



**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 10/2/25 Revised 01/09/2020
INITIALS em
TENTATIVE MEETING DATES
P&Z PH 12/29/25
BCC/P&Z PH 1/20/26

**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 _____	SMALL-SCALE MAP AMENDMENT <u>/</u>
TEXT AMENDMENT _____	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
R9024-0000-02	13 - 16 - 22	4.4700	RT HR	MR

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
SHEIK H. RAHAMAN 122 JUNIPER LOOP OCALA FL. 34480. 917-444-2175 SHEIKSTER100@GMAIL.COM	

Staff Use Only: Application Complete – Yes Received: Date 9/29/25 Time 11:30 a.m./p.m. Page 1 of 3
 PRJ: 2025100003
 AR: 33485
 Empowering Marion for Success
 awaiting another affidavit
 for Bibi Shimon J

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

Revised 01/09/2020

EXISTING USE OF SITE:

MY RESIDENCE CONSISTS OF 4.47 ACRES WITH THE
 FRONT FACING JUNIPER LOOP.

PROPOSED USE OF SITE (IF KNOWN):

I WOULD LIKE TO DEVIDE (RE-PLAT) 3 PARTS ALONG
 JUNIPER RADIAL INTO 1 ACRE PIECES FOR
 FUTURE HOMES (RESIDENTIAL) AND LEAVE THE
 REMAINING 1.47 ACRE FOR MY EXISTING RESIDENCE

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):**

PROPERTY OWNER AFFIDAVIT

STATE OF South Carolina COUNTY OF RichlandBEFORE ME THIS DAY PERSONALLY APPEARED BIBI SHIMOON RAHAMAN
(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 - 02
2. He/she duly authorizes and designates _____ 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.

Bibi Shimon Rahaman

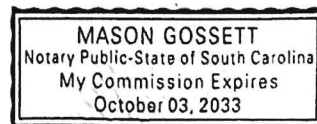
Property owner's signature

10/1/25

Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of October, 2025 (year), by Bibi Shimon Rahaman
(name of person making statement)He/she is personally known to me or has produced Driver's License as identification.
(Driver's license, etc.)[Signature]

Notary public signature

State of South Carolina County of RichlandMy commission expires: 10/03/2033

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF
COUNTY OFFlorida
Marion

BEFORE ME THIS DAY PERSONALLY APPEARED

Sheik Rahaman

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:
R9024-000-02, _____, _____.
2. He/she duly authorizes and designates _____ 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;
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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.

Sheik Rahaman

Property owner's signature

9-26-2025

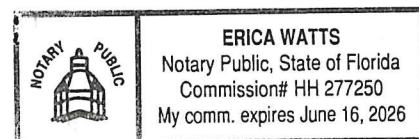
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26 day of Sept., 2025 (year),
by Sheik Rahaman (name of person making statement).

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

Erica Watts

Notary public signature



State of FL County of Marion
My commission expires: 6/16/2026



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/15/2022 09:52:24 AM

FILE #: 2022021957 OR BK 7699 PGS 580-581

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

DDS: \$629.30 MDS: \$0 INT: \$0

 Rec. 18.50
 Doc 629.30

This instrument was prepared by,
 record and return to:
 Richard Mutarelli, Jr., Esq.
 McGraw Rauba & Mutarelli, PA
 35 S.E. 1st Avenue, Suite 102
 Ocala, FL 34471
 352-789-6520

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective the 8th day of February, 2022, between **SILVER SPRINGS SHORES EAST, LLC, a Florida limited liability company**, whose address is 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470, Grantor, and **SHEIK HAFEEZ RAHAMAN and BIBI SHIMOON RAHAMAN**, whose address is 1804 Bussing Avenue, Bronx, New York 10466, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Tract AW , Silver Springs Shores Unit No. 24, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 188, lying in Section 13, Township 16 South, Range 22 East, of the Public Records of Marion County, Florida.

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

Property Appraiser's Parcel I.D. Number: 9024-0000-02

SUBJECT TO:

1. Ad valorem taxes for 2022 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2021 or subject matters shown in the title commitment.

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

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

Signed, sealed and delivered
in our presence:

GRANTOR:

SILVER SPRINGS SHORES EAST, LLC, a
Florida limited liability company

JOHN S. RUDNIANYN, as Manager

Witness

Print Name

Witness

(Print Name)

STATE OF Florida
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022 by JOHN S. RUDNIANYN, as Manager of SILVER SPRINGS SHORES EAST, LLC, a Florida limited liability company, who is known to me (YES ☒ NO ☐) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of February, 2022.

PATRICIA A. KARNEY (Print Name)
Notary Public, State of Florida

My Commission Expires:



PATRICIA A. KARNEY
Commission # GG 187703
Expires June 18, 2022
Bonded Thru Budget Notary Services

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

9024-0000-02

[GOOGLE Street View](#)

Prime Key: 1434165

[MAP IT+](#)

Current as of 9/29/2025

[Property Information](#)

RAHAMAN SHEIK HAFEEZ
 RAHAMAN BIBI SHIMOON
 100 JUNIPER LOOP
 OCALA FL 34480-9787

[Taxes / Assessments:](#)

Map ID: 216

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

PC: 01

Acres: 4.47

Situs: 122 JUNIPER LOOP OCALA

[Current Value](#)

Land Just Value	\$107,280
Buildings	\$322,173
Miscellaneous	\$2,599
Total Just Value	\$432,052
Total Assessed Value	\$432,052
Exemptions	\$0
Total Taxable	\$432,052

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

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$107,280	\$345,462	\$2,871	\$455,613	\$422,088	\$0	\$422,088
2023	\$67,050	\$0	\$0	\$67,050	\$67,050	\$0	\$67,050
2022	\$62,580	\$0	\$0	\$62,580	\$603	\$0	\$603

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7699/0580	02/2022	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$89,900
7664/0257	12/2021	06 SPECIAL WARRANTY	0	U	V	\$100
2321/0322	12/1996	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	\$3,173,300
1143/0489	01/1983	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 13 TWP 16 RGE 22
 PLAT BOOK J PAGE 188
 SILVER SPRINGS SHORES UNIT 24
 TRACT AW

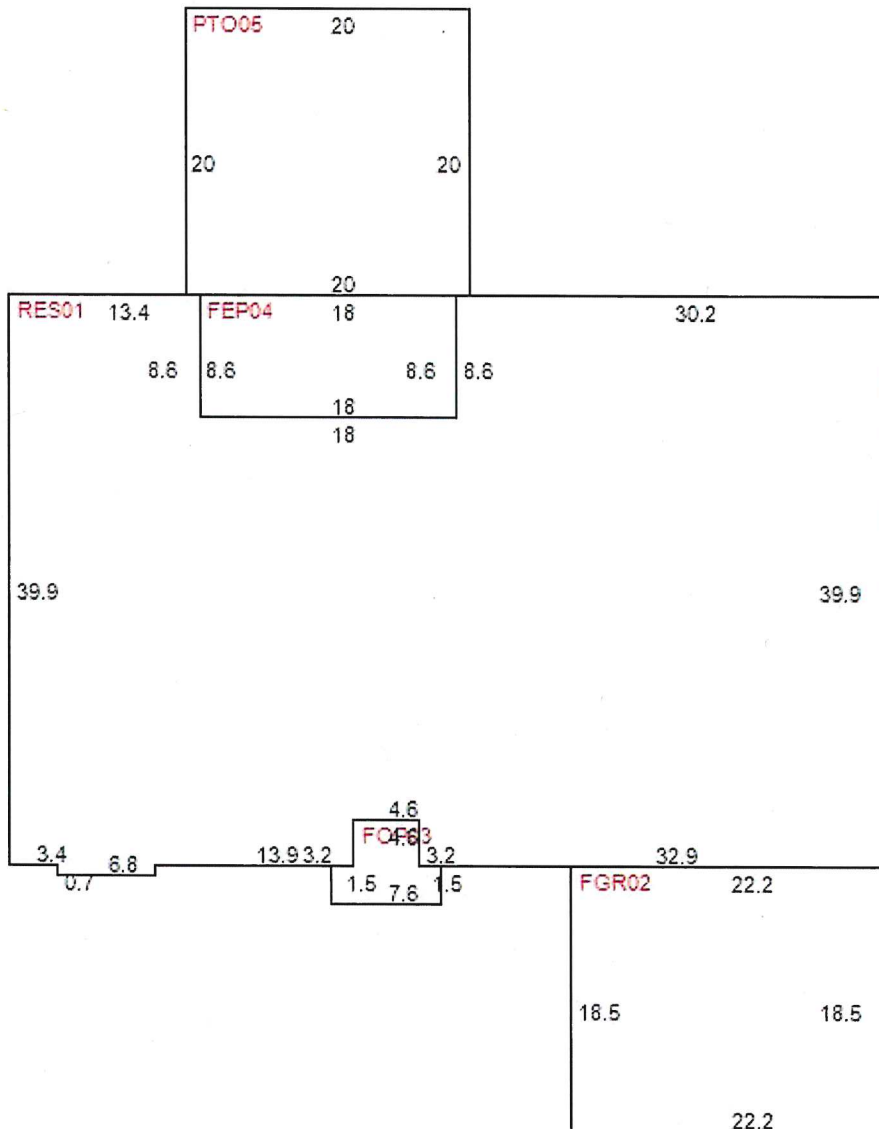
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	R1	4.47	AC	24,000.0000	1.00	1.00	1.00	107,280	107,280
9994		.0	.0	R1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 2024A											Total Land - Class \$107,280	
Mkt: 6 70											Total Land - Just \$107,280	

Traverse

Building 1 of 1

RES01=R3,4D0,7R6,8U0,7R13,9U3,2R4,6D3,2R32,9U39,9L30,2D8,6L18U8,6L13,4D39,9.R3,4D0,7R6,8U0,7R13,9U3,2R4,6D3,2R32,9
 FGR02=D18,5L22,2U18,5R22,2.L32,9
 FOP03=U3,2L4,6D3,2L1,5D2,7R7,6U2,7L1,5.R32,9U39,9L30,2
 FEP04=D8,6L18U8,6R18.R1
 PTO05=U20L20D20R20.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 1 - 00-04 YRS
 Condition 3
 Quality Grade 600 - AVERAGE
 Inspected on 6/26/2024 by 218

Year Built 2023
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%

Architecture 0 - STANDARD SFR
Base Perimeter 228

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	2023	N	0 %	0 %	2,293	2,293
FGR 0232	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %	411	411
FOP 0301	- NO EXTERIOR	1.00	2023	N	0 %	0 %	35	35
FEP 0429	- VINYL SIDING	1.00	2023	N	0 %	0 %	155	155
PTO 0501	- NO EXTERIOR	1.00	2023	N	0 %	0 %	400	400

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 2	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB A/C: Y	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	992.00	SF	20	2023	3	0.0	0.0
114 FENCE BOARD	30.00	LF	10	2024	4	0.0	0.0
Total Value - \$2,599							

Appraiser Notes

EST INT & FGR
(2)UDU-1 10X16(N/A)

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024101195	10/1/2024	1/22/2025	INSTALLATION OF CAR PORT ON NEW CONCRETE 20X25 PAD
2024021928	2/1/2024	5/2/2024	CAT. I TO CAT. III SUNROOM
2023091981	9/20/2023	2/15/2024	RESIDENTIAL 2ND DRIVEWAY
2022103473	10/1/2022	7/26/2023	SFR

Cost Summary

Buildings R.C.N.	\$278,343	7/17/2024				
Total Depreciation	(\$11,134)					
Bldg - Just Value	\$267,209		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$2,599	7/17/2024	1	\$278,343	(\$11,134)	\$267,209
Land - Just Value	\$107,280	2/4/2025				
Total Just Value	\$377,088					