



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

APPLICATION COMPLETED Page 1 of 3

DATE COMPLETED 10/14/25
INITIALS EM

TENTATIVE MEETING DATES

P&Z PH 12/29/25

BCC/P&Z PH 1/20/26

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:

RL to: A1 for the intended use of: Family Farm

Parcel ID Number(s): 17325-000-01 17325-000-02

Property/Site Address: _____

Future Land Use Designation: RL Total Acreage: 10 + 10

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.

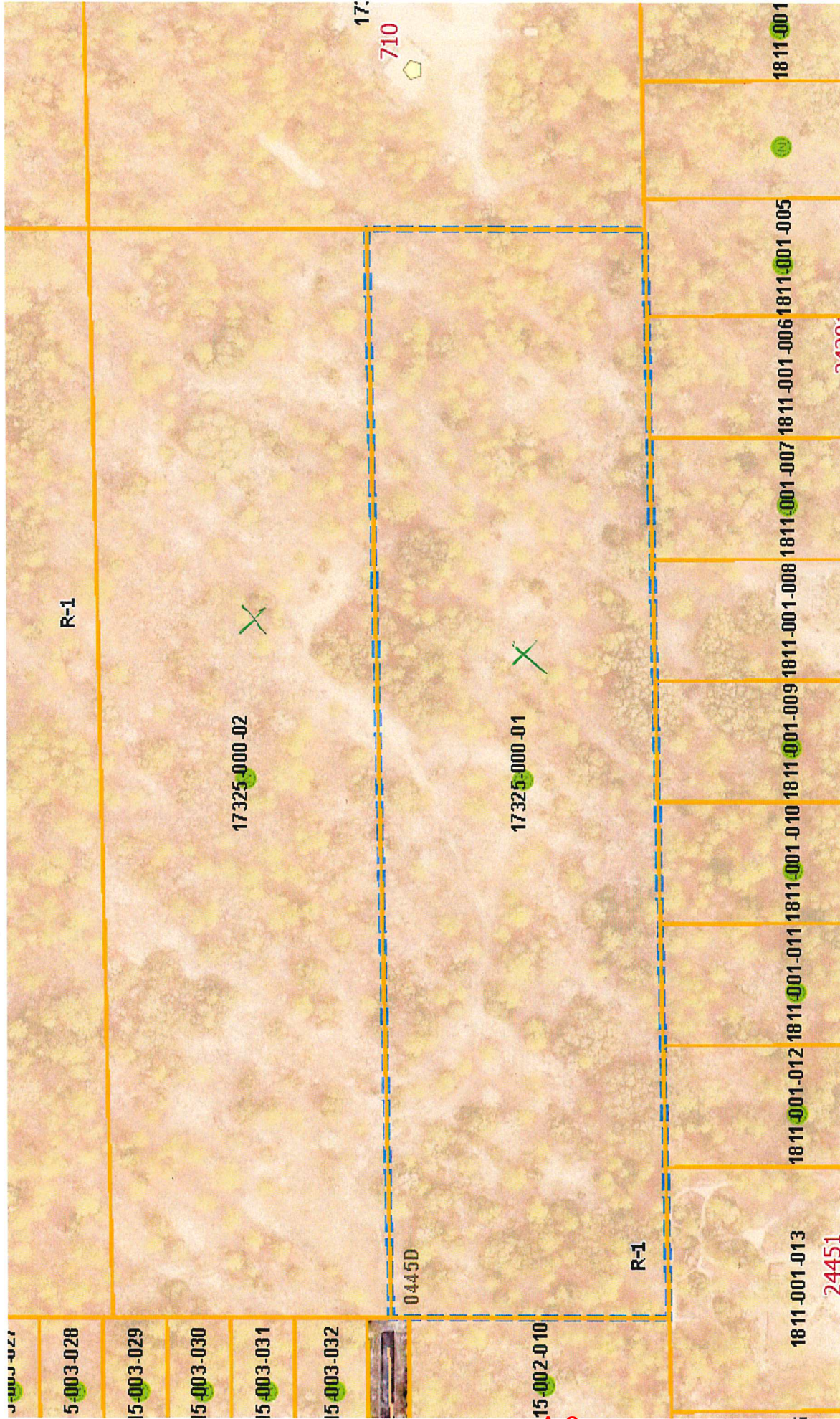
Property Owner Name (print) <u>LJP & Company LLC</u>	Applicant Agent Name (print) <u>LouAnn & Joseph R Papp II</u>
Mailing Address <u>7775 W Laura Lou Lane</u>	Mailing Address _____
City, State, Zip <u>Dunnellon FL 34433</u>	City, State, Zip _____
Phone Number (include area code) <u>352-613-4532</u>	Phone Number (include area code) _____
E-Mail Address <u>LouAnnPappFLReactor@gmail.com</u>	E-Mail Address <u>magictauto@gmail.com</u>
Signature* <u>[Signature]</u>	Signature* <u>[Signature]</u>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) <u>LouAnn Papp</u>	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) <u>Joseph R Papp II</u>

*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.: <u>2025 10 0642</u>	Application Request No.: <u>33509</u>	Code Case No.: <u>_____</u>
Rcvd by: <u>EM</u>	Rcvd Date: <u>10/10/25</u>	Time: <u>3pm</u>
		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.





Certified A True Copy
of 2 page document
this 25 day of 9 2025
GREGORY C. HARRELL
Clerk of Court and Comptroller
By [Signature] D.C.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/25/2025 03:44:16 PM
FILE #: 2025128807 OR BK 8721 PGS 675-676
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

QUITCLAIM DEED

This instrument was prepared by:

LOUANN PAPP

7775 W LAURA LOU LN, DUNNELLO, FL 34433

Return to:

LOUANN & JOSEPH R PAPP II

7775 W LAURA LOU LANE, DUNNELLO, FL 334433

(Space above this line reserved for recording office use only)

THIS QUITCLAIM DEED, made on this date of SEPT 25, 2025 between LOUANN & JOSEPH PAPP II, a married woman & man ("Grantor"), whose address is: 7775 W Laura Lou Ln, Dunnellon, FL 34433 and LJP & COMPANY LLC, a Florida limited liability company ("Grantee") whose address is: 7775 W Laura Lou Lane, Dunnellon, FL 34433

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaim to Grantee and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Marion County, Florida to-wit:

Legal Description: Lots 23,24,25,26 of Piney Hills Farm, an unrecorded subdivision being more particularly described as follows: SOUTH ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼ OF SOUTHEAST ¼ AND SOUTH ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SOUTHEAST ¼ SECTION 18, TOWNSHIP 15 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF MARION COUNTY, FL
AND
NORTH ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼ OF SOUTHEAST ¼ AND NORTH ½ OF SOUTHWEST ¼ OF SOUTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF MARION COUNTY, FL

Physical Address: _____

Parcel Identification Number: 17325-000-01

Parcel Identification Number: 17325-000-02

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead, nor the homestead of immediate family or mortgagor, within the meaning set for in the constitution of the State of Florida, nor is it contiguous to or part of a homestead property.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Dated: September 25, 2025

[Signature]
Signature of LouAnn Papp

[Signature]
Signature of Witness #1

[Signature]
Signature of Witness #2

[Signature]
Signature of Joseph R Papp II

Printed Name of Witness #1

Keturah Williams

Printed Name of Witness #2

11150 N Williams St-108
Dunnellon FL 34432

5417 West Bladel Ln.
Dunnellon FL
34432

State of Florida
County of Marion

On September 25, 2025 Lovann Papp, Joseph R Papp II, personally came before me and, being duly sworn, did state that she is the person described in the above document and that he or she signed the above document in my presence.

Keturah Ann Williams
Signature of Notary Public

Keturah Ann Williams
Printed Name of Notary
Notary Public, In and for the County of Marion,
State of Florida
My commission expires: July 22, 2028



QUITCLAIM DEED**This instrument was prepared by:**

LOUANN PAPP

7775 W LAURA LOU LN, DUNNELLO, FL 34433

Return to:

LOUANN & JOSEPH R PAPP II

7775 W LAURA LOU LANE, DUNNELLO, FL 334433



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 09/25/2025 03:44:16 PM

FILE #: 2025128807 OR BK 8721 PGS 675-676

REC FEES: \$18.50 INDEX FEES: \$0.00

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:Dated: September 25, 2025

Signature of LouAnn Papp

Signature of Witness #1

Signature of Witness #2

Signature of Joseph R Papp II

Printed Name of Witness #1

Printed Name of Witness #2

11150 N Williams St-108
Dunnellon FL 34432

5417 West Bladen Ln.
Dunnellon FL
34432

State of Florida

County of Marion

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Keturah Ann Williams

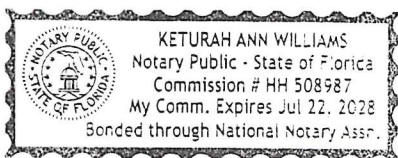
Signature of Notary Public

Keturah Ann Williams

Printed Name of Notary

Notary Public, In and for the County of Marion,
State of Florida

My commission expires: July 22, 2028





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

Detail by Entity Name

Florida Limited Liability Company

LJP & COMPANY LLC

Filing Information

Document Number L24000080905
FEI/EIN Number 33-3777231
Date Filed 02/14/2024
Effective Date 02/14/2024
State FL
Status ACTIVE

Principal Address

7775 WEST LAURA LOU LN
DUNNELLON, FL 34433

Mailing Address

7775 WEST LAURA LOU LN
DUNNELLON, FL 34433

Registered Agent Name & Address

PAPP, LOUANN
7775 WEST LAURA LOU LN
DUNNELLON, FL 34433

Authorized Person(s) Detail

Name & Address

Title MGR

PAPP, LOUANN
7775 WEST LAURA LOU LN
DUNNELLON, FL 34433

Annual Reports

Report Year	Filed Date
2025	03/05/2025

Document Images

03/05/2025 -- ANNUAL REPORT	View image in PDF format
02/14/2024 -- Florida Limited Liability	View image in PDF format

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Florida Department of State, Division of Corporations



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

17325-000-02

Prime Key: 337404

[MAP IT+](#)

Current as of 10/13/2025

Property Information

LJP & COMPANY LLC
7775 W LAURA LOU LN
DUNNELLON FL 34433-3543

Certified Taxes / Assessments:

Map ID: 2

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 99

Acres: 10.00

2025 Certified Value

Land Just Value	\$134,900
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$134,900
Total Assessed Value	\$134,900
Exemptions	\$0
Total Taxable	\$134,900

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$134,900	\$0	\$0	\$134,900	\$134,900	\$0	\$134,900
2024	\$132,050	\$0	\$0	\$132,050	\$66,031	\$0	\$66,031
2023	\$105,600	\$0	\$0	\$105,600	\$60,028	\$0	\$60,028

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8721/0675	09/2025	05 QUIT CLAIM	0	U	V	\$100
8720/1680	09/2025	07 WARRANTY	8 ALLOCATED	Q	V	\$200,000
8361/0486	04/2024	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	V	\$70,000
5851/0274	04/2013	07 WARRANTY	8 ALLOCATED	Q	V	\$70,000
1359/1768	06/1986	07 WARRANTY	0	U	V	\$18,500
1038/0897	09/1980	07 WARRANTY	0	U	V	\$15,000

Property Description

SEC 18 TWP 15 RGE 18
PINEY HILLS FARM
N 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4 &
N 1/2 OF SW 1/4 OF SW 1/4 OF SE 1/4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		330.0	1,320.0	R1	10.00	AC						
Neighborhood 0230												
Mkt: 4 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
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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

17325-000-01

Prime Key: 337391

[MAP IT+](#)[Property Information](#)

COLON ZORAIDA LOPEZ
503 W CORNWALL RD
CARY NC 27511-3741

[Certified Taxes / Assessments:](#)

Map ID: 2

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 99

Acres: 10.00

[Current Value](#)

Land Just Value	\$134,900
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$134,900
Total Assessed Value	\$134,900
Exemptions	\$0
Total Taxable	\$134,900

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$134,900	\$0	\$0	\$134,900	\$134,900	\$0	\$134,900
2024	\$132,050	\$0	\$0	\$132,050	\$66,031	\$0	\$66,031
2023	\$105,600	\$0	\$0	\$105,600	\$60,028	\$0	\$60,028

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8721/0675	09/2025	05 QUIT CLAIM	0	U	V	\$100
8720/1680	09/2025	07 WARRANTY	8 ALLOCATED	Q	V	\$200,000
8361/0484	04/2024	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	V	\$70,000
5851/0274	04/2013	07 WARRANTY	8 ALLOCATED	Q	V	\$70,000
1359/1768	06/1986	07 WARRANTY	8 ALLOCATED	Q	V	\$18,500
1038/0895	09/1980	07 WARRANTY	0	U	V	\$15,000

[Property Description](#)

SEC 18 TWP 15 RGE 18
PINEY HILLS FARM
S 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4 &
S 1/2 OF SW 1/4 OF SW 1/4 OF SE 1/4

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		330.0	1,320.0	R1	10.00	AC	14,200.0000	1.00	0.95	1.00	134,900	134,900
Neighborhood 0230											Total Land - Class \$134,900	
Mkt: 4 70											Total Land - Just \$134,900	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary</u>			
Buildings R.C.N.	\$0	1/1/1800	
Total Depreciation	\$0		
Bldg - Just Value	\$0		
Misc - Just Value	\$0	3/11/2011	
Land - Just Value	\$134,900	1/29/2025	
Total Just Value	\$134,900	.	

Cost Summary

			Bldg Nbr	RCN	Depreciation	Depreciated
Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011				
Land - Just Value	\$134,900	1/29/2025				
Total Just Value	\$134,900	.				