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

ZONING CHANGE APPLICATION – 2025

The undersigned hereby requests a Zoning Change in accordance with the Marion County Land Development Code, Articles 2 and 4, on the below described property and area from: B2/A1 to: A1 for the intended use of: zoning consistant with landuse

Parcel ID Number(s): 06836-001-01

Property/Site Address: 2303 NW 145th st citra

Future Land Use Designation: RURal **Total Acreage:** 3.26

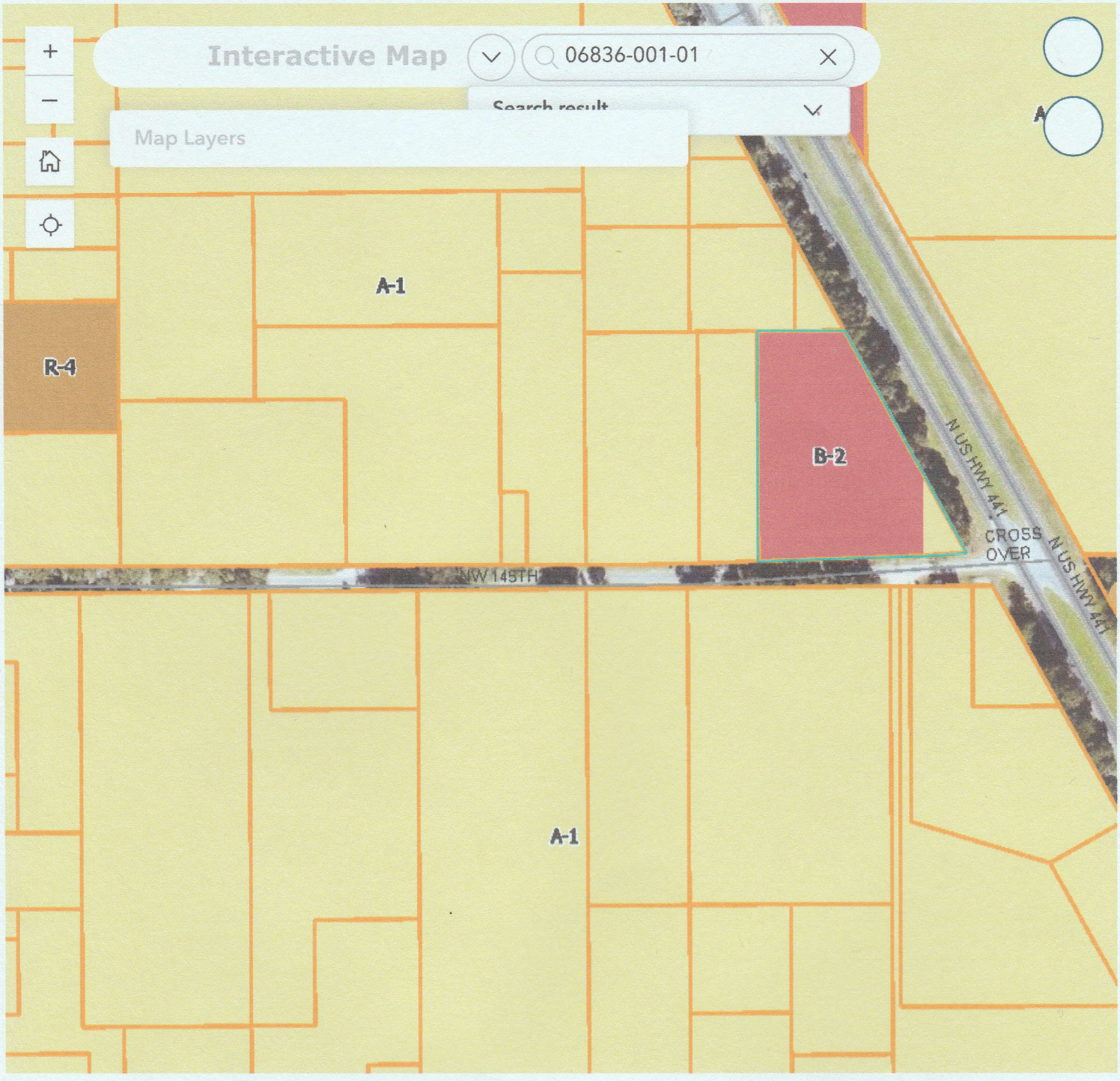
Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print)	**Applicant or Agent Name (print)**
Michelle Katiraee	
Mailing Address 1505 selma Ave	**Mailing Address**
City, State, Zip orlando, Fl 32825	**City, State, Zip**
Phone Number (include area code) 407-218-1336	**Phone Number (include area code)**
E-Mail Address mia K67@yahoo.com	**E-Mail Address**
Signature* M. Katir	***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		
Project No.:	*Application Request No.:*	*Code Case No.:*
Rcvd by:	*Rcvd Date: / / Time:*	*PZ Case No.:*

Please note: The Zoning Change will not become effective until 14 days after a 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.


Interactive Map
06836-001-01
Search result
Map Layers
A-1
R-4
B-2
N US HWY 441
CROSS OVER
N US HWY 441
NW 145TH
A-1
-82.162 2...
200 ft
Esri Community Maps Contributors, Marion County Property...
Powered by Esri


Interactive Map
06836-001-01
Search result
Map Layers
A-1
R-4
PR
B2
B-2
441
A-1
CROSS OVER
N US HWY 441
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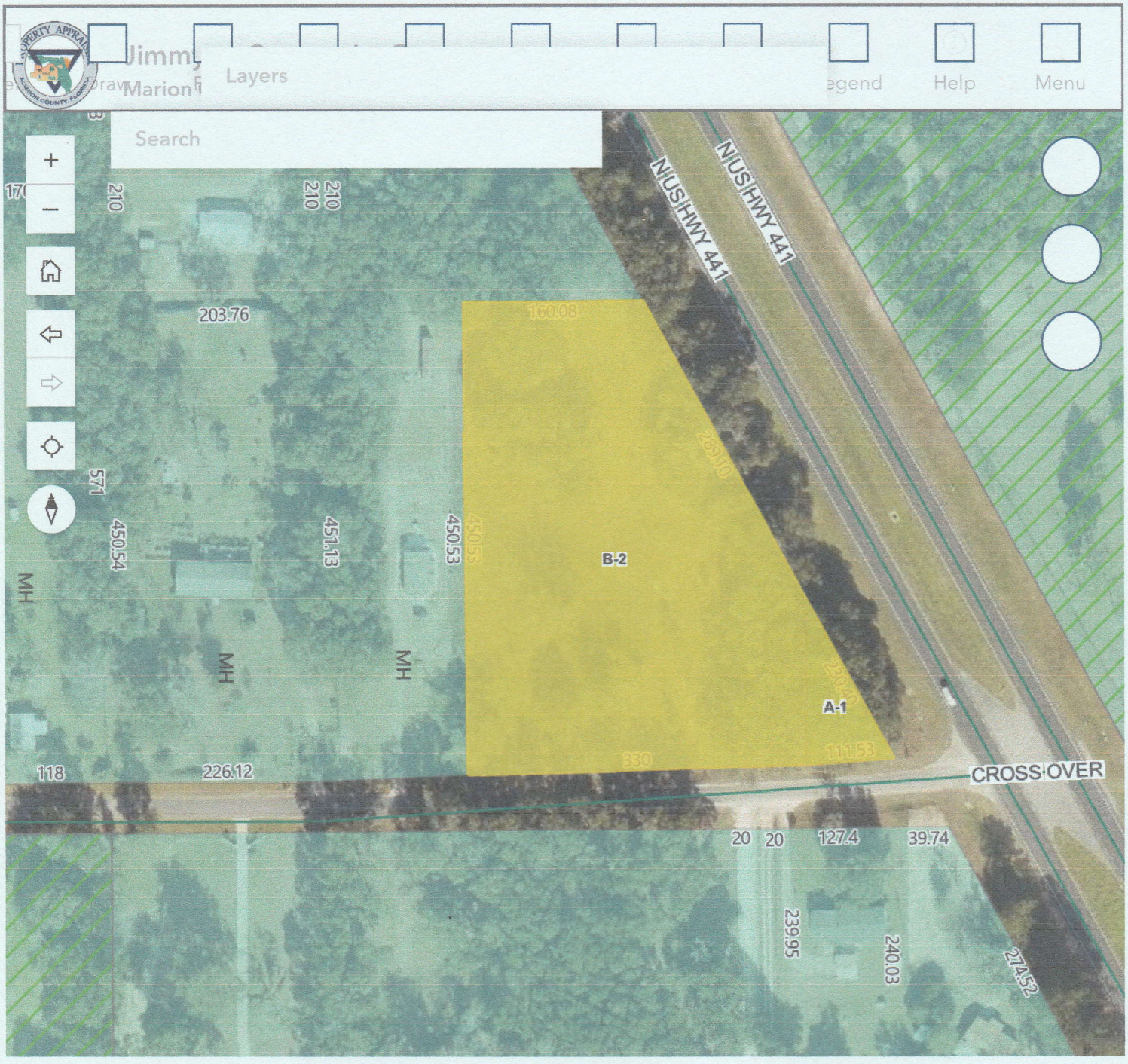
NW 145TH ST
-82.162 2...
200 ft
Esri Community Maps Contributors, Marion County Property...
Powered by Esri

-82.162 2...

200 ft

Esri Community Maps Contributors, Marion County Property... Powered by Esri

12/13/25, 10:38 AM Marion County Property Appraiser



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E-Mail Address mia.k67@yahoo.com	**E-Mail Address**
Signature* M. Katiraee	***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)**

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Zoning consistent with land use

From: Mia k (miak67@yahoo.com)

To Zoning Department

To: miak67@yahoo.com

Date: Friday, December 12, 2025 at 01:26 PM EST

To ladies and Gentlemen,

When I bought this property, I thought it was commercial as it says on appraisal site, not knowing the land use is rural. Nothing can be done on this property as the zoning is not consistent with land use. I was informed by Jerad in zoning department since the partial part of it is A1 and majority of properties in neighborhood is A1, I should request to have it changed to A1 if possible. I thank you very much for your time.

Sincerely,
Michelle Katiraee
407-218-1336
miak67@yahoo.com

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 Certified Assessment Roll

06836-001-01
GOOGLE Street View
Prime Key: 104949

MAP IT+

Property Information

KATIRAEE MICHELLE
PO BOX 678647
ORLANDO FL 32867-8647

Taxes / Assessments: $1,504.03
Map ID: 156
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 10
Acres: 3.26

Situs: 2303 NW 145TH ST CITRA

Current Value

Land Just Value	$96,170
Buildings	$0
Miscellaneous	$0
Total Just Value	$96,170
Total Assessed Value	$96,170
Exemptions	$0
Total Taxable	$96,170

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$96,170	$0	$0	$96,170	$96,170	$0	$96,170
2024	$96,170	$0	$0	$96,170	$96,170	$0	$96,170
2023	$109,170	$209	$219	$109,598	$109,598	$0	$109,598

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8129/0901	08/2023	05 QUIT CLAIM	0	U	V	$100
7773/0337	04/2022	61 FJDGMNT	0	U	I	$100
7611/1202	10/2021	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	$4,000
7558/1761	09/2021	05 QUIT CLAIM	0	U	I	$100
7507/1765	07/2021	34 TAX	0	U	I	$25,100
7388/0928	02/2021	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	$3,500
DETH/REGS	08/2014	71 DTH CER	0	U	I	$100
DETH/REGS	08/2012	71 DTH CER	0	U	I	$100
3297/0515	12/2002	61 FJDGMNT	0	U	I	$100
3289/1387	11/2002	61 FJDGMNT	0	U	I	$100
0692/0825	06/1975	07 WARRANTY	0	U	I	$100