



**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

**STAFF/OFFICE USE ONLY**

Case No.:	
AR No.:	
PA:	

**PARCEL ACCOUNT NUMBERS:** 47667-004-00, 47667-005-02, portion of 47667-006-00, 47667-003-01

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

With: Concept Plan X Master Plan \_\_\_\_\_

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

A-1 General Agriculture for the development of a residential subdivision

**Property Address:** 16200 SE 73rd Avenue

**Legal Description:** Attach a copy of the deed(s) with property legal description and demonstrating ownership.

**Required Documents:** Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

**Total PUD Acreage:** 90.69 acres **Maximum Proposed Residential Units:** 300 units  
(# SFR 300 # MF \_\_\_\_\_)

**Maximum Non-Residential (Commercial or Industrial) Acreage:** None

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

See attached List EVA COUTURE  
**Property Owner name (please print)**  
See attached List

**Mailing Address**  
See attached List

**City, State, Zip Code**  
None

**Phone Number (include area code)**  
None

**E-Mail Address (include complete address)**

Eva Couture

**Signature\***

Tillman & Associates Engineering, LLC

**Applicant/Agent Name (please print)**  
1720 SE 16th Avenue, Bldg 100

**Mailing Address**  
Ocala, FL 34471

**City, State, Zip Code**  
352-387-4540

**Phone Number (include area code)**  
Permits@Tillmaneng.com

**E-Mail Address (include complete address)**

[Signature]

**Signature**

\*By signing this application, applicant 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 ordinance and any applicable permits.

NOTE: A zoning change will not become effective until 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 the public hearing 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 owner and/or applicant/agent must be correct and legible in order to be processed.

**STAFF/OFFICE USE ONLY**

Project No.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / / FLUM:	AR No.:
		Rev: 12/21/23

**Empowering Marion for Success**

marionfl.org

\_\_\_\_\_A) Application Fee:

<b>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</b>	<b>PUD Amendment that does NOT require Board of County Commissioners Approval</b>
<b>BASE FEE:</b> \$1,000.00 <b>AND</b> <b>PLUS</b> \$5.00 X maximum number of potential residential dwelling units (DU) ( <i>IF ANY</i> ) <b>AND</b> <b>PLUS</b> \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) ( <i>IF ANY</i> ).	<b>BASE FEE:</b> \$150.00 <b>AND</b> <b>PLUS</b> \$5.00 X maximum number of potential residential dwelling units (DU) ( <i>IF ANY</i> ) <b>AND</b> <b>PLUS</b> \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) ( <i>IF ANY</i> ).
<b>Fee Calculation Method Example:</b> <b>(Base Fee - \$1,000 or \$150.00) + (\$ 300 X Max DUs) + ( 0 X Max Non-Res AC) = \$ 2,500.00 Total Fee</b>	

\_\_\_\_\_B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. (*This information must address all possible principle and accessory structures for all uses.*)
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project (*e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application*).





May 28, 2025

Marion County Growth Services  
2710 E Silver Springs Blvd  
Ocala, FL 34471

RE: Land Use Amendment and PUD application for Picadilly Square

To whom it may concern,

Please accept our submittal of a Land Use Amendment and PUD application on parcels 47667-004-00, 47667-005-02, portion of 47667-003-01, and portion of 47667-006-00. Included in this submittal is the following documents:

- Signed applications for both LUA and PUD rezoning
- Deeds
- Survey and legal in word format
- Authorization letter
- Letter of Administration
- Letters of Support
- List of owners
- Approval letter for Traffic Methodology
- Letter of easement agreement
- Plan set

This submittal is to develop a residential subdivision that brings the opportunity to provide homes for this area.

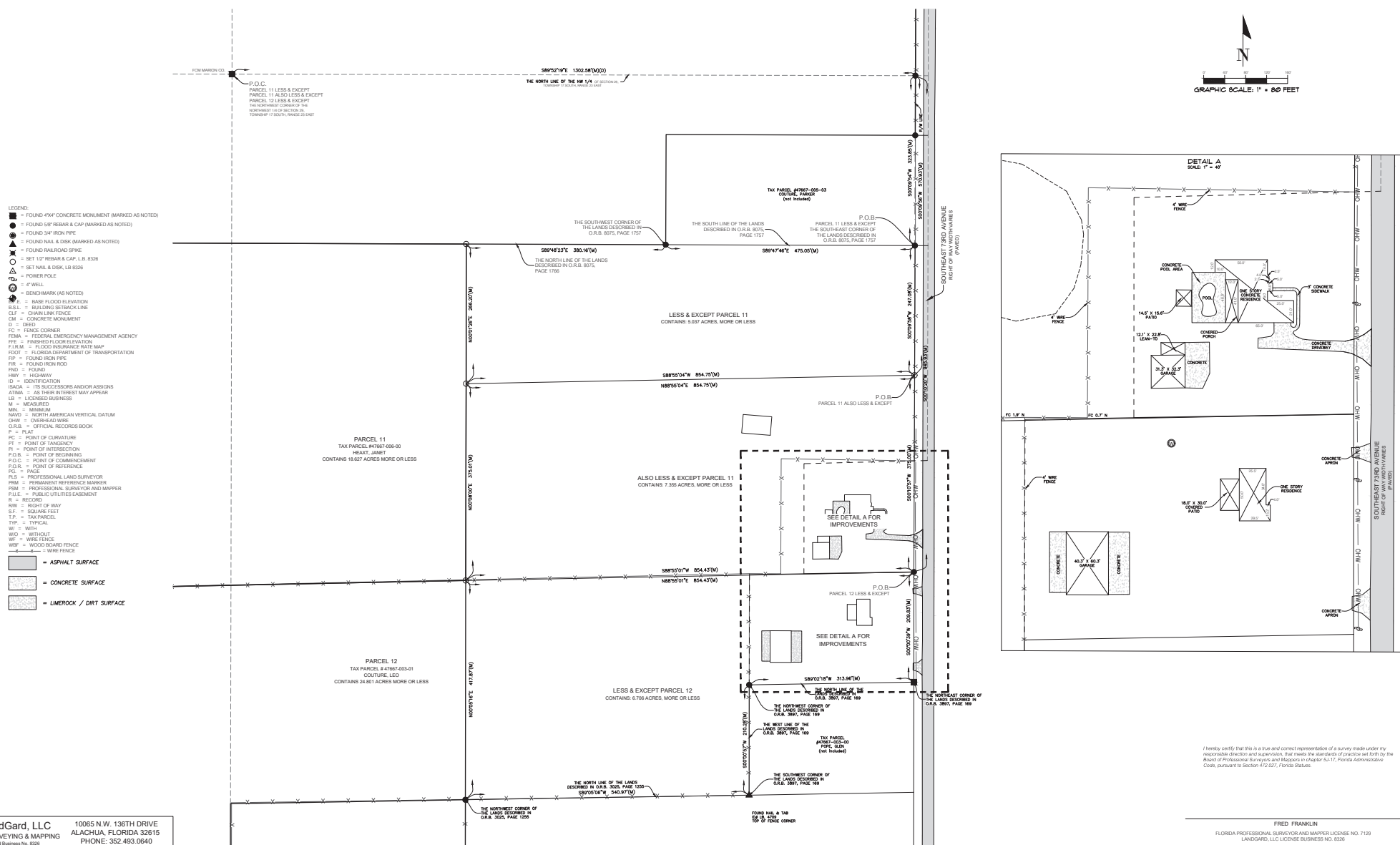
Thank you in advance for your consideration.

Sincerely,

Tillman and Associates Engineering, LLC

SHEET 2 OF 2

Located in Sections 19,20,29 & 30, Township 17 South, Range 23 East,  
Marion County, Florida



SHEET 1 OF 2

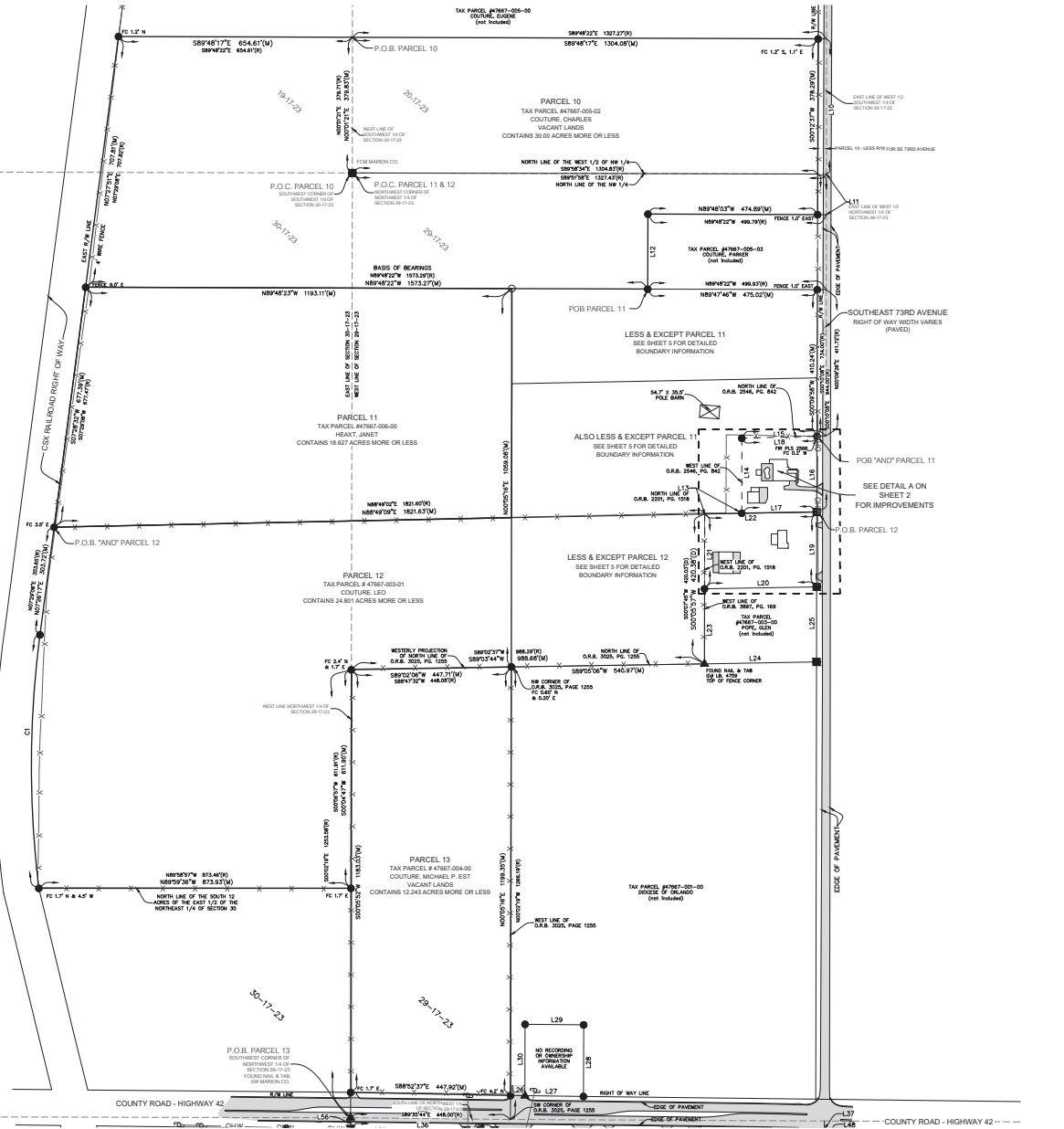


LINE #	DIRECTION	LENGTH
L100	N 0.000° E	0.00
L101	N 0.000° E	1.00
L102	N 0.000° E	2.00
L103	N 0.000° E	3.00
L104	N 0.000° E	4.00
L105	N 0.000° E	5.00
L106	N 0.000° E	6.00
L107	N 0.000° E	7.00
L108	N 0.000° E	8.00
L109	N 0.000° E	9.00
L110	N 0.000° E	10.00
L111	N 0.000° E	11.00
L112	N 0.000° E	12.00
L113	N 0.000° E	13.00
L114	N 0.000° E	14.00
L115	N 0.000° E	15.00
L116	N 0.000° E	16.00
L117	N 0.000° E	17.00
L118	N 0.000° E	18.00
L119	N 0.000° E	19.00
L120	N 0.000° E	20.00
L121	N 0.000° E	21.00
L122	N 0.000° E	22.00
L123	N 0.000° E	23.00
L124	N 0.000° E	24.00
L125	N 0.000° E	25.00
L126	N 0.000° E	26.00
L127	N 0.000° E	27.00
L128	N 0.000° E	28.00
L129	N 0.000° E	29.00
L130	N 0.000° E	30.00
L131	N 0.000° E	31.00
L132	N 0.000° E	32.00
L133	N 0.000° E	33.00
L134	N 0.000° E	34.00
L135	N 0.000° E	35.00
L136	N 0.000° E	36.00
L137	N 0.000° E	37.00
L138	N 0.000° E	38.00
L139	N 0.000° E	39.00
L140	N 0.000° E	40.00
L141	N 0.000° E	41.00
L142	N 0.000° E	42.00
L143	N 0.000° E	43.00
L144	N 0.000° E	44.00
L145	N 0.000° E	45.00
L146	N 0.000° E	46.00
L147	N 0.000° E	47.00
L148	N 0.000° E	48.00
L149	N 0.000° E	49.00
L150	N 0.000° E	50.00
L151	N 0.000° E	51.00
L152	N 0.000° E	52.00
L153	N 0.000° E	53.00
L154	N 0.000° E	54.00
L155	N 0.000° E	55.00
L156	N 0.000° E	56.00
L157	N 0.000° E	57.00
L158	N 0.000° E	58.00
L159	N 0.000° E	59.00
L160	N 0.000° E	60.00
L161	N 0.000° E	61.00
L162	N 0.000° E	62.00
L163	N 0.000° E	63.00
L164	N 0.000° E	64.00
L165	N 0.000° E	65.00
L166	N 0.000° E	66.00
L167	N 0.000° E	67.00
L168	N 0.000° E	68.00
L169	N 0.000° E	69.00
L170	N 0.000° E	70.00
L171	N 0.000° E	71.00
L172	N 0.000° E	72.00
L173	N 0.000° E	73.00
L174	N 0.000° E	74.00
L175	N 0.000° E	75.00
L176	N 0.000° E	76.00
L177	N 0.000° E	77.00
L178	N 0.000° E	78.00
L179	N 0.000° E	79.00
L180	N 0.000° E	80.00
L181	N 0.000° E	81.00
L182	N 0.000° E	82.00
L183	N 0.000° E	83.00
L184	N 0.000° E	84.00
L185	N 0.000° E	85.00
L186	N 0.000° E	86.00
L187	N 0.000° E	87.00
L188	N 0.000° E	88.00
L189	N 0.000° E	89.00
L190	N 0.000° E	90.00
L191	N 0.000° E	91.00
L192	N 0.000° E	92.00
L193	N 0.000° E	93.00
L194	N 0.000° E	94.00
L195	N 0.000° E	95.00
L196	N 0.000° E	96.00
L197	N 0.000° E	97.00
L198	N 0.000° E	98.00
L199	N 0.000° E	99.00
L200	N 0.000° E	100.00

**LandGard, LLC**  
LAND SURVEYING & MAPPING  
Licensed Business No. 8326

10065 N.W. 136TH DRIVE  
ALACHUA, FLORIDA 32615  
PHONE: 352.493.0640

10065 N.W. 136TH DRIVE  
ALACHUA, FLORIDA 32615  
PHONE: 352.493.0640



**SURVEYOR'S NOTES:**

- 1. BEARINGS SHOWN HEREON, BASED ON NORTH BY 89°42'22" WEST FOR THE NORTH LINE OF PARCEL 10.
- 2. BELOW GROUND FOUNDATIONS NOT LOCATED.
- 3. BELOW GROUND UTILITIES NOT LOCATED.
- 4. FENCES, FENCES, ADJACENTMENT AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND NOT TO BE SHOWN TO SCALE.
- 5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND CO-OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR. THEREFORE, NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THIS OFFICE.
- 6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 7. THIS SURVEY IS CERTIFIED ONLY TO THE SURVEY FIELD WORK DATE AND NOT THE DATE SIGNED.
- 8. THE SIGNATURES AND ENCLOSURES KNOWN TO THE SURVEYOR ARE NOT KNOWN TO BE SHOWN HEREON.
- 9. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A PROFESSIONAL FLORIDA SURVEYOR AND MAPPER.

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

FRED FRANKLIN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7129  
LANDGARD, LLC LICENSE BUSINESS NO. 8326



Picadilly PUD

Owner list for Authorization:

Parcel 47667-004-00

COUTURE MICHAEL P EST  
C/O EVA COUTURE PER REP  
PO BOX 114  
SUMMERFIELD FL 34492-0114

Parcel 47667-005-02

COUTURE CHARLES A  
COUTURE VICKIE  
14020 SE 106TH ST  
OCKLAWAHA FL 32179-4266

Parcel 47667-006-00

HEAXT JANET  
HEAXT JOHN  
16152 SE 73RD AVE  
SUMMERFIELD FL 34491-5324

Parcel 47667-003-01

COUTURE LEO  
COUTURE CAROL F  
16200 SE 73RD AVE  
SUMMERFIELD FL 34491-5338

Filing # 134908808 E-Filed 09/20/2021 01:54:20 PM

IN THE CIRCUIT COURT OF THE  
FIFTH JUDICIAL CIRCUIT, IN AND  
FOR MARION COUNTY, FLORIDA.

PROBATE DIVISION

FILE NO. 2021-CP-1292

IN RE: ESTATE OF

MICHAEL P. COUTURE, SR.,

Deceased.

**LETTERS OF ADMINISTRATION**

WHEREAS, MICHAEL P. COUTURE, SR., a resident of Marion County, Florida, who died on March 27, 2021 owning assets in the State of Florida, and

WHEREAS, EVA COUTURE has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of letters of administration in the estate,

NOW, THEREFORE, I the undersigned circuit judge, declare EVA COUTURE to be duly qualified under the laws of the State of Florida to act as personal representative of this estate, with full power to administer the estate according to law; to ask, demand, sue for, recover, and receive the property of the decedent and to act for and in the name of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distributions of the estate according to law.

WITNESS my hand and the seal of this court this 14 day of September, 2021.

MARY P. HATCHER  
Circuit Judge

RICHARD & MOSES, LLC  
Joshua L. Moses, LLC  
808 E Fort King St.  
Ocala, FL 34471  
(352) 369-1300  
Fla. Bar #119304  
Attorney for Personal Representative  
Primary Email: josh@rmprobate.com



I HEREBY CERTIFY that the above is a true and accurate copy of the original as it appears on record, and that same is in full force and effect.  
Gregory C. Harrell, Clerk of Court and Comptroller  
Deputy Clerk  
Dated: 9/21/2021

Electronically Filed Marion Case # 21CP001292AX 09/20/2021 01:54:20 PM



Office of the Bishop

May 14, 2025

RE: Letter of Understanding – Shared Access and Easement Cooperation Between  
The Diocese of Orlando and the Couture Family at St. Mark the Evangelist

To Whom It May Concern,

The Diocese of Orlando is pleased to provide this letter of understanding in support of a shared access arrangement with the Couture Family and their development team as they move forward with a proposed residential subdivision on the property adjacent to St. Mark the Evangelist Catholic Church ("St. Mark").

Over the past several months, we have had productive conversations centered on improving access to both properties through a shared driveway. We understand that Marion County prefers a consolidated access point at County Road 42, and we are supportive of that direction. Together, we've discussed enhancements to the driveway, including outbound left and right turn lanes to improve traffic flow and safety.

While formal easement documents are still being prepared, St. Mark, along with the Diocese of Orlando, is willing to work in good faith toward providing an access, construction, and roadway easement through Church property. This easement will be non-exclusive, will benefit both parties, and will be limited to residential use only—not to be used for new commercial, retail, or industrial traffic.

The intent is for this easement to be finalized and recorded once the residential subdivision receives preliminary plat approval. In the meantime, this letter reflects our shared intention to move forward cooperatively and to coordinate on matters like engineering design, privacy buffering, and driveway alignment.

We see this as a mutually beneficial opportunity that will support the long-term needs of both St. Mark and the surrounding community. We are grateful for the spirit of collaboration that has defined this effort and look forward to continuing to work closely with the Couture Family and Enclave Housing as the project progresses. The Diocese of Orlando understands and supports the intent of this arrangement and agrees to work toward formalizing the easement upon preliminary plat approval of the residential subdivision. Should you require any further information, please contact my representative, Scott Ferguson, at 407-246-4869 or [sfergerson@orlandodiocese.org](mailto:sfergerson@orlandodiocese.org).  
Sincerely yours in Christ,



Most Reverend John G. Noonan  
Bishop of Orlando



## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
 COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Charles A or Vickie Couture,

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:  
47667-005-02, NA, NA
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC 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.

Charles Couture  
 Property owner's signature

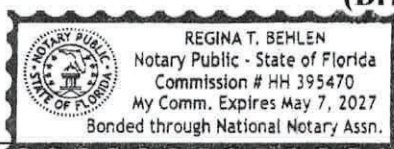
2-24-25  
 Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2025 (year),

by Charles A Couture (name of person making statement).

He/she is personally known to me or has produced FLDL C360 141 52 266 0 as identification. (Driver's license, etc.)

Regina Behlen  
 Notary public signature



State of Florida County of Marion  
 My commission expires: 5/7/27

Date: Feb 24th, 2025

Attention: Marion County Growth Services

To whom it may concern:

I, Charles or Vickie Couture, being the owner of parcel

47667-005-02 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner: (Print) Charles Couture

Address: 14020 SE 106<sup>th</sup> Ocklawaha FL 32179

Signature: Charles Couture



## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA  
COUNTY OF MARIONBEFORE ME THIS DAY PERSONALLY APPEARED Leo or Carol F. Couture

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:  
47667-003-01, NA, NA
2. He/she duly authorizes and designates Tillman & Associates, LLC Engineering 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.

Carol Couture  
Property owner's signature2/24/25  
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of February, 2024 (year),  
by Carol Couture (name of person making statement).  
He/she is personally known to me or has produced FLDL C-822-0 as identification. (Driver's license, etc.)

April Feerer  
Notary public signatureState of Florida County of Marion  
My commission expires: 07/30/2027APRIL FEERER  
Commission # HH 381012  
Expires July 30, 2027



Date: \_\_\_\_\_

Attention: Marion County Growth Services

To whom it may concern:

I, Leo or Carol F. Couture, being the owner of parcel

47667-003-01 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner: (Print) CAROL Couture

Address: 14200 SE 73rd Ave Summerfield

Signature: Carol Couture FL 34491

## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
COUNTY OF MarionBEFORE ME THIS DAY PERSONALLY APPEARED John or Janet Heast,

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:  
47667-006-00, NA, NA
2. He/she duly authorizes and designates Tilman & Associates, LLC Engineering 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.

John Heast  
Property owner's signature2/25/25  
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of February, 2025 (year),  
by John Heast (name of person making statement).  
He/she is personally known to me or has produced PL DL H230-479-66-382-0 as identification. (Driver's license, etc.)

  
Notary public signatureState of Florida County of Marion  
My commission expires: November 2, 2028

Date: \_\_\_\_\_

Attention: Marion County Growth Services

To whom it may concern:

I, John or Janet Heaxt, being the owner of parcel

47667-006-00 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

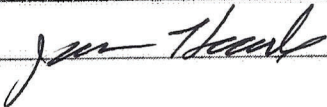
Agent: (Print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner: (Print) John Heaxt

Address: 16152 SE 73 AV Summerfield FL 34491

Signature: 



## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA  
 COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED Eva Couture as Rep for Michael P Couture Estate,  
 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:  
47667-004-00, NA, NA.
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC 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.

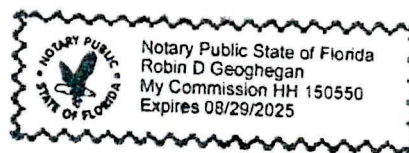
Eva Couture  
 Property owner's signature

2/25/25  
 Date

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 25 day of FEBRUARY, 2025 (year),  
 by \_\_\_\_\_ (name of person making statement).

He/she is personally known to me or has produced C360-213-56-582-0 as  
 identification. (Driver's license, etc.)

Robin D Geoghegan  
 Notary public signature



State of FL County of Sumter  
 My commission expires: 8/29/2025

## Quit Claim Deed

Made this 6th day of **December** A.D. 19 **95**  
 by **Paul H. Couture and wife, Pauline B. Couture,**  
 Individually and as Trustees of the Paul H.  
 Couture and Pauline B. Couture Trust Agreement  
 dated October 1, 1990  
 hereinafter called the grantor, to  
**Leo Couture and wife Carol H. Couture**

whose post office address is:

3085 SW 97 Street  
 Ocala, FL 34476

hereinafter called the grantee:

(Whenever used herein the term "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 \$ **10.00**  
 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Marion** County, Florida, viz:  
**See Schedule A attached hereto and by this reference made a part hereof.**

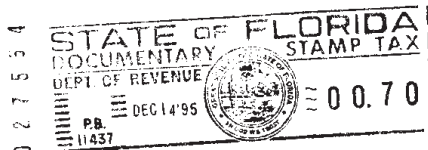
FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT

FILE: 95085826

12/14/95 16:42

OR BOOK/PAGE: 2201/1518

MARION COUNTY - *M. Ausman DC.*



**Parcel Identification Number: 47667-003-01**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**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 of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Name: CHRISTINE G. DARST

Name: TIFFANY SCHMIDT

Name:

Name & Address: Paul H. Couture LS

Paul H. Couture, Individually and as  
 Trustee

Name & Address: Pauline B. Couture LS

Pauline B. Couture, Individually and as  
 Trustee

15700 SE 73 Avenue LS

Sumnerfield, FL 34491

Name & Address: LS

State of **Florida**  
 County of **Marion**

The foregoing instrument was acknowledged before me this 6th day of **December**, 19 **95**,  
 by **Paul H. Couture and wife, Pauline B. Couture** Individually and as Trustees  
 of the Paul H. Couture and Pauline B. Couture Trust Agreement dated October  
 1, 1990.

who is personally known to me or who has produced

**DRIVER'S LICENSE SHOWN AS I.D.** as identification.  
**NO OATH TAKEN**



Print Name: CHRISTINE G. DARST  
 Notary Public  
 My Commission Expires:

RETURN TO: LAND TITLE ASSOCIATED OF OCALA, INC.

**PREPARED BY: Tiffany Schmidt**  
**RECORD & RETURN TO:**  
**Associated Land Title Insurance of Ocala**  
 1515 E. Silver Springs Blvd. Suite E-250  
 Ocala, FL 34470

File No: 95-X121



FILE: 95085826  
OR BOOK/PAGE: 2201/1519

2 of 2

Schedule A

Commencing at the Northwest corner of the West 1/2 of the NW 1/4 of Section 29, Township 17 South, Range 23 East, in Marion County, Florida; thence South 89°58'34" East, along the North boundary of said West 1/2 of the NW 1/4, 1304.83 feet to the West right-of-way line of County Road No. 6.3-E (SE 73rd Avenue), said point being 25.00 feet from and at right angle to the center line of said County Road; thence South 0°10'08" East, along said West right-of-way line 944.00 feet to the Point of Beginning; thence continue South 0°10'08" East, along said West right-of-way line 210.00 feet; thence South 88°47'32" West 313.71 feet; thence North 0°10'08" West, parallel to said West right-of-way line, 210.00 feet; thence North 88°47'32" East 313.71 feet to the Point of Beginning.





DAVID R ELLSPERMANN CLERK &amp; COMPTROLLER MARION CO

DATE: 07/22/2014 11:35:10 AM

FILE #: 2014069401 OR BK 6071 Pgs 1358-1363

REC FEES: \$52.50 INDEX FEES: \$2.00

DDS: 0.70 MDS: 0 INT: 0

Prepared by/Return to:

Brett L. Swigert, Esquire  
Post Office Box 680  
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #:

**CORRECTIVE QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 16th day of June, 2014, by Eugene A. Couture, Leo J. Couture, Ann Couture-Parker, Charles A. Couture and Janet Heart, first party, to Michael P. Couture, whose address is P.O. Box 114, Summerfield, FL 34491, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

**SEE ATTACHED EXHIBIT "A" (PARCELS 1 AND 3)**

THIS CORRECTIVE DEED has been made to correct an error in the legal description contained in that certain Quit-Claim Deed dated December 4, 2013, and recorded March 31, 2014, at O.R. Book 6016, Page 1615, Public Records of Marion County, Florida.

THIS DEED is made pursuant to the terms of that certain Mediated Settlement Agreement made by and between the parties hereto in Case No. 2010 4732 CA, filed in the Circuit Court of the Fifth Judicial Circuit in and for Marion County, Florida.

NEITHER the grantors nor anyone dependent upon them resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the 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 of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

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

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
KATHY LYNN DIBUT  
Witness Printed Name

Eugene A. Couture  
Eugene A. Couture  
15700 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R Gagnor  
Witness Signature  
Bryan R Gagnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2014, by Eugene A. Couture, who is either ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
KATHY LYNN DIBUT  
Witness Printed Name

Leo J. Couture  
Leo J. Couture  
16200 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R Gagnor  
Witness Signature  
Bryan R Gagnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2014, by Leo J. Couture, who is either ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Kathy Lynn Dibut  
Notary Public





Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Charles A. Couture  
Charles A. Couture  
14020 SE 106<sup>th</sup> St.  
Ocklawaha, FL 32179

Bryan R. Egnon  
Witness Signature  
Bryan R. Egnon  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Charles A. Couture, who is either ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Janet Heaxt  
Janet Heaxt  
16152 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R. Egnon  
Witness Signature  
Bryan R. Egnon  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Janet Heaxt, who is either ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

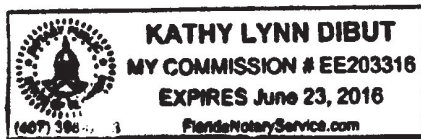
Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Ann Couture-Parker  
Ann Couture-Parker  
140 Deer Ridge  
Hoschton, GA 30548

Bryan R. Magner  
Witness Signature  
Bryan R. Magner  
Witness Printed Name

STATE OF GEORGIA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Ann Couture-Parker, who is either ☐ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

EXHIBIT "A"LEGAL DESCRIPTION

## PARCEL 1:

THAT PART OF THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD.

AND

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD. LESS THE NORTH 1532.97 FEET THEREOF.

AND

THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE NORTH 1532.97 FEET THEREOF; LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF AND ALSO LESS THE FOLLOWING-DESCRIBED THREE (3) PARCELS:

PROPERTY DESCRIBED IN O.R. BOOK 4016, PAGE 26, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

PROPERTY DESCRIBED IN O.R. BOOK 1157, PAGE 1676, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

AND PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S00°11'10"E ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NORTHWEST 1/4 1532.97 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°11'10"E 574.11 FEET TO A POINT WHICH IS N00°11'10"W 574.76 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE WEST 808.46 FEET; THENCE N00°54'12"W 574.17 FEET; THENCE EAST TO THE POINT OF BEGINNING.

CONTAINING 55 ACRES, MORE OR LESS.

**PARCEL 3:**

**THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°35'44"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19"W, 1,266.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN S88°47'32"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF S00°02'19"E, 1,253.58 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE SOUTH SIDE THEREOF.**

**CONTAINING 12 ACRES, MORE OR LESS.**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
 DATE: 06/16/2023 01:43:37 PM  
 FILE #: 2023076613 OR BK 8075 PGS 1760-1762  
 REC FEES: \$27.00 INDEX FEES: \$2.00  
 DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by/Return to:

Brett L. Swigert, Esquire  
 Post Office Box 680  
 Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 47667-005-00

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13<sup>th</sup> day of June, 2023, by **Eugene A. Couture**, whose address is 15700 SE 73rd Ave., Summerfield, FL 34491; **Leo J. Couture**, whose address is 16200 SE 73rd Ave., Summerfield, FL 34491; **Ann Couture-Parker**, whose address is 140 Deer Ridge, Hoschton, GA 30548; and **Janet Heaxt**, whose address is 16152 SE 73rd Ave., Summerfield, FL 34491, first party, to **Charles A. Couture and Vickie Couture, husband and wife**, second party, whose address is 14020 SE 106th St., Ocklawaha, FL 32179.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

#### PARCEL B:

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN N00°01'21"E, 379.71 FEET FOR THE POINT OF BEGINNING; THENCE S89°48'22"E, 1,327.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°00'07"E, 378.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 29 RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN N07°29'08"E, 707.82 FEET TO A POINT THAT BEARS N89°48'22"W OF THE POINT OF BEGINNING; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN S89°48'22"E, 654.61 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF. CONTAINING 30.00 ACRES, MORE OR LESS.

NEITHER the grantors nor anyone dependent upon them reside on the above-described property, and the said property does not constitute the homestead of said grantors within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

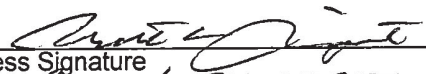
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

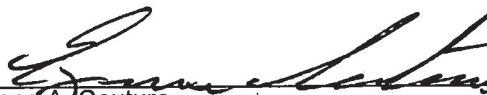
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year




first above written.

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Eugene A. Couture

  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION

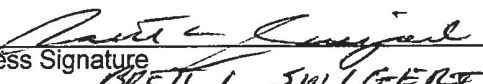
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Eugene A. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.




KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Leo J. Couture


  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2023, by Leo J. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public

Signed, sealed, & delivered in the presence of:

Pamela D. Cain  
Witness Signature

Pamela D. Cain  
Witness Printed Name

[Signature]  
Witness Signature

Lori Tambor  
Witness Printed Name

[Signature]  
Ann Couture-Parker

STATE OF GEORGIA FLORIDA  
COUNTY OF JACKSON MARION

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MAY, 2023, by Ann Couture-Parker, in my physical presence, who is either [ ] personally known to me or [X] who has produced Georgia DL 5442 as identification.



APRIL FEERER  
Commission # HH 381012  
Expires July 30, 2027

[Signature]  
Notary Public

Signed, sealed, & delivered in the presence of:

[Signature]  
Witness Signature

BRETT L SWIGERT  
Witness Printed Name

[Signature]  
Witness Signature

Kimmer R. Cashman  
Witness Printed Name

[Signature]  
Janet Heaxt

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Janet Heaxt, in my physical presence, who is either [ ] personally known to me or [X] who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
Commission # HH 202133  
Expires November 28, 2025

[Signature]  
Notary Public

GREGORY C HARRELL CLERK &amp; COMPTROLLER MARION CO

DATE: 06/16/2023 01:43:37 PM

FILE #: 2023076615 OR BK 8075 PGS 1766-1768

REC FEES: \$27.00 INDEX FEES: \$2.00

DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by/Return to:

Brett L. Swigert, Esquire  
Post Office Box 680  
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 47667-005-00

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 13<sup>th</sup> day of June, 2023, by **Eugene A. Couture**, whose address is 15700 SE 73rd Ave., Summerfield, FL 34491; **Leo J. Couture**, whose address is 16200 SE 73rd Ave., Summerfield, FL 34491; **Ann Couture-Parker**, whose address is whose address is 140 Deer Ridge, Hoschton, GA 30548; and **Charles A. Couture**, whose address is 14020 SE 106th St., Ocklawaha, FL 32179, first party, to **Janet Heaxt and John Heaxt, wife and husband**, second party, whose address is 16152 SE 73rd Ave., Summerfield, FL 34491.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

**PARCEL D:**

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG EAST RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE NORTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG NORTH BOUNDARY LINE RUN N89°07'04"E, 103.81 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 842, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST AND NORTH BOUNDARY LINES OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: RUN N00°03'09"E, 210.00 FEET; THENCE N89°05'05"E, 235.16 FEET TO THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE ALONG EAST LINE RUN N00°09'26"E, 411.72 FEET TO A POINT THAT BEARS S89°48'22"E OF THE POINT OF BEGINNING; THENCE DEPARTING EAST LINE RUN N89°48'22"W, 499.93 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF. CONTAINING 30.00 ACRES, MORE OR LESS.

NEITHER the grantors nor anyone dependent upon them reside on the above-described property, and the said property does not constitute the homestead of said grantors within the meaning of Article X of the Florida Constitution.


THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the 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 of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

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

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Eugene A. Couture

  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION


The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Eugene A. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



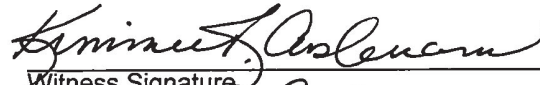
KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public

Signed, sealed, & delivered in the presence of:

  
 Witness Signature  
BRETT L. SWIGERT  
 Witness Printed Name

  
 Leo J. Couture

  
 Witness Signature  
Kimmer R. Cashman  
 Witness Printed Name

STATE OF FLORIDA  
 COUNTY OF MARION

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2023, by Leo J. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
 Commission # HH 202133  
 Expires November 28, 2025

  
 Notary Public



Signed, sealed, & delivered in the presence of:

Pamela D. Cain  
Witness Signature

Pamela D. Cain  
Witness Printed Name

[Signature]  
Witness Signature

[Signature]  
Witness Printed Name

[Signature]  
Ann Couture-Parker

STATE OF ~~GEORGIA~~ FLORIDA  
COUNTY OF JACKSON MAXIMON

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MAY, 2023, by Ann Couture-Parker, in my physical presence, who is either ☐ personally known to me or ☒ who has produced Georgia DL... 5492 as identification.



APRIL FEERER  
Commission # HH 381012  
Expires July 30, 2027

[Signature]  
Notary Public

Signed, sealed, & delivered in the presence of:

[Signature]  
Witness Signature  
Kimmer R. Cashman  
Witness Printed Name

[Signature]  
Charles A. Couture

[Signature]  
Witness Signature  
BRETT L. SWIGERT  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023, by Charles A. Couture, in my physical presence, who is either ☒ personally known to me or ☐ who has produced FL Driver's License as identification.



KIMMER R. CASHMAN  
Commission # HH 202133  
Expires November 28, 2025

[Signature]  
Notary Public

February 11<sup>th</sup>, 2025

Marion County  
Planning and Zoning Department  
2710 E. Silver Springs Blvd.  
Ocala, Florida 34470

Re: Project: Piccadilly Square Subdivision ("Project")  
Application No. \_\_\_\_\_  
Applicant: Enclave Housing, LLC., a Florida limited liability company;

To Marion County Planning Department:

I, Charles Couture, own real property adjoining the above referenced Project, which is located at Charles Place ("Property"). It is my understanding that the lots within the Project abutting my Property will be approximately 40' by 120' in depth and such lots will be buffered by a five foot (5') vegetative buffer or, at the developer's option, a six foot (6') privacy fence. I have no objection to the proposed vegetative buffer or, in the alternative, the installation of a privacy fence along the rear of each lot located on the common boundary between my Property and the Project. Furthermore, I have no objection to the overall concept plan reflecting forty foot (40') lots abutting my Property. Accordingly, I hereby consent and support the Project as well as the request by the Applicant to utilize a five foot (5') vegetative buffer or fence, at the Applicant's discretion.

Sincerely,

By: Charles Couture

Print Name: Charles Couture

Property Address: 5 Acre Parcel - Charles Place  
on 173rd Ave.

February \_\_, 2025

Marion County  
Planning and Zoning Department  
2710 E. Silver Springs Blvd.  
Ocala, Florida 34470

Re: Project: Piccadilly Square Subdivision ("Project")  
Application No. \_\_\_\_\_  
Applicant: Enclave Housing, LLC., a Florida limited liability company;

To Marion County Planning Department:

I, John Heaxt, own real property adjoining the above referenced Project, which is located at 16152 SE 73 AV ("Property"). It is my understanding that the lots within the Project abutting my Property will be approximately 40' by 120' in depth and such lots will be buffered by a five foot (5') vegetative buffer or, at the developer's option, a six foot (6') privacy fence. I have no objection to the proposed vegetative buffer or, in the alternative, the installation of a privacy fence along the rear of each lot located on the common boundary between my Property and the Project. Furthermore, I have no objection to the overall concept plan reflecting forty foot (40') lots abutting my Property. Accordingly, I hereby consent and support the Project as well as the request by the Applicant to utilize a five foot (5") vegetive buffer or fence, at the Applicant's discretion.

Sincerely,

By: John Heaxt

Print Name: John Heaxt

Property Address: 16152 SE 73 AV  
Summerfield FL 34491



VIRGINIA THERESA FREITAG  
Commission # HH 567920  
Expires November 2, 2028

A handwritten signature in black ink, appearing to be "V. Freitag", written over the notary seal area.

February \_\_, 2025

Marion County  
Planning and Zoning Department  
2710 E. Silver Springs Blvd.  
Ocala, Florida 34470

Re: Project: Piccadilly Square Subdivision ("Project")  
Application No. \_\_\_\_\_  
Applicant: Enclave Housing, LLC., a Florida limited liability company;

To Marion County Planning Department:

I, Leo Couture own real property adjoining the above referenced Project, which is located at 16200 SE 73 AVE ("Property"). It is my understanding that the lots within the Project abutting my Property will be approximately 40' by 120' in depth and such lots will be buffered by a five foot (5') vegetative buffer or, at the developer's option, a six foot (6') privacy fence. I have no objection to the proposed vegetative buffer or, in the alternative, the installation of a privacy fence along the rear of each lot located on the common boundary between my Property and the Project. Furthermore, I have no objection to the overall concept plan reflecting forty foot (40') lots abutting my Property. Accordingly, I hereby consent and support the Project as well as the request by the Applicant to utilize a five foot (5") vegetive buffer or fence, at the Applicant's discretion.

Sincerely,

By: Leo Couture

Print Name: LEO COUTURE

Property Address: 16200 SE 73 AVE



Date: 2/25/25

Attention: Marion County Growth Services

To whom it may concern:

I, Eva Couture, Rep of Michael P. Couture Estate, being the owner of parcels 47667-004-00 & 47667-000-00 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

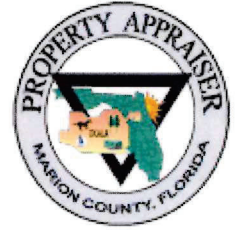
Owner: (Print) EVA COUTURE

Address: 15490 S.E. 73<sup>RD</sup> AVENUE, SUMMERFIELD, FL.

Signature: Eva Couture

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

47667-003-01

[GOOGLE Street View](#)

Prime Key: 2629193

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

COUTURE LEO  
COUTURE CAROL F  
16200 SE 73RD AVE  
SUMMERFIELD FL 34491-5338

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 31.51

Situs: 16200 SE 73RD AVE  
SUMMERFIELD

[2024 Certified Value](#)

Land Just Value	\$598,330		
Buildings	\$185,358		
Miscellaneous	\$39,557		
Total Just Value	\$823,245	Impact	(\$672,123)
Total Assessed Value	\$151,122	Land Class Value	\$49,450
Exemptions	(\$50,000)	Total Class Value	\$274,365
Total Taxable	\$101,122	<a href="#">Ex Codes:</a> 01 38 08	
School Taxable	\$126,122		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$598,330	\$185,358	\$39,557	\$823,245	\$151,122	\$50,000	\$101,122
2023	\$598,330	\$142,066	\$34,194	\$774,590	\$161,408	\$50,000	\$111,408
2022	\$36,376	\$124,938	\$35,654	\$196,968	\$143,533	\$50,000	\$93,533

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8075/1769</a>	06/2023	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2201/1518</a>	12/1995	05 QUIT CLAIM	0	U	V	\$100
<a href="#">1730/1674</a>	03/1991	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 29 TWP 17 RGE 23  
COM AT NW COR OF W 1/2 OF NW 1/4 E 1304.83 FT TO W ROW  
OF CTY RD NO 73RD AVE TH S 944 FT TO POB S 210 FT  
S 88-47-32 W 313.71 FT N 210 FT N 88-47-32 E 313.71 FT

TO POB &  
 SEC 30 TWP 17 RGE 23  
 COM NW COR NW 1/4 SEC 29  
 TH S 89-51-58 E 1327.43 FT TH S 00-09-26 W 113.78 FT  
 TH N 89-48-22 W 499.79 FT TH S 00-11-38 W 210 FT  
 TH N 89-48-22 W 1573.29 TO E ROW CSX RR  
 TH S 07-29-08 W 677.47 FT TO POB  
 TH N 88-49-02 E 1821.60 FT TO W BDRY OR BK 2201 PG 1518  
 TH ALG W LINE OF OR BK 3897 PG 0169 TH S 00-07-45 W 420.03 FT  
 TO N LINE OF OR BK 3025 PG 1255 TH N 89-02-37 W 988.29 FT  
 TH S 00-06-57 W 611.91 FT TH N 89-58-57 W 873.46 FT TO E ROW CSX RR  
 AND ARC OF NT CURVE CONC ESTLY WITH RADIUS OF 2814.79 FT AND  
 CH BRG AND DIST OF N 00-14-42 E 709.50 FT TO WHICH RAD LN  
 BEARS S 83-00-17 W TH NTHLY ALG ARC THRU CTL ANG OF 14-28-50  
 AND ARC DIST OF 711.40 FT TO PT TH N 07-29-08 E TO POB  
**Parent Parcel:** 47667-000-00

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		210.0	313.0	A1	1.51 AC							
6302		.0	.0	A1	30.00 AC							

Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY

Mkt: 10 70

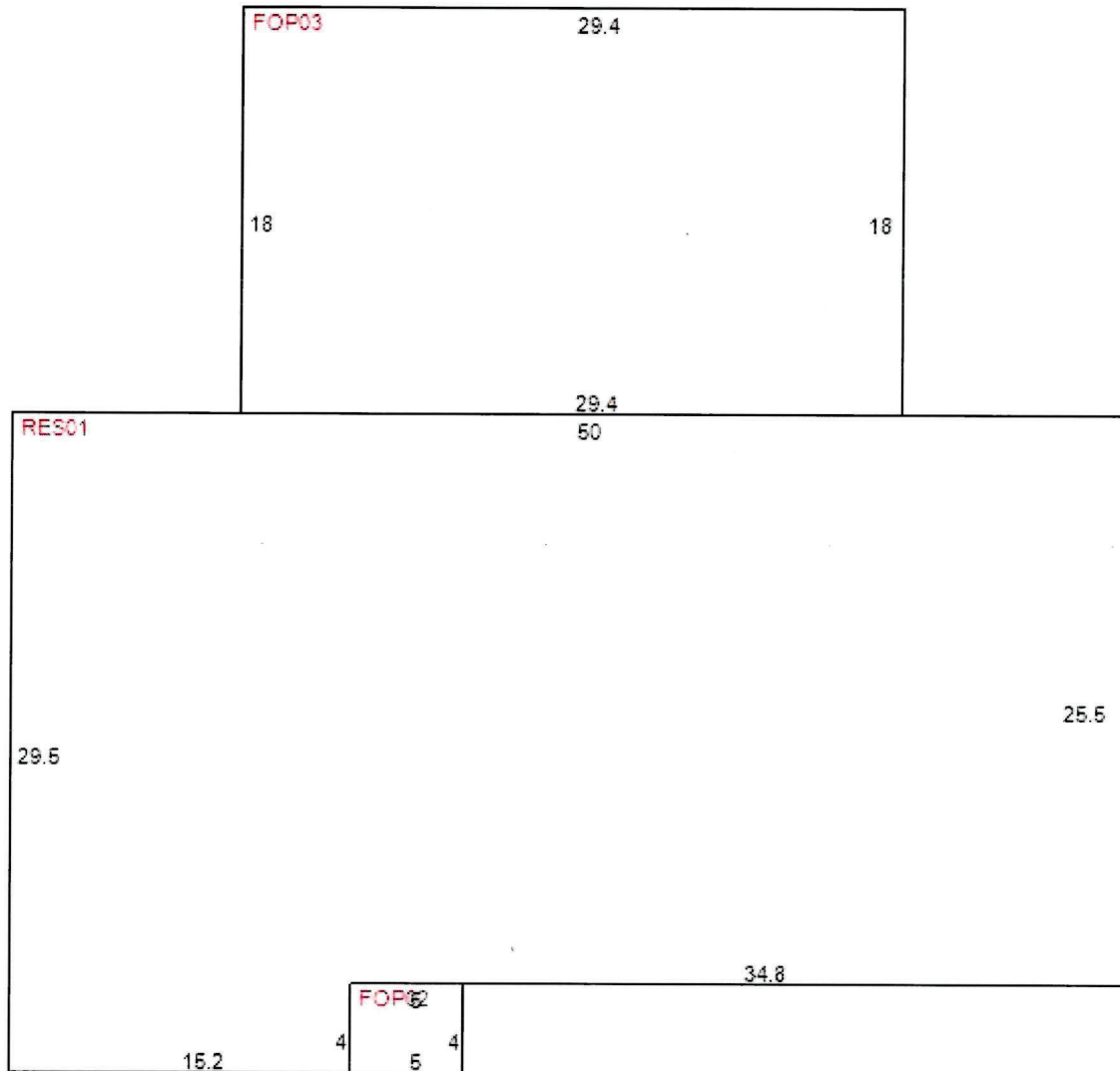
[Traverse](#)

**Building 1 of 1**

RES01=U29,5R50D25,5L34,8D4L15,2.R15,2

FOP02=R5U4L5D4.U29,5L5

FOP03=U18R29,4D18L29,4.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 4  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 3/20/2024 by 233

**Year Built** 1996  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 159

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1996	N	0 %	0 %	1,336	1,336
FOP 0201	- NO EXTERIOR	1.00	1996	N	0 %	0 %	20	20
FOP 0301	- NO EXTERIOR	1.00	2022	N	0 %	0 %	529	529

Section: 1

**Roof Style:** 12 HIP  
**Roof Cover:** 16 GALVANIZED MTL  
**Heat Meth 1:** 22 DUCTED FHA  
**Heat Meth 2:** 00  
**Foundation:** 7 BLK PERIMETER  
**A/C:** Y

**Floor Finish:** 24 CARPET  
**Wall Finish:** 18 DRYWALL-PAPER  
**Heat Fuel 1:** 10 ELECTRIC  
**Heat Fuel 2:** 00  
**Fireplaces:** 0

**Bedrooms:** 3  
**4 Fixture Baths:** 0  
**3 Fixture Baths:** 2  
**2 Fixture Baths:** 0  
**Extra Fixtures:** 2

**Blt-In Kitchen:** Y  
**Dishwasher:** N  
**Garbage Disposal:** N  
**Garbage Compactor:** N  
**Intercom:** N  
**Vacuum:** N



Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1996	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1996	2	0.0	0.0
UDG GARAGE-UNFINSH	1,762.00	SF	40	2003	5	1,762.0	1.0
UOP PORCH-OPEN-UNF	400.00	SF	40	2003	1	10.0	40.0
159 PAV CONCRETE	600.00	SF	20	2003	3	0.0	0.0
OFF OFFICE FARM	638.00	SF	40	2008	3	638.0	1.0

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2021121653	12/16/2021	4/14/2022	METAL REROOF T/O EX SHINGLES FL 11698.428 ENGLERT INC
2021021640	4/12/2021	7/1/2022	BUILD 29; 4 X 18 PORCH IN BACK OF HOUSE
M030264	3/1/2005	8/1/2005	DRIVEWAY
M091674	9/1/2003	12/1/2003	UDG
1226032	12/1/1995	3/1/1996	SFR

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

47667-004-00

Prime Key: 2539101

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

COUTURE MICHAEL P EST  
C/O EVA COUTURE PER REP  
PO BOX 114  
SUMMERFIELD FL 34492-0114

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 53

Acres: 12.44

[2024 Certified Value](#)

Land Just Value	\$247,481		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$247,481	Impact	(\$244,097)
Total Assessed Value	\$3,384	Land Class Value	\$3,384
Exemptions	\$0	Total Class Value	\$3,384
Total Taxable	\$3,384	<a href="#">Ex Codes:</a> 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$247,481	\$0	\$0	\$247,481	\$3,384	\$0	\$3,384
2023	\$247,481	\$0	\$0	\$247,481	\$3,471	\$0	\$3,471
2022	\$203,593	\$0	\$0	\$203,593	\$2,675	\$0	\$2,675

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7573/0586</a>	09/2021	21 ADMNSTR	0	U	I	\$100
<a href="#">7514/1939</a>	03/2021	71 DTH CER	0	U	V	\$100
<a href="#">6071/1358</a>	03/2014	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<a href="#">6071/1353</a>	03/2014	08 CORRECTIVE	0	U	V	\$100
<a href="#">6016/1624</a>	03/2014	26 TRUSTEE	0	U	V	\$100
<a href="#">6016/1615</a>	03/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<a href="#">6016/1610</a>	03/2014	25 PER REP	0	U	V	\$100
<a href="#">4679/1145</a>	12/2006	74 PROBATE	0	U	V	\$100
<a href="#">3817/0791</a>	08/2004	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$37,500
<a href="#">1736/0756</a>	05/1991	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2546/0830</a>	10/1990	74 PROBATE	0	U	I	\$100
<a href="#">2250/1709</a>	10/1990	74 PROBATE	0	U	V	\$100

[Property Description](#)

SEC 29 TWP 17 RGE 23

BEGIN AT THE SW COR OF NW 1/4 OF SEC 29 TH S 89-35-44 E 448 FT TH N 00-02-19 W

1266.19 FT TH S 88-47-32 W 448.08 FT TH S 00-02-19 E 1253.58 FT TO THE POB

LESS ROW FOR CR 42 ALG THE S SIDE THEREOF

Parent Parcel: 47667-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		.0	.0	A1	12.44	AC							
Neighborhood 8097 - HWY42 FROM I-75 TO HWY 27/441													
Mkt: 10 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

SHAPE ADJUSTMENT IS FOR TOTAL ACREAGE OWNED BY P COUTURE

[Planning 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

# Real Estate

47667-005-02

Prime Key: 4062653

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

COUTURE CHARLES A  
COUTURE VICKIE  
14020 SE 106TH ST  
OCKLAWAHA FL 32179-4266

[Taxes / Assessments:](#)

Map ID: 238

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

PC: 63

Acres: 30.00

[2024 Certified Value](#)

Land Just Value	\$560,280		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$560,280	Land Class Value	(\$554,970)
Total Assessed Value	\$5,310	Total Class Value	\$5,310
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	\$5,310
Total Taxable	\$5,310		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$560,280	\$0	\$0	\$560,280	\$5,310	\$0	\$5,310
2023	\$560,280	\$0	\$0	\$560,280	\$5,460	\$0	\$5,460

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8075/1760</a>	06/2023	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 19 TWP 17 RGE 23  
SEC 20 TWP 17 RGE 23  
SEC 29 TWP 17 RGE 23  
SEC 30 TWP 17 RGE 23  
COM SW COR OFSW 1/4 OF SEC 20  
TH N 00-01-21 E 379.71 FT TO POB  
TH S 89-48-22 E 1327.27 FT TH S 00-00-07 E 378.31 FT  
TH S 00-09-26 W 113.78 FT TH N 89-48-22 W 499.79 FT  
TH S 00-11-38 W 210 FT TH N 89-48-22 W 1573.29 FT  
TO E ROW CSX RR TH N 07-29-08 E 707.82 FT TO A PT  
THAT BEARS N 89-48-22 W OF THE POB



TH S 89-48-22 E 654.61 FT TO POB

LESS ROW OF SE 73RD AVE

Parent Parcel: 47667-005-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	30.00	AC							
Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY													
Mkt: 10 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
---------------	-------------	----------------	-------------

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

47667-006-00

[GOOGLE Street View](#)

Prime Key: 2902787

[MAP IT+](#)

Current as of 6/3/2025

[Property Information](#)

HEAXT JANET  
HEAXT JOHN  
16152 SE 73RD AVE  
SUMMERFIELD FL 34491-5324

[Taxes / Assessments:](#)

Map ID: 239

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

PC: 63

Acres: 31.00

Situs: 16152 SE 73RD AVE  
SUMMERFIELD

[2024 Certified Value](#)

Land Just Value	\$594,790		
Buildings	\$296,818		
Miscellaneous	\$22,495	Impact	
Total Just Value	\$914,103	Land Class Value	(\$732,541)
Total Assessed Value	\$181,562	Total Class Value	\$39,820
Exemptions	(\$50,000)	<a href="#">Ex Codes:</a> 01 38 08	\$359,133
Total Taxable	\$131,562		
School Taxable	\$156,562		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$594,790	\$296,818	\$22,495	\$914,103	\$181,562	\$50,000	\$131,562
2023	\$594,790	\$231,465	\$19,646	\$845,901	\$176,415	\$50,000	\$126,415
2022	\$28,050	\$207,460	\$17,628	\$253,138	\$163,716	\$50,000	\$113,716

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8075/1766</a>	06/2023	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2546/0842</a>	09/1998	07 WARRANTY	0	U	V	\$100
<a href="#">2546/0840</a>	09/1998	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
<a href="#">2283/1253</a>	08/1996	07 WARRANTY	9 UNVERIFIED	U	V	\$100

[Property Description](#)

SEC 29 TWP 17 RGE 23  
COM AT THE NW COR OF THE W 1/2 OF NW 1/4 TH S 89-58-75 E  
ALONG THE N BDY OF SAID W 1/2 OF NW 1/4 1304.83 FT TO THE

W ROW LINE OF CR 6.3-E (SE 73RD AVE) SAID POINT BEING 25 FT  
 FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID CR TH  
 S 00-10-08 E ALONG SAID W ROW LINE 734 FT TO THE POB TH  
 CONT S 00-10-08 E ALONG SAID W ROW LINE 210 FT TH  
 S 88-47-32 W 210 FT TH N 00-10-08 W PARALLEL TO SAID W  
 ROW LINE 210 FT TH N 88-47-32 E 210 FT TO THE POB &  
 SEC 30 TWP 17 RGE 23  
 COM NW COR NW 1/4 SEC 29  
 TH S 89-51-58 E 1327.43 FT TH S 00-09-26 W 113.78 FT  
 TH N 89-48-22 W 499.79 FT TH S 00-11-38 W 210 FT TO POB  
 TH N 89-48-22 W 1573.29 FT TO E ROW CSX RR  
 TH S 07-29-08 W 677.47 FT TH N 88-49-02 E 1821.60 FT  
 TO N BDY IN OR BK 2201 PG 1518 TH N 89-07-04 E 103.81 FT  
 TO W BDY IN OR BK 2546 PG 0842 TH N 00-03-09 E 210 FT  
 TH N 89-05-05 E 235.16 FT TH N 00-09-26 E 41172 FT  
 TO A PT THAT BEARS S 89-48-22E OF POB  
 TH N 89-48-22 W 499.93 FT TO POB  
 LESS ROW SE 73RD AVE  
**Parent Parcel:** 47667-004-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		210.0	210.0	A1	1.00	AC							
6308		.0	.0	A1	30.00	AC							

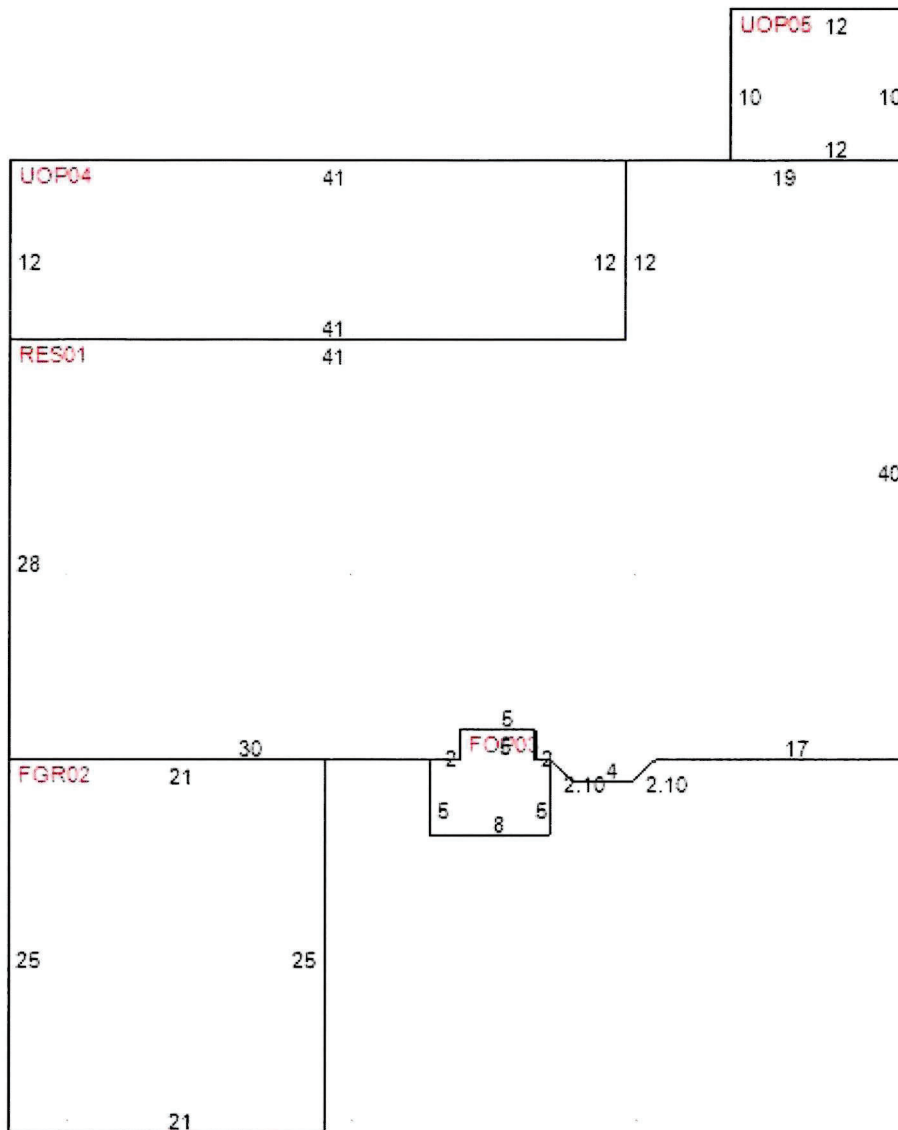
Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY  
 Mkt: 10 70

[Traverse](#)

**Building 1 of 1**

RES01=R30U2R5D2R1A135|2,10R4A45|2,10R17U40L19D12L41D28.  
 FGR02=D25R21U25L21.R30  
 FOP03=U2R5D2R1D5L8U5R2.L30U28  
 UOP04=R41U12L41D12.R41U12R19

UOP05=U10L12D10R12.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 3 - 10-14 YRS  
**Condition** 0  
**Quality Grade** 700 - GOOD  
**Inspected on** 3/20/2024 by 233

**Year Built** 1999  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 205

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1999	N	0 %	0 %	1,906	1,906
FGR 0232	- CONC BLK-STUCO	1.00	1999	N	0 %	0 %	525	525
FOP 0301	- NO EXTERIOR	1.00	1999	N	0 %	0 %	50	50
UOP 0401	- NO EXTERIOR	1.00	1999	N	0 %	0 %	492	492
UOP 0501	- NO EXTERIOR	1.00	2009	N	0 %	0 %	120	120

### Section: 1

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 4	



**Foundation:** 7 BLK PERIMETER  
**A/C:** Y

**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1999	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1999	2	0.0	0.0
159 PAV CONCRETE	1,558.00	SF	20	1999	3	0.0	0.0
226 RES SWIM POOL	512.00	SF	20	2001	5	16.0	32.0
099 DECK	1,134.00	SF	50	2001	2	0.0	0.0
UDG GARAGE-UNFINSH	736.00	SF	40	2007	2	32.0	23.0
UCP CARPORT-UNFIN	276.00	SF	40	2007	2	23.0	12.0
159 PAV CONCRETE	736.00	SF	20	2007	3	23.0	32.0
172 PAV FLAGSTONE	145.00	SF	20	2007	2	29.0	5.0
UOP PORCH-OPEN-UNF	240.00	SF	40	2009	3	15.0	16.0
UCP CARPORT-UNFIN	380.00	SF	40	2018	1	19.0	20.0
048 SHED OPEN	912.00	SF	15	2024	2	38.0	24.0
045 LEAN TO	608.00	SF	15	2024	1	38.0	16.0
045 LEAN TO	608.00	SF	15	2024	1	38.0	16.0
045 LEAN TO	120.00	SF	15	2023	1	10.0	12.0

Appraiser Notes

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
M011688	1/1/2007	5/1/2007	CARPORT/GARAGE
M051090	5/1/2000	3/1/2001	POOL AND DCK
0915030	9/1/1998	2/1/1999	SFR



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

May 13, 2025

KITTELSON & ASSOCIATES, INC.  
KOK WAN MAH  
225 EAST ROBINSON STREET  
ORLANDO, FL 32801

**SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER**  
**PROJECT NAME: ENCLAVE HOUSING CR 42 TRAFFIC IMPACT STUDY**  
**PROJECT #2025010062 APPLICATION: #32409 PARCEL #47667-004-00**

Dear Kok Wan,

The Traffic Methodology dated April 28, 2025 for the above referenced project was approved by Marion County on May 13, 2025. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**