

APPLICATION COMPLETE 8/1/25



**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

Waive Fee
per BCC

STAFF/OFFICE USE ONLY	
Case No.:	BM
AR No.:	MEETING DATES
PA: P&Z PH	9/29/25
BCC/P&Z PH	10/22 or 10/21/25

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

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: ability to have large farm animals - chickens, fowl, and ability to sell agricultural products.

Property/Site Address: 7600 S. Magnolia Ave Ocala
 Property Dimensions: _____ Total Acreage: 11.95

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

Parcel Account Number(s): 36142-000-00

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.

Barbara + Kevin Marovich
 Property Owner Name (please print)

7600 S Magnolia Ave
 Mailing Address

Ocala, FL 34476
 City, State, Zip Code

954-857-4495

Phone Number (include area code)

Kevin747@AOL.com

E-Mail Address (include complete address)

[Signature]

Signatures*

Kevin + Barbara Marovich
 Applicant or Agent Name (please print)

7600 S. Magnolia Ave
 Mailing Address

Ocala FL 34476
 City, State, Zip Code

954-857-4495

Phone Number (include area code)

Kevin747@AOL.com

E-Mail Address (include complete address)

[Signature]

Signatures

*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.

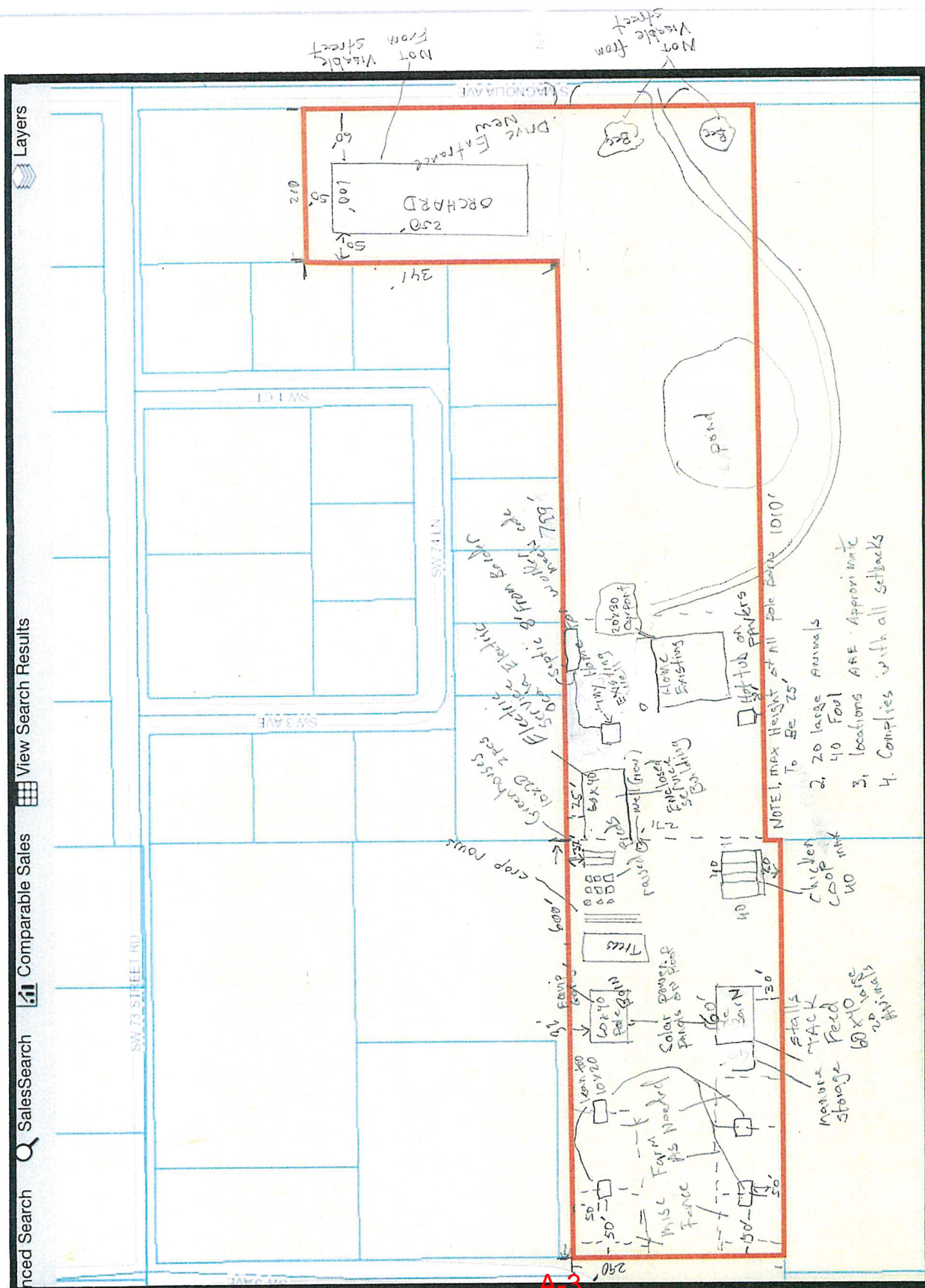
STAFF/OFFICE USE ONLY			
Project No.: <u>2025 03 0068</u>	Code Case No.:	Application No.:	
Rcvd by: <u>BM</u>	Rcvd Date: <u>7/30/25</u>	FLUM: <u>RL</u>	AR No.: <u>33156</u> Rev: 10/20/21

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.

Special Use Facts

1. Access will be from S magnolia Ave, with only occasional delivery trucks using the access from SW 5th Ave mostly during construction. This poses less stress on the road than the garbage truck they have twice a week. Driveway from Magnolia Ave requested.
2. Waste removal will be from, All In Removal. Once monthly.
3. Power company is Ocala for enclosed pole barn. A new well may also be required.
4. Solar power is to be used for open pole barns, stalls, tack, and storage rooms, and will not be connected to the grid, thus meeting environmental needs.
5. Setbacks will be in compliance with local codes and ordinances.
6. Plans for large animals consist mostly of ,Goats, Sheep, Cows and Horses not to exceed 20 animals. No pigs
7. Plans for fowl consist of mostly Chickens, not to exceed 40 in count, with no roosters.
8. Crops will be sold through resources off site from property.
9. Bees will be located as planned by Magnolia Ave. Not to exceed 10 hives.
10. Noise impacts will be minimal. Not any more, than the noises already produce by neighboring, roosters, peacocks, equine, and cattle on the adjacent A1 zoned land, and far less than the local Harley Davidson motorcycles, and off road vehicles, frequently used by neighboring properties.
11. The planting of trees and crops is good for soil retention, and should help adjacent properties in event of heavy rain.
12. The dimensions of pole barns will be 60x40 with a max height of 25 feet. This land is in the rural zone.
13. Yes we would be willing to accept special conditions to get this permit, with the exception of Chickens which require 2 dozen eggs per day, to be profitable.





THIS INSTRUMENT PREPARED BY AND RETURN TO:

Shannon Drivas

Equitable Title of Ocala, LLC

109 SE 1st Avenue

Ocala, FL 34471

OC250016

Property Appraisers Parcel Identification (Folio) Number:

R36142-000-00

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 21 day of February, 2025 by DP Homes, LLC, a California Limited Liability Company herein called the grantor(s), to Kevin Marovich and Barbara Marovich, husband and wife, whose post office address is

1600 S Magnolia Ave Ocala FL 34476
hereinafter called the Grantee(s):

(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)

W I T N E S S E T H: That the grantor(s), for and in consideration of the sum of **EIGHT HUNDRED NINETY THREE THOUSAND FOUR HUNDRED TWENTY FIVE AND 00/100 DOLLARS (U.S. \$893,425.00)** 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 ATTACHED EXHIBIT "A"

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 grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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, 2024.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Page 1-Warranty Deed

Signed, sealed and delivered in the presence of:

Emel Duran
Witness #1 Signature

Emel Duran
Witness #1 Printed Name

623 Ursula Dr.
Witness #1 Address

Oxnard, CA 93030
Witness #1 City, State, Zip

Raul Arteaga Jr.
Witness #2 Signature

Raul Arteaga Jr.
Witness #2 Printed Name

623 Ursula Dr.
Witness #2 Address

Oxnard, CA, 93030
Witness #2 City, State, Zip

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 18 day of February, 2025, by **Dennis O'Connell, Manager, of DP Homes, LLC, a California Limited Liability Company**, on behalf of the Corporation, he () is personally known to me or ☒ has produced CA Driver License as identification.

SEAL

see attached certificate.

Emel Duran
Notary Public

Emel Duran
Printed Notary Name

My Commission Expires: 02 06 2027

DP Homes, LLC, a California Limited Liability Company

Dennis O'Connell
By Dennis O'Connell, Manager

Whose mailing address is:
29341 Castlehill Dr.
Agoura Hills, CA 91301

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

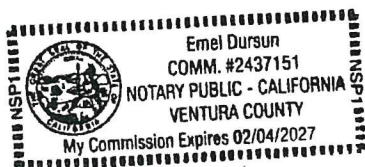
State of California

County of Los Angeles

On February 18, 2025 before me, Emel Dursun, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Dennis O'Connell
Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Emel Dursun
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

Escrow File No.: OC250016

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The North 1/2 of Lot "F", S.R. PYLES PLAT, according to the map or plat thereof, as recorded in Plat Book E, Page 15, of the Public Records of Marion County, Florida; Being further described as: Begin at the Northeast corner of said Lot "F", said point being on the West right of way line of SR (Now County) Road 475; Thence South along the said West right of way line a distance of 27192 feet; Thence West a distance 1010.46 feet; Thence North a distance of 271.92 feet; Thence East a distance of 1010.46 feet to the Point of Beginning.

AND

Parcel 2:

Commence 16.31 chains West and 22.10 chains North of the Southeast corner of Section 7, Township 16 South, Range 22 East, Marion County, Florida, thence North 290.61 feet, thence West 597.30 feet, thence South 290.61 feet, thence East 597.30 feet to the Point of Beginning. Excluding the West 25 feet thereof for Road Right of Way.

AND

Parcel 3:

Commence at the Southwest corner of Lot "E", S.R. PYLES PLAT, according to the map or plat thereof, as recorded in Plat Book E, Page 15, of the Public Records of Marion County, Florida, thence East 800 feet for the Point of Beginning. From the Point of Beginning, thence East 210.46 feet to the West Right of Way line of SR (now county) Road 475, thence North 341.60 feet, thence West 210.46 feet, thence South 341.60 feet, more or less, to the Point of Beginning.

Property Appraisers Parcel Identification (Folio) Number:
R36142-000-00

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

36142-000-00

[GOOGLE Street View](#)

Prime Key: 906778

[MAP IT+](#)

Current as of 7/30/2025

Property Information

MAROVICH KEVIN
MAROVICH BARBARA
7600 S MAGNOLIA AVE
OCALA FL 34476-6862

Taxes / Assessments:

Map ID: 181

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

PC: 01

Acres: 11.78

Situs: 7600 S MAGNOLIA AVE OCALA

2024 Certified Value

Land Just Value	\$347,950		
Buildings	\$503,639		
Miscellaneous	\$14,737		
Total Just Value	\$866,326		
Total Assessed Value	\$850,601	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$15,725)
Total Taxable	\$850,601		
School Taxable	\$866,326		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$347,950	\$503,639	\$14,737	\$866,326	\$850,601	\$0	\$850,601
2023	\$289,975	\$522,183	\$16,210	\$828,368	\$773,274	\$0	\$773,274
2022	\$270,650	\$437,920	\$14,737	\$723,307	\$702,976	\$0	\$702,976

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8548/0045	02/2025	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$893,500
6405/0698	06/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$350,000
6405/0694	06/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$315,000
3900/0853	12/2004	61 FJDMNT	0	U	I	\$100
3752/1863	06/2004	90 ABROGTN	0	U	I	\$100
3716/0755	05/2004	07 WARRANTY	0	U	I	\$100
IM85/0465	11/1985	EI E I	0	U	I	\$158,849
1018/0776	04/1980	07 WARRANTY	0	Q	V	\$22,000
0686/0641	04/1975	07 WARRANTY	0	U	V	\$100

Property Description

SEC 07 TWP 16 RGE 22

PLAT BOOK E PAGE 015

S.R. PYLES

N 1/2 OF LOT F OF S.R. PYLES PLAT (E-15) &
 COM 16.31 CHS W (1076.46 FT) & 22.10 CHS N (1458.60 FT) OF
 THE SE COR OF SEC 7 TH N 290.61 FT TH W 597.30 FT TH S
 290.61 FT TH E 597.30 FT TO THE POB
 EXC W 25 FT THEREOF &
 COM SW COR LOT E S.R. PYLES PLAT E 800 FT FOR POB
 E 210.46 FT TO W R/W LINE SR 475 N 341.60 FT W 210.46 FT
 S 341.60 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	R1	1.00	AC						
9902		.0	.0	R1	7.13	AC						
9912		.0	.0	R1	1.65	AC						
9600		.0	.0	A1	2.00	AC						
9994		.0	.0	R1	1.00	UT						

Neighborhood 0850

Mkt: 8 70

Traverse**Building 1 of 1**

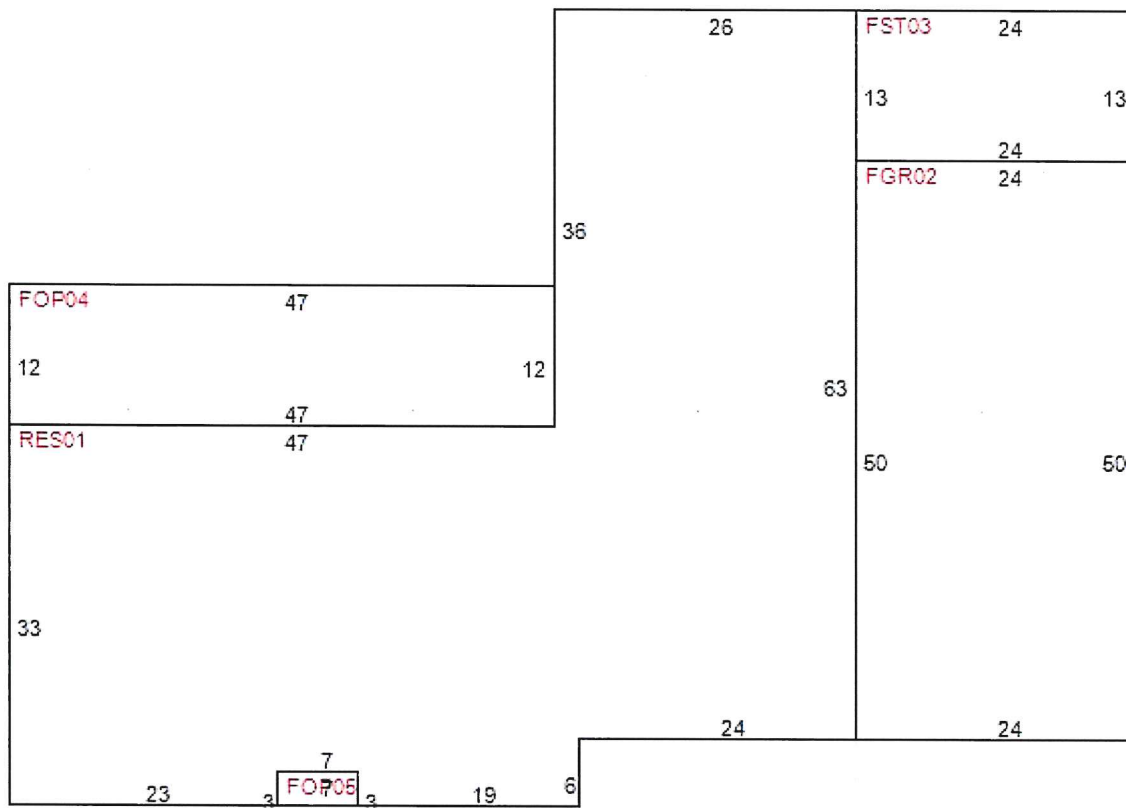
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FGR02=R24U50L24D50.U50

FST03=U13R24D13L24.U13L26D36

FOP04=L47U12R47D12.L47D33R23

FOP05=U3R7D3L7.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 0
Quality Grade 700 - GOOD
Inspected on 4/19/2024 by 228

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 290

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	- COMMON BRICK	1.51	1981	N	0 %	0 %	3,180	4,802
FGR 0260	- COMMON BRICK	1.00	1981	N	0 %	0 %	1,200	1,200
FST 0360	- COMMON BRICK	1.00	1981	N	0 %	0 %	312	312
FOP 0401	- NO EXTERIOR	1.00	1981	N	0 %	0 %	564	564
FOP 0501	- NO EXTERIOR	1.00	1981	N	0 %	0 %	21	21

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 2	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: Y
	Fireplaces: 2	Extra Fixtures: 3	

Foundation: 7 BLK PERIMETER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1981	4	0.0	0.0
226 RES SWIM POOL	612.00	SF	20	1981	2	36.0	17.0
144 PAVING ASPHALT	9,690.00	SF	5	1981	1	0.0	0.0
156 PAVING BRICK	144.00	SF	20	1981	5	0.0	0.0
099 DECK	636.00	SF	50	1981	3	0.0	0.0
159 PAV CONCRETE	400.00	SF	20	1981	3	0.0	0.0
112 FENCE WIRE/BD	1,677.00	LF	10	2005	3	0.0	0.0
115 FENCE ALUMINUM	84.00	LF	20	2006	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	2006	4	0.0	0.0

Appraiser Notes

6/2010 REVIEW:
 ADDE CODES 115,114 EST YR BLT
 EX FX IN LAUNDRY(RES)
 EX FX IN FOP04

Planning and Building

** Permit Search **

Permit Number Date Issued Date Completed Description

2023041739	4/19/2023	5/8/2023	CHANGE OUT 3 TON HEAT PUMP INSTALL RHEEM 3 TON HEAT PUMP 14
2022100060	10/3/2022	12/6/2022	REROOF SFR WITH SHINGELS T/O AND DRYIN FL10124.1
2021033244	3/29/2021	3/18/2022	REPLACE 18 WINDOWS SIZE FOR SIZE/ FL5198 FL5167 FL5158 FL14
2018041136	4/17/2018	8/17/2018	AC CO INSTALL GEOTHERMAL 3 TON PACKAGE UNIT
MC00337	1/1/1984	11/1/1984	ADDITION TO SFR