



Marion
County
FLORIDA

Marion County
Board of County Commissioners

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from B2 to RR1, for the intended use of:

Residential

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 14570-000-00

Property dimensions: 270 x 210 Total acreage: 1.30

Directions: 8746 NE Jacksonville Rd
Anthony, Florida, 32617

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Javier Rodriguez
Property owner name (please print)

5781 SW 39th Street

Mailing address

Ocala, Florida 34474

City, state, zip code

813-545-9606

Phone number (please include area code)

~~SAIME~~ Zuleika Arizmendi
Applicant or agent name (please print)

5781 SW 39th St.

Mailing address

Ocala FL 34474

City, state, zip code

813-545-8934

Phone number (please include area code)

J Rodriguez
Signature

Zuleika Arizmendi
Signature

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. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: P. Daugherty

DATE: 3-10-25

ZONING MAP NO.: 193

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

AR 32618

www.marioncountyfl.org

March 16, 2025

Letter Requesting Zoning Change for Residential Property

Dear Elizabeth Madeloni

I am writing to formally request a change in zoning for my property located at 8748 NE Jacksonville Road, Anthony, Florida 32617. The current zoning classification is B2 Zoning Classification for commercial use, and I am seeking to rezone it to RR-1 Zoning Classification rural residential 1 to better align with the evolving needs of our community and my development plans.

The proposed zoning change is intended to facilitate the construction of primary residence. I have conducted thorough research and consulted with zoning experts to ensure that the proposed change complies with local zoning regulations and aligns with the community's development goals. Enclosed with this letter, you will find:

- A detailed description of the property and its current zoning classification.
- The proposed new zoning classification and the rationale behind the request.
- A site plan illustrating the intended use of the land.

I respectfully request that you consider this application and schedule a public hearing to allow community members to provide their input. I am prepared to attend the hearing and present my case, as well as engage with the community to gather support for the proposal.

Thank you for your time and consideration. I look forward to working with you to achieve a favorable outcome for this zoning change request.

Sincerely,



Zuleika Arizmendi



Javier Rodriguez

5781 SW 39th Street
Ocala, Florida 34474
Mobile: 813-545-9666



Prepared by:
Malcolm Edwards, an employee of
Florida Hometown Title & Escrow, LLC,
900 SW Pine Island Road, Suite 206
Cape Coral, Florida 33991

File Number: 02-24-4333

Warranty Deed

This Indenture, made this 14 day of August, 2024,

Between

WP RE Ventures 1 LLC, an Illinois Limited Liability Company

whose post office address is: 450 Anthony Trail, Northbrook, Illinois 60062

a company existing under the laws of the State of Illinois, Grantor

and

Zuleika Arizmendi and Javier Rodriguez

whose post office address is: 5781 SW 39th St, Ocala, Florida 34474, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Fifty Five Thousand dollars & no cents, (\$55,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to wit:

The North 270 feet of the South 480 feet of the East 210 feet of the Northeast 1/4 of the Northwest 1/4 in Section 16, Township 14 South, Range 22 East, all lying and being in Marion County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 14570-000-00

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Florida Corporate Deed/Letter

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

WP RE Ventures 1 LLC, an Illinois Limited Liability Company


Signed and Sealed in Our Presence:

By: 

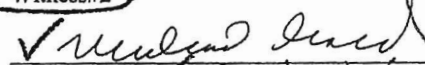
Andrew Border

Its: Authorized Signatory

Witness#1

✓ 
 Sign/ Print Name ✓ Kristina Betke
 Witness Address: ✓ 112 W Columbia
 ✓ Chicago, IL 60620

Witness#2

✓ 
 Sign/ Print Name ✓ Michael Goldberg
 Witness Address: ✓ 161 W Washington # 230
 ✓ Chicago, IL 60602

State of

✓ IL

County of

✓ COOK

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this ✓ 14 day of August, 2024, by Andrew Border, the Authorized Signatory of WP RE Ventures 1 LLC, an Illinois Limited Liability Company existing under the laws of the State of Illinois, on behalf of the company. He/She is personally known to me or has produced ✓ DL as identification.



Notary Public

Notary Printed Name: ✓ Kristina Betke

My Commission Expires: ✓ June 16, 2027

(Seal) ✓

Florida Corporate Deed/Letter

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

14570-000-00

[GOOGLE Street View](#)

Prime Key: 274046

[MAP IT+](#)

Current as of 3/10/2025

Property InformationARIZMENDI ZULEIKA
RODRIGUEZ JAVIER
5781 SW 39TH ST
OCALA FL 34474-9577Taxes / Assessments:

Map ID: 193

Millage: 9001 - UNINCORPORATEDM.S.T.U.PC: 10

Acres: 1.30

More SitusSitus: 8748 NE JACKSONVILLE RD
ANTHONY2024 Certified Value

Land Just Value	\$35,802	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$35,802	<u>Ex Codes:</u>
Total Assessed Value	\$35,802	
Exemptions	\$0	
Total Taxable	\$35,802	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$35,802	\$0	\$0	\$35,802	\$35,802	\$0	\$35,802
2023	\$31,824	\$0	\$0	\$31,824	\$27,228	\$0	\$27,228
2022	\$25,857	\$0	\$0	\$25,857	\$24,753	\$0	\$24,753

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8404/0424	08/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$55,000
8103/1607	07/2023	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$100
6466/1636	10/2016	34 TAX	0	U	V	\$15,500
4889/0837	09/2007	05 QUIT CLAIM	0	U	V	\$100
2814/0900	07/2000	34 TAX	4 V-APPRAISERS OPINION	U	I	\$6,900
AV99/0161	10/1999	E1 E I	0	U	I	\$100
AV98/0298	11/1998	E1 E I	0	U	I	\$100
AV97/0661	12/1997	E1 E I	0	U	I	\$100
1748/0748	06/1991	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 16 TWP 14 RGE 22

N 270 FT OF S 480 FT OF E 210 FT OF NE 1/4 OF NW 1/4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF		270.0	210.0	B2	56,628.00	SF							
Neighborhood 9907 - COMMERCIAL ANTHONY/SPARR													
Mkt: 2 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
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Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M020231	2/1/2006	2/1/2006	RMV MBL