



Marion County
Board of County Commissioners

Growth Services ♦ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	31544
PA:	

RECEIVED

MAY 14 2024

APPLICATION COMPLETE
DATE COMPLETED: 5/14/24
TENTATIVE MEETING DATES
P&Z PH: 7/29/24
BCC/P&Z PH: 8/20/24

- New or Modification \$1,000
- Expired \$1,000
- Renewal (no changes) \$300

Marion County
Growth Services
SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Church related Activities To amend an existing Special Use (170508SU) resolution 17-R-147 (approved May 16, 2017). Proposed Amendment includes adding a 3,000 sf. community meeting hall and handicap parking to the concept plan. Support for Concept Site plan change to support Diocese of Orlando. La Guadalupe Catholic Mission under previously issued Special Use Permit

Property/Site Address: 11153 W. Hwy 40, Ocala, FL 34482
Property Dimensions: Irregular refer to survey and concept mapping **Total Acreage:** 8.72
Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** MH and RAC
Parcel Account Number(s): 21108-000-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.

John G. Noonan, as Bishop of the Diocese of Orlando

Chuck A. Pigeon, P.E. (Pigeon-Ardurra, LLC)

Property Owner Name (please print)

Applicant or Agent Name (please print)

50 E. Robinson Avenue

925 SE 17th Street, Suite A

Mailing Address

Mailing Address

Orlando, Florida 32802

Ocala, Florida 34471

City, State, Zip Code

City, State, Zip Code

(407)246-4869

(352) 861-7799

Phone Number (include area code)

Phone Number (include area code)

Care of: dwhalen@orlandoDiocese.org

CPigeon@Ardurra.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Signatures*

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.: 2006120044	Code Case No.:	Application No.:	
Rcvd by: ZONING EMAIL	Rcvd Date: 5/14/24	FLUM: RAC+RL	AR No.: 31544
			Rev: 10/20/21

Please note The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable.
For more information, please contact the Zoning Division at 352-438-2675.



April 12, 2024

Mr. Greg Stubbs
Director, Department of Growth Services
Marion County Growth Services
2701 East Silver Springs Boulevard
Ocala, FL 34470

P-A Project No. 175.30

Via E-mail: zoning@marionfl.org

Re: Special Use Permit Application (Community Hall Addition)
Applicant: Diocese of Orlando,
Parcel ID: 21108-000-00
Parcel Address: 11153 W. Hwy 40, Ocala, FL 34482
County: Marion County, Florida

Dear Mr. Stubbs;

Transmitted with this letter please see the above-referenced Special Use Permit Application, being submitted on behalf of the Diocese of Orlando. This application is an amendment to the current approved Special Use for the property as originally approved under 170508SU in 2017. Related Special U Application include 200102020SU (Church) and 20080508SU (Day Care). Included with this application are the following documents:

- (1) Application form signed by the Owner, John G. Noonan, as Bishop of the Diocese of Orlando
- (2) Special use Permit Application Narrative
- (3) Special Warranty Deed (OR Bk 6901 Pgs 0324-0327)(Dorchester 5 to Diocese)
- (4) Warranty Deed (OR Bk 2517 Page 1226) (Levine to Diocese)
- (5) Resolution No. 17-R-147 approving Special Use Permit and providing an effective date.
- (6) Copy of Marion County Parcel Map
- (7) Copy of Marion County Zoning Map
- (8) Conceptual Site Plan amended to illustrate proposed new Community Hall building

The Special Use request is to allow the Diocese of Orlando to construct a much needed community hall adjacent to the current mission church building so that partitioner gatherings and club meetings, youth group meetings and similar church related meetings, bible study groups, as well as other related church events instead of always using the church sanctuary.

The narrative included with this application provided additional information in support of this request. Should you have any questions or need any additional materials, please do not hesitate to contact me.

Sincerely,

Chuck A. Pigeon, P.E.
Principal Engineer

eC: Fr. Pat Shedy, BT (File copy)

SPECIAL USE PERMIT APPLICATION (Modification to existing SUP #170508SU

for

Diocese of Orlando – Guadalupana Mission Church Site Modification

Tax Parcel Numbers: 21108-000-00

Sec 16, Twn 15 Rng 20, Marion Co, FL

Formerly prior to property consolidation: Parcel ID's 21108-000-00 and 2130-001-010 including 011, 012, 013, and 014. Ref. to Dorchester Estates lots 10 through 14, inclusive, Block "A" and a portion of NW 112th Ct. cul-de-sac.

INTRODUCTION

The property is located north of State Road 40 approximately 1/4 mile west of the NW 110th Avenue and State Road intersection. The subject property includes the original 3.03 acre la Guadalupana church site and the expansion 5.70 acre parcel for a total 8.72 acres referred to a the Guadalupana Catholic Mission facilities owned by the Diocese of Orlando. The subject property is partially developed and located in close proximity to the existing commercial establishments at the crossroad intersection and the State Road 40/NW 110th Avenue "Rural Activity Center".

The Diocese of Orlando previously obtained Special Use Permit approvals for construction of the current mission church and daycare facilities, and medical clinic.

Prior Special Use Permits approvals include for following:
20010220SU – Guadalupana Mission Church Facilities
20080508SU - Daycare Facilities
20170508SU - Church, Medical clinic, Multi-use Sports field.

In 2017 the Diocese obtained a separate Special Use Permit approval (SUP by 170508SU) via Resolution No. 17-R-147 Dated May 16, 2017 for the 5.18 Acres immediately adjacent to the Guadalupana Church property. In accordance with Condition No. 9 of the Resolution, the properties owned by the Diocese were combined with and are being maintained as a single operational property today (Ref, Parcel ID 21108-000-00).

The referenced Special Use Approvals include the following facilities:

Approved Use	Constructed Use To Date
1- story Church building with accessory buildings and site improvements	Church building and accessory buildings and site improvements (4,450 sf)
1-Day Care facility and site improvements	2-Day Care Buildings (3,456 sf) with play area
1-story Church building (8750 SF/ 300 seats)	(Future construction)
1-story Medical Clinic (2,500 sf)	1-Story Medical Clinic (1,908 sf)
One Multi-use sports field (Soccer, football)	(Future construction)
And supporting improvements (Parking, Driveway, signage, water system, fencing).	Initial paved and grass parking, signage, driveway, drainage retention, fencing, water system.

The Diocese has identified the need to provide additional space at the Guadalupe Mission for partitioned gatherings in addition to the Church sanctuary use, such as providing a community building. This amendment to the Special Use Permit is to allow the addition of a 3,000 sf community building with seating and gathering area as well as restroom facilities and small food preparation space. The building would be used for functions associated with the church activities.

The addition of any buildings or changes to the approved Special Use Permit conceptual site plan within the MH zoned parcel as shown on the original 170508SU (2017) application requires a Special Use Permit modification approval by Marion County. (Ref. Condition 1 of Resolution 17-R-147).

In support of the proposed modification, an application for a Special Use Permit has been submitted along with this narrative about the community needs and proposed site uses. Additional information is also provided regarding the compatibility of this use on the site with respect to the Comprehensive Plan and Land Development Code, as well as the community and neighborhood where the site is located.

Modification to add COMMUNITY USE BUILDING

The overall single property existing site uses include the church sanctuary, nuns convent, RCMA children day care facility, local medical clinic, future church and future recreational sport fields. Other structures include ancillary buildings for the water plant, car ports, small storage sheds, playground equipment and shade structures, in addition to the solid waste dumpster enclosure. The previously approved SUP improvements will continue to be developed in phases based on the availability of funding.

The proposed modification to the SUP is to add a community building (approximately 3,000 sf building) that will include an open room with seating and gathering area, covered foyer entry, restroom facilities and small food preparation space. The building is proposed to be centrally located on the site with convenient access to the church and parking. The proposed modification includes providing additional handicap accessible parking spaces specifically for the building. As an accessory use to the Church and community functions, the existing onsite parking facilities throughout the campus are available for use. It is typical that functions for this building are not anticipated to be conducted during church services or similar days when parking for the church use activities are conducted.

RELATIONSHIP TO MARION COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

LAND USE and FINDINGS OF FACT

The subject site is located adjacent to existing commercially zoned B-4 property that fronts State Road 40 and has direct access to SR 40 via the existing driveway connection. The site is bordered to the east by existing mini storage facilities with Rural Activity Center (RAC) zoning and to the north Dorchester Estates subdivision (detached single family homes) with Manufactured Housing (MH) zoning. The commercial property to the south is the Dorchester Estates platted commercial Tract "B" property and is currently undeveloped. The property immediately west of the subject parcel is a platted and constructed drainage retention area.

The Diocese of Orlando property is defined on the Future Land Use Map as Rural Activity Center for the eastern portion of the property that fronts onto SR 40 and as Rural Land (RL) on the western 5.69 acres.

Ingress/Egress:

Access to the property is from State Road 40, a multi-lane state arterial highway with grass median and controlled access management median openings. The existing driveway connection and access drive to the Guadalupe Mission will be utilized. There will be No change to current traffic patterns. The state road connection has turning movements for right-in and right-out movement only as required for the State access policy. There is no median opening or median cut at the existing driveway location. Emergency vehicle access is available and the fire station on NW 110th Avenue is not far from the site. An emergency access gate with breakaway components is approved under the previous special use permit for emergency access to NW 112 Court.

Off Street Parking:

Off-street parking will be established in compliance with the Land Development Code (LDC). Handicap accessibility to and from the parking lot will be provided in the site design. Parking will utilize both paved asphalt surface as well as grass parking in accordance with the allowable design provisions of the LDC.

Solid Waste/Refuse:

Provisions for refuse and solid waste container service for the site include existing dumpster enclosures. For any future containment to be provided, detailed site design will include a dumpster pad location with appropriate screening to be constructed in accordance with the Land Development Code.

Utility Service:

Utility services are already existing at the site and include drinking water supply, cable service, and electric. Water supply for public drinking water will utilize the existing permitted potable water well located and operated for the Guadalupe Mission church in accordance with the requirements of the Florida Department of Environmental Protection (FDEP), Marion County Environmental Health Department and Southwest Florida Water Management District (SWFWMD). Domestic wastewater service is accomplished by the use of existing On-Site Sewage Treatment & Disposal Systems (i.e, septic tank and drainfield systems). New buildings and the proposed community facilities will also use OSTDS systems.

Lighting:

In accordance with Condition 6 of Resolution 17-R-147 no lighting will be provide for the sports fields as defined in the copy of Condition 6 below:

- 6. The sport/ball fields shall not be lighted or used/operated after dark. However, an exception to night-time use maybe permitted as part of a Special Event Permit issued consistent with Marion County regulations.**

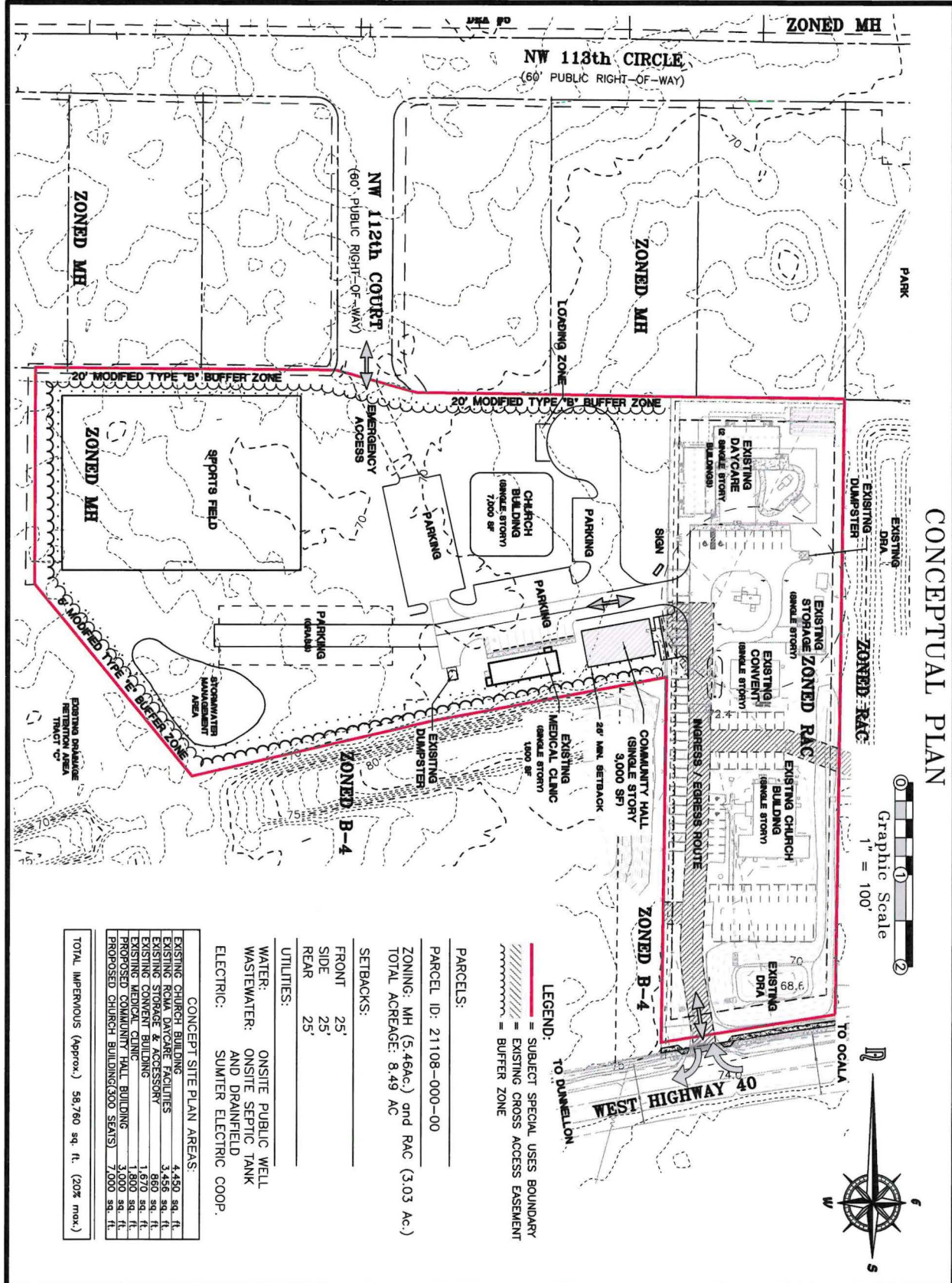
Screening & Buffering:

Buffering and screening of the site is defined on Resolution 17-R-147 and no change is proposed to the Resolution conditions and requirements. The buffer requirements are specifically defined in conditions 4 and 5 that state the following:

4. Along the site's north boundary, development of the site shall comply with the following:
 - a. For the LDC required Type "B" Buffer, the interior side buffer wall requirement may not be waived; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer wall to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer wall in lieu of providing two parallel walls; or
 - b. In lieu of the regularly required Type "B" Buffer, a modified Type "A" Buffer, including a minimum 6' high continuous interior side opaque vinyl privacy/buffer fence shall be installed and maintained to run parallel to the boundary; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer fence to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer fence in lieu of providing two parallel barriers.
5. Along the west boundary, a modified Type "E" Buffer, increasing the buffer width to a minimum 10' wide and increasing the minimum number of shade trees from four to five shade trees per 100 linear feet, shall be provided; however, a LDC Waiver may be obtained to phase installation of the buffer to correspond with the site's development.

Signage:

No changes to the approved site signage is proposed with the modification. The proposed use of the site will require the installation of appropriate signage to direct the general public and community residence to the facilities within the campus including the clinic and church entrances as well as parking and sports field facilities. The signage will be discrete and consistent with the Land Development Code.



CONCEPT SITE PLAN AREAS:

EXISTING CHURCH BUILDING	3,450 sq. ft.
EXISTING REAR DAYCARE FACILITIES	3,450 sq. ft.
EXISTING STORAGE & ACCESSORY	1,670 sq. ft.
EXISTING COMMUNITY HALL BUILDING	1,800 sq. ft.
EXISTING MEDICAL CLINIC	3,000 sq. ft.
PROPOSED COMMUNITY HALL BUILDING (300 SEATS)	7,000 sq. ft.
TOTAL IMPERVIOUS (Approx.)	58,760 sq. ft. (20% max.)

- UTILITIES:**
- WATER: ONSITE PUBLIC WELL
 - WASTEWATER: ONSITE SEPTIC TANK AND DRAINFIELD
 - ELECTRIC: SUMMER ELECTRIC COOP.
- SETBACKS:**
- FRONT: 25'
 - SIDE: 25'
 - REAR: 25'
- PARCELS:**
- PARCEL ID: 21108-000-00
 - ZONING: MH (5.46ac.) and RAC (3.03 ac.)
 - TOTAL ACREAGE: 8.49 AC

LEGEND:

- SUBJECT SPECIAL USES BOUNDARY
- EXISTING CROSS ACCESS EASEMENT
- BUFFER ZONE

<p>Pigeon - Ardurra, LLC 925 S.E. 17th Street Suite A Ocala, Florida 34471 (352) 861-7799 voice</p> <p>CIVIL ENGINEERS • PLANNERS SURVEYORS & MAPPERS</p> <p>CERTIFICATES: ENGINEERING: NO. 26531 • SURVEYING & MAPPING: LB NO. 2610</p>	<p>SCALE: 1" = 100' DATE: 01.10.2024 CHECKED: CAP DRAWN: CAP FIELD BOOK: N/A PAGE: N/A DATUM: FL83.WF FILE NO.: 175.30.001 JOB NO.: 175.30 SHEET: 01 OF 01</p>	<p>CATHOLIC RELIGIOUS CENTER "GUADALUPANA" MARION COUNTY, FLORIDA</p>							
	<p>SECTION 16, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE:</th> <th style="width: 60%;">REVISIONS:</th> <th style="width: 20%;">APP'D. BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE:	REVISIONS:	APP'D. BY			
NO.	DATE:	REVISIONS:	APP'D. BY						

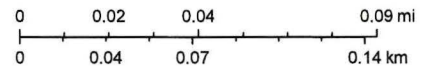
Marion County Florida - PARCEL MAP



1/14/2024, 10:24:00 AM

- Marion County
- Parcels
- Streets

1:2,257

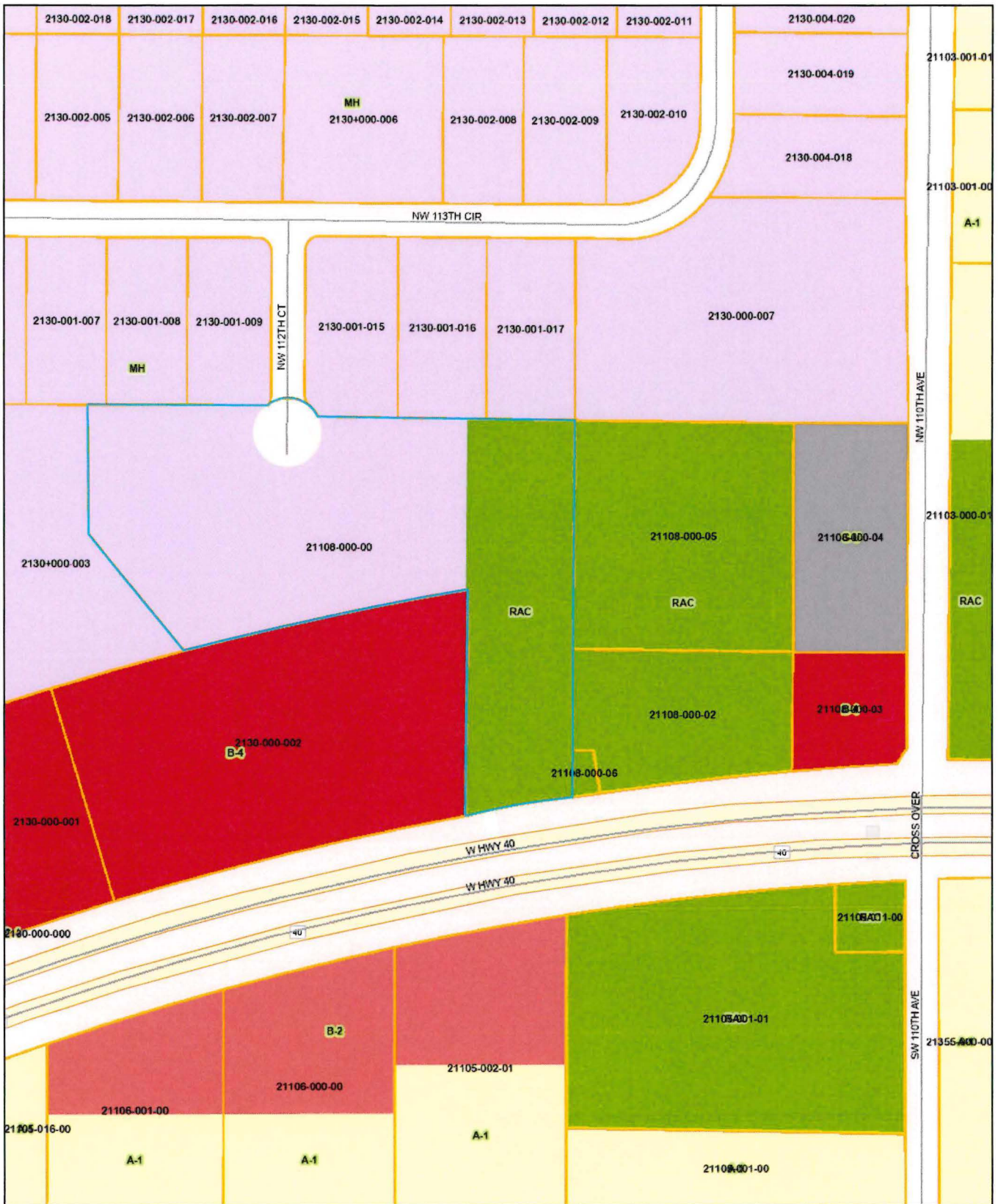


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Marion County Board of County Commissioners

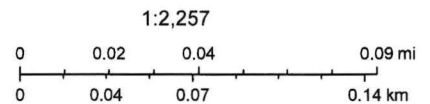
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Marion County Florida - ZONING



1/14/2024, 10:21:57 AM

- Marion County
- Parcels
- Zoning Classification
- B-2
- B-4
- G-U
- MH
- RAC
- A-1
- Streets



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Marion County Board of County Commissioners

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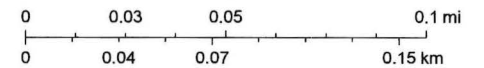
Aerial Photo Map



4/16/2024, 8:17:39 PM

- Marion County
 - Streets
 - Green: Band_2
 - Parcels
 - Blue: Band_3
 - Red: Band_1
- Aerial 2023

1:2,257



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Marion County Board of County Commissioners

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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

21108-000-00

[GOOGLE Street View](#)

Prime Key: 541761

[Beta MAP IT+](#)

Current as of 5/14/2024

[Property Information](#)

NOONAN JOHN G
 BISHOP OF THE DIOCESE OF
 ORLANDO
 PO BOX 1800
 ORLANDO FL 32802-1800

[Taxes / Assessments:](#)

Map ID: 92

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 71

Acres: 8.48

[More Situs](#)

Situs: Situs: 11153 W HWY 40 OCALA

[2023 Certified Value](#)

Land Just Value	\$490,050		
Buildings	\$921,318		
Miscellaneous	\$50,268		
Total Just Value	\$1,461,636	Impact	
Total Assessed Value	\$1,157,786	Ex Codes: 10	(\$303,850)
Exemptions	(\$1,157,786)		
Total Taxable	\$0		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$490,050	\$921,318	\$50,268	\$1,461,636	\$1,157,786	\$1,157,786	\$0
2022	\$186,944	\$811,236	\$54,353	\$1,052,533	\$1,052,533	\$1,052,533	\$0
2021	\$181,674	\$518,950	\$40,685	\$741,309	\$741,309	\$741,309	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6901/0324	01/2019	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$150,000
5194/1389	04/2009	09 EASEMNT	0	U	I	\$100
5194/1385	04/2009	09 EASEMNT	0	U	I	\$100
5194/1381	04/2009	09 EASEMNT	0	U	I	\$100
3896/1790	11/2004	77 AFFIDAVIT	0	U	I	\$100
2517/1226	06/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$27,500
2508/0183	06/1998	60 CRT ORD	0	U	V	\$100
2418/0429	10/1997	31 CERT TL	2 V-SALES VERIFICATION	U	V	\$100
LL90/0466	12/1990	EI E I	0	U	V	\$11,946
1649/1540	04/1990	07 WARRANTY	9 UNVERIFIED	U	V	\$100

Property Description

SEC 16 TWP 15 RGE 20
 COM AT THE NE COR OF SEC 16 TH N 89-19-53 W 39.80 FT TH S 01-12-10 W 1715.22 FT
 TH S 00-57-50 W 346.19 FT TH N 89-02-10 W 612.59 TO THE POB TH CONT W 188.70 FT
 TH S 00-57-50 W 711.23 FT TO THE N ROW LINE OF SR 40 PT BEING ON A CURVE
 CONCAVE SLY HAVING A RADIUS OF 5769.58 FT TH NWLY ALONG CURVE AN ARC 191.63
 FT TH N 00-57-50 E 677.92 FT TO THE POB
 SUBJECT TO AN ESMNT (24 FT WIDE) LYING ACROSS A PT OF THE LANDS DESC IN OR
 BOOK 2517 PG 1226 LYING IN SEC 16 &
 COM AT THE NE COR OF BLK A LOT 14 OF DORCHESTER ESTATES (10-108) TH
 S 00-57-50 W 304.29 FT TO A ON A CURVE CONCAVE SELY HAVING HAVING A RADIUS
 OF 6169.58 FT TH WLY ALONG CURVE 526.32 FT THRU A CENTRAL ANGLE OF OF
 04-53-16 A CHORD BEARING & DISTANCE OF S 78-15-41 W 526.16 FT TH N 39-24-08 W
 271.27 FT TH N 00-25-22 E 233.95 FT TH S 89-19-53 E 325.16 FT TO A NON-TANGENT
 INTERSECTION BEING A CIR CURVE CONCAVE NWLY HAVING A RADIUS OF 25.00 FT TH
 SWLY ALONG CURVE 6.01 FT THRU A CENTRAL ANGLE OF 13-46-26 A CHORD BEARINT
 & DISTANCE OF S 43-12-56 W 6.00 FT TO THE PT OF REVERSE CURVATURE WITH A
 CURVE CONCAVE NELY HAVING A RADIUS OF 60 FT TH ALONG CURVE 268.52 FT THRU
 A CENTRAL ANGLE OF 256-25-07 A CHORD BEARING & DISTANCE OF S 78-06-24 E 94.29
 FT TH S 89-02-10 E 277.48 FT TO THE POB

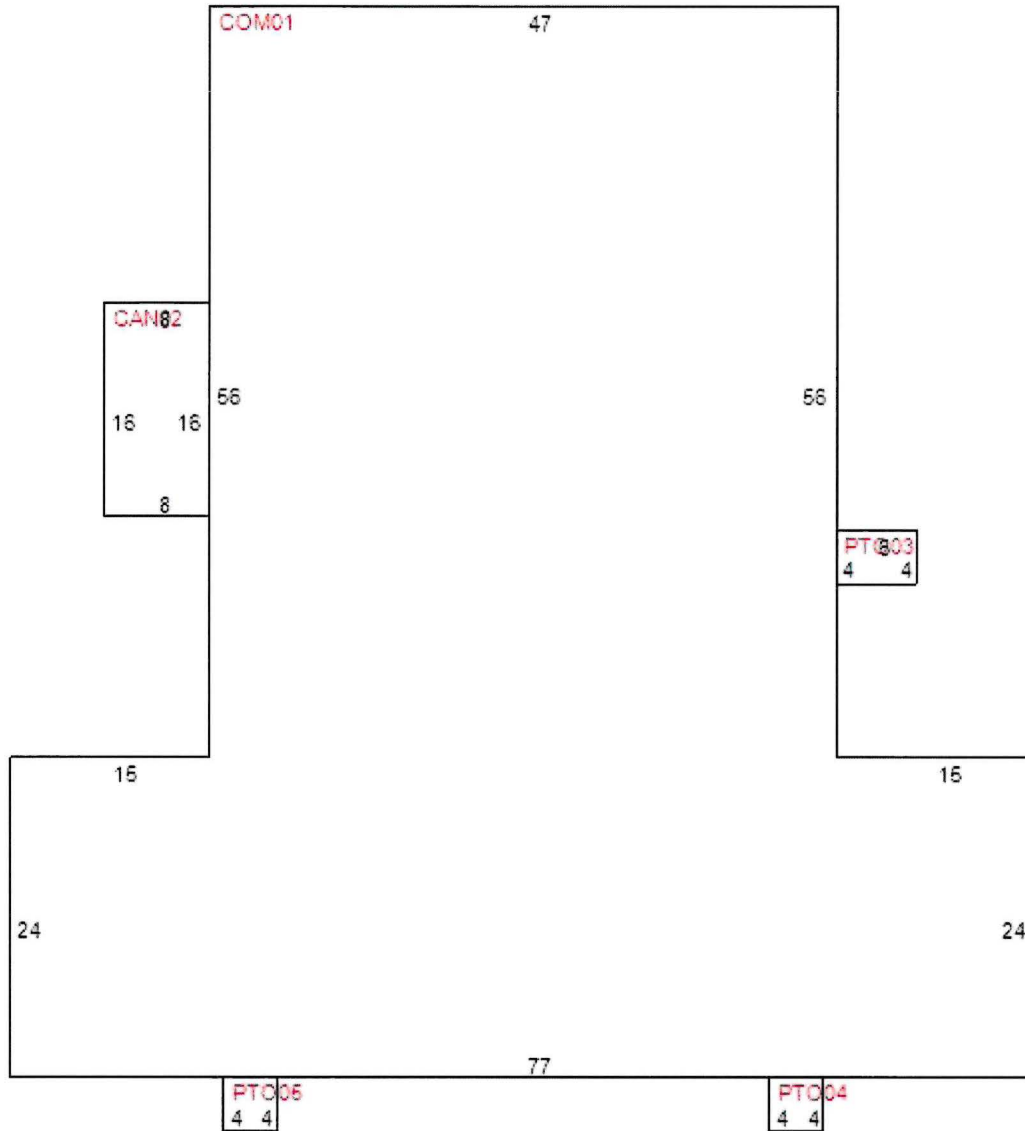
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
7120	7120	189.0	696.0	RAC	120,660.80	SF							
0001		.0	.0	MH	205,123.00	SF							
1950	1950	153.0	285.0	MH	43,605.00	SF							

Neighborhood 9971 - COMM SR 40 NW 140 AV TO NW 80
 Mkt: 2 70

Traverse

Building 1 of 4
 COM01=D56L15D24R77U24L15U56L47.D22
 CAN02=L8D16R8U16.D17R47
 PTO03=R6D4L6U4.D41L1
 PTO04=D4L4U4R4.L45
 PTO05=D4R4U4L4.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2002
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	1/12/2021 by 117	Base Perimeter 314

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.0	1.00	2002	0	4,480	M71 CHURCH	100 %	N	Y
2	11.0	1.00	2002	0	128	CAN CANOPY-ATTACHD	100 %	N	N
3	2.0	1.00	2002	0	24	PTO PATIO	100 %	N	N
4	2.0	1.00	2002	0	16	PTO PATIO	100 %	N	N
5	2.0	1.00	2002	0	16	PTO PATIO	100 %	N	N

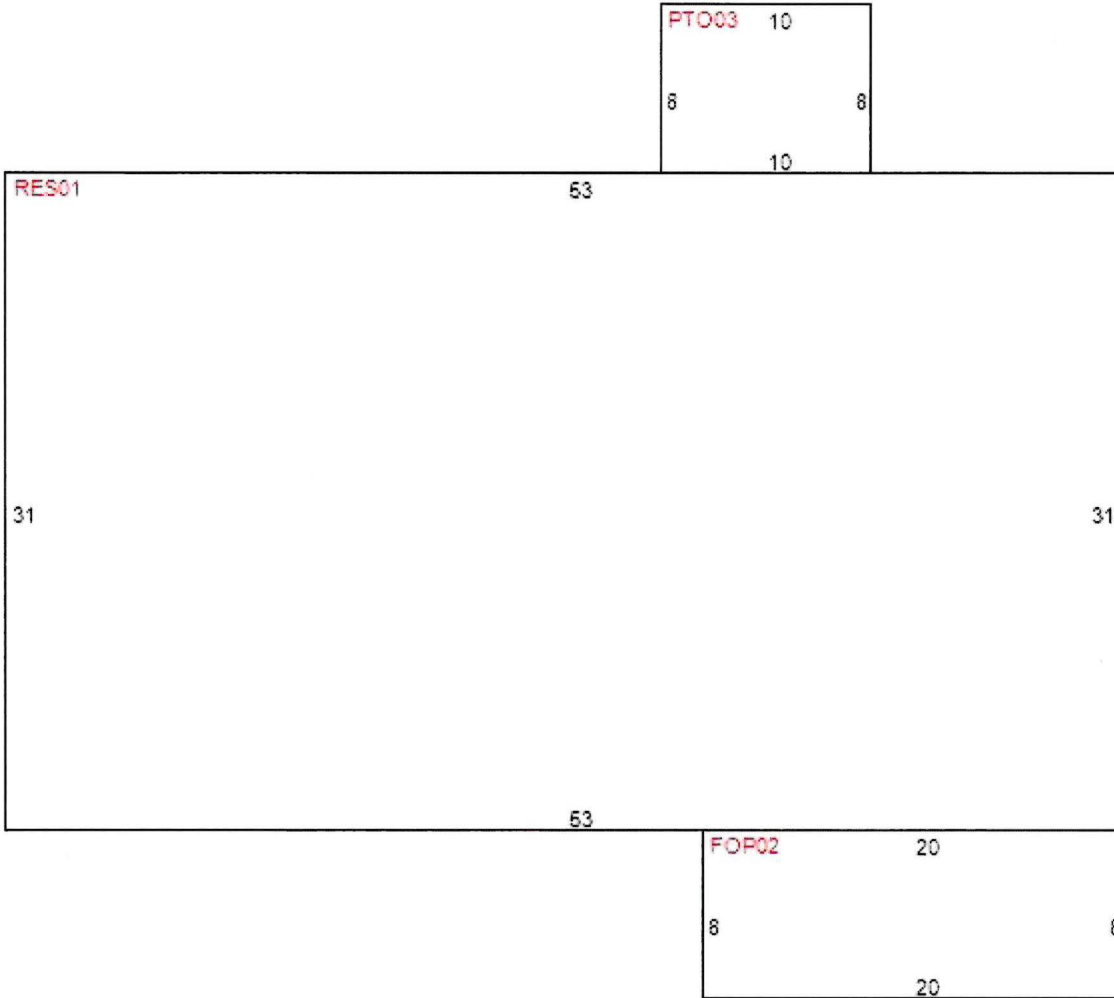
Section: 1

Elevator Shafts: 0	Apartments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 2	Extra Fixtures: 3

Traverse

Building 2 of 4

RES01=U31L53D31R53.
 FOP02=D8L20U8R20.U31L12
 PTO03=U8L10D8R10.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 1/12/2021 by 117

Year Built 2007
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 168

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	2007	N	0 %	0 %	1,643	1,643
FOP 0201	- NO EXTERIOR	1.00	2007	N	0 %	0 %	160	160
PTO 0301	- NO EXTERIOR	1.00	2007	N	0 %	0 %	80	80

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

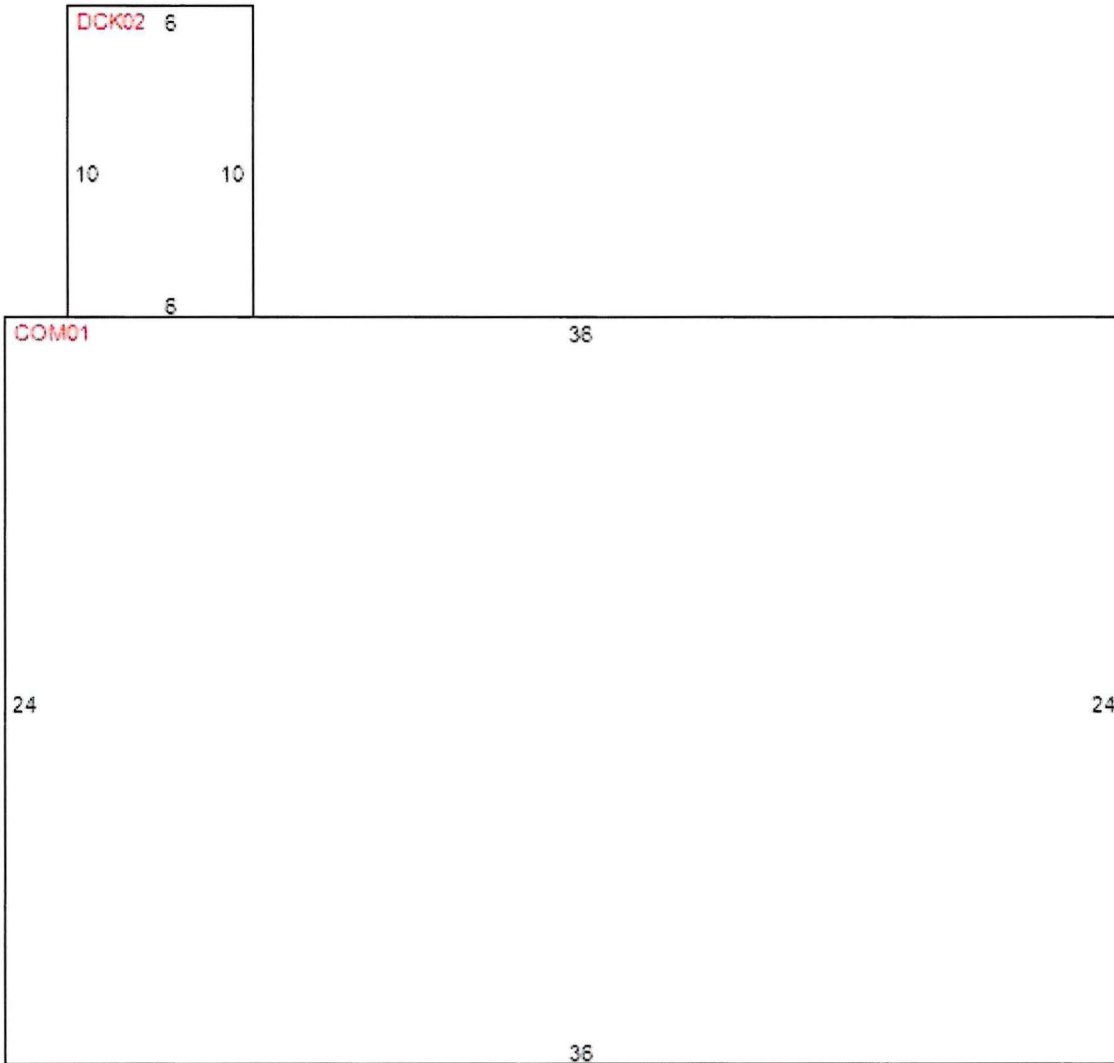
Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

[Traverse](#)

Building 3 of 4

COM01=R36D24L36U24.R2
 DCK02=U10R6D10L6.



[Building Characteristics](#)

Structure 2 - STUD FRAME WOODMTL
Effective Age 2 - 05-09 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 1/12/2021 by 117

Year Built 2016
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 120

Exterior Wall 20 MH ALUM SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2016	0	864	F71 CHURCH	100 %	N Y
2	1.0	1.00	2016	0	60	DCK DECK-WOOD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

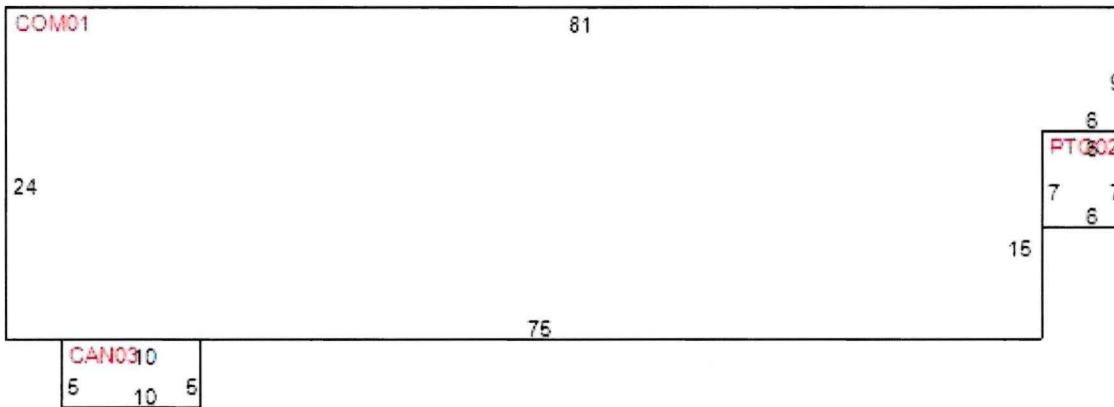
[Traverse](#)

Building 4 of 4

COM01=L75U24R81D9L6D15.U15

PTO02=R6D7L6U7.D15L71

CAN03=D5R10U5L10.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 1 - 00-04 YRS
Condition 2

Year Built 2021
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 600 - AVERAGE
Inspected on 1/12/2021 by 117

Obsolescence: Locational 0%
Base Perimeter 210

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2021	0	1,854	M19 PROFESSIONAL SERVICE	100 %	N Y
2	1.0	1.00	2021	0	42	PTO PATIO	100 %	N N
3	10.0	1.00	2021	0	50	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments: 0** **Kitchens: 0** **4 Fixture Baths: 0** **2 Fixture Baths: 2**
Elevator Landings: 0 **Escalators: 0** **Fireplaces: 0** **3 Fixture Baths: 0** **Extra Fixtures: 7**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
UDU UTILITY-UNFINS	200.00	SF	40	2002	3	20.0	10.0
159 PAV CONCRETE	790.00	SF	20	2002	3	0.0	0.0
105 FENCE CHAIN LK	885.00	LF	20	2002	2	0.0	0.0
144 PAVING ASPHALT	10,591.00	SF	5	2002	3	0.0	0.0
144 PAVING ASPHALT	9,564.00	SF	5	2009	3	0.0	0.0
DCK DECK-WOOD	200.00	SF	40	2009	1	0.0	0.0
UDU UTILITY-UNFINS	180.00	SF	40	2009	3	12.0	15.0
105 FENCE CHAIN LK	208.00	LF	20	2009	2	0.0	0.0
159 PAV CONCRETE	2,678.00	SF	20	2009	3	0.0	0.0
116 FENCE VINYL	189.00	LF	99	2002	3	0.0	0.0
CDN CANOPY-DETACH	156.00	SF	40	2009	3	13.0	12.0
CDN CANOPY-DETACH	1,310.00	SF	40	2009	3	131.0	10.0
UDU UTILITY-UNFINS	400.00	SF	40	2002	3	20.0	20.0
UDC CARPORT-UNFIN	400.00	SF	40	2002	1	20.0	20.0
144 PAVING ASPHALT	9,400.00	SF	5	2021	3	0.0	0.0
159 PAV CONCRETE	490.00	SF	20	2021	3	0.0	0.0
159 PAV CONCRETE	140.00	SF	20	2021	5	0.0	0.0
105 FENCE CHAIN LK	48.00	LF	20	2021	3	0.0	0.0

Appraiser Notes

CATHOLIC MISSION OUR LADY OF GUADALUPE
 -
 BLDG01= MAIN CHAPEL
 -
 BLDG02= LIVING QUARTERS
 -
 BLDG03= BIBLE STUDY FACILITY
 -
 BLDG04= LA GUADALUPANA CLINIC (DENTAL/MEDICAL OFFICE FOR 2022)

MAKE=BRIG
 VIN =3R64RC39085
 EXP =12/07
 TITLE=16104309
 2 MODULAR BLDGS OWNED BY AFFORADABLE STRUCTURES(PHONE # 1-877-739-9120)

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2020080355	8/6/2020	8/14/2020	INSTALL IRRIGATION SYSTEM BACKFLOW TIMER & SENSOR AT FRONT
2020050776	5/11/2020	5/22/2020	ANNUAL FIRE INSPECTION FOR RCMA LA GUADALUPANA
2020011592	3/13/2020	4/27/2021	NEW CONSTRUCTION OF A MEDICAL CLINIC
2018060688	6/1/2018	11/29/2018	20 X 18 PREFAB STEEL CARPORT ANORED TO GROUND NO CONCRETE
2016060004	6/1/2016	11/10/2016	MOBILE REPLACEMENT W/ MODULAR
2013060403	6/1/2013	6/12/2013	FIRE SAFETY INSPECTION CHILD CARE
2011070282	7/1/2011	7/11/2011	FIRE INSPECTION
M030867	3/1/2001	3/1/2002	PUMP HOUSE W/ELECTRIC
M010540	1/1/2001	3/1/2002	CHURCH

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Alberto S. Bustamante, III, Esq.
Baker & Hostetler LLP
200 South Orange Avenue, Suite 2300
Orlando, FL 32801
(407) 649-4000

For Recording Purposes Only

Parcel ID: 2130-001-010,
2130-001-011,
2130-001-012,
2130-001-013, and
2130-001-014

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 18 day of January, 2019, by **DORCHESTER 5, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose mailing address is 2801 SW College Road, Unit 18, Ocala, FL 34474 (hereinafter referred to as "Grantor"), to **John G. Noonan, as Bishop of the Diocese of Orlando, his Successors in Office and Assigns, a corporation sole**, whose mailing address is 50 East Robinson Street, Orlando, FL 32801 (hereinafter referred to as "Grantee").

(All references to the parties herein shall include their heirs, personal and legal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, the receipt of which is hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the Grantee, all right, title and interest in and to that certain land situate in Marion County, Florida ("Property"), more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO all covenants, conditions, restrictions, reservations, limitations, easements of record and rights-of-way, if any, but this provision shall not operate to re-impose the same; and taxes and assessments for the current year and subsequent years.

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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

**DORCHESTER 5, LLC, A FLORIDA LIMITED
LIABILITY COMPANY**

Jennifer A. Volkmar
Print Name: JENNIFER A. VOLKMAR

BY: *Frank M. Vero*
FRANK M. VERO
Its: Manager

Joanne M. DeGraff
Print Name: Joanne M DeGraff

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by Frank M. Vero, as Manager of **DORCHESTER 5, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of said company.

Joanne M DeGraff
Signature of Notary Public
(Print Notary Name) _____

AFFIX NOTARY STAMP

JOANNE M. DEGRAFF
Notary Public, State of Florida
My Comm. expires June 28, 2022
Comm. No. GG 211592

My Commission Expires: _____
Commission No.: _____
 Personally known, or
 Produced Identification
Type of Identification Produced: Dr. license

EXHIBIT "A"

A PARCEL OF LAND COMPRISED OF LOTS 10 THROUGH 14, INCLUSIVE, BLOCK 'A', OF DORCHESTER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 108 THROUGH 111, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 14; THENCE S00°57'50"W. ALONG THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF AFOREMENTIONED LOT 13, 304.29 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 13 AND A NON-TANGENT INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 13 AND AFOREMENTIONED LOT 12, SAID SOUTHERLY LINE BEING A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 6169.58' ; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE AND CURVE, 526.32 FEET, THROUGH A CENTRAL ANGLE OF 04°53'16" AND A CHORD BEARING AND DISTANCE OF S78°15'41"W, 526.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N39° 24'08"W, ALONG THE SOUTHWESTERLY LINE OF AFOREMENTIONED LOT 11, 271.27', TO THE WESTERNMOST CORNER OF SAID LOT 11; THENCE N00°25'22"E, ALONG THE WEST LINE OF AFOREMENTIONED LOT 10, 233.95 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE S89°19'53"E, ALONG THE NORTH LINE OF SAID LOT 10, 325.16 FEET, TO THE NORTHEAST CORNER OF SAID LOT 10, SAID NORTHEAST CORNER BEING A NON-TANGENT INTERSECTION WITH THE RIGHT-OF-WAY LINE OF NW 112TH COURT, SAID RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, 6.01 FEET, THROUGH A CENTRAL ANGLE OF 13°46'26" AND A CHORD BEARING AND DISTANCE OF S43°12'56"W. 6.00 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, 268.52 FEET, THROUGH A CENTRAL ANGLE OF 256°25'07" AND A CHORD BEARING AND DISTANCE OF S78°06'24"E. 94.29 FEET, TO THE NORTHWEST CORNER OF AFOREMENTIONED LOT 14; THENCE S89°02'10"E. ALONG THE NORTH LINE OF SAID LOT 14, 277.48 FEET, TO THE POINT OF BEGINNING.

(PRIOR PLAT VACATED PURSUANT TO RESOLUTION NO. 18-R-289)

CONTAINING 5.46 ACRES. MORE OR LESS.

Together with:

A PARCEL OF LAND COMPRISED OF THE PORTION OF THE CUL-DE-SAC OF NW 112TH COURT (A PRIVATE RIGHT OF WAY OF VARYING WIDTH) LYING ADJACENT

4818-8760-7426.2

TO LOTS 10 THROUGH 14, INCLUSIVE, BLOCK "A", ALL OF DORCHESTER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 108 THROUGH 111, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SAID PARCEL LYING IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 14; THENCE N89°02'10"W, ALONG THE NORTH LINE OF SAID LOT 14, 277.48 FEET, TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; SAID NORTHWEST CORNER AND POINT BEING A NON-TANGENT INTERSECTION WITH THE RIGHT-OF-WAY LINE OF NW 112TH COURT, SAID RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, 268.52 FEET, THROUGH A CENTRAL ANGLE OF 256°25'07" AND A CHORD BEARING AND DISTANCE OF N78°06'24"W, 94.29 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 6.01 FEET, THROUGH A CENTRAL ANGLE OF 13°46'26" AND A CHORD BEARING AND DISTANCE OF N43°12'56"E, 6.00 FEET, TO THE NORTHEAST CORNER OF AFOREMENTIONED LOT 10; THENCE S74°53'30"E, ACROSS THE CUL-DE-SAC AT THE SOUTH END OF NW 112TH COURT, 91.32 FEET, TO THE POINT OF BEGINNING.

(PRIOR PLAT VACATED PURSUANT TO RESOLUTION NO. 18-R-290)

CONTAINING 10,046 SQUARE FEET (0.23 ACRE), MORE OR LESS.

4818-8760-7426.2

RESOLUTION NO. 17-R-147

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed and considered by the Marion County Planning and Zoning Commission at its meeting on April 24, 2017; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, May 16, 2017, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 170508SU – Dorchester 5, LLC. The Application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Steve Gray, Ocala FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved for expansion/establishment of church-related activities, including a medical clinic and multi-use sports fields (soccer, softball, etc.), in an MH (Manufactured Housing) zone, on Parcel Account No. 2130-001-010, 2130-001-011, 2130-001-012, 2130-001-013 and 2130-001-014, 6.09 acres.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the Concept Plan and the conditions as provided with this approval.
2. The site shall be limited to the following improvements: one 1-story church building (7,000 SF/300 seats), one 1-story medical clinic (2,000SF), one multi-use sports field (soccer, football), one ballfield (baseball, softball, kickball), and supporting improvements (parking, driveway, signage) as shown on the Concept Plan. However, the church and clinic may be expanded and/or added to up to but not exceeding 25% of the listed square footage (1,750 SF for the church and 500 SF for the clinic, respectively), without requiring consideration through the Special Use Permit process. Any further expansion beyond the gross maximum structure amounts allowed (8,750 SF for the Church and 2,500 SF for the clinic) will require obtaining a new Special Use Permit per the Land Development Code (LDC).
3. No approval is granted for the three 1-story classroom buildings along the site's east boundary, and the development of any such buildings would require

- submitting for and obtaining a new/additional Special Use Permit for authorization.
4. Along the site's north boundary, development of the site shall comply with the following:
 - a. For the LDC required Type "B" Buffer, the interior side buffer wall requirement may not be waived; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer wall to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer wall in lieu of providing two parallel walls; or
 - b. In lieu of the regularly required Type "B" Buffer, a modified Type "A" Buffer, including a minimum 6' high continuous interior side opaque vinyl privacy/buffer fence shall be installed and maintained to run parallel to the boundary; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer fence to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer fence in lieu of providing two parallel barriers.
 5. Along the west boundary, a modified Type "E" Buffer, increasing the buffer width to a minimum 10' wide and increasing the minimum number of shade trees from four to five shade trees per 100 linear feet, shall be provided; however, a LDC Waiver may be obtained to phase installation of the buffer to correspond with the site's development.
 6. The sport/ball fields shall not be lighted or used/operated after dark. However, an exception to night-time use maybe permitted as part of a Special Event Permit issued consistent with Marion County regulations.
 7. The general/day-to-day ingress/egress shall be from W. Hwy 40 via the existing Guadalupana Mission Complex immediately east of the site.
 8. A gated emergency ingress/egress connection may be provided to NW 112th Court and the Dorchester Estates Subdivision (DES); however, no general/day-to-day ingress/egress shall be provided through DES. In the event an agreement to allow general/day-to-day ingress/egress through DES is reached between the site owner and the Dorchester Estates Property Owners Association, and upon recording of said agreement, NW 112th Court may then be used for general/day-to-day ingress/egress without requiring any amendment and/or reconsideration of this specific Special Use Permit condition.
 9. Following vacation of the site from the DES, the site shall be consolidated/combined with, and maintained as, a single operational property with the adjoining Guadalupana Mission Complex property (currently PID# 21108-000-00); further, the Special Use Permit will terminate in the event there is a division or subdivision of the site and/or it is separated from the current Guadalupana Mission Complex property.
 10. The Special Use Permit shall run with the Diocese of Orlando/Guadalupana Mission and not with the property.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 16th day of May, 2017.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



DAVID R. ELSPERMANN, CLERK



CARL ZALAK, III, CHAIRMAN