

Marion County Board of County Commissioners

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470

For more information, please contact the Zoning Division at 352-438-2675.

STAFF/OFF	FICE USE ONLY
Case No.:	
AR No.:	33125
PA:	

Phone: 352-438-2600 Fax: 352-438-2601	
Fax: 352-438-2601	New or Modification \$1,000Expired \$1,000Renewal (no changes) \$300
The undersigned hereby requests a Special Use Permit Code, Articles 2 and 4, for the purpose of:	in accordance with Marion County Land Development
Property/Site Address: 5860 SE 167 Property Dimensions: 80 x 150 H	Total Acreage: 28
Legal Description: (Please attach a copy of the deed and Parcel Account Number(s): 39430 - 20	d location map.) Parcel Zoning: R 4
Each property owner(s) MUST sign this application or provio to act on their behalf. Please print all information, except fo owners or applicants, please use additional pages. Francisco + Rosita Marrero	de written authorization naming the applicant or agent below r the Owner and Applicant/Agent signature. If multiple
Property Owner Name (please print) 5860 SE 164 Aug	Applicant or Agent Name (please print)
Mailing Address OCK Valuaba, FL 32179	Mailing Address
City, State, Zip Code 352-289-40873 (home)	City, State, Zip Code
Phone Number (include area code) Ro13848 Gmail Com	Phone Number (include area code)
E-Mail Address (include complete address)	E-Mail Address (include complete address)
Signatures * By signing this application, applicant hereby authorizes Growth Services to enter onto the deems necessary, for the purposes of assessing this application and inspecting for comparing the control of the purposes of assessing this application and inspecting for comparing the control of the co	apliance with County ordinance and any applicable permits.
Project No.: 2025070008 Code Case No.:	
Revd by: Revd Date: 07/21 /25 FLUM:	Application No.: R L AR No.: 33 25 Rev: 10/20/21
Please note: The Special Use Permit will not become effective until after a final decision i or agent must be present at the public hearing to represent this application. If no represe postponed or denied. Notice of said hearing will be mailed to the above-listed address(expressed. The filing for its new postponed).	is made by the Marion County Board of County Commissioners. The owner, applicant

Empowering Marion for Success

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U	Dive	VV	2 800	St 164 hul	(DV)	(47 70	0. 40 30 39

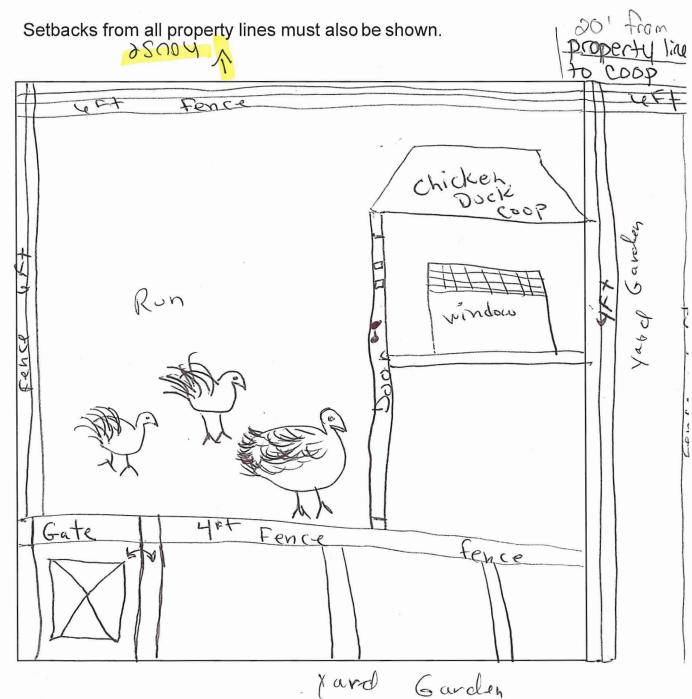
- 1 I have residential driveray so of street parking
- 3) Trash is removed and diviound to domp
 - Doka Well + Septic
 - (5) Left Fence separting reighbors
 - (Nº Sighs
- 9 15815 area for Iduck + 4 thickens
- (8) Special use for muscovy duck that doesn't quack
- 9 I am willing to meet special requirement it asked

1 duck 4 Chickens

Rosh mo

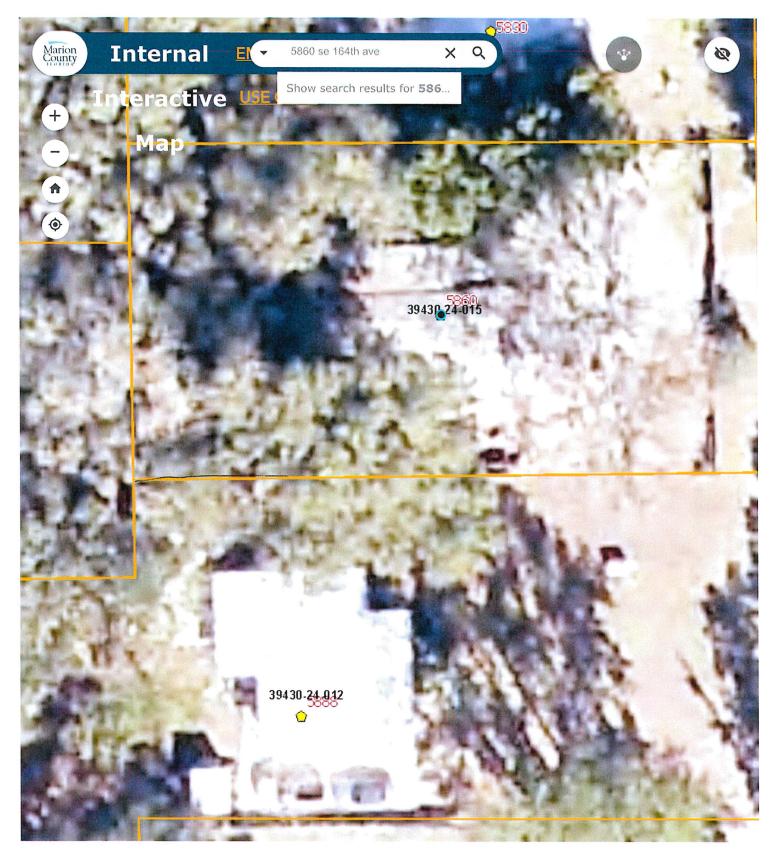
SITE PLAN

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.



Z

Revised and Retyped: 05/22/06







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 \(\frac{1}{1}\) day of November, 2017 by FLORENCE SCHRUM, an unremarried 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 unto 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.

Witness #1 Signature

SIMMIE MILLER

Witness #1 Printed Name

Witness #2 Signature

ONALD SCHRUM

Call June

Witness #2 Printed Name

Witness #2 Printed Name

ONALD SCHRUM

Call June

(Seal)

Witness #2 Printed Name

PATRICIA JAYNE WOOD

STATE OF GEORGIA COUNTY OF TOTE WHI

Signed, sealed and delivered in the presence of:

The foregoing instrument was acknowledged before me this 17 day of 100 Very 2017, by FLORENCE SCHRUM and DONALD SCHRUM and CARL SCHRUM and PATRICIA JAYNE WOOD who are personally known to me or have personally known to

CILLE A SE

SEAL

ON THE PRINCIPLE OF THE PRINCIPLE

Notary Public

LESIC A

Printed Notary Name

ry Name

. . .

File No.: 17-186

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WARRANTY DEED PAGE TWO

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Terry E. Stewart

(Seal)

Witness #2 Signature

Cynthia K. Wilson

STATE OF FLORIDA

COUNTY OF MARION

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

* TEOFFLOR

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

Notary Public

SEAL

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°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°39'02"W. 255.0 feet, to the Point of Beginning. From the Point of Beginning thus described, thence N.1°39'02"W. 80.00 feet, thence S.88°20'58"W. 150.00 feet, thence S. 1°39'02"E. 80.00 feet, thence N.88°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.

MCPA Property Record Card

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 - UNINCORPORATED

M.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
Exemptions	\$0
Total Taxable	\$16,834
School Taxable	\$27,784

Impact Ex Codes:

(\$10,950)

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 2022	\$7,500 \$5,000	\$16,049 \$12,409	\$442 \$462	\$23,991 \$17,871	\$15,304 \$13,913	\$0 \$0 \$0	\$15,304 \$13,913

Property Transfer History

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

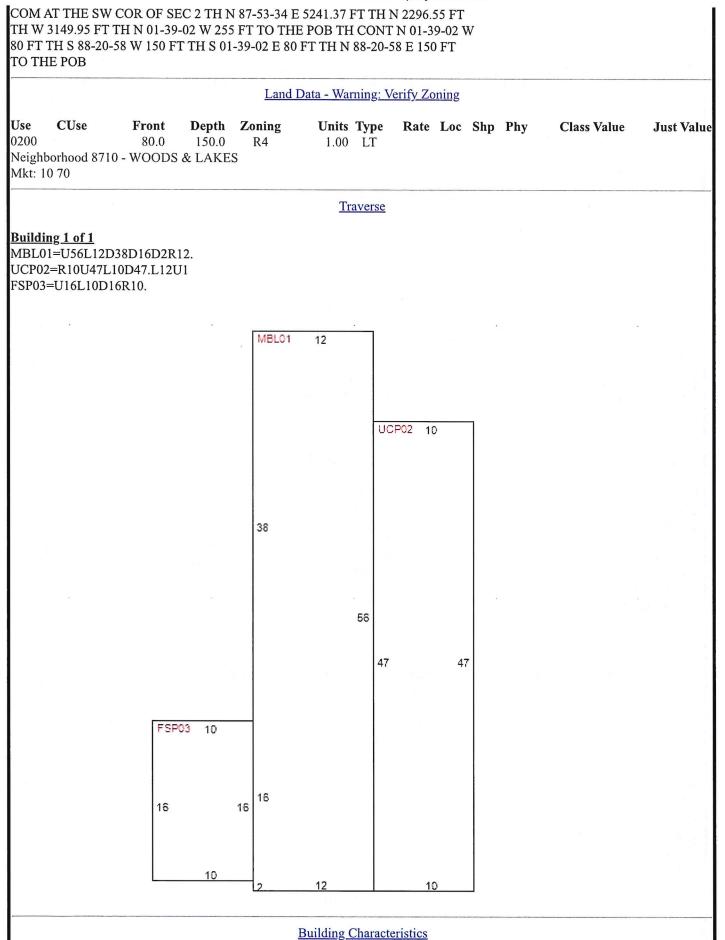
Property Description

SEC 02 TWP 16 RGE 24 PLAT BOOK UNR PAGE 082 WOODS & LAKES

BLK 24 LOT 15 AKA 15B BEING MORE PARTICULARLY DESC AS:

7/21/25, 12:31 PM

MCPA Property Record Card



7/21/25, 12:31 PM

MCPA Property Record Card

Permit Number			Date Issued			Date	Completed		Description	
					and Buil t Search					
			<u>Ap</u>	prais	ser Note	è <u>s</u>				
59 PAV CONCRETE			48.	00	SF	20	1979	3	0.0	(
JDU UTILITY-UNFI	N N N N N		72.	00	SF	40	1998	1	8.0	
56 WELL 1-5 BTH				00	UT	99	1979	2	0.0	
ype 90 SEPTIC 1-5 BTH			Nbr Un	its 00	Type UT	Life 99	Year In 1979	Grade 2	Length 0.0	Wi
			Miscellan	eous	s Impro	vements				
Roof Style: 10 GABLE Roof Cover: 15 MH PAN-AVERA Heat Meth 1: 22 DUCTED FHA Heat Meth 2: 00 Foundation: 3 PIER A/C: Y		IGE :	Floor Finish: 24 CARPET Wall Finish: 12 PLYWD PANELING Heat Fuel 1: 06 GAS Heat Fuel 2: 00 Fireplaces: 0			Bedrooms: 2 4 Fixture Baths: 0 3 Fixture Baths: 1 2 Fixture Baths: 0 Extra Fixtures: 2 Blt-In Kitchen: Y Dishwasher: N Garbage Disposal: N Garbage Compactor Intercom: N Vacuum: N			ıl: N	
Section: 1	ERIOR	1.00	1989	N		0 %	0 %		160	1
JCP 0201 - NO EXT SP 0301 - NO EXT		1.00		N		0 %	0 %		470	4
Type IDExterior Wal MBL 0120 - MH ALU		Stories 1.00	Year Built Finish 1972	ed A N	Attic Bs	mt Area	Bsmt Finish	Ground	Floor Area Total 672	Flr A
Inspected on	4/10/2014 t								chitecture 2 - MBI Base Perim	eter 1
Quality Grade	300 - LOW							Ob	solescence: Locati	ional (
Effective Age Condition	9 - 40-99 Y 0	RS							Physical Deterior: solescence: Funct	
			MOBILE HOME		110			-	DL!1 D4!	