



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

APPLICATION COMPLETE

DATE COMPLETED 6/10/24
INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 8/26/24
BCC/P&Z PH 9/17/24

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

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

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: Building and operating a private Christian school.
As allowed by Division 2, Section 4.2.3C in the land development code of Marion County.

Property/Site Address: 7710 SW 38th Ave. Ocala, FL 34476
Property Dimensions: approximately 330' x 1320' Total Acreage: 10
Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: A-1
Parcel Account Number(s): 35520-000-00

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.

Ocala Korean Baptist Church Inc.
Property Owner Name (please print) PASTOR
7710 SW 38th Ave. Jungbom Song
Mailing Address
Ocala, FL 34476
City, State, Zip Code
352-509-5686
Phone Number (include area code)
okbc.song@gmail.com
E-Mail Address (include complete address)

Kenny Rodrigue
Applicant or Agent Name (please print)
7637 SW 103rd Loop
Mailing Address
Ocala, FL 34476
City, State, Zip Code
352-303-1081
Phone Number (include area code)
Kjrodrigue60@gmail.com
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.: <u>2024060006</u>	Code Case No.: <u>0</u>	Application No.:
Rcvd by: <u>[Signature]</u>	Rcvd Date: <u>6/4/24</u>	FLUM: <u>LR</u>
	AR No.: <u>31635</u>	Rev: <u>10/20/21</u>

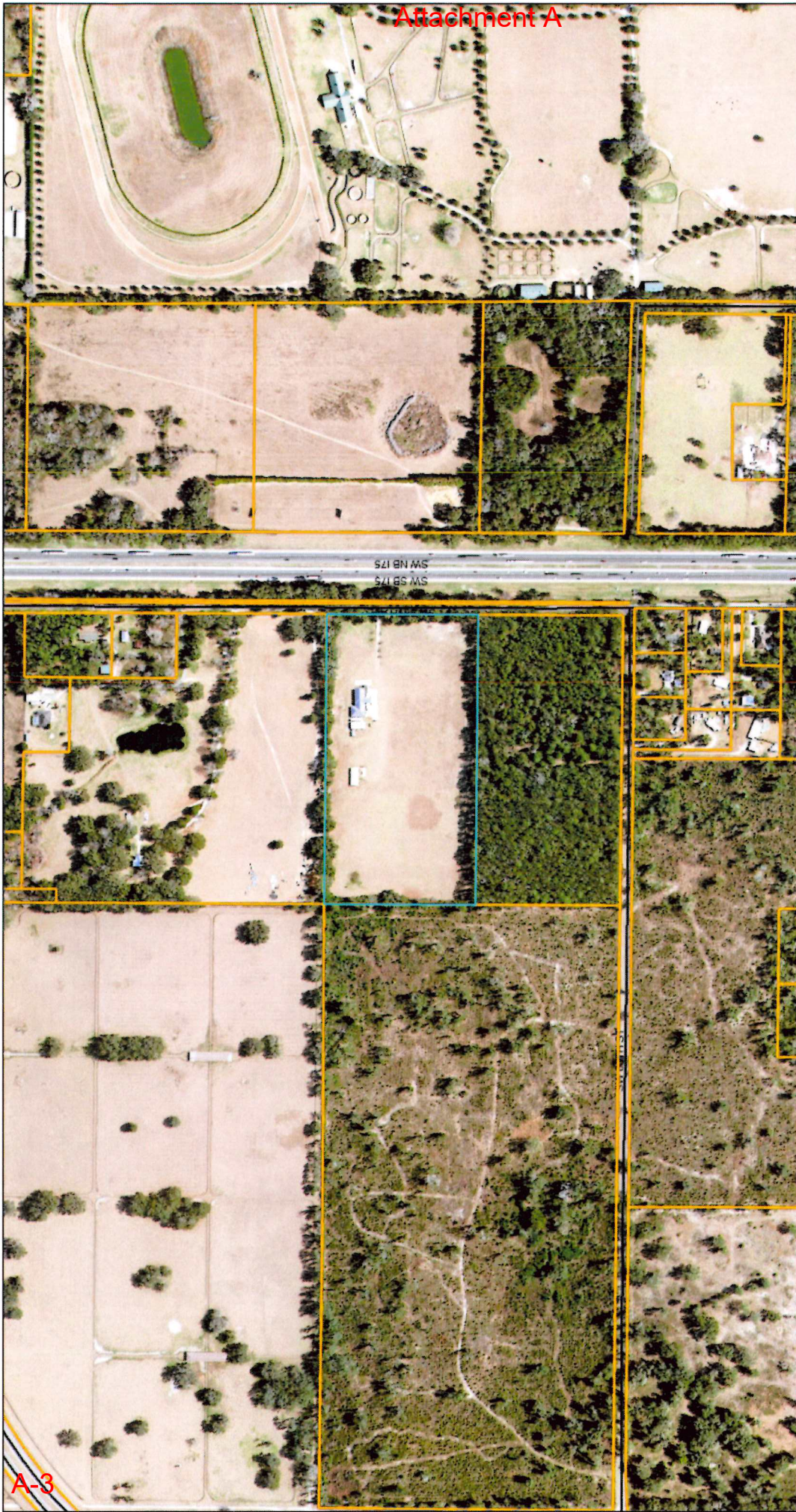
Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires 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.

Attachment A



MCBCC Interactive Map - Internal

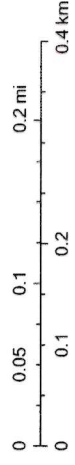


A-3

Attachment A

6/4/2024, 9:42:08 AM

1:5,733



- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- Electric Meter
- Miscellaneous
- No Address
- Vacant with Address
- Marion County
- Municipalities
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Not Maintained
- Streets
- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3

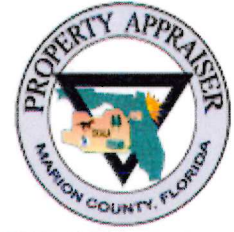
Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc. METI/NASA, USGS, EPA, NPS.

FOR INTERNAL COUNTY USE ONLY. MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S. 119.10).

MCBCC IT/GIS

Attachment A
Special Use (Written findings and facts)
Parcel 35520-000-00

1. Grace Classical Academy of Ocala, Inc. will be buying the south 10 acres of parcel number 35520-000-00 from Ocala Korean Baptist Church, if a special use permit is granted, to build a new private school with a maximum of 500 students over a ten year build out period. The current zoning of A-1 does allow for a school to be built under Article 4, Division 2, Section 4.2.3C of the land development code of Marion County with a special use permit.
2. Access to the school will be from SW 38th Avenue. This property is approximately 680 feet north of SW 80th Street. There will be an asphalt driveway leading to a parking lot for teacher and visitor parking with handicap spaces. Also, it is our plan to build an asphalt drive all the way around the school buildings to hold as many vehicles as possible for parent drop-off and pick-up. If a traffic study is required, we will complete the traffic study and submit it with our major site plan development application.
3. We plan to have a business sign on SW 38th Avenue in front of our school. It will be lit for a night display.
4. There is planned a drainage retention area on the lowest part of the property to hold all storm water. A civil engineer will be hired for grading, retention area size, building placement, and parking spaces needed. A Major site plan development will be submitted for approval by Marion County.
5. The power company will be SECO Energy. Water and Sewer is planned to be Marion County Utilities, and garbage collection will be by Waste Pro USA.
6. The 20 acres to the south, parcel number 35521-000-00, is vacant property. The parcel to the west of this property is parcel number 35523-000-00 and is owned by Freedom Commons Development, LLC and they are getting approval for Freedom Commons Phase 5 and 6.
7. Yes, we would be willing to meet any special conditions necessary to get this special-use permit.



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

35520-000-00

[GOOGLE Street View](#)

Prime Key: 877131

[Beta MAP IT+](#)

Current as of 6/4/2024

[Property Information](#)

OCALA KOREAN BAPTIST CHURCH
INC
7710 SW 38TH AVE
OCALA FL 34476-6448

[Taxes / Assessments:](#)

Map ID: 148

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 71

Acres: 20.00

[More Situs](#)

Situs: Situs: 7710 SW 38TH AVE
OCALA

[2023 Certified Value](#)

Land Just Value	\$466,746		
Buildings	\$751,703		
Miscellaneous	\$4,090		
Total Just Value	\$1,222,539	Impact	
Total Assessed Value	\$1,162,899	Ex Codes: 10	(\$59,640)
Exemptions	(\$1,162,899)		
Total Taxable	\$0		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$466,746	\$751,703	\$4,090	\$1,222,539	\$1,162,899	\$1,162,899	\$0
2022	\$457,453	\$649,269	\$4,159	\$1,110,881	\$1,057,181	\$1,057,181	\$0
2021	\$382,071	\$576,432	\$4,229	\$962,732	\$961,074	\$961,074	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2300/0001	10/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$95,000

[Property Description](#)

SEC 10 TWP 16 RGE 21
N 1/2 OF SE 1/4 OF SE 1/4

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

Use	A-G Use	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
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Attachment A

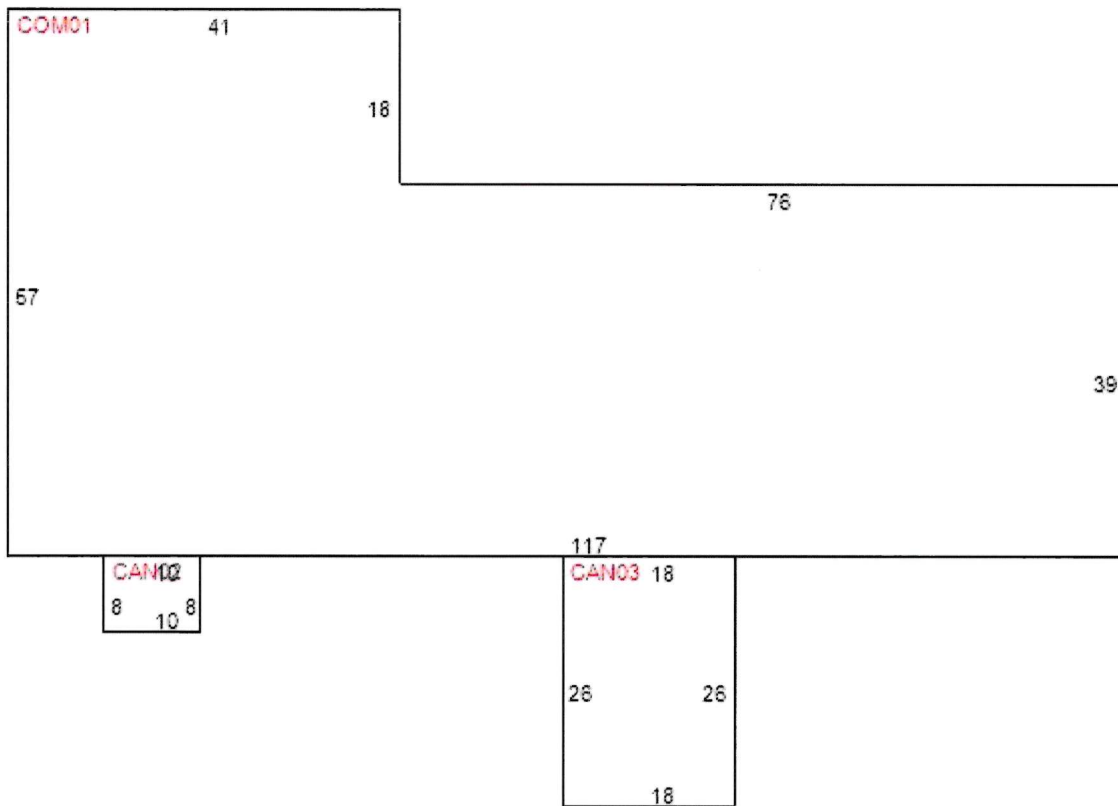
7120	660.0	1,320.0	A1	19.00	AC
7130	.0	.0	A1	1.00	AC
9994	.0	.0	A1	1.00	UT

Neighborhood 8366 - TR 16/21 ACREAGE MARKET 9
Mkt: 9 70

[Traverse](#)

Building 1 of 3

COM01=U57R41D18R76D39L117.R10
CAN02=D8R10U8L10.R66
CAN03=D26L18U26R18.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 3 - 10-14 YRS
Condition 2
Quality Grade 700 - GOOD
Inspected on 6/6/2019 by 117

Year Built 1998
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 348

Exterior Wall 32 CONC BLK-STUCO29 VINYL SIDING

A-6

Attachment A

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1998	0	5,301	M71 CHURCH	100 %	N Y
2	10.0	1.00	1998	0	80	CAN CANOPY-ATTACHD	100 %	N N
3	13.5	1.00	1998	0	468	CAN CANOPY-ATTACHD	100 %	N N

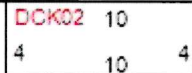
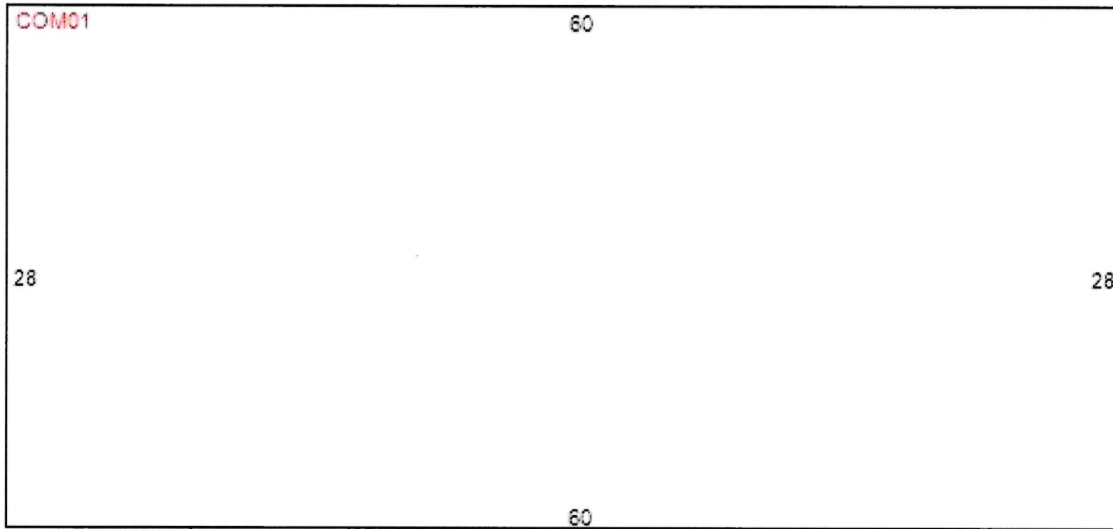
Section: 1

Elevator Shafts: 0 Apts: 0 Kitchens: 0 4 Fixture Baths: 2 2 Fixture Baths: 0
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 8

[Traverse](#)

Building 2 of 3

COM01=R60U28L60D28.R10
 DCK02=D4R10U4L10.



[Building Characteristics](#)

Attachment A

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 2
Quality Grade 300 - LOW
Inspected on 6/6/2019 by 117

Year Built 1982
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 176

Exterior Wall 29 VINYL SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.0	1.00	1982	0	1,680	F71 CHURCH	100 %	N Y
2	3.0	1.00	1998	0	40	DCK DECK-WOOD	100 %	N N

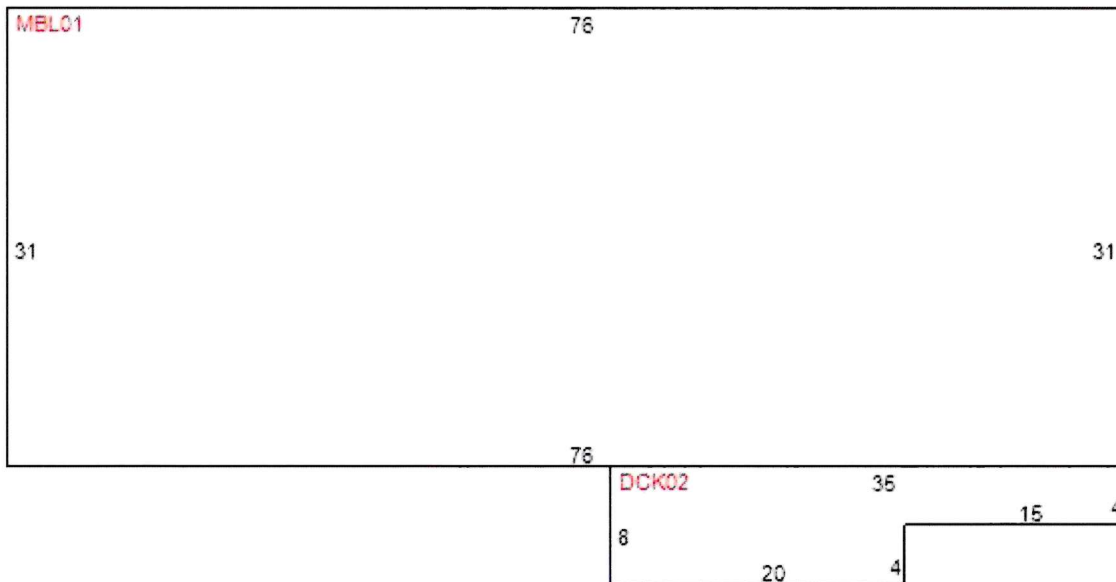
Section: 1

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:** 2

[Traverse](#)

Building 3 of 3

MBL01=U31L76D31R76.
 DCK02=L35D8R20U4R15U4.



Attachment A
Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 5 - 20-24 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 6/6/2019 by 117

Year Built 2000
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 214

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	2000	N	0 %	0 %	2,356	2,356
DCK 0201	- NO EXTERIOR	1.00	2000	N	0 %	0 %	220	220

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 3	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1998	2	0.0	0.0
159 PAV CONCRETE	2,190.00	SF	20	1998	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0
UDU UTILITY-UNFINS	330.00	SF	40	2002	1	30.0	11.0

Appraiser Notes

OCALA KOREAN BAPTIST CHURCH
 MAKE=?
 TAG=?
 TAG=?
 NCR 05-11-11

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2020070407	7/6/2020	9/16/2020	REMOVE AND EPLACE SHINGLES FL10674-R13
M061296	6/1/2000	8/1/2000	MOBILE HOME
MC00661	2/1/1984	6/1/1984	NEW SFR

FLORIDA TITLE & ABSTRACT COMPANY

RECORD & RETURN TO:
PREPARED BY: Patricia K. Smith, An Employee of
Florida Title & Abstract Company
216 N. E. 1st Avenue
Ocala, Florida 34470 FILE NO: 9609241



THOMAS P. KLINKER, CLERK OF CIRCUIT COURT
FILE: 96079575
10/23/96 14:08
OR BOOK/PAGE: 2300/1
MARION COUNTY - 3 JOC DC.

Deed Doc Stamps 665.00 PAID

10/23/96 MARION COUNTY - [Signature] CLERK

FTA
R1050
DJ [Signature]

This Warranty Deed

Made this 15th day of October A.D. 1996
by James Frederick Buhl and Linda Turner, formerly known as Linda
Gail Buhl

hereinafter called the grantor, to
Ocala Korean Baptist Church, Inc.

whose post office address is: 2448 SE 52nd Circle #1
Ocala FL 34471

hereinafter called the grantee: Grantees' SSN:

(Whenever used herein the term "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)

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, Florida, viz:
See Schedule A attached hereto and by this reference made a part
hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining. Parcel Identification Number: 35520-000-00

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 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in our presence:

[Signature]
DENNIS J. CLENIN

[Signature] James Frederick Buhl
Name & Address: James Frederick Buhl
16523 E. Dorado Ave
Aurora, CO 80015

[Signature]
Mark P. Meyer

Name & Address:

State of Colorado
County of ARAPAHOE

The foregoing instrument was acknowledged before me this 18th day of October, 1996,
by James Frederick Buhl

who is personally [Signature] to me of [Signature] produced military ID CARD as identification.



[Signature]
Print Name:
Notary Public
My Commission Expires: 5/5/97

Attachment A

Signed, Sealed and Delivered in our presence:

#1 Nora Ann Rawls Linda Turner
WITNESS SIGNATURE Linda Turner
Printed Name: Nora Ann Rawls Address: 1008 25 Ave NW
Great Falls, MT 59404

#2 Maxlene Archuleta
WITNESS SIGNATURE
Printed Name Maxlene Archuleta

FILE: 96079575
OR BOOK/PAGE: 2300/2

2 of 2

State of Montana
County of Cascade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Linda Turner, formerly known as Linda Gail Buhl, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same, they have produced Montana DRIVERS License Drivers License as identification and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of October, 1996.

Karen Watson
NOTARY SIGNATURE
Printed Name Karen Watson
Notary Public State of Florida at Large
My Commission Expires: 7-27-98

(SEAL)

Schedule A

The North 1/2 of the SE 1/4 of the SE 1/4 of Section 10,
Township 16 South, Range 21 East, Marion County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes
for the current year.

Said property is not the homestead of the Grantor(s) under the laws
and constitution of the State of Florida in that neither Grantor(s)
or any members of the household of Grantor(s) reside thereon.

Attachment A

Parcel 35520-000-00

LEGAL DESCRIPTION:

THE NORTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 10,
TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
OCALA KOREAN BAPTIST CHURCH, INC.

Filing Information

Document Number	N96000004263
FEI/EIN Number	59-3444490
Date Filed	08/14/1996
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/08/2020

Principal Address

7710 SW 38TH AVENUE
OCALA, FL 34476

Changed: 09/18/2000

Mailing Address

7710 SW 38TH AVENUE
OCALA, FL 34476

Changed: 05/08/2020

Registered Agent Name & Address

Song, Jungbeom
7710 SW 38TH AVENUE
OCALA, FL 34476

Name Changed: 01/03/2023

Address Changed: 05/08/2020

Officer/Director Detail

Name & Address

Title Treasurer

Kim, Philip R
7710 SW 38TH AVENUE
OCALA, FL 34476

A-13

Title Treasurer

Wolfley, Eun Sook
 5146 S Lecanto Hwy
 Lecanto, FL 34461

Title Secretary, Treasurer

Combs, Susan
 5925 SW 89th St.
 Ocala, FL 34476

Title Pastor, President

Song, Jungbeom
 7710 SW 38TH AVENUE
 OCALA, FL 34476

Annual Reports

Report Year	Filed Date
2022	03/30/2022
2023	01/03/2023
2024	01/11/2024

Document Images

01/11/2024 -- ANNUAL REPORT	View image in PDF format
01/03/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- REINSTATEMENT	View image in PDF format
05/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
11/16/2016 -- FOR INFO ONLY	View image in PDF format
11/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
10/13/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
08/15/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/13/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
10/30/2014 -- REINSTATEMENT	View image in PDF format
07/24/2013 -- REINSTATEMENT	View image in PDF format
03/14/2010 -- ANNUAL REPORT	View image in PDF format
02/15/2009 -- ANNUAL REPORT	View image in PDF format
07/16/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2006 -- ANNUAL REPORT	View image in PDF format
02/15/2005 -- ANNUAL REPORT	View image in PDF format

Attachment A

02/04/2004 -- ANNUAL REPORT	View image in PDF format
04/02/2003 -- ANNUAL REPORT	View image in PDF format
05/17/2002 -- ANNUAL REPORT	View image in PDF format
02/09/2001 -- ANNUAL REPORT	View image in PDF format
09/18/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
02/18/1997 -- ANNUAL REPORT	View image in PDF format
08/14/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

**MARION COUNTY
CONCURRENCY MANAGEMENT SYSTEM
AFFIDAVIT FOR DEFERRAL
OF CONCURRENCY TEST**

NAME: Jungbeom Song

ADDRESS: 7710 SW 38th Avenue Ocala, FL 34476

PROJECT ADDRESS: 7710 SW 38th Ave. Ocala, FL 34476

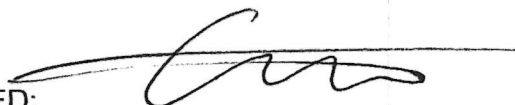
PROJECT PARCEL #: 35520-000-00

PRELIMINARY DEVELOPMENT ORDER APPLIED FOR: _____

I hereby declare and affirm that I elect to defer the concurrency test that is required by Chapter 163, Florida Statutes, for the above listed property until a later time, but no later than the first application for a final development order/permit for the same property.

I understand and acknowledge that the above listed property will be subject to the concurrency test at a later time, in which case it cannot be developed until sufficient capacity of public facilities becomes available to maintain the standards for levels of service that are adopted in the Marion County Comprehensive Plan.

I further understand and acknowledge that Marion County's issuance of a preliminary development order without a concurrency test creates no vested or other rights to develop the subject property.

SIGNED: 

DATE: 5.22.2024

ACCEPTED: _____

DATE: _____

RESOLUTION NO. 96-R-269

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

WHEREAS, an application for a Special Use Permit was duly filed by James F. Buhl and Linda Turner, and was considered by the Marion County Zoning Commission at its meeting on September 30, 1996 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, October 15, 1996, now therefore

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

SECTION 1. SPECIAL USE PERMIT APPLICATION 961001SU, James F. Buhl and Linda Turner. The application for a Special Use Permit as submitted by James F. Buhl and Linda Turner, a copy of said application being on file with the Zoning Director, is hereby approved for a Special Use Permit in an A-1 (General Agriculture) zoning classification on 20.0 acres for the intended use of a church and accessory structures on parcel account no. 35520-000-00.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners adopts the findings of fact recommended by the Zoning Commission and Planning Staff supporting approval of the Special Use Permit with the following conditions:

A. Conditions.


1. This Special Use Permit is granted for a church and accessory structures only. The primary structure is the chapel. The education building and gymnasium are accessory.
2. The education building shall not be used as a school.
3. Structures shall conform to setbacks identified on the conceptual plan. Specified property line setbacks are 90 feet from the east and 100 feet from the north.
4. Associated sports facilities (fields, playgrounds, etc) may be developed on site.

5. All vegetative buffering shown on the conceptual plan shall be maintained.

SECTION 3. EFFECTIVE DATE. The Resolution shall take effect immediately upon its adoption.

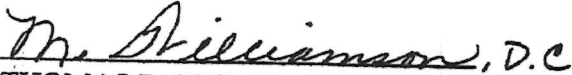
DULY ADOPTED in regular session this 15th day of October, 1996.

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



STEVE F. HENNING, CHAIRMAN

ATTEST:



THOMAS P. KLINKER, CLERK