



**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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	33125
PA:	

☐ New or Modification \$1,000
☐ Expired \$1,000
☐ Renewal (no changes) \$300

* P.A. *

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of:

1 dog duck in residential area

Property/Site Address: 5860 SE 164th Ave
 Property Dimensions: 80 x 150ft Total Acreage: .28
 Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: R4
 Parcel Account Number(s): 39430-24-015

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

Francisco + Rosita Marrero

Property Owner Name (please print)

5860 SE 164th Ave

Mailing Address

Ocklawaha, FL 32179

City, State, Zip Code

352-289-4083 (home)

Phone Number (include area code)

R013SY@Gmail.Com

E-Mail Address (include complete address)

Rosita Marrero

Signatures*

Applicant or Agent Name (please print)

Mailing Address

City, State, Zip Code

717-758-2172 (Cell)

Phone Number (include area code)

E-Mail Address (include complete address)

[Signature]

*By signing this application, applicant 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 ordinance and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.: <u>2025070008</u>	Code Case No.: <u>FLUM: RL</u>	Application No.:	
Rcvd by: <u>CLB</u>	Rcvd Date: <u>07/21/25</u>	AR No.: <u>33125</u>	Rev: <u>10/20/21</u>

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing 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 Zoning Division at 352-438-2675.

Empowering Marion for Success

marionfl.org

- ① Drive to 5860 SE 164th Ave turn left to driveway
- ② I have residential driveway for ~~off~~ street parking
- ③ Trash is removed and delivered to dump
- ④ Duke well & Septic
- ⑤ Left ^{wood} Fence separating neighbors
- ⑥ No signs
- ⑦ 15 x 15 area for 1 duck + 4 chickens
- ⑧ special use for muscovy duck that doesn't quack
- ⑨ I am willing to meet special requirement if asked
- ⑩

1 duck

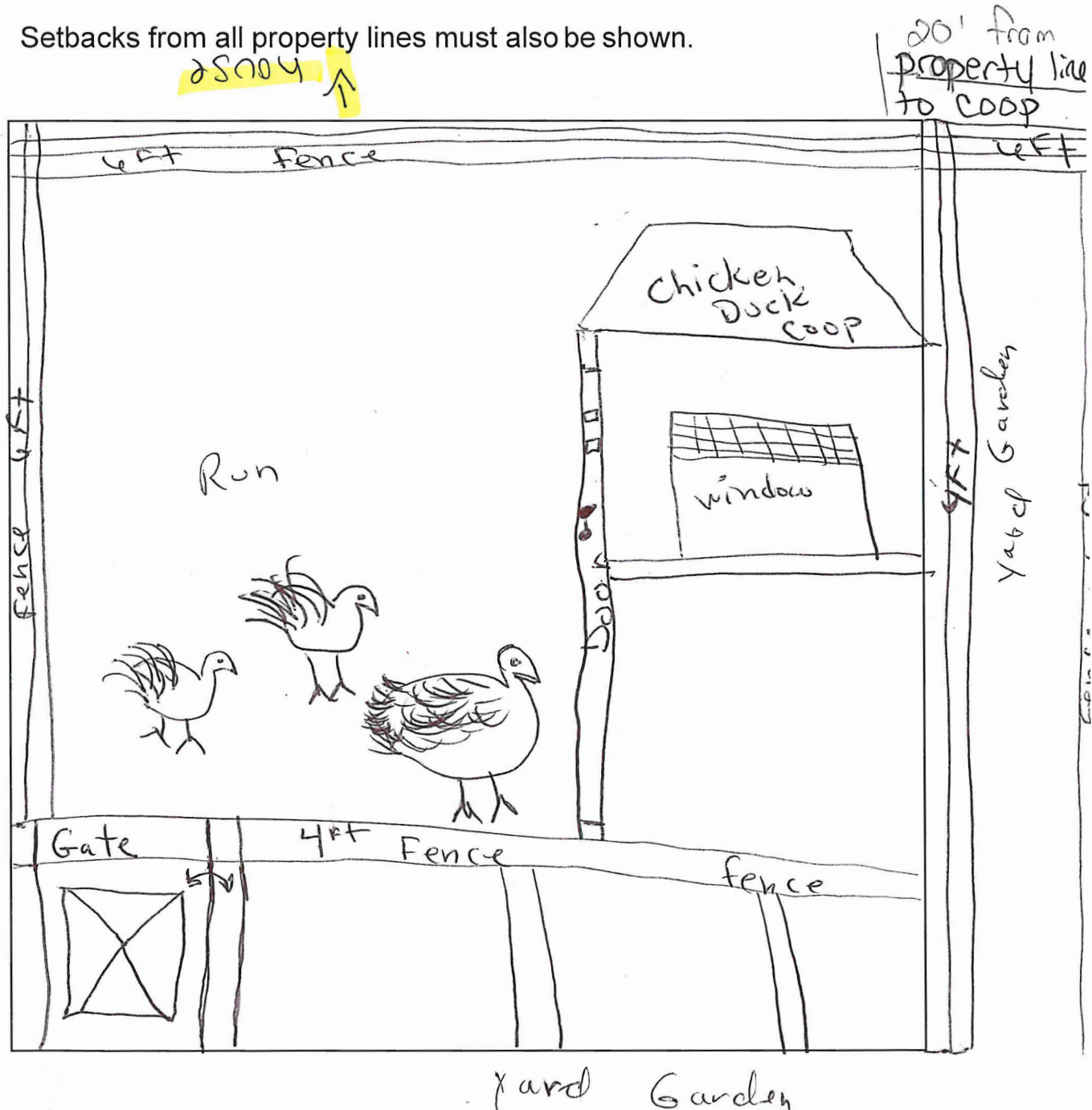
4 chickens

Rock 

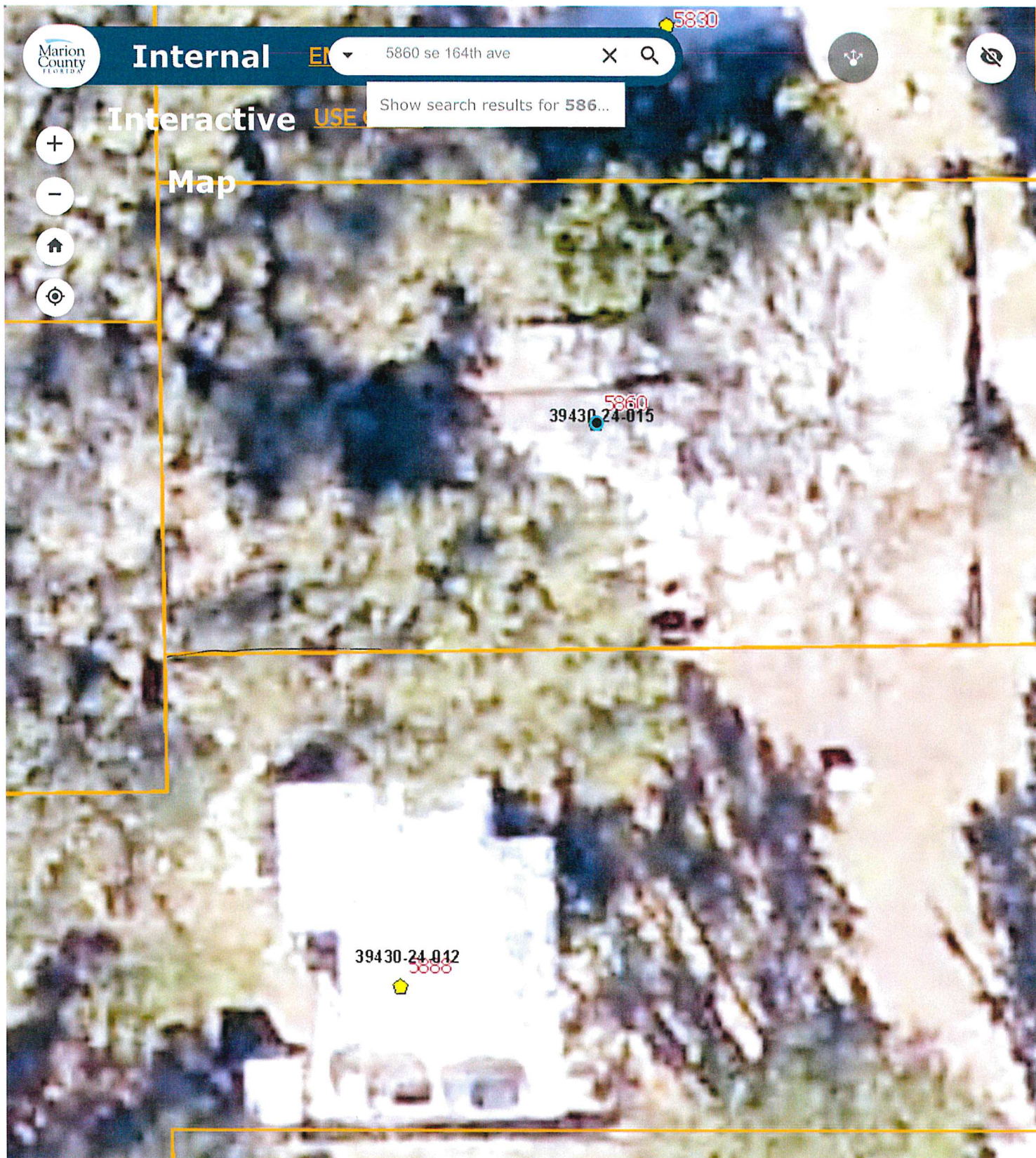
SITE PLAN

Applicants must show all existing and proposed improvements, including location of manufactured home, carport, or garage; well, septic tank, streets and driveways, and the dimensions of the property.

Setbacks from all property lines must also be shown.



Revised and Retyped: 05/22/06



0 10 20ft



27.00 Rec
3.00 Index
203.00 Doc



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 11/22/2017 04:10:54 PM
FILE #: 2017105864 OR BK 6675 PGS 300-302
REC FEES: \$27.00 INDEX FEES: \$3.00
DDS: \$203.00 MDS: \$0 INT: \$0

THIS INSTRUMENT PREPARED BY AND RETURN TO:

TERRY E. STEWART

Sunstate Title LLC

15800 E. Hwy 40

Silver Springs, FL 34488

Our File No.: 17-186

Property Appraisers Parcel Identification (Folio) Number: 39430-24-015

Florida Documentary Stamps in the amount of \$203.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17 day of November, 2017 by FLORENCE SCHRUM, an unmarried widow, and DONALD SCHRUM and CARL SCHRUM and PATRICIA JAYNE WOOD and CHERYL RENEE HOLLY, whose post office address is 135 CLIFFORD ST, LOGANVILLE, GA 30052 herein called the Grantors, to FRANCISCO A. MARRERO and ROSITA MARRERO, husband and wife whose post office address is 5860 SE 164TH AVE, OCKLAWAHA, FL 32179, 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)

WITNESSETH: That the Grantors, 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 to the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE "EXHIBIT A" ATTACHED HERETO.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

Grantors hereby covenant that the above referenced property is not their homestead, nor is it adjacent or contiguous to their homestead.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Simmie Miller
Witness #1 Signature

Simmie Miller
Witness #1 Printed Name

Andrea Oyler
Witness #2 Signature

Andrea Oyler
Witness #2 Printed Name

Florence Schrum (Seal)
FLORENCE SCHRUM

Donald Schrum (Seal)
DONALD SCHRUM

Carl Schrum (Seal)
CARL SCHRUM

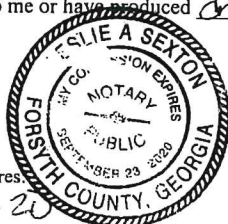
Patricia Jayne Wood (Seal)
PATRICIA JAYNE WOOD

STATE OF GEORGIA

COUNTY OF FORSTH

The foregoing instrument was acknowledged before me this 17 day of November, 2017, by FLORENCE SCHRUM and DONALD SCHRUM and CARL SCHRUM and PATRICIA JAYNE WOOD who are personally known to me or have produced drivers license as identification.

SEAL



My Commission Expires

9-23-20

Leslie A. Sexton
Notary Public

Leslie A. Sexton
Printed Notary Name

File No.: 17-186

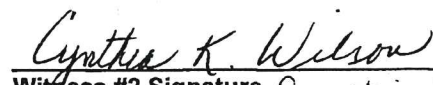
WARRANTY DEED
PAGE TWO

Signed, sealed and delivered in the presence of:



Witness #1 Signature Terry E. Stewart

 (Seal)
CHERYL RENEE HOLLY


Witness #2 Signature Cynthia K. Wilson

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of November, 2017, by CHERYL RENEE HOLLY, who are personally known to me or has produced _____ as identification.



TERRY E. STEWART
MY COMMISSION # FF 089747
EXPIRES: May 26, 2018
Bonded Thru Budget Notary Services

SEAL



Notary Public

SCHRUM / MARRERO
File 17186

EXHIBIT A

Lot 15B, Block 24, WOODS AND LAKES SUBDIVISION, an unrecorded subdivision of a portion of Sections 1, 2, 3, 11 and 12, Township 16 South, Range 24 East, Marion County, Florida, being more particularly described as follows: Commencing at the SW corner of Section 2, Township 16 South, Range 24 East, thence N. $87^{\circ}53'34''$ E. along the South boundary of said Section 2, 5241.37 feet to the SE corner thereof, thence North 2296.55 feet, thence West 3149.95 feet, thence N. $1^{\circ}39'02''$ W. 255.0 feet, to the Point of Beginning. From the Point of Beginning thus described, thence N. $1^{\circ}39'02''$ W. 80.00 feet, thence S. $88^{\circ}20'58''$ W. 150.00 feet, thence S. $1^{\circ}39'02''$ E. 80.00 feet, thence N. $88^{\circ}20'58''$ E. 150.00 feet, to the Point of Beginning, all being in Section 2, Township 16 South, Range 24 East, Marion County, Florida. TOGETHER WITH 1972 Homette Mobile Home, ID #MF2927F, Florida Title Certificate #5351320.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

39430-24-015

[GOOGLE Street View](#)

Prime Key: 968013

[MAP IT+](#)

Current as of 7/21/2025

Property Information

MARRERO FRANCISCO A
MARRERO ROSITA
5860 SE 164TH AVE
OCKLAWAHA FL 32179

Taxes / Assessments:

Map ID: 329

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 02

Acres: .28

Situs: 5860 SE 164TH AVE
OCKLAWAHA

2024 Certified Value

Land Just Value	\$9,000		
Buildings	\$18,402		
Miscellaneous	\$382		
Total Just Value	\$27,784		
Total Assessed Value	\$16,834	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$10,950)
Total Taxable	\$16,834		
School Taxable	\$27,784		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$9,000	\$18,402	\$382	\$27,784	\$16,834	\$0	\$16,834
2023	\$7,500	\$16,049	\$442	\$23,991	\$15,304	\$0	\$15,304
2022	\$5,000	\$12,409	\$462	\$17,871	\$13,913	\$0	\$13,913

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6675/0300	11/2017	07 WARRANTY	9 UNVERIFIED	Q	I	\$29,000
4394/1741	04/2006	07 WARRANTY	0	U	I	\$100
4394/1740	03/2006	71 DTH CER	0	U	I	\$100
1099/1034	02/1982	07 WARRANTY	0	Q	I	\$15,800
1099/1030	06/1976	07 WARRANTY	0	Q	V	\$3,000

Property Description

SEC 02 TWP 16 RGE 24
PLAT BOOK UNR PAGE 082
WOODS & LAKES
BLK 24 LOT 15 AKA 15B BEING MORE PARTICULARLY DESC AS:

COM AT THE SW COR OF SEC 2 TH N 87-53-34 E 5241.37 FT TH N 2296.55 FT
TH W 3149.95 FT TH N 01-39-02 W 255 FT TO THE POB TH CONT N 01-39-02 W
80 FT TH S 88-20-58 W 150 FT TH S 01-39-02 E 80 FT TH N 88-20-58 E 150 FT
TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		80.0	150.0	R4	1.00	LT						
Neighborhood 8710 - WOODS & LAKES												
Mkt: 10 70												

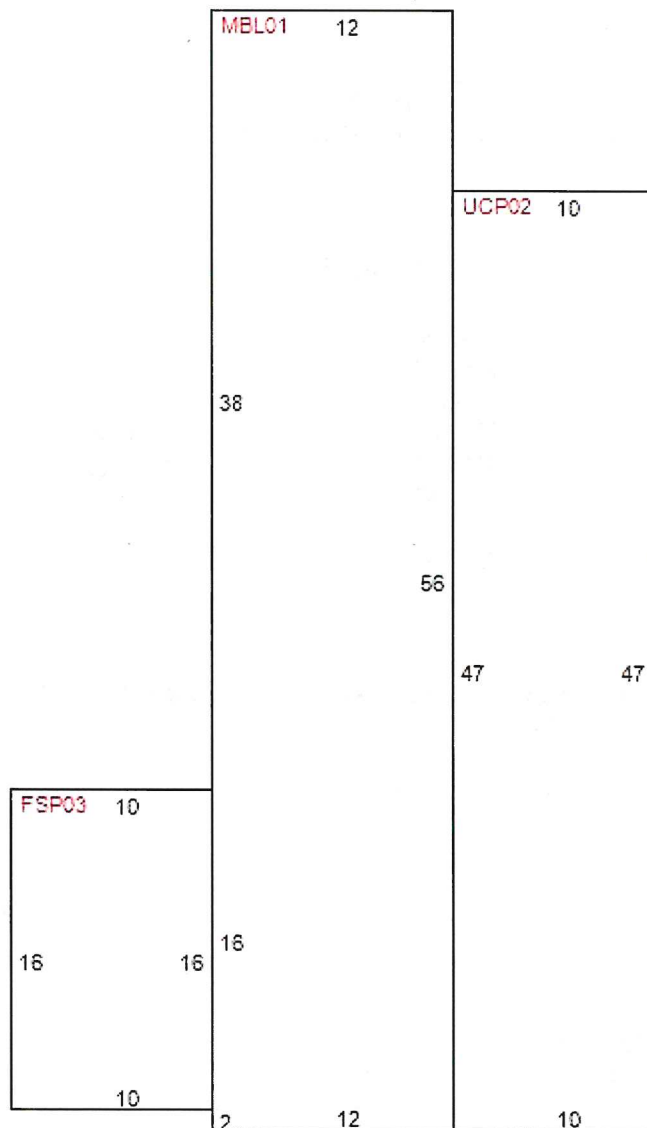
Traverse

Building 1 of 1

MBL01=U56L12D38D16D2R12.

UCP02=R10U47L10D47.L12U1

FSP03=U16L10D16R10.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 4/10/2014 by 187

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1972	N	0 %	0 %	672	672
UCP 0201	- NO EXTERIOR	1.00	1972	N	0 %	0 %	470	470
FSP 0301	- NO EXTERIOR	1.00	1989	N	0 %	0 %	160	160

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 15 MH PAN-AVERAGE	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
UDU UTILITY-UNFINS	72.00	SF	40	1998	1	8.0	9.0
159 PAV CONCRETE	48.00	SF	20	1979	3	0.0	0.0

Appraiser NotesPlanning and Building**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description