



Marion County  
Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

APPLICATION COMPLETE  
DATE COMPLETED 5/27/2025  
INITIALS EM  
TENTATIVE MEETING DATES 7/28/25 Revised 01/09/2020  
P&Z PH 8/18 or 8/19/2025  
BCC/P&Z PH 8/18 or 8/19/2025

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE  
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1 - \_\_\_\_\_

**PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:**

LARGE-SCALE MAP AMENDMENT \_\_\_\_\_  
TEXT AMENDMENT \_\_\_\_\_

SMALL-SCALE MAP AMENDMENT x \_\_\_\_\_

TEXT AMENDMENT \_\_\_\_\_

(Text amendment must be associated with submitted small-scale map amendment)

**REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):**

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
  - 2) Copy of the most recent deed covering the property included within the proposed amendment.
  - 3) Notarized owner affidavit(s) – see third page of this form.
  - 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
  - 5) Additional information, including proposed text amendment language, necessary to complete application.
- (NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
9024-0000-01	12-16-22	3.82	HR	MR

**CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)**

Property owner/applicant	Authorized agent (if not the owner/applicant)
Jennifer Ellenburg 24734 Shetland Trl Sorrento FL 32776	Beau Clymer, Clymer Farnier Barley, Inc. 406 E. Silver Springs Blvd, Suite 200 Ocala, FL 34470

Staff Use Only: Application Complete – Yes Received: Date 5/27/25 Time 10: 00 a.m./p.m. Page 1 of 3

Empowering Marion for Success

www.marioncountyfl.org

AR 32895

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES ☒ NO ☐  
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

**EXISTING USE OF SITE:**

Vacant Residential

**PROPOSED USE OF SITE (IF KNOWN):**

Single-Family Residential (5 lots)

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well ☒ Centralized water ☐ Provider

Septic ☒ Centralized sewer ☐ Provider

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

East on Fort King Street to Baseline Road; South on Baseline Road to Juniper Road; West on Juniper Road approximately 0.6 miles to site located on north side of Juniper Road.

## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
 COUNTY OF Lake

BEFORE ME THIS DAY PERSONALLY APPEARED Jennifer Ellenburg,  
 Property owner's name, printed  
 WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
9024-0000-01,
2. He/she duly authorizes and designates Beau Clymer, P.E., Clymer Farner Barley, Inc. to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

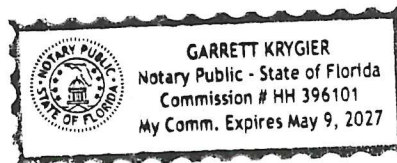
Jennifer Ellenburg  
 Property owner's signature

5/1/2025  
 Date

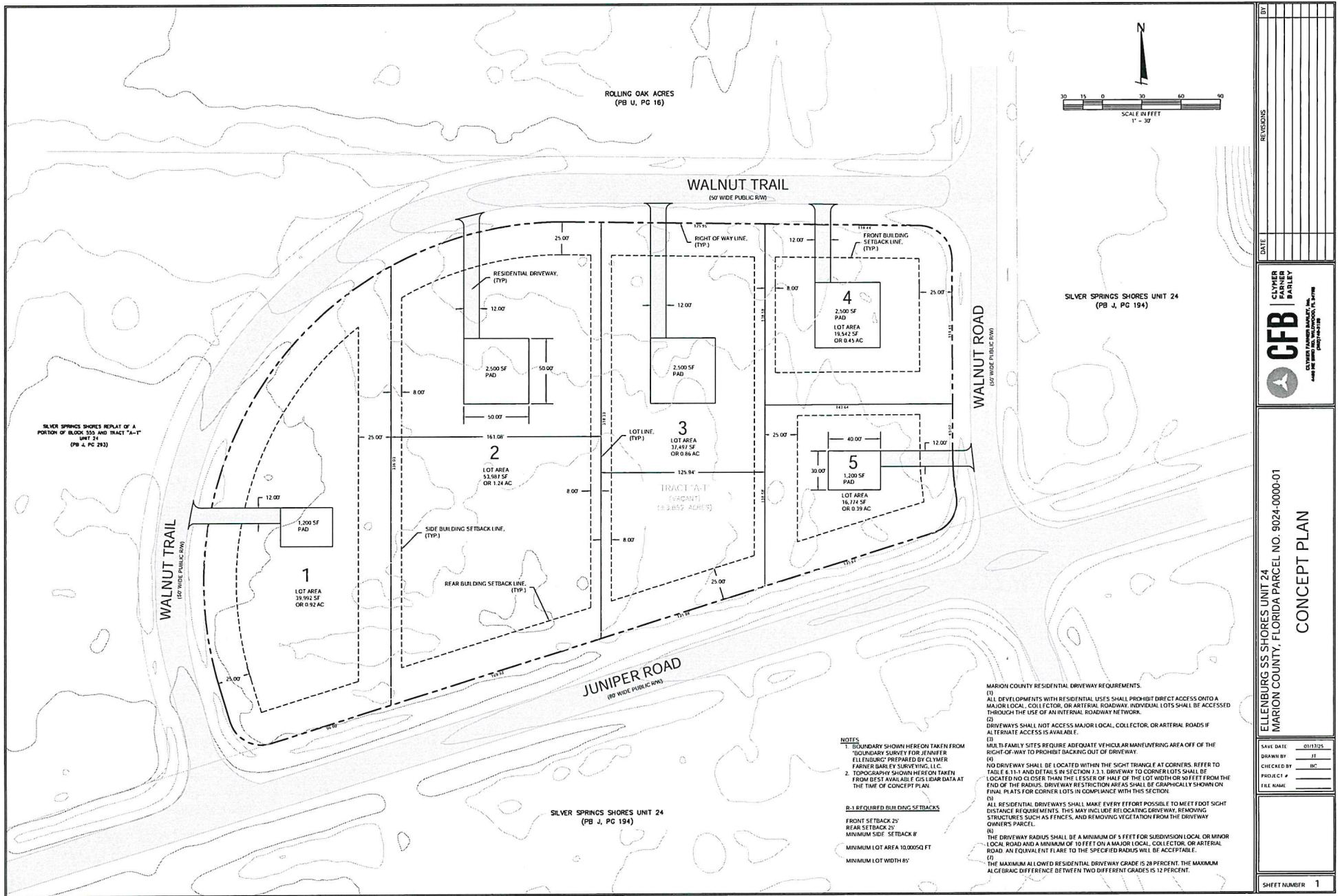
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of May, 2025 (year),  
 by Jennifer Ellenburg (name of person making statement).  
 He/she is personally known to me or has produced FL DL as  
 identification. (Driver's license, etc.)

[Signature]  
 Notary public signature

State of FL County of Lake  
 My commission expires: May 9 2027



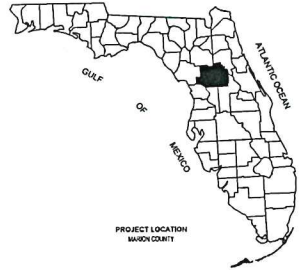




BY	
REVISIONS	
DATE	
CLYMER FARNER BARLEY	
CFB	
CLYMER FARNER BARLEY, INC.	
1000 N. W. 10TH AVE., SUITE 100	
DADE COUNTY, FL 33134	
TEL: 305.444.1111	
FAX: 305.444.1112	
ELLENBURG SS SHORES UNIT 24	
MARION COUNTY, FLORIDA PARCEL NO. 9024-0000-01	
CONCEPT PLAN	
SHEET NUMBER	1

BOUNDARY SURVEY  
-FOR-  
JENNIFER ELLENBURG

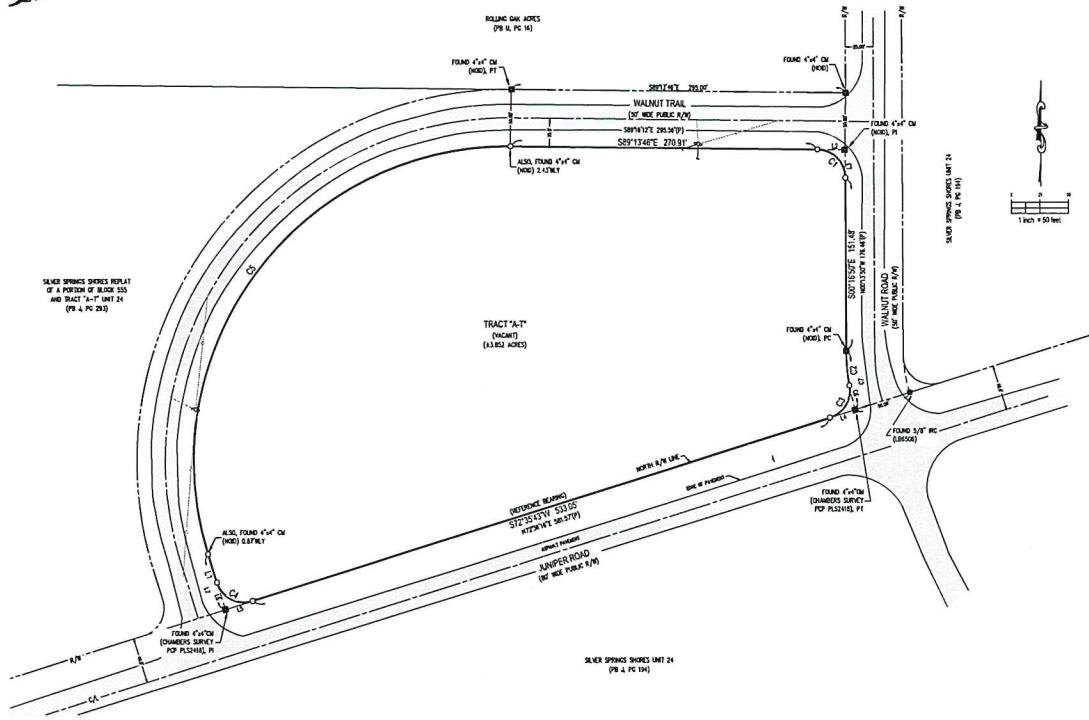
TRACT "A-T"  
SILVER SPRING SHORES  
REPLAT OF A PORTION OF BLOCK 555 AND TRACT "A-T" UNIT 24  
PLAT BOOK J, PAGES 293  
SECTION 12, TOWNSHIP 16 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



PROJECT LOCATION  
MARION COUNTY

**LEGEND**

S MORE OR LESS  
LB LICENSED BUSINESS  
PG PAGE  
PB PLAT BOOK  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PI POINT OF INTERSECTION  
(C) CALCULATED MEASUREMENT  
(P) PLAT MEASUREMENT  
OH OVERHEAD UTILITIES  
R/W RIGHT-OF-WAY  
C/L CENTERLINE  
CM CONCRETE MONUMENT  
IR IRON ROD  
IRC IRON ROD AND CAP  
NOD NO IDENTIFICATION  
NLT, ELY, SLY, & MLY GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)  
F FOUND CONCRETE MONUMENT (AS NOTED)  
F 5/8" IRON ROD & CAP (AS NOTED)  
F 5/8" IRON ROD AND CAP (LB 8498)  
W WOOD UTILITY POLE  
A ANCHOR  
S SIGN  
— OVERHEAD UTILITY LINE  
— ACTUAL AREA



**LEGAL DESCRIPTION:**

TRACT A-T, SILVER SPRING SHORES UNIT 24, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE(S) 199 AS BEING PARTIALLY REPLATED IN PLAT BOOK 4, PAGE 293, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**SURVEY NOTES:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5A-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON NOT DOTTED WITH (P) OR (C) ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL SCIENTIFIC SURVEY (NCS). AS A REFERENCE FOR THIS SURVEY, THE NORTH RIGHT-OF-WAY OF JAMPER ROAD HAS A BEARING OF SOUTH 72°35'43" WEST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1208X007300, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7556, PAGE 500 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "LY" (MLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HAND COPY), OR THE ADDRESSEE OF THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION, FLORIDA.
- DISTANCES AND AREAS SHOWN HEREON ARE MEASURED IN US SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°51'37"	38.81'	S84°00'47"E	26.81'
C2	178.57'	8°46'25"	38.56'	S20°35'24"E	38.57'
C3	25.00'	89°51'37"	38.80'	S1°51'17"W	33.57'
C4	25.00'	89°51'37"	38.82'	N1°21'17"W	35.36'
C5	234.72'	108°07'30"	58.68'	N08°40'24"E	445.81'
C6	178.57'	7°07'11"	21.86'	N1°25'42"W	21.86'
C7	178.57'	16°48'30"	52.44'	S08°41'25"E	52.35'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N1°21'17"W	26.81'
L2	S81°51'47"E	34.95'
L3	S20°35'24"E	33.57'
L4	N1°25'42"E	23.34'
L5	N7°25'42"E	25.00'
L6	S1°21'17"E	25.00'
L7	N1°21'17"W	31.81'

CURVE TABLE (P)				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	
C1	175.00'	9°58'51"	30.30'	
C5	275.00'	108°07'30"	58.68'	
C6	175.00'	7°07'11"	21.82'	
C7	175.00'	17°09'54"	52.47'	

LINE TABLE (P)		
LINE TAG	BEARING	DISTANCE
L7	N1°21'17"W	30.84'

**CERTIFIED TO:**  
1) JENNIFER ELLENBURG

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6917

CFB  
CONCRETE  
FLORIDA  
BOUNDARY  
SURVEYING  
INCORPORATED

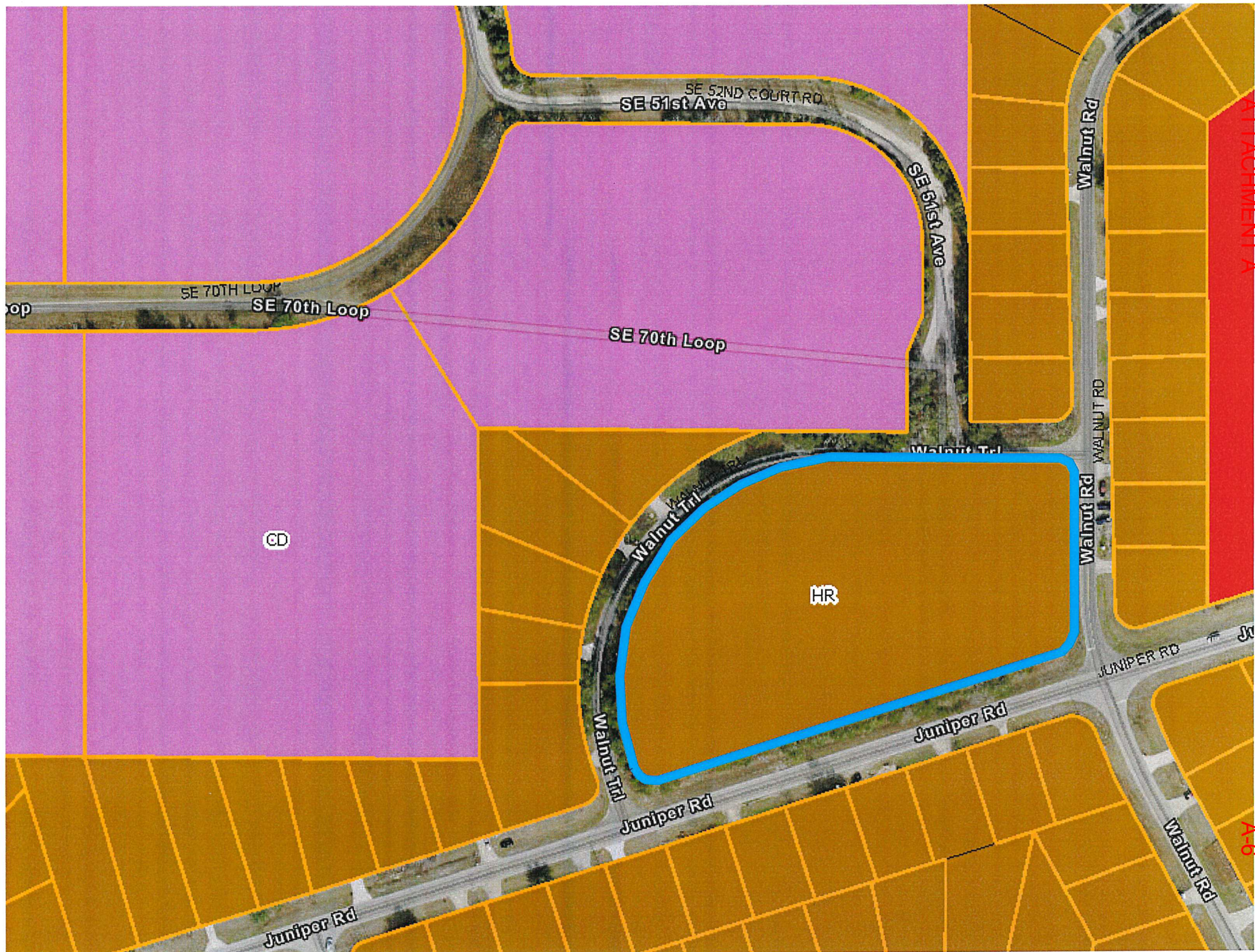
DATE: 08/27/2024  
TIME: 10:00 AM  
FILED: 08/27/2024  
FILED: 08/27/2024

TRACT "A-T"  
SILVER SPRING SHORES UNIT 24  
TOWNSHIP 16 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

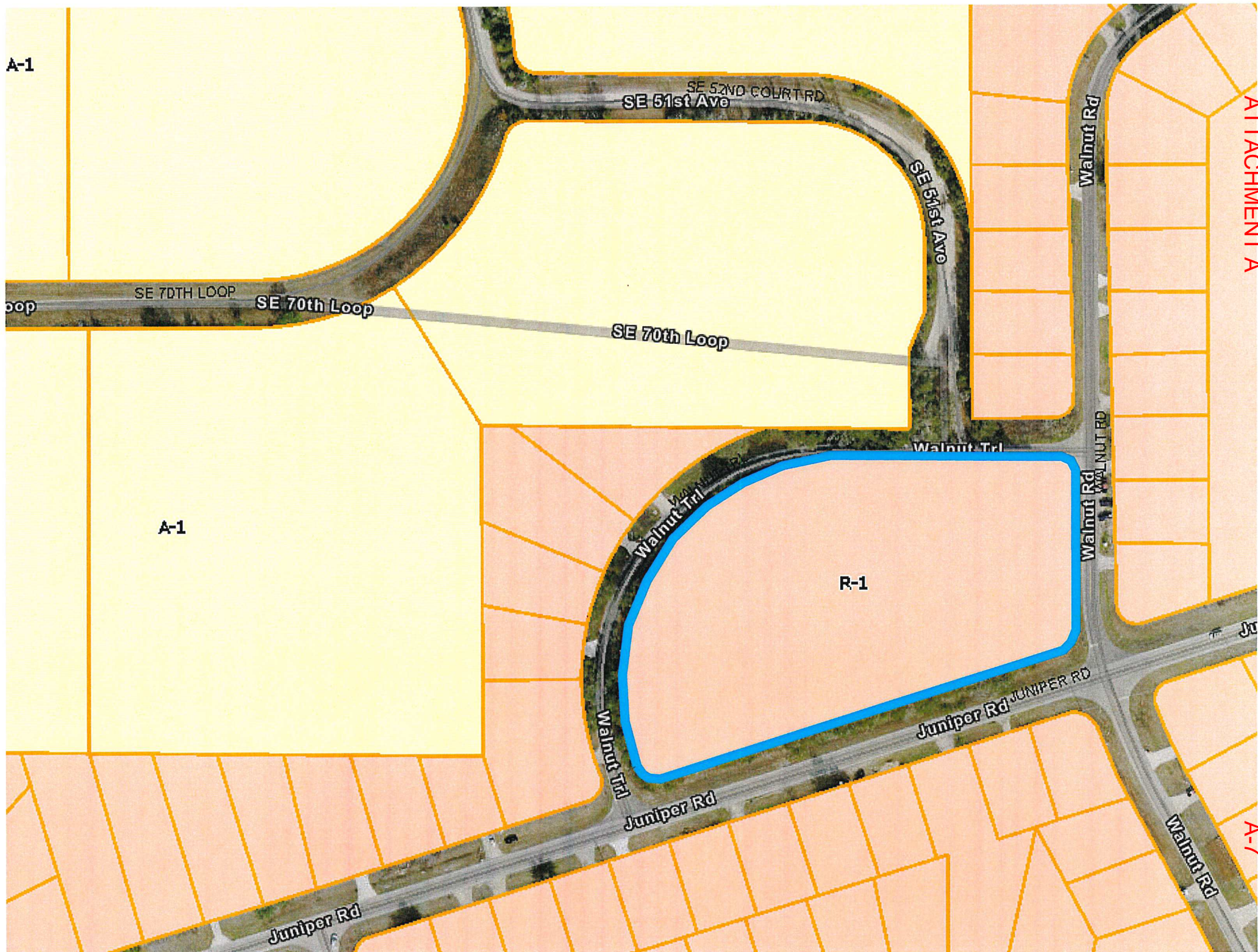
BOUNDARY SURVEY  
FOR  
JENNIFER ELLENBURG

SHEET 01 OF 01











Prepared by and return to:

Melissa Davis  
Infinity Title Insurance Agency, LLC  
2508 Northeast 8th Lane  
Ocala, FL 34470  
(352) 723-0030  
File No 2024-361

Parcel Identification NoProperty 1:  
9024-0000-01

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **31st day of July, 2024** between **Aaron Fiehn, a single man**, whose post office address is **PO Box 1344, Ocala, FL 34478**, Grantor, to **Jennifer Ellenburg**, whose post office address is **24734 Shetland Trail, Sorrento, FL 32776**, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of ONE HUNDRED FORTY TWO THOUSAND AND 00/100 (U.S.\$142,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Tract A-T, SILVER SPRINGS SHORES UNIT NO. 24, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 188 as being partially replated in Plat Book J, Page 293, of the Public Records of Marion County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



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:

Witnesses as to Grantor:

Printed Name: Gregory C. Harrell Jr.

Address: 2508 NE 8th Ln.

Ocala FL 34470

[Signature]

Printed Name: Melissa Davis

Address: 2508 NE 8<sup>th</sup> Lane, Ocala, FL 34470

[Signature]  
Aaron Fiehn

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 31 day of July, 2024, by Aaron Fiehn.

[Signature]

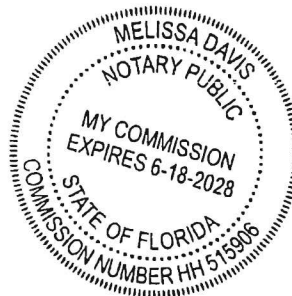
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: [Signature]



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

# Real Estate

9024-0000-01

Prime Key: 1434157

[MAP IT+](#)

Current as of 2/26/2025

[Property Information](#)

ELLENBURG JENNIFER  
24734 SHETLAND TRL  
SORRENTO FL 32776-8868

[Taxes / Assessments:](#)

Map ID: 215

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC: 00](#)

Acres: 2.35

[2024 Certified Value](#)

Land Just Value	\$56,400		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$56,400		
Total Assessed Value	\$38,775	Impact	
Exemptions	\$0	<a href="#">Ex Codes:</a>	(\$17,625)
Total Taxable	\$38,775		
School Taxable	\$56,400		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$56,400	\$0	\$0	\$56,400	\$38,775	\$0	\$38,775
2023	\$35,250	\$0	\$0	\$35,250	\$35,250	\$0	\$35,250
2022	\$32,900	\$0	\$0	\$32,900	\$32,900	\$0	\$32,900

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8387/1598</a>	07/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$142,000
<a href="#">7595/0500</a>	10/2021	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$79,900
<a href="#">2321/0322</a>	12/1996	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$3,173,300
<a href="#">1143/0489</a>	01/1983	07 WARRANTY	0	U	V	\$100
<a href="#">DOR0/0088</a>	01/1982	S5 DOR-05	0	U	V	\$20,950

[Property Description](#)

SEC 12 TWP 16 RGE 22  
PLAT BOOK J PAGE 188  
SILVER SPRINGS SHORES UNIT 24  
TRACT AT



2/26/25, 9:37 AM

MCPA Property Record Card

**Parent Parcel:** 9024-0000-00Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		582.0	176.0	R1	5.00	LT							
Neighborhood 2024 - SILVER SPRINGS SHORES UNIT 24													
Mkt: 6 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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VIA Hand Delivery

May 23, 2025

Elizabeth Madeloni, Dev. Review Coordinator

Marion County Growth Services

2710 E. Silver Springs Blvd.

Ocala FL, 34470

RE: ELLENBURG SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT SUBMITTAL  
CFB #EP2025.01649

Dear Ms. Madeloni:

Please find enclosed the following items regarding the above-mentioned project:

1. Small-Scale Comprehensive Plan Amendment Application.
2. Check in the amount of \$3,000.00.
3. Property card and deed.
4. Boundary Survey.
5. Concept Plan.
6. Ellenburg FLU map.
7. Ellenburg Zoning map.

We request that this application be scheduled for the July 28, 2025, P&Z meeting. Please contact Beau Clymer, P.E. at [bclymer@cfb-inc.com](mailto:bclymer@cfb-inc.com) or Tracy Rayborn at [trayborn@cfb-inc.com](mailto:trayborn@cfb-inc.com) for notification of meeting date and or placards that need to be posted on site. Should you have any questions or need additional information please feel free to contact our office.

Sincerely,

Clymer Farnner Barley, Inc.

*Beau Clymer*

Beau Clymer, P.E.

BC/tr

cc: Jennifer Ellenburg (w/encl.)