



**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

**RECEIVED**

**JUN 24 2024**

**MC GROWTH SERVICES**

**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** \_\_\_\_\_  
**TEXT AMENDMENT** \_\_\_\_\_

**SMALL-SCALE MAP 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
2303-015-065	16-15-21	.30	MR	HR
2303-015-005	16-15-21	.34	MR	HR

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

Property owner/applicant	Authorized agent (if not the owner/applicant)
John Noble Rutledge III 2315 S.E. 62nd St Ocala, FL 34480 352-427-0122 John.rutledge@comcast.net FAX - 352-644-2625	

Staff Use Only: Application Complete – Yes Received: Date 6/24/24 Time 12:15 a.m. / (p.m.) **Page 1 of 3**

PROJECT: 2024060068

AR: 31714

**Empowering Marion for Success**

[www.marioncountyfl.org](http://www.marioncountyfl.org)

Attachment A

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

Revised 01/09/2020

EXISTING USE OF SITE:

Current Use: vacant

PROPOSED USE OF SITE (IF KNOWN):

New Duplex

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):

See attached

## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA  
 COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED John Noble Rutledge III,  
 Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

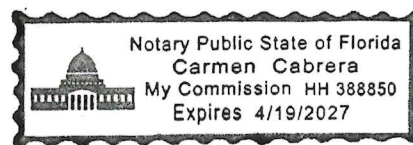
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
2303-015-065, \_\_\_\_\_, \_\_\_\_\_.
2. He/she duly authorizes and designates \_\_\_\_\_ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real 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.

John Noble Rutledge III  
 Property owner's signature

6/24/2024  
 Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of JUNE, 2024 (year),  
 by JOHN NOBLE RUTLEDGE III (name of person making statement).  
 He/she is personally known to me or has produced CO-WORKER, KNOWN TO ME as  
 identification. (Driver's license, etc.)

Carmen Cabrera  
 Notary public signature



State of FLORIDA County of MARION  
 My commission expires: APRIL 19, 2027



## PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
 COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED John Rutledge,  
 Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

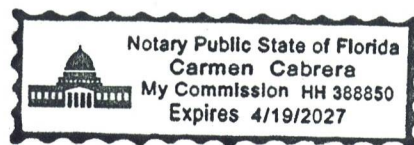
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
2303-015-005, \_\_\_\_\_, \_\_\_\_\_.
2. He/she duly authorizes and designates \_\_\_\_\_ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real 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
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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.

John Rutledge  
 Property owner's signature

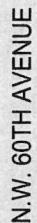
8/12/2024  
 Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of AUGUST, 2024 (year),  
 by JOHN NOBLE RUTLEDGE (name of person making statement).  
 He/she is personally known to me or has produced Personally Known - Co-Worker as  
 identification. (Driver's license, etc.)

Carmen Cabrera  
 Notary public signature



State of FLORIDA County of MARION  
 My commission expires: 04/19/2027



—||— LINE BREAK

R/W RIGHT-OF-WAY  
CONC. CONCRETE  
LS LAND SURVEYOR  
LB LICENSED BUSINESS  
NO. NUMBER  
C. CENTERLINE  
P.C. POINT OF CURVATURE  
P.I. POINT OF INTERSECTION  
(F) FIELD MEASURE  
(P) PLAT MEASURE  
(C) CALCULATED MEASURE  
L ARC LENGTH  
R RADIUS  
DELTA (CENTRAL ANGLE)  
CB CHORD BEARING  
CH CHORD  
WATER METER  
ELECTRIC BOX  
CATV TELEVISION RISER  
TELEPHONE RISER  
FENCE BASIN

—X— FENCE  
OHL OVERHEAD UTILITY LINE  
D 4'x4' CONCRETE MONUMENT (MARION ENG)

THIS SURVEY NOT VALID UNLESS EMBOSSED  
WITH THE SIGNATURE AND RAISED SEAL OF  
A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHRISTOPHER J. HOWSON - DATE  
FLORIDA LAND SURVEYOR REGISTRATION NO.6553

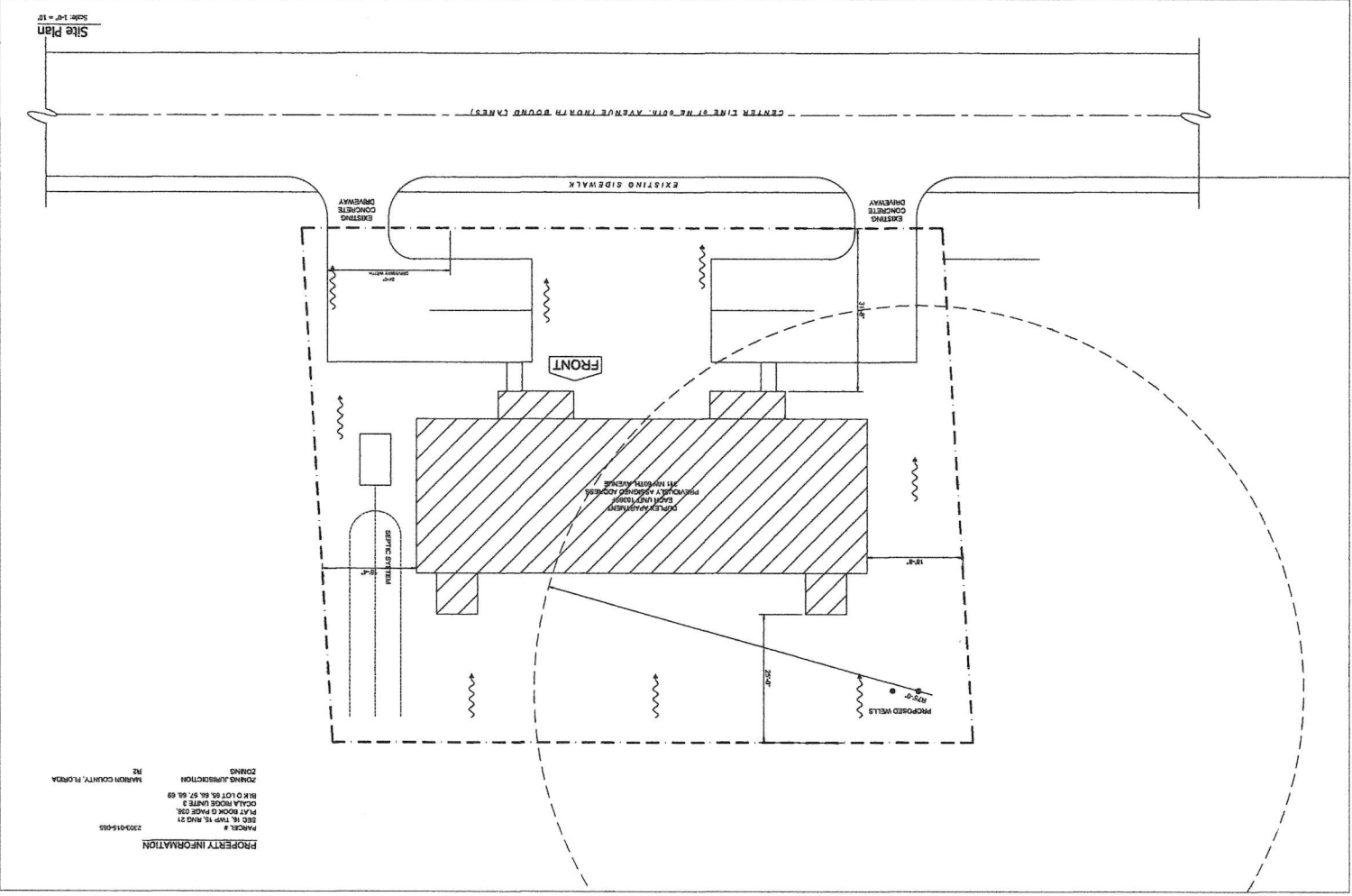
REVISION	DATE	FIELD BOOK/PAGE	BYPASS
PLOT PLAN	04/29/24		

**JOB #**  
**NUMBER**  
240526

DWG #  
240526PLT

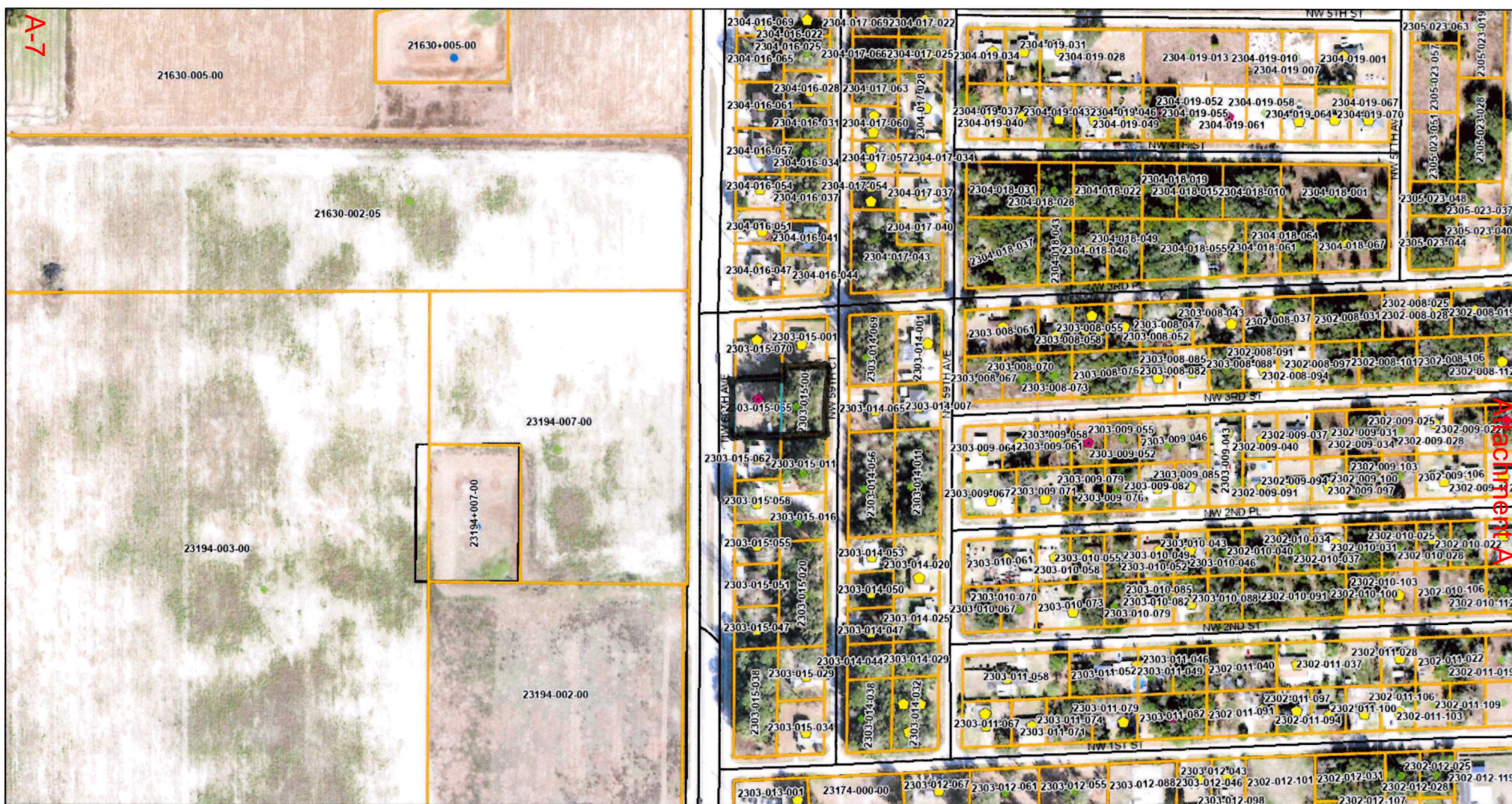
Attachment A

# Attachment A





# MCBCC Interactive Map - Internal



6/25/2024, 8:39:05 AM

Parcels Labels

Parcels

Address Points

Structure - Addressed

Structure - Confidential Address

No Address

Vacant with Address

WRA/DRA

Marion County

Municipalities

County Road Maintenance

OCE Maintained Paved

Streets

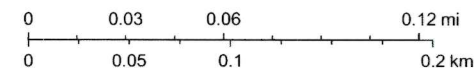
Aerial2023

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:2,866



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



2710 E Silver Springs Blvd, Ocala, FL 34470, United States

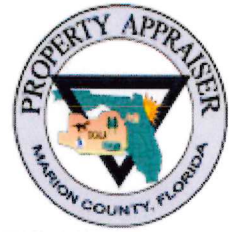
## Driving

>



Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
Real Estate

2303-015-065

[GOOGLE Street View](#)

Prime Key: 568694

[Beta MAP IT+](#)

Current as of 6/25/2024

[Property Information](#)

RUTLEDGE JOHN NOBLE III  
2315 SE 62ND ST  
OCALA FL 34480-6251

[Taxes / Assessments:](#)

Map ID: 146

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

Acres: .30

[More Situs](#)

Situs: Situs: 311 NW 60TH AVE OCALA

[2023 Certified Value](#)

Land Just Value	\$14,500
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$14,500
Total Assessed Value	\$14,500
Exemptions	\$0
Total Taxable	\$14,500

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

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$14,500	\$0	\$0	\$14,500	\$14,500	\$0	\$14,500
2022	\$8,500	\$30,583	\$1,609	\$40,692	\$26,077	\$0	\$26,077
2021	\$4,950	\$19,693	\$1,332	\$25,975	\$23,706	\$0	\$23,706

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">EX00/0529</a>	01/2001	EI E I	0	U	I	\$17,680
<a href="#">2676/0052</a>	07/1999	07 WARRANTY	8 ALLOCATED	U	V	\$63,000
<a href="#">1010/0021</a>	02/1980	07 WARRANTY	0	U	I	\$15,500
<a href="#">0402/0479</a>	06/1969	02 DEED NC	0	U	I	\$2,500

[Property Description](#)

SEC 16 TWP 15 RGE 21  
PLAT BOOK G PAGE 038  
OCALA RIDGE UNIT 3

BLK O LOT 65.66.67.68.69

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		50.0	101.0	R2	2.00	LT							
0001		75.0	102.0	R2	3.00	LT							
Neighborhood 4501 - OCALA RIDGE R2 VAC													
Mkt: 4 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
2022101657	-	-	DEMO BUILDING AND ABANDON SEPTIC TANK



Return to: (enclose self-addressed stamped envelope)

Attachment A

Name: Samuel Lauff, Jr.

Address: P.O. Box 2754  
Ocala, Florida

This Instrument Prepared by:

Name: Samuel Lauff, Jr.

Address: P.O. Box 2754  
Ocala, Florida 34478

Property Appraiser's Parcel Identification

Folio Number(s):

Grantee(s) S.S. #

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT  
FILE: 99068999  
DATE: 07/28/99 12:15  
OR BOOK/PAGE: 2676/52  
MARION COUNTY

Deed Doc Stamps 441.00 PAID

07/28/99 MARION COUNTY

Kroger

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 16th day of July, 19 99, by  
Samuel Lauff, Jr., a single personhereinafter called the Grantor, to John Noble Rutledge III  
whose post office address is 854 SE 28th Avenue, Ocala, FL 34471  
hereinafter called the Grantee.(Wherever used herein the terms "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, wherever the context so admits or requires.)Witnesseth, That the Grantor, for and in consideration of the sum of \$ 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, State of Florida, viz:

See Schedule "A" attached.

Parcel 2845-052-024  
+ otherTogether, 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 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, 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 accruing subsequent to December 31, 1999.In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

J. Parker

Printed Name

Witness Signature (as to first Grantor)

V. P. Osado

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FloridaCOUNTY OF Marion

Samuel Lauff, Jr., a single person

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that  
executed the same, and an oath was not taken. (Check one: ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the  
following type of identification: DL # L-100-780-48-173-0

NOTARY RUBBER STAMP SEAL

MARY L. BRADDON  
My Commission CC490825  
Expires Oct. 08, 1999

Witness my hand and official seal in the County and State last aforesaid

(this) day of July, A.D. 1999

Notary Signature

Printed Name

SCHEDULE "A"  
LAUFF/RUTLEDGE DEED

311 NW 60th Avenue, Ocala, Florida-Lots 65 thru 69 inclusive in Block "O", Unit 3, OCALA RIDGE, as per plat thereof recorded in Plat Book "G", pages 36 thru 47 inclusive and page 51 of the Public Records of Marion County, Florida

1223 SW 2nd Street, Lots 24 and 26, Block 52, SANTA MARIA PLACE, as per plat thereof recorded in Plat Book A, Page 97, public records of Marion County, Florida.

816 NE 4th Street, Commencing at the NW corner of lot 29, SMITH and DAUGHERTY ADDITION to the City of Ocala, Florida, thence South 80 feet along the West boundary line of said Lot 29, for a point of beginning; thence South 45 feet, East 100 feet, North 45 feet and West 100 feet to the Point of Beginning. All according to a plat thereof recorded in Plat Book E, page 8, Public Records of Marion County, Florida.

340 NE 9th Street, East 35 feet of Lot 29, Smith and Dougherty Addition to the City of Ocala, as per plat thereof, recorded in Plat Book E, Page 8, Public Records of Marion County, Florida



Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2024 Property Record Card

# Real Estate

2303-015-005

Prime Key: 568589

[Beta MAP IT+](#)

Current as of 6/28/2024

[Property Information](#)

RUTLEDGE JOHN  
2315 SE 62ND ST  
OCALA FL 34480-6251

[Taxes / Assessments:](#)

Map ID: 146

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

PC: 00

Acres: .34

[2023 Certified Value](#)

Land Just Value	\$17,400
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$17,400
Total Assessed Value	\$17,400
Exemptions	\$0
Total Taxable	\$17,400

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

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$17,400	\$0	\$0	\$17,400	\$17,400	\$0	\$17,400
2022	\$10,200	\$0	\$0	\$10,200	\$6,534	\$0	\$6,534
2021	\$5,940	\$0	\$0	\$5,940	\$5,940	\$0	\$5,940

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7785/1770</a>	05/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$15,000
<a href="#">4025/0742</a>	04/2005	41 CORP	2 V-SALES VERIFICATION	Q	V	\$29,000
<a href="#">4025/0741</a>	04/2005	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$2,600
<a href="#">3972/0008</a>	03/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$8,000
<a href="#">3961/1718</a>	02/2005	62 DISTR	0	U	V	\$100
<a href="#">3821/1394</a>	09/2004	77 AFFIDAVIT	0	U	V	\$100
<a href="#">1964/1835</a>	08/1993	05 QUIT CLAIM	0	U	V	\$100
<a href="#">3947/0996</a>	12/1987	71 DTH CER	0	U	V	\$100
<a href="#">UNRE/INST</a>	11/1984	71 DTH CER	0	U	V	\$100
<a href="#">0248/0322</a>	10/1965	07 WARRANTY	9 UNVERIFIED	U	V	\$100

[Property Description](#)

SEC 16 TWP 15 RGE 21

A-13

## Attachment A

PLAT BOOK G PAGE 038  
 OCALA RIDGE UNIT 3  
 BLK O LOTS 5.6.7.8.9.10

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		150.0	100.0	R2	6.00	LT							
Neighborhood 4501 - OCALA RIDGE R2 VAC													
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



10.00 R  
105.00 DS  
115.00

## Attachment A



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 05/20/2022 11:55:42 AM  
FILE #: 2022074946 OR BK 7785 PG 1770  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$105.00 MDS: \$0 INT: \$0

Prepared By:  
THOMAS M. EGAN, Chartered  
2107 SE 3rd Avenue  
Ocala, FL 34471

Parcel ID #: 2303-015-005

### WARRANTY DEED

THIS INDENTURE, made this May 9, 2022, Between **BORIS SHOLOMYANSKY and TATYANA KREMNYOVA, his wife**, whose address is 42 Winston Street, Staton Island, NY 10312, **Grantors**, and **JOHN RUTLEDGE**, whose Post Office Address is 2315 SE 62<sup>nd</sup> Street, Ocala, Florida 34480 **Grantee**.

### WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

**Lots 5, 6, 7, 8, 9 and 10, Block O, Ocala Ridge Unit 3, as per plat thereof recorded in Plat Book G, Page 38, Public Records of Marion County, Florida.**

Subject to taxes for 2022 and subsequent years, and easements and restrictions of record without reimposing same. Grantor warrants that the property herein conveyed is not his homestead as contemplated by the Florida Constitution, nor is it contiguous thereto.

**AND SAID GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

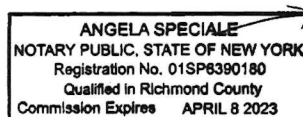
Signed, sealed and  
delivered in our presence:

Tim  
Witness #1 Signature  
Timothy Giglio  
Witness #1 Printed Name  
Carol  
Witness #2 Signature  
Carol  
Witness #2 Printed Name

Boris  
BORIS SHOLOMYANSKY  
Tatyana  
TATYANA KREMNYOVA

STATE OF New York  
COUNTY OF Richmond

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **BORIS SHOLOMYANSKY and TATYANA KREMNYOVA, his wife**, by means of ☒ physical presence or ☐ online notarization, who produced MS ID for identification, and are the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same this May 9, 2022.



Angela Speciale  
Notary Public  
My commission expires: 04/08/2023