



**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

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:
PUD to: R-1 for the intended use of: SFR/ NEW RESIDENTIAL HOME

Parcel ID Number(s): 1754-053-033

Property/Site Address: 6272 SW 209TH AVE Dunnellon, FL 34431

Future Land Use Designation: _____ **Total Acreage:** .91

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) Pac 3 Properties, LLC. / Felicia Brooks	Applicant or Agent Name (print) Brooks Construction Service, LLC. / Akeen Brooks
Mailing Address 434 SW 16TH ST	Mailing Address P.O. Box 92
City, State, Zip Ocala, FL 34471	City, State, Zip Lowell, FL 34482
Phone Number (include area code) (352)470-6201	Phone Number (include area code) (352)342-5747
E-Mail Address pac3llc@gmail.com	E-Mail Address brooksconstructionservice@yahoo.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Felicia Brooks / President	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Akeen Brooks / President

*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.:	Plan 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.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 02/04/2026 03:35:53 PM
 FILE #: 2026014254 OR BK 8821 PGS 1725-1726
 REC FEES: \$18.50 INDEX FEES: \$0.00
 DDS: \$84.00 MDS: \$0 INT: \$0

Rec. 18-50
 Doc. \$ 84.00
 This instrument was prepared by,
 record and return to:
 Richard Mutarelli, Jr., Esq.
 McGraw, Rauba, Mutarelli, P.A.
 35 S.E. 1st Avenue, SUITE 102
 Ocala, FL 34471
 352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 26th day of JANUARY 2026 between KEVIN NATTOO, whose address is 1016 s claremont ave chicago illinois 60612, Grantor, and **PAC3 PROPERTIES, LLC., a Florida limited liability company**, whose address is 434 SW 16th Street, Ocala, Florida 34471, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of twenty thousand five hundred and No/100 Dollars (\$20,500.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

LOT 33, BLOCK 53, OF RAINBOW ACRES UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGES 98, 98A THROUGH 98G, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 1754-053-033

SUBJECT TO:

1. Ad valorem taxes for 2026 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 covenants with Grantee that 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 and assessments accruing subsequent to December 31, 2025 or subject matters shown in the title commitment.

ATTACHMENT A

Grantor and Grantee are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

GRANTOR:

Vendayla Monice Jubilee McNeil
Witness
Vendayla Monice Jubilee McNeil
Print Name

KEVIN NATTOO
KEVIN NATTOO

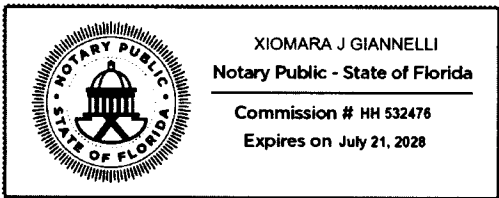
Proof
Address
X Giannelli
Witness
Xiomara J Giannelli
Print Name

1091 McKinnon Ave. Oviedo, FL 32765
Address:

STATE OF FLORIDA
COUNTY OF ~~MARION~~ SEMINOLE
Seminole County

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 01/26/2026 day JANUARY 2026 by KEVIN NATTOO, who is known to me (YES ___ NO ___) to be the person described in and who executed the foregoing instrument, OR who has produced US PASSPORT as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of JANUARY 2026.



X Giannelli
Xiomara J Giannelli (Print Name)
Notary Public, State of Florida
My Commission Expires:

Notarized remotely online using communication technology via Proof.



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

1754-053-033

[GOOGLE Street View](#)

Prime Key: 359351

[MAP IT+](#)

Current as of 4/20/2026

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: .91

Situs: 6272 SW 209TH AVE
DUNNELLON

2025 Certified Value

Land Just Value	\$24,600		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$24,600	Impact	
Total Assessed Value	\$9,370	<u>Ex Codes:</u>	(\$15,230)
Exemptions	\$0		
Total Taxable	\$9,370		
School Taxable	\$24,600		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$24,600	\$0	\$0	\$24,600	\$9,370	\$0	\$9,370
2024	\$19,900	\$0	\$0	\$19,900	\$8,518	\$0	\$8,518
2023	\$17,000	\$0	\$0	\$17,000	\$7,744	\$0	\$7,744

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8821/1725	01/2026	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$12,000
3874/0279	10/2004	05 QUIT CLAIM	5 V-OTHER MLSAGENT	U	V	\$25,000
3832/1159	09/2004	34 TAX	0	U	V	\$14,100
2358/0669	04/1997	07 WARRANTY	8 ALLOCATED	U	V	\$48,000
1257/0181	12/1984	07 WARRANTY	0	U	V	\$2,500
0577/0024	06/1973	02 DEED NC	0	Q	V	\$1,300

Property Description

SEC 02 TWP 16 RGE 18
PLAT BOOK G PAGE 098
RAINBOW ACRES UNIT 4

BLK 53 LOT 33

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	398.0	R1	1.00	LT						
Neighborhood 3005												
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	



[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
2024	01/29/2024
2025	02/18/2025
2026	03/24/2026

Document Images

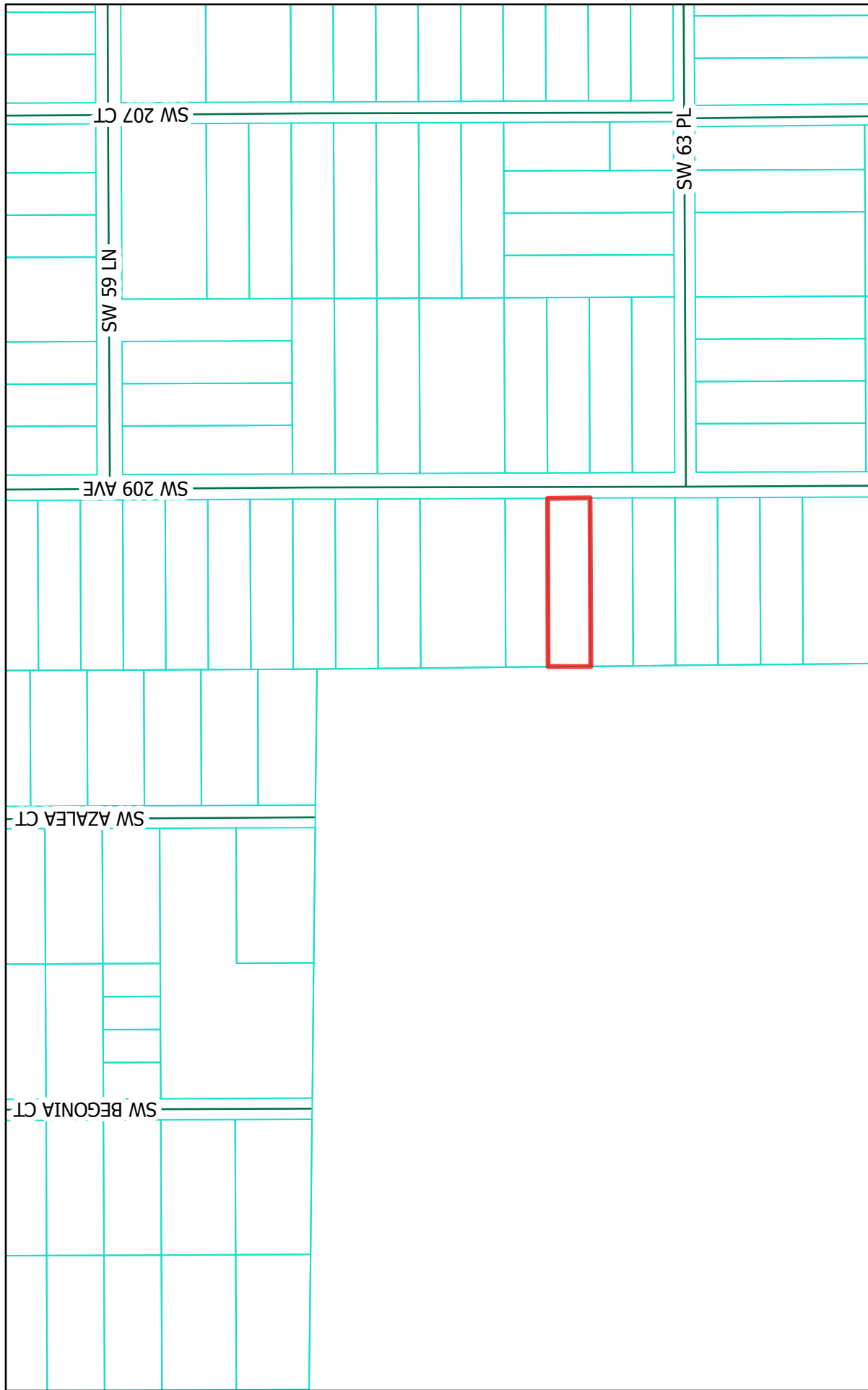
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Florida Department of State, Division of Corporations

Marion County Property Appraiser



4/20/2026, 11:36:04 AM

MCPA Parcel Data

Streets

