



**Marion County
Board of County Commissioners**

Growth Services
2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax:
352-438-2601

NOTATION COMPLETE
3/12/25
EM
MEETING DATES
N/A
PH 6/16 & 6/17/2025

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

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

includes 2 goats and ~~3 chickens~~ a Rooster.

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

Parcel account number(s): 3142-219-000

Property dimensions: Lot 219 640.22' (F) x 165.00' (F) **Total acreage:** 2.50 Acres

Directions: 36th Ave turn into Hawks Landing, Left at stop sign go all the way to the end 2nd house on Left before the last one.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Property Owner name (please print)

Sheryl O'Connell

Mailing Address

3549 SE 41 Place

City, State, Zip code

Ocala, FL 34480

Phone number (include area code)

(352) 572-0544

E-mail address

SOcon4444@aol.com

Signature

Sheryl O'Connell

Applicant or agent name (please print)

Mailing Address

City, State, Zip code

Phone number (include area code)

E-mail address

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY					
Project No.:	Code Case No.: <u>974476</u>		Application No.: <u>32600</u>		
Rcvd by: <u>EM</u>	Rcvd Date: <u>3/11/25</u>	FLUM: <u>MR</u>	Zoning Map No.: <u>197</u>	Rev: 07/1/2019	



Prepared by:
Nicole Albrecht
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 22-065

General Warranty Deed

Made this 15th day of February, 2022 A.D. By **Patrick McBride and Pamela McBride**, whose address is: 4207 NE 13th St, Ocala, FL 34470 hereinafter called the grantor, to **Kevin Phillips and Sheryl Lee O'Connell**, husband and wife, whose address is: 3549 SE 41st Place, Ocala, FL 34480, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 219, FLORIDA ORANGE GROVE CORPORATION, according to the plat thereof recorded in Plat Book B, Page 222, of the Public Records of Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2021.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2022038598 BK 7727 Pgs 0665-0666 03/17/2022 01:05:56 PM
REC FEE 18.50 INDEX DEED DOC 4,935.00

Prepared by:
 Nicole Albrecht
 Affiliated Title of Central Florida, Ltd.
 2701 SE Maricamp Road, Suite 101
 Ocala, Florida 34471

File Number: 22-065

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness 1 Sign:

Brenda Galindo

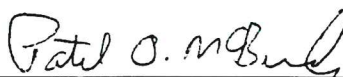
Witness 1 Print:



Witness 2 Sign:

Tina Cepeda

Witness 2 Print:


 Patrick McBride


 Pamela McBride

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of February, 2022, by Patrick McBride and Pamela McBride, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL



Notary Public Signature

Print Name:

Brenda Galindo

My Commission Expires:

04/16/2022

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
 Closers' Choice

FL

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

FL

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2024106517

DATE ISSUED: JUNE 19, 2024

DECEDENT INFORMATION

DATE FILED: JUNE 19, 2024

NAME: KEVIN LEROY PHILLIPS

DATE OF DEATH: JUNE 7, 2024

SEX: MALE

AGE: 060 YEARS

DATE OF BIRTH: MARCH 23, 1964

SSN: ***-**-2655

BIRTHPLACE: FLINT, MICHIGAN, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 3549 SOUTHEAST 41ST PLACE

LOCATION OF DEATH: OCALA, MARION COUNTY, 34480

RESIDENCE: 3549 SOUTHEAST 41ST PLACE, OCALA, FLORIDA 34480, UNITED STATES

COUNTY: MARION

OCCUPATION, INDUSTRY: POLICE OFFICER, LAW ENFORCEMENT

EDUCATION: MASTERS DEGREE

EVER IN U.S. ARMED FORCES? YES

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: SHERYL L MULLEN

FATHER'S/PARENT'S NAME: LARRY PHILLIPS

MOTHER'S/PARENT'S NAME: SANDRA GRACE SHIVELY

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: SHERYL L O'CONNELL-PHILLIPS

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 3549 SOUTHEAST 41ST PLACE, OCALA, FLORIDA 34480, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: ROBERT L SLOAN, F046555

FUNERAL FACILITY: ROBERTS OF OCALA FUNERALS AND CREMATIONS F459068

606 SW 2ND AVE, OCALA, FLORIDA 34471

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: GRATITUDE AND COMPASSION LLC
OCALA, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: DISTRICT MEDICAL EXAMINER

MEDICAL EXAMINER CASE NUMBER: 240501419

TIME OF DEATH (24 HOUR): FOUND AT 2131


DATE CERTIFIED: JUNE 14, 2024

CERTIFIER'S NAME: RACHEL A LANGE

CERTIFIER'S LICENSE NUMBER: ME148607

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

REQ: 2026638408

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

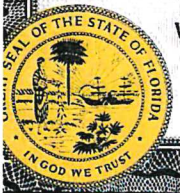
THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 4 A 0 7 3 2 A 2 *

DH FORM 1946 (08/01/2022)

CERTIFICATION OF VITAL RECORD



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

Real Estate

3142-219-000

[GOOGLE Street View](#)

Prime Key: 2079525

[MAP IT+](#)

Current as of 3/11/2025

Property Information

OCONEILL SHERYL LEE
3549 SE 41ST PL
OCALA FL 34480-8480

Taxes / Assessments:

Map ID: 197

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: 2.50

Situs: 3549 SE 41ST PL OCALA

2024 Certified Value

Land Just Value	\$115,000		
Buildings	\$595,671		
Miscellaneous	\$15,912		
Total Just Value	\$726,583		
Total Assessed Value	\$658,357	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38 02	(\$68,226)
Total Taxable	\$608,357		
School Taxable	\$633,357		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$115,000	\$595,671	\$15,912	\$726,583	\$658,357	\$50,000	\$608,357
2023	\$105,000	\$575,926	\$17,529	\$698,455	\$639,182	\$50,000	\$589,182
2022	\$112,500	\$528,819	\$16,741	\$658,060	\$658,060	\$0	\$658,060

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	06/2024	71 DTH CER	0	U	I	\$100
7727/0665	02/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$705,000
2178/0919	09/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$48,900
2140/0466	05/1995	31 CERT TL	0	U	V	\$5,000
1415/1268	03/1987	51 AGR-DED	0	U	V	\$32,500

Property Description

SEC 34 TWP 15 RGE 22
PLAT BOOK B PAGE 222
FLORIDA ORANGE GROVE

LOT 219

Parent Parcel: 3142-218-000

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		165.0	660.0	R1	2.50	AC							
9994		.0	.0	R1	1.00	UT							
Neighborhood 4685 - FLORIDA ORANGE GROVE +													
Mkt: 8 70													

[Traverse](#)**Building 1 of 1**

RES01=U32L6U11L14D17L15U16L8U2L8D2L3D17R

8D33R34U2R12U6.

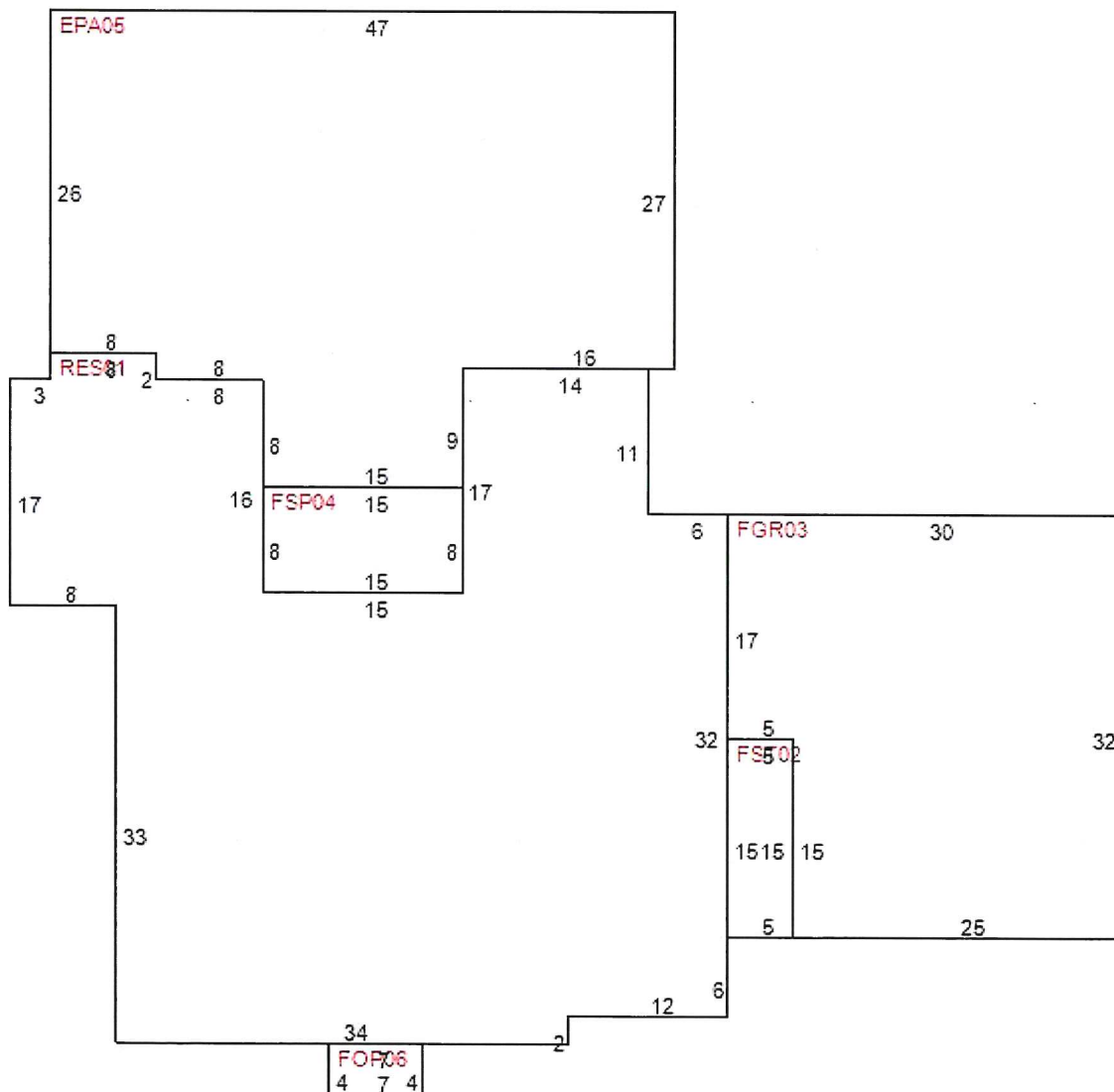
FST02=U15R5D15L5.R5

FGR03=R25U32L30D17R5D15.L25U34

FSP04=L15D8R15U8.U9R16

EPA05=U27L47D26R8D2R8D8R15U9R16.L19D51

FOP06=D4L7U4R7.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 3 - 10-14 YRS
 Condition 1
 Quality Grade 800 - VERY GOOD
 Inspected on 12/1/2022 by 210

Year Built 1997
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 8 - DESIGNED RESID
 Base Perimeter 246

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.70	1997	N	0 %	0 %	2,142	3,641
FST	0224	- CONC BLK-PAINT	1.00	1997	N	0 %	0 %	75	75
FGR	0332	- CONC BLK-STUCO	1.00	1997	N	0 %	0 %	885	885
FSP	0401	- NO EXTERIOR	1.00	1997	N	0 %	0 %	120	120
EPA	0501	- NO EXTERIOR	1.00	1997	N	0 %	0 %	1,404	1,404
FOP	0601	- NO EXTERIOR	1.00	1997	N	0 %	0 %	28	28

Section: 1

Roof Style: 12 HIP
 Roof Cover: 08 FBRGLASS SHNGL
 Heat Meth 1: 20 HEAT PUMP
 Heat Meth 2: 00
 Foundation: 7 BLK PERIMETER
 A/C: Y

Floor Finish: 24 CARPET
 Wall Finish: 16 DRYWALL-PAINT
 Heat Fuel 1: 10 ELECTRIC
 Heat Fuel 2: 00
 Fireplaces: 0

Bedrooms: 6
 4 Fixture Baths: 1
 3 Fixture Baths: 2
 2 Fixture Baths: 2
 Extra Fixtures: 3

Blt-In Kitchen: Y
 Dishwasher: Y
 Garbage Disposal: Y
 Garbage Compactor: N
 Intercom: N
 Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL	512.00	SF	20	1997	5	32.0	16.0
256 WELL 1-5 BTH	1.00	UT	99	1997	5	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1997	5	0.0	0.0
186 WHIRL/TUB	36.00	SF	30	1997	2	6.0	6.0
159 PAV CONCRETE	1,072.00	SF	20	1997	3	0.0	0.0
144 PAVING ASPHALT	8,372.00	SF	5	1997	1	0.0	0.0
114 FENCE BOARD	825.00	LF	10	1997	2	0.0	0.0
112 FENCE WIRE/BD	1,447.00	LF	10	1997	3	0.0	0.0
099 DECK	614.00	SF	50	1997	2	0.0	0.0

Appraiser Notes

EPA EST.
 FENCING & ASPHALT TAKEN FROM AERIAL
 UPPER STORY EST.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022062388	6/21/2022	7/1/2022	REMOVE & REPLAE 24 WINDOWS SZ/SZ
2022062512	6/20/2022	9/21/2022	INSTALLING 6 PUSH PIERS FOR FOUNDATION REPAIR/STABLIZATION
2018061324	6/18/2018	9/18/2018	REMOVE AND REPLACE SHINGLES FL #16305.1
0604054	6/1/1997	6/1/1997	PENC
0519049	5/1/1997	6/1/1997	WHIRLPOOL
0509009	5/1/1997	6/1/1997	POOL
0529067	7/1/1996	1/1/1997	NEW SFR