



**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 8/5/25
INITIALS EM
TENTATIVE MEETING DATES
P&Z PH 9/29/25
BCC/P&Z PH 10/20 OR 10/21/2025
Revised 01/09/2020

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

Staff Use Only: Case # 1__ - _____

AR 33163

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u>X</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 warranty 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
2304-022-028	16-15-21	.53	MEDIUM	HIGH

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

Property owner/applicant	Authorized agent (if not the owner/applicant)
STEPHEN CURRY TASHA CURRY PO BOX 6528 OCALA FL 34478 352-817-9817 SDCURRY1@MSN.COM	

Staff Use Only: Application Complete – Yes Received: Date 8/1/25 Time 4:pm a.m. / p.m. Page 1 of 3

Empowering Marion for Success

www.marioncountyfl.org

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

Revised 01/09/2020

EXISTING USE OF SITE:

VACANT

PROPOSED USE OF SITE (IF KNOWN):

I propose dividing the parcel into two parcels: one measuring 125' x 100' and the other 100' x 100'. On the larger lot, I plan to build a duplex, while the smaller lot will be designated for a single-family home.

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):

Go west on Hwy 40. Turn right on SW 60th Ave. Turn right on NW Sixth Place.

Parcel is on the left.

PROPERTY OWNER AFFIDAVIT

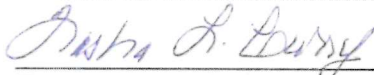
Revised 01/09/2020 -

STATE OF FLORIDA
COUNTY OF MARIONBEFORE ME THIS DAY PERSONALLY APPEARED TASHA CURRY,

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:
2304-022-028,
2. He/she duly authorizes and designates STEPHEN CURRY 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.



Property owner's signature

7/25/25

Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of JULY, 2025 (year),
by TASHA LANETTE CURRY (name of person making statement).
He/she is personally known to me or has produced FL DRIVER LICENSE as
identification. (Driver's license, etc.)



Notary public signature

State of FLORIDA County of MARION
My commission expires: APRIL 10, 2028

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA
COUNTY OF MARIONBEFORE ME THIS DAY PERSONALLY APPEARED STEPHEN CURRY,

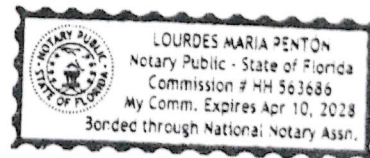
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

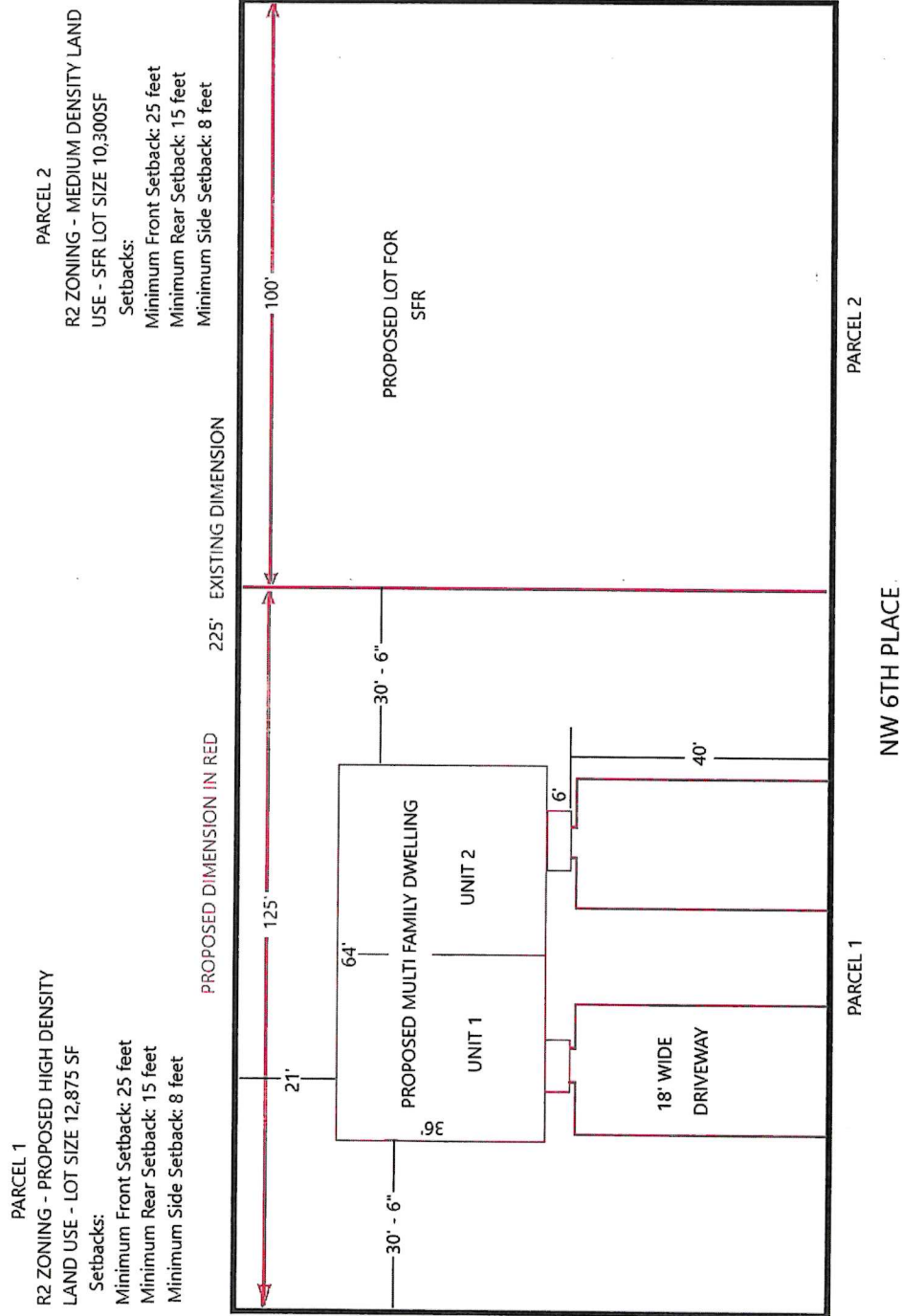
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
2304-022-028,
2. He/she duly authorizes and designates STEPHEN CURRY to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described 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.

Stephen Curry
Property owner's signature7/25/25
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of JULY, 2025 (year),
by STEPHEN DEMOND CURRY (name of person making statement).
He/she is personally known to me or has produced FL DRIVER LICENSE as
identification. (Driver's license, etc.)

Loures Maria Penton
Notary public signature

State of FLORIDA County of MARION
My commission expires: APRIL 10, 2028

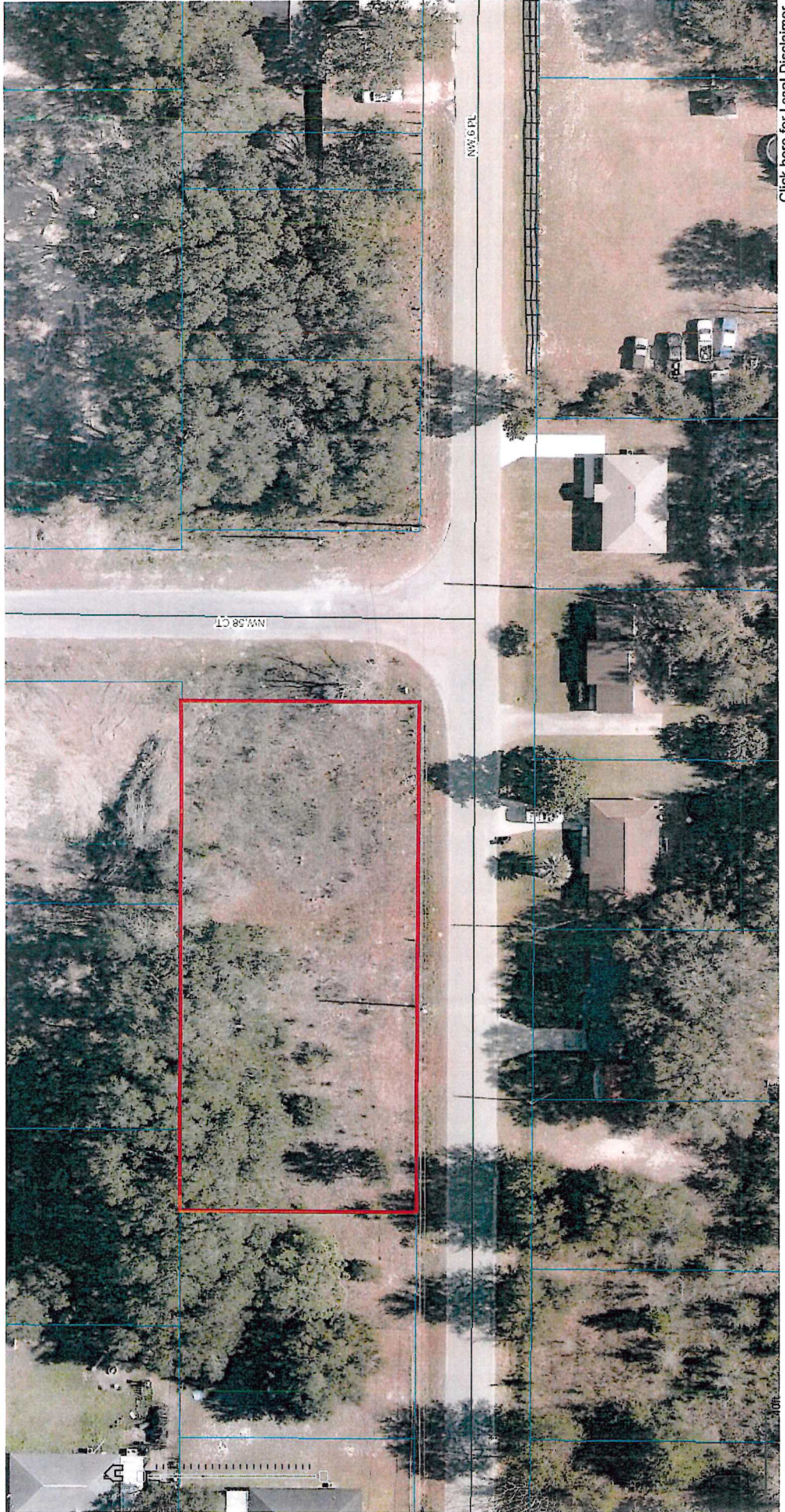


[illegible]

We are upgrading soon! Please visit the new Property Appraiser GIS Online Mapping system, click here (<https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809>)

Last Updated 3/19/2025

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+



Click here for Legal Disclaimer

Prepared by **Return to:**
 Jenna Trew
 1st Quality Title, LLC
 3227 SE Maricamp Road Ste 101
 Ocala, FL 34471
 (352) 690-1787
 File No.: 1Q-07-0549



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 05/03/2007 08:15:25 AM

FILE #: 2007061598 OR BK 04782 PGS 0156-0157

RECORDING FEES 18.50

DEED DOC TAX 217.00

UK

WARRANTY DEED

This indenture made on 4/30/2007 A.D., by

Stephen R. Carter, a married man, whose address is: 2823 Saddle Creek, Avon, OH 44011-4926 hereinafter called the "grantor", to

Stephen Curry and Tasha Curry, husband and wife, whose address is: PO Box 6528, Ocala, FL 34478 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, to-wit:

Lots 28, 29, 30, 31, 32, 33, 34, 35, and 36, Block V of OCALA RIDGE UNIT 4, according to the Plat thereof as recorded in Plat Book G, Page(s) 39, of the Public Records of Marion County, Florida.
 Parcel Identification Number: R2304-022-028

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the 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; that the grantor hereby fully 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 accruing subsequent to December 31st of 2007.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Stephen R. Carter
 Stephen Carter

Signed, sealed and delivered in our presence:

Angela Coykendall
 Witness Signature
 Print Name: Angela Coykendall

State of Ohio
 County of LORAIN

SNJEZANA MCKEARNY
 Witness Signature
 Print Name: SNJEZANA MCKEARNY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on April 30, 2007, by Stephen R. Carter who is personally known to me or has produced a valid driver's license as identification.



Chris Danico
 NOTARY PUBLIC
CHRIS DANICO
 Notary Print Name

My Commission Expires: Aug 29, 2010

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

2304-022-028

Prime Key: 569704

[MAP IT+](#)

Current as of 8/1/2025

[Property Information](#)

CURRY STEPHEN
CURRY TASHA
PO BOX 6528
OCALA FL 34478-6528

[Taxes / Assessments:](#)

Map ID: 146

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: .53

[2024 Certified Value](#)

Land Just Value	\$30,600		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$30,600		
Total Assessed Value	\$11,859	Impact	
Exemptions	\$0	Ex Codes:	(\$18,741)
Total Taxable	\$11,859		
School Taxable	\$30,600		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$30,600	\$0	\$0	\$30,600	\$11,859	\$0	\$11,859
2023	\$26,100	\$0	\$0	\$26,100	\$10,781	\$0	\$10,781
2022	\$15,300	\$0	\$0	\$15,300	\$9,801	\$0	\$9,801

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4782/0156	04/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$31,000
3108/1672	02/2002	62 DISTR	0	U	V	\$100
3108/1671	01/2002	60 CRT ORD	0	U	V	\$100
2914/0998	02/2001	62 DISTR	0	U	V	\$100
2914/0992	12/2000	60 CRT ORD	0	U	V	\$100
3108/1665	03/1994	74 PROBATE	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 15 RGE 21
PLAT BOOK G PAGE 039
OCALA RIDGE UNIT 4
BLK V LOTS 28.29.30.31.32.33.34.35.36

ATTACHMENT A

MCPA Property Record Card

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		25.0	102.0	R2	1.00	LT						
0001		200.0	103.0	R2	8.00	LT						
Neighborhood 4501												
Mkt: 4 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
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