



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 8/08/24 INITIALS [Signature] TENTATIVE MEETING DATES P&Z PH 10/28/24 BCC/P&Z PH 11/19/24

APPLICATION INCOMPLETE Date returned 5/01/24 Returned by [Signature] Missing Items

ALL OWNERS SIGNATURE EMAIL ADDRESS

RECEIVED

APR 30 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 R3 to R1, for the intended use of:

Conversion of the garage to an Guest House

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

Parcel account number(s): 3126-005-001

Property dimensions: 189 x 132 Total acreage: .57

Directions: In shadow woods 2nd Add.

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

Jaziel Castaneda

Property owner name (please print) 2280 se 40th st Rd

Mailing address Ocala, FL 34480

City, state, zip code 516 870 8931

Phone number (please include area code)

[Signature] jazielc98@gmail.com castj1@optimum.net

Signature

Jaziel Castaneda

Applicant or agent name (please print) 2280 se 40th st Rd

Mailing address Ocala, FL 34480

City, state, zip code 516 870 8931

Phone number (please include area code)

[Signature]

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: EM DATE: 4/30/24 ZONING MAP NO.: 197

Rev. 07/02/2019

PROJECT: 2024080018 "Meeting Needs by Exceeding Expectations"

AR: 31866

From: Jonny Castaneda cmjonny@gmail.com
Subject: Re: application
Date: August 6, 2024 at 10:10 PM
To: Juan castj1@optimum.net



Juan/Jaziel

Ahí les regreso la aplicación del ADU firmada.

On Tue, Aug 6, 2024 at 2:15PM Juan <castj1@optimum.net> wrote:

RECEIVED

AUG 08 2024

Marion County
Growth Service



Marion County
Board of County Commissioners

Growth Management • Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 752-438-2676

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Juan Castaneda
Jaziel Castaneda

Jaziel Castaneda

Property owner name (please print)

Applicant or agent name (please print)

2260 SE Holt Dr R2

2260 SE Holt Dr R2

Mailing address

Mailing address

Ocala FL 34480

Ocala FL 34480

City, state, zip code

City, state, zip code

516 870 8931

516 870 8931

Phone number (please include area code)

[Signature]

[Signature]

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Signature

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FOR OFFICE USE ONLY

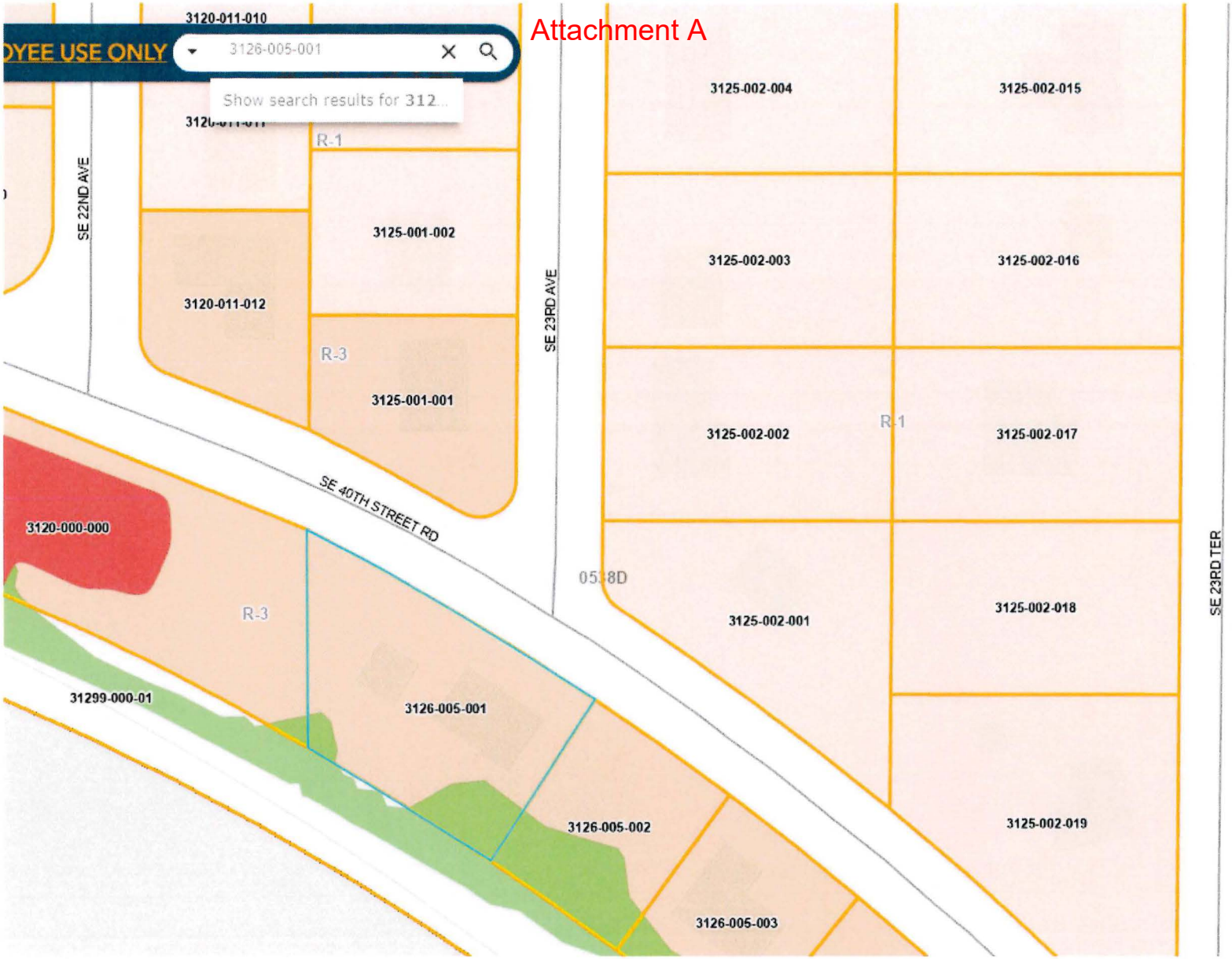
RECEIVED BY: EM DATE: 4/30/24 ZONING MAP NO. _____

Form 2007125.2

Show search results for 312... 001



Attachment A



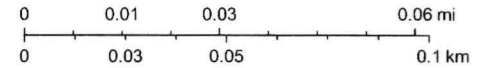
MCBCC Interactive Map - Internal



5/1/2024, 10:33:42 AM

1:1,433

- | | | | |
|---|--|---|--|
| Parcels Labels | ◆ No Address | Municipalities | Aerial2023 |
| Parcels | ◆ Railroad Equipment | County Road Maintenance | Red: Band_1 |
| Address Points | ● WRA/DRA | OCE Maintained Paved | Green: Band_2 |
| ● Structure - Addressed | Marion County | Streets | Blue: Band_3 |
| ● Lift Station | | | |



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,

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



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

3126-005-001

[GOOGLE Street View](#)

Prime Key: 2241519

[Beta MAP IT+](#)

Current as of 5/1/2024

[Property Information](#)

CASTANEDA JONNY
 CASTANEDA JAZIEL
 2280 SE 40TH STREET RD
 Ocala FL 34480-7133

[Taxes / Assessments:](#)

Map ID: 197

[Millage:](#) 9001 - UNINCORPORATED

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

PC: 01

Acres: .57

Situs: Situs: 2280 SE 40TH STREET RD
 Ocala

[2023 Certified Value](#)

Land Just Value	\$72,576		
Buildings	\$251,529		
Miscellaneous	\$4,584		
Total Just Value	\$328,689		
Total Assessed Value	\$199,851	Impact	(\$128,838)
Exemptions	(\$50,000)	Ex Codes:	
Total Taxable	\$149,851		
School Taxable	\$174,851		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$72,576	\$251,529	\$4,584	\$328,689	\$199,851	\$50,000	\$149,851
2022	\$72,576	\$236,280	\$4,854	\$313,710	\$194,030	\$50,000	\$144,030
2021	\$43,546	\$183,550	\$5,135	\$232,231	\$188,379	\$50,000	\$138,379

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8135/1430	08/2023	05 QUIT CLAIM	0	U	I	\$100
6078/1810	08/2014	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$78,000
6078/1808	12/2013	07 WARRANTY	0	U	I	\$100
5975/1504	12/2013	31 CERT TL	0	U	I	\$36,400
2424/0117	10/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$99,000
2373/1021	05/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$91,000
1481/1946	02/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$5,000

[Property Description](#)

Attachment A

SEC 33 TWP 15 RGE 22
PLAT BOOK W PAGE 016
SHADOW WOODS SECOND ADD
BLK E LOT 1

Parent Parcel: 3126-000-000

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

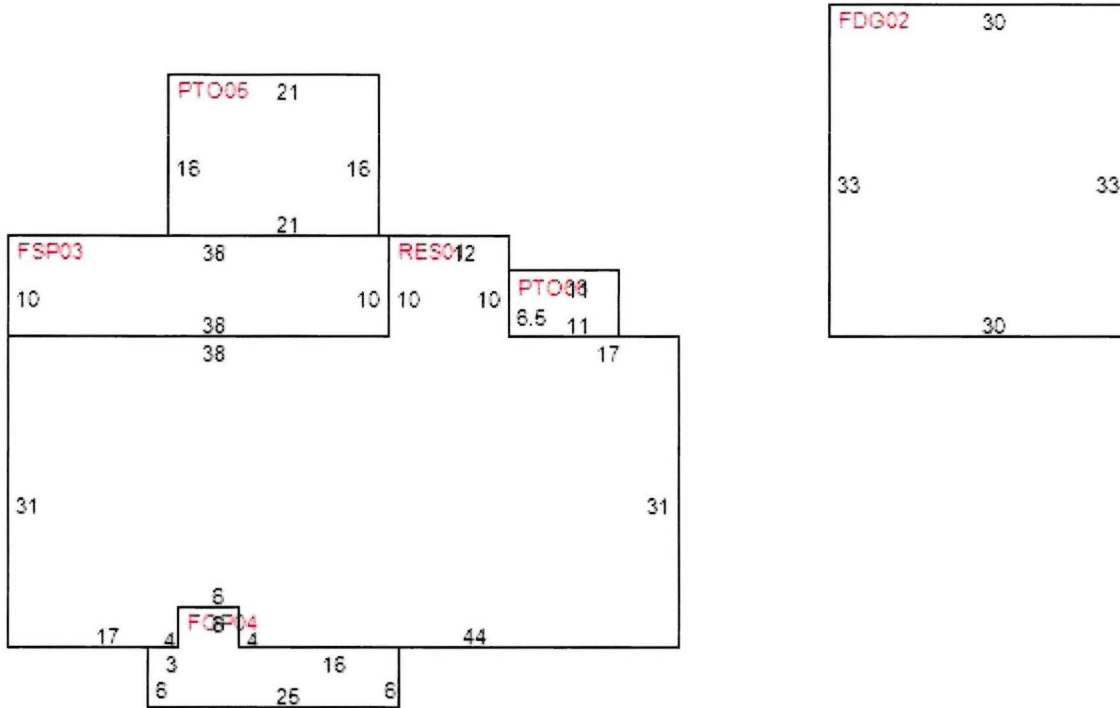
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0101		189.0	132.0	R3	189.00	FF							
Neighborhood 4690 - SHADOW WOODS / TARA OAKS													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L17U10L12D10L38D31R17U4R6D4R44U31.R45
FDG02=U33L30D33R30.D5L29U15L45
FSP03=L38D10R38U10.L38D41R23
FOP04=R16D6L25U6R3U4R6D4.U41R14
PTO05=U16L21D16R21.R13D10

PTO06=R11U6,5L11D6,5.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 6/7/2023 by 181

Year Built 1989
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 224

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0160	COMMON BRICK	1.00	1989	N	0 %	0 %	2,173	2,173
FDG	0224	CONC BLK-PAINT	1.00	1989	N	0 %	0 %	990	990
FSP	0301	NO EXTERIOR	1.00	1989	N	0 %	0 %	380	380
FOP	0401	NO EXTERIOR	1.00	1989	N	0 %	0 %	174	174
PTO	0501	NO EXTERIOR	1.00	2017	N	0 %	0 %	336	336
PTO	0601	NO EXTERIOR	1.00	2017	N	0 %	0 %	72	72

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 3	Garbage Disposal: Y
			Garbage Compactor:

Heat Meth 2: 00	Heat Fuel 2: 00	1	N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	2 Fixture Baths: 1	Intercom: N
A/C: Y			Vacuum: N
		Extra Fixtures: 2	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1989	3	0.0	0.0
159 PAV CONCRETE	1,944.00	SF	20	2017	3	0.0	0.0
250 WALLS MASONRY	162.00	SF	50	1989	4	0.0	0.0
105 FENCE CHAIN LK	54.00	LF	20	2010	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2016121522	12/1/2016	3/8/2017	DRIVEWAY
MA19558	1/1/1989	-	BLDG01= ADD FDG
MA18869	12/1/1988	6/1/1989	BLDG01= ADD NEW RES



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/01/2023 01:21:43 PM
FILE #: 2023112630 OR BK 8135 PGS 1430-1432
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared By:
Jonny Castaneda
2280 SE 40th Steet Road
Ocala, Florida 34480

After Recording Return To:
Juan Castaneda
2280 SE 40th Street Road
Ocala, Florida 34480

Tax Parcel ID Number: 3126-005-001

Space Above the Line Intentionally Left Blank for Recorder's Use

QUIT CLAIM DEED

State of Florida

Marion County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration on hand paid to the "Grantor(s) knows as:

Juan Castaneda and Annie Castaneda, a married couple, residing at 2280 SE 40th Street Road, Ocala, Florida, 34480.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby remises releases and quitclaims unto:

Jonny Castaneda, a single individual, residing at 2280 SE Street Road, Ocala, Florida, 34480

Jaziel Castaneda, a single individual, residing at 2280 SE Street Road, Ocala, Florida, 34480

(hereinafter the "Grantee(s)"), all the rights, tittle, interest, and claim in or to the following described real estate, situated in Marion County, Florida, to-wit:

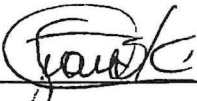
SEC 33 TWP 15 RGE 22
PLAT BOOK W PAGE 016
SHADOW WOODS SECOND ADD
BLK E LOT 1


Parent Parcel: 3126-000-000

Attachment A

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has executed this Deed as of August 31, 2023.

Grantor's Signature  Date August 31, 2023
Print Name: Juan Castaneda
Address: 2280 SE 40th Street Road, Ocala, Florida, 34480

Grantor's Signature  Date August 31, 2023
Print Name: Annie Castaneda
Address: 2280 SE 40th Street Road, Ocala, Florida, 34480

 Date August 31, 2023
Witness's Signature

E.M. Yocum
Name of Witness

2392 SE 40th ST RD Ocala, FL 34480
Street Address

 Date August 31, 2023
Witness's Signature

Mirrella Paz
Name of Witness

19 BAYAN PASS LOOP, OCALA, FL 34472
Street Address

NOTARY ACKNOWLEDGEMENT

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of physical presence notarization, this 31 day of August, 2023, by Juan + Annie who is personally known to me or who has produced FL DR Lic (CUSTOMER) as identification.

Meagan Young (SEAL)
Notary Signature

Meagan Young
Notary Printed Name

Notary Title / Rank: Notary Public

Notary Serial Number (If Any): 983213

