



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

www.marioncountyfl.org

APPLICATION COMPLETE

DATE COMPLETED 5/22/24
INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 7/29/24

BCC/P&Z PH 8/20/24

RECEIVED

MAY 21 2024

Marion County Growth Service

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from PUD to R-1, for the intended use of:

Residential Property

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

Parcel account number(s): 1751-014-017

Property dimensions: Front - 100.00 Depth - 438.00 Total acreage: 1.01

Directions: Mapquest

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

Felicia Brooks / PAC3 PROPERTIES LLC

Property owner name (please print)
434 SW 16th ST

Mailing address
Ocala, FL 34471

City, state, zip code
(352)342-5747

Phone number (please include area code)

pac3llc@gmail.com

Email Address

[Signature]

Signature

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

Email Address

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. and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: [Signature] VIA EMAIL

DATE: 5/21/24

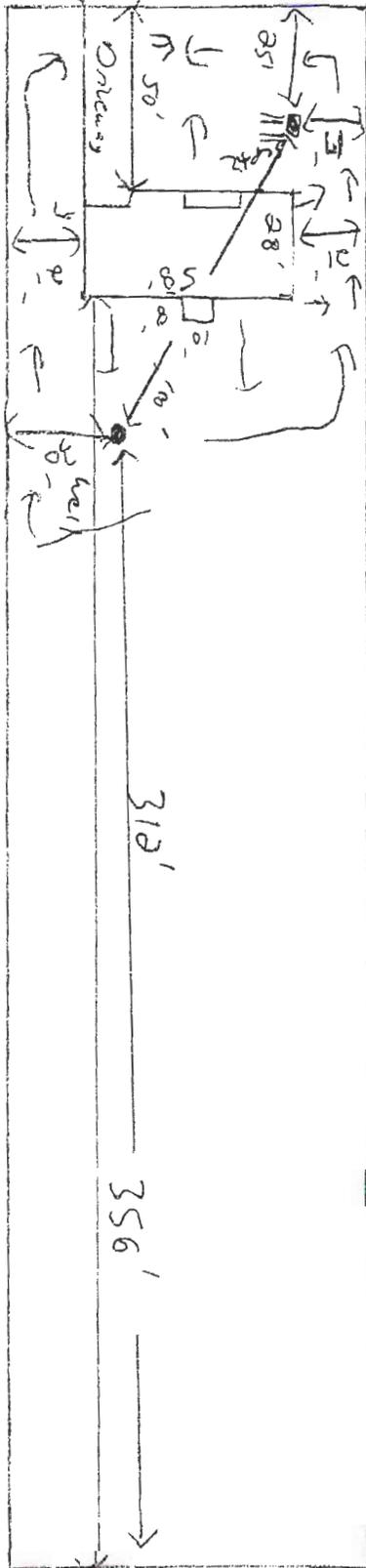
ZONING MAP NO.: 18

REV: 04/2015

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

SW 5/4th Lane

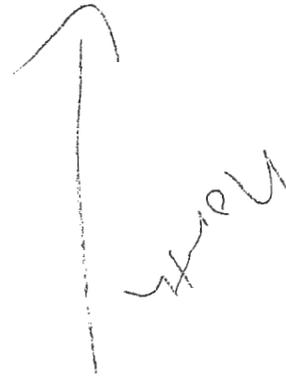


438'

312'

356'

100'



L10-110-1SL1
10S=1

Attachment A

MCBCC Interactive Map - Internal



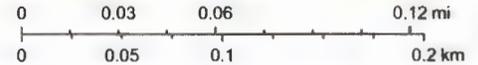
5/22/2024, 11:01:48 AM

1:2,866

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- Miscellaneous
- No Address
- Vacant with Address
- WRA/DRA
- Marion County

- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets

- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS.



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

1751-014-017

[GOOGLE Street View](#)

Prime Key: 351440

[Beta MAP IT+](#)

Current as of 5/22/2024

[Property Information](#)

PAC3 PROPERTIES LLC
434 SW 16TH ST
OCALA FL 34471-0604

[Taxes / Assessments:](#)

Map ID: 18

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 00

Acres: 1.01

Situs: Situs: 19874 SW 59TH LN
DUNNELLON

[2023 Certified Value](#)

Land Just Value	\$17,000		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$17,000	Impact	
Total Assessed Value	\$7,744	Ex Codes:	(\$9,256)
Exemptions	\$0		
Total Taxable	\$7,744		
School Taxable	\$17,000		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$17,000	\$0	\$0	\$17,000	\$7,744	\$0	\$7,744
2022	\$9,350	\$0	\$0	\$9,350	\$7,040	\$0	\$7,040
2021	\$6,400	\$0	\$0	\$6,400	\$6,400	\$0	\$6,400

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8289/1697	04/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$28,000
5119/0829	10/2008	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$15,000
4150/1192	08/2005	07 WARRANTY	0	U	V	\$100
4150/1177	08/2005	07 WARRANTY	0	U	V	\$100
2879/0419	11/2000	34 TAX	0	U	V	\$4,600
2358/0667	04/1997	07 WARRANTY	8 ALLOCATED	U	V	\$71,500
1681/0062	08/1990	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$4,000
1677/0165	08/1990	02 DEED NC	9 UNVERIFIED	U	V	\$100
1676/1619	09/1986	71 DTH CER	9 UNVERIFIED	U	V	\$100

Attachment A
Property Description

SEC 36 TWP 15 RGE 18
PLAT BOOK G PAGE 095
RAINBOW ACRES UNIT 1
BLK 14 LOT 17

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		100.0	438.0	R1	1.00	LT							
Neighborhood 3005 - RAINBOW ACRES SUB													
Mkt: 4 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description



Prepared by and Return to:
Tina Pleacher, an employee of
First International Title
12013 Mary Street
Dunnellon, FL 34432

File No.: 241766-55

WARRANTY DEED

This indenture made on **April 04, 2024** by **Alfred Rivera, a single man**, whose address is: 1990 W Blackhawk Pl, Citrus Springs, FL 34434 hereinafter called the "grantor", to **Pac3 Properties, LLC., a Florida Limited Liability Company**, whose address is: 434 SW 16th Street, Ocala, FL 34471, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 17, Block 14, RAINBOW ACRES UNIT 1, according to the Plat thereof, recorded in Plat Book G, Page(s) 95 of the Public Records of Marion County, Florida.

Parcel Identification Number: 1751-014-017

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

Attachment A

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
Alfred Rivera

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: DAN ESENDAFRO

Print Name: Tina Pleacher

Address: 19574 RAINBOW BLVD
Dunnellon

Address: 12013 Mary St.
Dunnellon FL 34432

State of FL

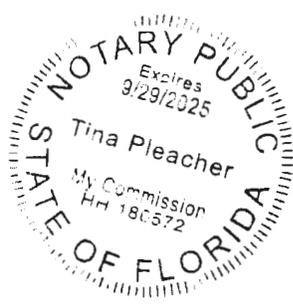
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on April 4, 2024, by **Alfred Rivera**, who () is/are personally known to me or who () produced a valid FL DL as identification.

[Signature]

Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PAC3 PROPERTIES, LLC.

Filing Information

Document Number	L16000101113
FEI/EIN Number	81-3663271
Date Filed	05/24/2016
State	FL
Status	ACTIVE

Principal Address

434 SW 16TH ST.
OCALA, FL 34471 UN

Mailing Address

434 SW 16TH ST.
OCALA, FL 34471 UN

Registered Agent Name & Address

BROOKS, FELICIA
8500 NW 38TH AVE RD.
OCALA, FL 34482

Authorized Person(s) Detail

Name & Address

Title PRES

BROOKS, FELICIA
8500 NW 38TH AVE RD.
OCALA, FL 34482

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	03/03/2023
2024	01/29/2024

Document Images

[01/29/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Attachment A

03/03/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
01/23/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Florida Limited Liability	View image in PDF format