



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 COMPLETE

DATE COMPLETED 1/23/24 INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 3/25/24

BCC/P&Z PH 4/16/24

RECEIVED

JAN 19 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 4, Zoning, on the below described property and area, from B-4 to RR1, for the intended use of:

SINGLE FAMILY RESIDENCES

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

Parcel account number(s): 2003.098 - 001

Property dimensions: 286 x 272 APPROX Total acreage: 1.16 ACRES APPROX

Directions: SR 40 W OF ITS TO S.W. 153RD AVENUE TURN RIGHT

PARCEL ON LEFT SEE ATTACHED SURVEY

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

ANGELA HOOGES Property owner name (please print)

5711 N.E. 25TH AVE. Mailing address

OCALA, FL 34479 City, state, zip code

352-229-0743 Phone number (please include area code)

[Signature] Signature

STEVE F. SLOCUMB Applicant or agent name (please print)

P.O. Box 1028 Mailing address

OCALA, FL 34478 City, state, zip code

352-266-5313 Phone number (please include area code)

[Signature] Signature

SSLOCUMB@DOVEBUILDING.COM

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: JDC DATE: 1-19-24 ZONING MAP NO.: 58

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

Project 2024010065

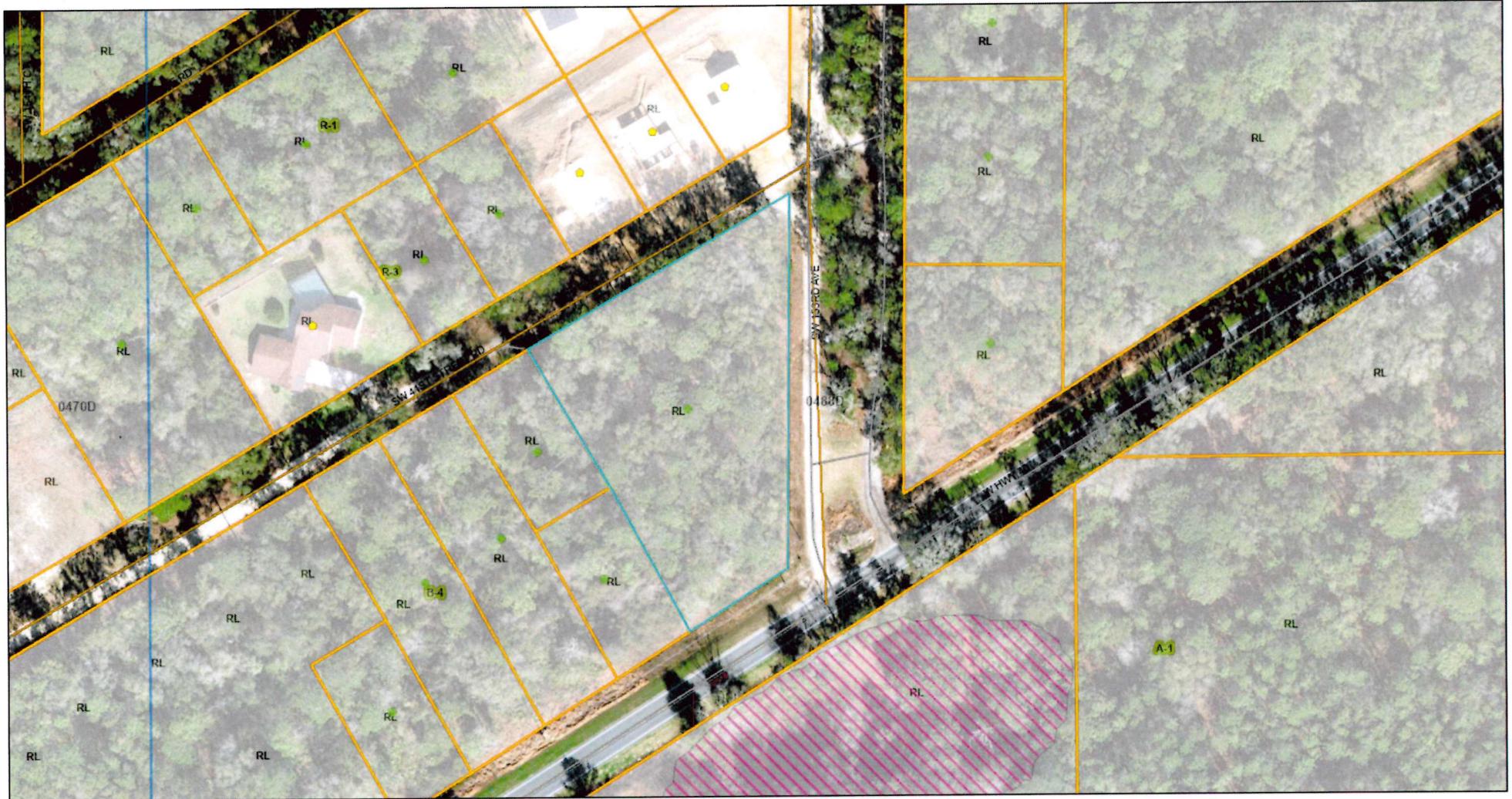
AR 31077

A-1



# Attachment A

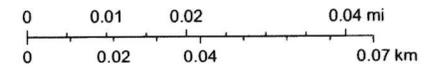
## MCBCC Interactive Map - Internal



1/19/2024, 12:43:35 PM

1:1,128

- |                       |  |                                |                   |
|-----------------------|--|--------------------------------|-------------------|
| Parcels               | Flood Prone Areas                          | <b>Zoning Classification</b>   | Not Maintained    |
| <b>Address Points</b> | <b>Other Areas</b>                         | A-1                            | Streets           |
| Structure - Addressed | X - Areas Outside 0.2% Annual Chance Flood | B-4                            | <b>Aerial2023</b> |
| No Address            | FEMA FIRM Panel 2008                       | R-1                            | Red: Band_1       |
| In-Office Use Only    | <b>Future Land Use</b>                     | R-3                            | Green: Band_2     |
| Marion County         | Rural Land (1 du/10 ac)                    | <b>County Road Maintenance</b> | Blue: Band_3      |
|                       |  | OCE Maintained Unpaved         |                   |

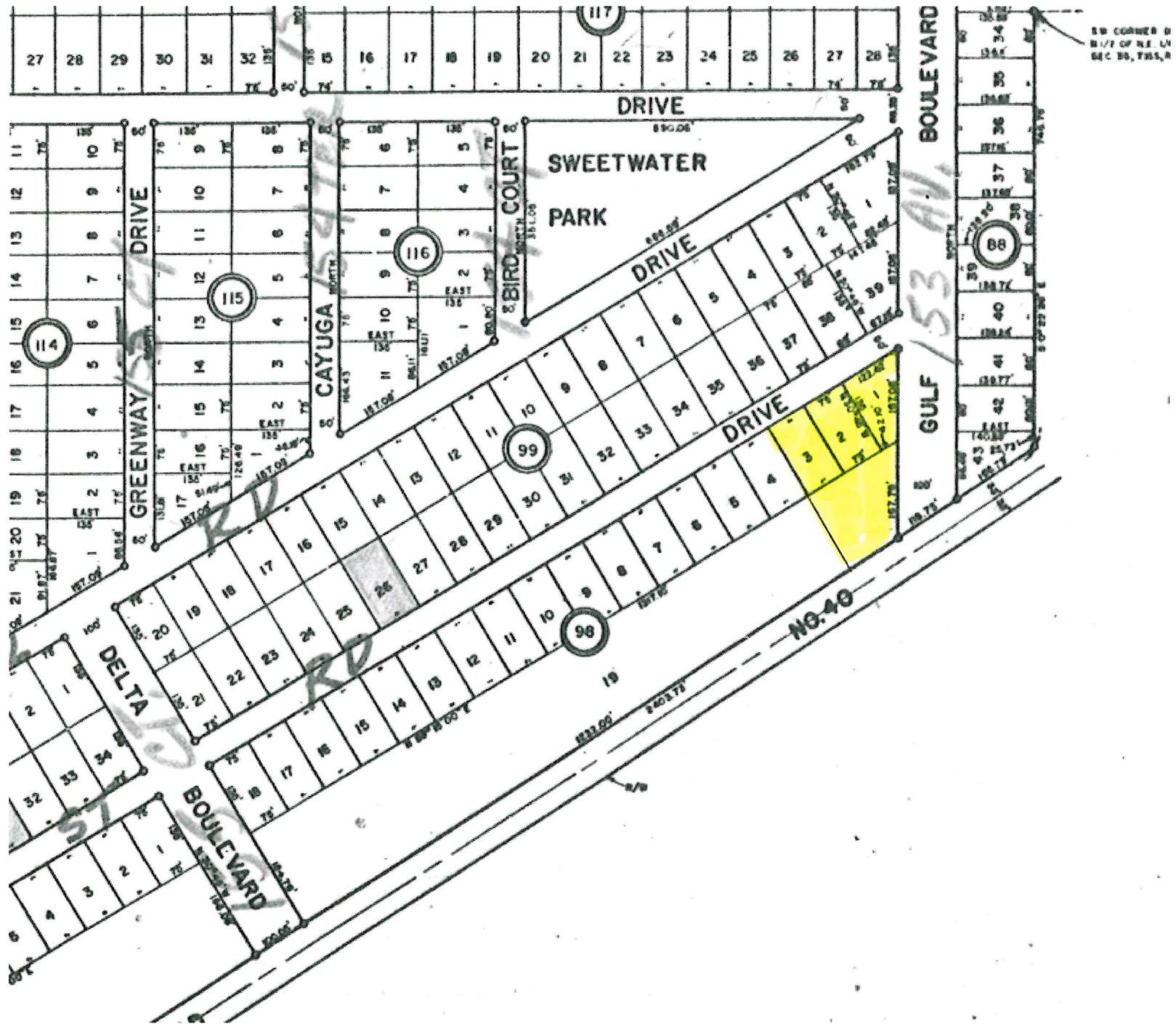


Marion County IT GIS Team, Marion County Property Appraiser, FEMA, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS.

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

Attachment A





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**

2003-098-001

Prime Key: 492990

[Beta MAP IT+](#)

Current as of 1/23/2024

[Property Information](#)

HODGES ANGELA  
 5711 NE 25TH AVE  
 Ocala FL 34479-1829

[Taxes / Assessments:](#)

Map ID: 58

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 00

Acres: 1.16

[2023 Certified Value](#)

Land Just Value	\$30,800		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$30,800	Impact	
Total Assessed Value	\$12,559	<a href="#">Ex Codes:</a>	(\$18,241)
Exemptions	\$0		
Total Taxable	\$12,559		
School Taxable	\$30,800		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$30,800	\$0	\$0	\$30,800	\$12,559	\$0	\$12,559
2022	\$22,120	\$0	\$0	\$22,120	\$11,417	\$0	\$11,417
2021	\$10,379	\$0	\$0	\$10,379	\$10,379	\$0	\$10,379

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8025/0479</a>	09/2020	71 DTH CER	0	U	V	\$100
<a href="#">5233/1002</a>	07/2009	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
<a href="#">4850/1935</a>	05/2007	74 PROBATE	0	U	V	\$100
<a href="#">4843/1222</a>	05/2007	71 DTH CER	0	U	V	\$100
<a href="#">0879/0568</a>	04/1978	07 WARRANTY	0	U	V	\$2,500

[Property Description](#)

SEC 35 TWP 15 RGE 19  
 PLAT BOOK G PAGE 034  
 RAINBOW PARK UNIT 3  
 BK 98 LOTS 1.2.3 & THAT PART OF LOT 19 LYING BETWEEN

**A-5**

LOTS 1.2.3 & ST ROAD 40

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		82.0	135.0	B4	1.00	LT							
0001		71.0	135.0	B4	1.00	LT							
0001		75.0	135.0	B4	1.00	LT							
0001		75.0	135.0	B4	1.00	LT							
0001		75.0	135.0	B4	1.00	LT							

Neighborhood 3995 - RAINBOW PARK VAC  
Mkt: 4 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
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RETURN TO: FRENCH HODGES  
5711 NE 25th Ave  
Ocala FL 34479

Attachment A  
\$10.00 Fee  
70 Doc

RECORD AND RETURN TO

THIS INSTRUMENT PREP BY  
Tamara Vaughn, Atty  
1133 Bal Harbor, St 139  
Punta Gorda FL 33950

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 10 day of July A.D., 2009, between **FRENCH E. HODGES**, hereinafter known as the Grantor, to **FRENCH E. HODGES AND ANGELA STEPPEN HODGES, husband and wife**, whose address is 5711 NE 25<sup>th</sup> Avenue, Ocala, FL 34479, hereinafter called the Grantee:

(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)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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:

Lots 1, 2 and 3 and that part of Lot 19 lying between Lots 1, 2, and 3 and State Road 40, Block 98, RAINBOW PARK UNIT 3, as recorded in Plat Book G, Page 34, of the Public Records of Marion County, Florida.

Grantor, French Hodges, hereby covenants that the above referenced property is not his homestead, nor is it adjacent or contiguous to his homestead.

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

**THIS DEED IS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE OR TITLE EXAMINATION.**

**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 covenant 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, and hereby 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, 2008.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

Terry E. Stewart  
Printed Signature

[Signature]  
Witness Signature

Sandra E Hall  
Printed Name

[Signature]  
FRENCH E. HODGES

Address: 5711 NE 25<sup>th</sup> Ave, Ocala FL 34479

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 07/30/2009 03:23:14 PM

FILE #: 2009065044 OR BK 05233 PG 1002

RECORDING FEES 10.00

DEED DOC TAX 0.70

STATE OF FLORIDA, COUNTY OF MARION

The foregoing instrument was acknowledged before me this 10 day of July, 2009, by FRENCH E. HODGES, who is personally known to me or has produced

FLDL as identification.

[Signature]  
Notary Signature

NOTARY PUBLIC  
TERRY E. STEWART  
MY COMMISSION # DD 526840  
EXPIRES: May 28, 2010  
Bonded Thru Budget Notary Services