955
Witness Address

Jana Drury
Witness Signature

Jana Drury
Witness Printed Name

315 Montego Ct. SE
Winter Haven, FL 33884
Witness Address

Harriet K. Senn Revocable Trust of June 1999

By: Harriet K Senn, Trustee
Harriet K. Senn, Individually and as Trustee
Harriet HKS

STATE OF FLORIDA
COUNTY OF Polk

Harriet ^{TD}

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of November, 2025, by Harriett K. Senn, Individually and as Trustee of Harriett K. Senn Revocable Trust of June 1999, who is/are personally known to me or who has/have produced Driver License as identification.

Jana Drury
Signature of Notary Public

Jana Drury
Print, Type/Stamp Name of Notary

