

Staff Use Only: Case #1 -

Staff Use Only: Application Complete - Yes

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

INTIALS EMPRESSED 01/09/2020

TENTATIVE MEETING DATES

P&Z PH 9/29/25

BCC/P&Z PH 16/20 OR 10/21/2025

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

		AK.	33/63					
PLEASI	E CHECK THE API	PROPRIATE	APPLICATION TYPE	PE BELOW:				
LARGE-SCALE MAP	AMENDMENT		SMALL-SCALE MAP AMENDMENT TEXT AMENDMENT					
TEXT AMENDMENT				ciated with submitted small-				
		,	nap amendment)					
REQUIRED DOCUME	ENTS TO ATTACH	TO APPLIC	ATION (add addition	al pages if necessary):				
				yor for the specific property				
proposed to be amended. C	2		_					
2) Copy of the most recer			included within the prope	osed amendment.				
 Notarized owner affida 								
4) Application fee – cash								
5) Additional information								
(NOTE: If applying for to				ept for applicant and/or				
authorized agent contact	information requested	on this page.)					
Marian County	Darrad Section	A areago of	Current	Proposed				
Marion County	Parcel Section,	Acreage of	Current Future Land Use	Proposed				
Tax Roll Parcel	Township, Range	Acreage of Parcel(s)	Future Land Use	Future Land Use				
Tax Roll Parcel Number(s) Involved	Township, Range (S-T-R)	Parcel(s)	Future Land Use Category	Future Land Use Category				
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Tax Roll Parcel Number(s) Involved	Township, Range (S-T-R)	Parcel(s)	Future Land Use Category	Future Land Use Category				
Tax Roll Parcel Number(s) Involved 2304-022-028	Township, Range (S-T-R) 16-15-21	Parcel(s)	Future Land Use Category MEDIUM	Future Land Use Category HIGH				
Tax Roll Parcel Number(s) Involved 2304-022-028 CONTACT INF	Township, Range (S-T-R) 16-15-21 ORMATION (NAM	Parcel(s) .53 E, ADDRES	Future Land Use Category	Future Land Use Category HIGH FAX AND EMAIL)				
Tax Roll Parcel Number(s) Involved 2304-022-028 CONTACT INF Property ow	Township, Range (S-T-R) 16-15-21	Parcel(s) .53 E, ADDRES	Future Land Use Category MEDIUM S, PHONE NUMBER	Future Land Use Category HIGH FAX AND EMAIL)				
Tax Roll Parcel Number(s) Involved 2304-022-028 CONTACT INF Property ow STEPHEN CURRY	Township, Range (S-T-R) 16-15-21 ORMATION (NAM	Parcel(s) .53 E, ADDRES	Future Land Use Category MEDIUM S, PHONE NUMBER	Future Land Use Category HIGH FAX AND EMAIL)				
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CONTACT INF Property ow STEPHEN CURRY TASHA CURRY PO BOX 6528 OCALA FL 34478	Township, Range (S-T-R) 16-15-21 ORMATION (NAM	Parcel(s) .53 E, ADDRES	Future Land Use Category MEDIUM S, PHONE NUMBER	Future Land Use Category HIGH FAX AND EMAIL)				
Tax Roll Parcel Number(s) Involved 2304-022-028 CONTACT INF Property ow STEPHEN CURRY TASHA CURRY PO BOX 6528 OCALA FL 34478 352-817-9817	Township, Range (S-T-R) 16-15-21 ORMATION (NAM) (ner/applicant	Parcel(s) .53 E, ADDRES	Future Land Use Category MEDIUM S, PHONE NUMBER	Future Land Use Category HIGH FAX AND EMAIL)				
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Empowering Marion for Success

Received: Date 8/1/25 Time 4: ma.m. /p.m. Page 1 of 3

CONCEPTUAL PLAN FOR SITE AVA (IF YES, PLEASE ATTACH TO APPL	AILABLE? YES X NO LICATION)	Revised 01/09/2020 _
EXISTING USE OF SITE: VACANT		
PROPOSED WSF OF SVE		
PROPOSED USE OF SITE (IF KNOWN I propose dividing the parcel into two proposed in the larger lot, I plan to build a duple home.	parcels: one measuring 125' v 100	o' and the other 100' x 100'. signated for a single-family
WHICH UTILITY SERVICE AND/OR	R FACILITY WILL BE UTILIZE	O FOR THE SITE?
	Provider	
Septic X Centralized sewer	Provider	
DIRECTIONS TO SITE FROM GROW BLVD., OCALA):	TH SERVICES BUILDING (2710	E. SILVER SPRINGS
Go west on Hwy 40. Turn right on	SW 60th Ave. Turn right on N	IW Sixth Place.
Parcel is on the left.		

Page 2 of 3

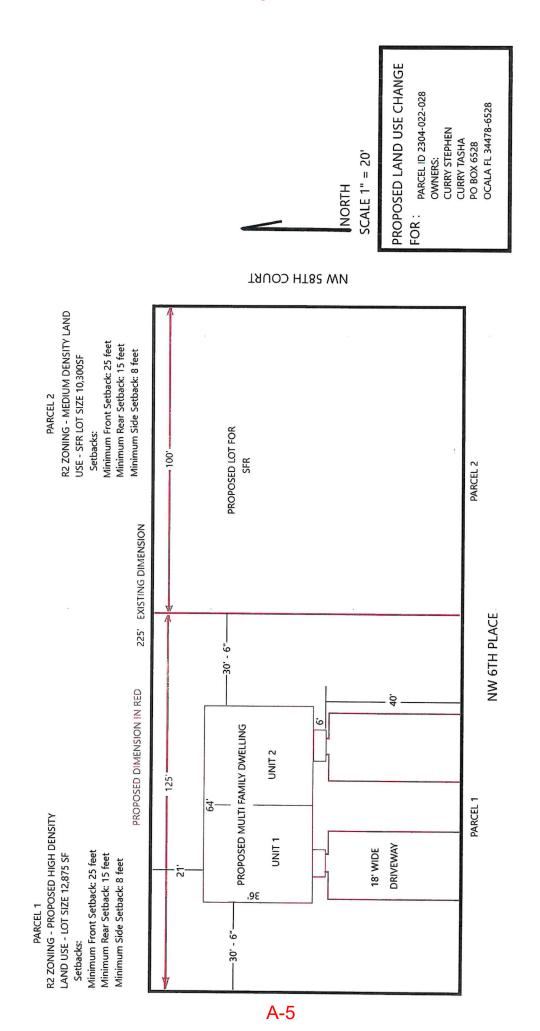
PROPERTY OWNER AFFIDAVIT Revised 01/09/2020 -

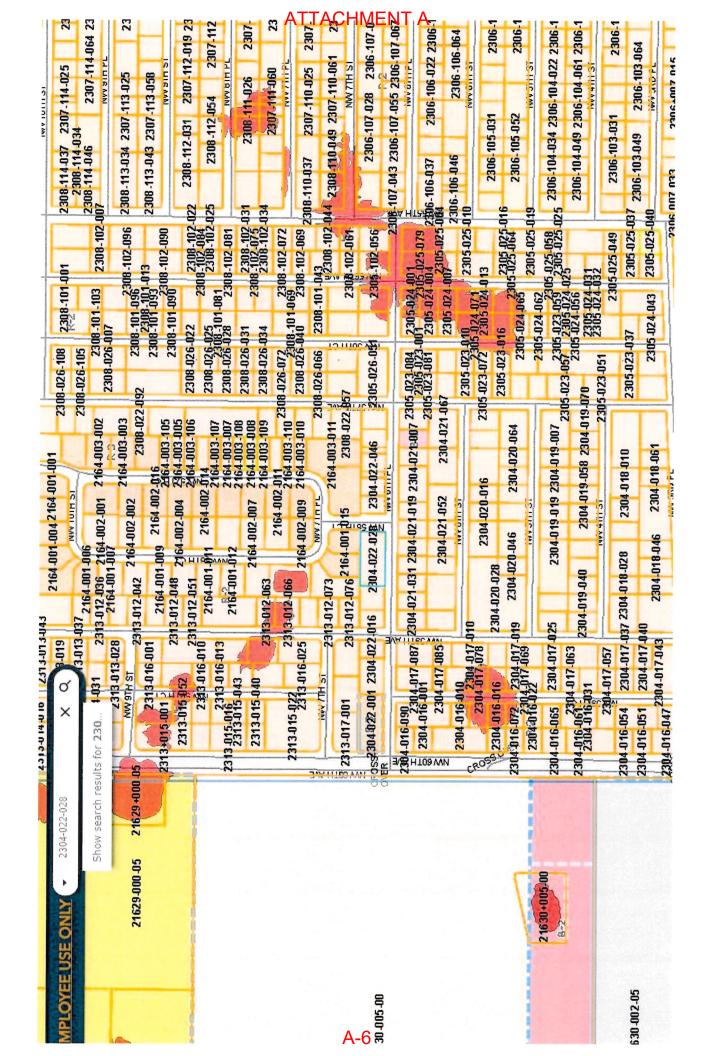
	ATE OF FLORIDA DUNTY OF MARION
	BEFORE ME THIS DAY PERSONALLY APPEARED TASHA CURRY
WI	Property owner's name, printed HO BEING DULY SWORN, DEPOSES AND SAYS THAT:
1.	He/she is the owner of the real property legally identified by Marion County Parcel numbers:
2.	He/she duly authorizes and designates STEPHEN 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
	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.
	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.
1	Dusha & Dury 7/25/25
Pro	perty owner's signature Date
this by]	orn to (or affirmed) and subscribed before me by means of physical presence or online notarization day of 1014, 2005 (year), ASHA LANGTE CURLY (name of person making statement). The is personally known to me or has produced placed to the content of the conten
	tification. (Driver's license, etc.)
Vota	ry public signature
	of FLORIDA County of MARION ommission expires: APRI 10, 2028

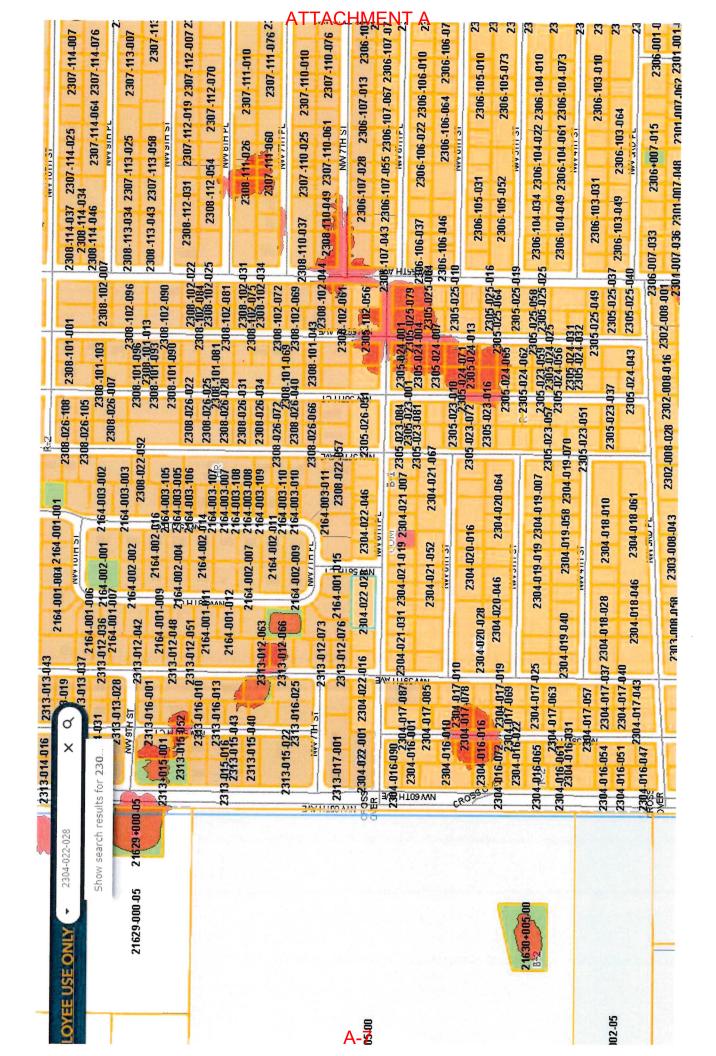
PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

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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.
	889 am 7/25/25
Pro	operty owner's signature Date
Sw	orn to (or affirmed) and subscribed before me by means of 🗹 physical presence or 🗆 online notarization
this	day of <u>JULY</u> , <u>2025</u> (year),
	STEALEN DEMOND CURRY (name of person making statement). she is personally known to me or has produced FUDETURE UTCENSE as
	as a stification.
	LOURDES MARIA PENTON Notary Public - State of Florida Commission # HH 563686 My Comm. Expires Apr 10, 2028 Bonded through National Notary Assn.
Ty	commission expires: APPR 10, 2028







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

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



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



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.

FL FA DEED-Warranty Individual W/Non-Homestead Rev. February 9, 2007

Page 1 of 2 File No.: 1Q-07-0549

In Witness Whereof, the grantor has hereunto set their hand(s	s) and seal(s) the day and year first above written.
Signed, sealed and delivered in our presence: Witness Signature Print Name: Hogela Coykendall State of Ohio County of LOPAN	Sylvano ME Keamy Witness Signature Print Name: SNJEZANA MEKEMENEY

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.



NOTARY PUBLIC CHRIS DAMICO

Notary Print Name

My Commission Expires: <u>Ac. 29, 2010</u>

FL FA DEED-Warranty Individual W/Non-Homestead Rev. February 9, 2007

Page 2 of 2 File No.: 1Q-07-0549 MCPA Property Record Card

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

M.S.T.U. PC: 00 Acres: .53

Millage: 9002 - UNINCORPORATED

2024 Certified Value

Land Just Value \$30,600 **Buildings** \$0 Miscellaneous \$0 Total Just Value \$30,600 Total Assessed Value \$11,859 Exemptions \$0 Total Taxable \$11,859 School Taxable \$30,600

Impact Ex Codes:

(\$18,741)

History of Assessed Values

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

Book/Page	Date	Instrument	Code	O/U	V/I	Price
<u>4782/0156</u>	04/2007	07 WARRANTY	2 V-SALES VERIFICATION	0	V	\$31,000
3108/1672	02/2002	62 DISTR	0	II.	v	\$100
3108/1671	01/2002	60 CRT ORD	0	II.	V	\$100
2914/0998	02/2001	62 DISTR	0	II	V	\$100
2914/0992	12/2000	60 CRT ORD	0	ı,	V 37	
3108/1665	03/1994	74 PROBATE	0	U	V	\$100
COMMON TO THE PARTY OF THE PART	00,100,1	TIRODITE	V	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

Permit 1	Number			Date	Issued			Date (Compl	eted	Description	
							l Buildin Search **					
programme the Art Secure Special Secure recovery.		and the second s	access and the second s		A	ppraise	Notes					
Туре			Nbr Units	Туре	Miscella Life		<u>mproven</u> Year In	nents	Gra	ade	Length	Widtl
Neighbo Mkt: 4 7	orhood 4501 70				MATE THE MISSION AND AND AND AND AND AND AND AND AND AN							
0001		200.0	103.0	R2	8.00	LT						
Use 0001	CUse	Front 25.0	Depth 102.0	Zoning R2	Units 1.00	LT LT	Rate	Loc	Snp	Phy	Class Value	Just Valu