



**Marion County
Board of County Commissioners**

Growth Services

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

Revised 01/09/2020

**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 <u> x </u> TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>
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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
47667-000-00	19-17-23	55	RURAL	Medium Residential

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

Property owner/applicant	Authorized agent (if not the owner/applicant)
Estate of Michael P. Couture C/O Rep. Eva Couture P.O. Box 114 Summerfield, FL 34492	Tillman & Associates Engineering, LLC 1720 SE 16th Avenue, Bldg 100 Ocala, FL 34471 352-387-4540 Permits@Tillmaneng.com

Staff Use Only: Application Complete – Yes Received: Date 4/15/25 Time ____:____ a.m. / p.m. Page 1 of 3

AR 32747

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:

Agricultural Vacant Land.

PROPOSED USE OF SITE (IF KNOWN):

Residential Subdivision

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

Well ☐ Centralized water ☒ Provider Marion County Utilities
 Septic ☐ Centralized sewer ☒ Provider Marion County Utilities

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

Take US 301 South to CR 42, turn Left to SE 73rd Avenue, turn L to subject property on Left.

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 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:
47667-000-00, 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, 25 (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


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) TILLMAN & ASSOC. Engineering LLC
Address: 1720 SE 16TH AV, BLDG 100 OCALA, FL
Signature: 

Owner: (Print) EVA COUTURE
Address: 15490 S.E. 73RD AVENUE, SUMMERFIELD, FL.
Signature: 

GRAPHIC SCALE: 1" = 100 FEET

FRED FRANKLIN
 REGIONAL SURVEYOR AND MAPPER LICENSE NO. 7129
 APO, LLC LICENSE BUSINESS NO. 8329

TAX ID# 47667-000-00

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.

CONTAINS: 55.023 ACRES MORE OR LESS



DAVID R ELLSPERMANN CLERK & 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
Bustis, 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 73rd 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 73rd 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 106th 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 73rd 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 Gagnon
Witness Signature
Bryan R Gagnon
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.

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

IN RE: ESTATE OF

FILE NO. 2021-CP-1292

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



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

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

47667-000-00

[GOOGLE Street View](#)

Prime Key: 1155231

[MAP IT+](#)

Current as of 2/17/2025

Property InformationM.S.T.U.PC: 62

Acres: 55.00

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

Taxes / Assessments:

Map ID: 238

Millage: 9001 - UNINCORPORATED

Situs: Situs: 15700 SE 73RD AVE
SUMMERFIELD

2024 Certified Value

Land Just Value	\$1,004,850		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$1,004,850	Impact	
Total Assessed Value	\$10,230	Land Class Value	(\$994,620)
Exemptions	\$0	Total Class Value	\$10,230
Total Taxable	\$10,230	<u>Ex Codes:</u> 08	\$10,230

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,004,850	\$0	\$0	\$1,004,850	\$10,230	\$0	\$10,230
2023	\$1,004,850	\$0	\$0	\$1,004,850	\$10,010	\$0	\$10,010
2022	\$816,750	\$0	\$0	\$816,750	\$8,800	\$0	\$8,800

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7573/0586	09/2021	21 ADMNSTR	0	U	I	\$100
7514/1939	03/2021	71 DTH CER	0	U	I	\$100
6071/1358	03/2014	08 CORRECTIVE	7 PORTIONUND INT	U	I	\$100
6071/1353	03/2014	08 CORRECTIVE	0	U	I	\$100
6016/1624	03/2014	26 TRUSTEE	0	U	I	\$100
6016/1615	03/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
6016/1610	03/2014	25 PER REP	0	U	I	\$100
4679/1145	12/2006	74 PROBATE	0	U	I	\$100
2250/1709	04/1996	74 PROBATE	0	U	I	\$100
2546/0830	10/1990	77 AFFIDAVIT	0	U	I	\$100

Property Description

SEC 19 TWP 17 RGE 23
 THAT PT OF THE N 675 FT OF SE 1/4 LYING E OF RR &
 THAT PT OF THE NE 1/4 LYING E OF RR
 EXC N 1532.97 FT THEREOF &
 SEC 20 TWP 17 RGE 23
 N 675 FT OF W 1/2 OF SW 1/4
 EXC RD ROW &
 W 1/2 OF NW 1/4
 EXC N 1532.97 FT
 EXC RD ROW
 EXC COM AT PT WHICH IS N 89-58-33 E 1100.52 FT FROM THE SW COR OF W 1/2 OF NW 1/4
 OF SEC 20 TH TH E 210 FT TH N 210 FT TH W 210 FT TH S 210 FT TO THE POB (OR BK 4016/26)
 EXC COM AT THE NE COR OF W 1/2 OF NW 1/4 OF SEC 20 TH S 2107.08 FT TO THE POB TH
 CONT S 150 FT TH W 320 FT TH N 150 FT TH E 323.94 FT TO THE POB (OR BK 1157/1676)
 EXC COM AT THE NE COR OF W 1/2 OF NW 1/4 OF SEC 20 TH S 00-11-10 E 1532.97 FT TO THE
 POB TH CONT S 00-11-10 E 547.11 FT TH W 808.46 FT TH N 00-54-12 W 574.17 FT TH E TO
 THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6204		.0	.0	A1	55.00	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 NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
1219021	12/1/1997	3/1/1999	UCP