

Marion County Board of County Commissioners

Growth Services • Planning REGEVED

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

Fax: 352-438-2601

waiting on pyint JUL 29 2025 7/30 STAFF/OFFICE USE ONLY

Case No FIFED 8 | 7025

AR NO ALS DATE

PA: TENTATIVE MEETING DATES

P&Z PH 9 29 25

BCC/P&Z PH 10 20 60 10 71 75

Marion County Growth Service

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

SPECIAL USE PERMI	T APPL	ICATION					
The undersigned hereby requests a Special Use Permit in a	accordanc	e with Marion Co	ounty Land Development				
Code, Articles 2 and 4, for the purpose of: Prekschool and daycare in an existing church. This is a renewal of an approved permit that has expired							
existing church. This is a renew	sal o	f an app	roved permit				
that has expired		, ,					
Property/Site Address: 5404 55 58 1	. E.	34480					
Property/Site Address: 5424 56 58 Ave Oral Property Dimensions: 18 18 18 18 18 18 18 18 18 18 18 18 18	4,11	Tota	al Acreage: <u>66.65</u>				
Legal Description: (Please attach a copy of the deed and lo	cation ma	p.) Parcel Zo	oning: A-1				
Parcel Account Number(s): 35800 - 008 - 01							
Each property owner(s) MUST sign this application or provide to act on their behalf. Please print all information, except for the owners or applicants, please use additional pages. Church at the Springs							
Property Owner Name (please print)	Applicant or Agent Name (please print)						
5424 SE. 58+ AVE							
Mailing Address	Mailing	Address					
Orala Fr 34480		·					
City, State, Zip Code	City, Sta	te, Zip Code					
352-624-0545							
Phone Number (include area code)	Phone N	umber (include :	area code)				
randy smith attesprings, net	KIMC	thespring	s.net.				
E-Mail Address (include complete address)			complete address)				
Carry Stell							
Signatures*	Signatur	es					
By signing this application, applicant hereby authorizes Growth Services to enter onto, in deems necessary, for the purposes of assessing this application and inspecting for compliants.	nce with Count						
STAFF/OFFICE US	5						
Project No.: 2005690659 Code Case No.:	7	plication No.:					
Rcvd by: Rcvd Date: 8/1 25 FLUM:	-	No.: 33149	Rev: 10/20/21				
Please note: The Special Use Permit will not become effective until after a final decision is ma or agent must be present at the public hearing to represent this application. If no representation postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). A processed. The filing fee is non-refundable.	ive is present a	nd the board requires addit	tional information, the request may be				

For more information, please contact the Zoning Division at 352-438-2675.

FINDINGS OF FACT BY ZONING COMMISSION CONCERNING SPECIAL USE PERMIT APPLICATION OF THE CHURCH AT THE SPRINGS, INC

Pursuant to Section 4.6 of the Marion County Land Development Code, the Marion County Zoning Commission makes the following findings concerning the Special Use Permit Application filed by The Church at the Springs, Inc.:

- A. The granting of the Special Use Permit will not adversely affect the public interest;
- B. The proposed use of the property pursuant to the Special Use Permit is consistent with the Marion County Comprehensive Plan and is compatible with land uses in the surrounding area; and
- C. The following specific requirements governing the Special Use Permit have been made:
 - 1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
 - a. Ingress and egress shall be from CR 35 (as depicted on concept plan).
 - 2. Provision for off-street parking and loading areas, where required, with particular attention to the items in 1.a. of Section 4.6 of the Code and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.
 - a. See proposed Concept Plan concerning off-street parking and loading areas.
 - Buffering and landscaping shall be provided as required by the Land Development Code.
 - 3. Provision for refuse and service areas, with particular reference to the items in 1.a. and 1.b. of Section 4.6 of the Code.
 - See proposed Concept Plan.
 - Provision for utilities, with reference to locations, availability and compatibility.
 - The property owner and others shall run central water and sewer service to the property.
 - 5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
 - See proposed Concept Plan.

¹ Italicized text refers to quoted language from Section 4.6 of the County Land Development Code.

- Additional buffering and landscaping shall be provided as required by the Land Development Code.
- 6. Provision for signs, if any and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.
 - a. As depicted on Concept Plan.
- Provision for required yards and other green space.
 - a. As depicted on Concept Plan.
- 8. Provision for general compatibility with adjacent properties and other property in the surrounding area.
 - a. As depicted on Concept Plan.
 - Buffering and landscaping shall be provided as required by the Land Development Code.
- 9. Provision for meeting any special requirements required by the site analysis for the particular use involved.
 - a. None, except as set forth above and on Concept Plan.

E:\UG\Church at the Springs\Rezoning\Proposed findings of fact.doc

RESOLUTION NO. 16-R-228

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE RENEWAL OF 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 June 1, 2016; 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, June 21, 2016.

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

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 160708SU Church of the Springs. The Application requesting a Renewal of Special Use Permit 100804SU and Resolution No. 10-R-326, Articles 2 and 4, of the Marion County Land Development Code, as submitted by Michael Ferguson, Ocala, FL. A copy of said application being on file with the Marion County Growth Services Director, is hereby approved to allow a Pre-K school and day care in an existing church, in an A-1 (General Agriculture) zone, on Parcel Account No. 35800-008-01, 66.65 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 a Renewal of 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 submitted conceptual plan and the conditions as provided with this approval.
- 2. Use of the site shall be limited to the church and church related activities, the pre-K school (VPK) and daycare. A private school use (K-12) is NOT approved for this site.
- 3. The pre-K school and daycare operations shall be limited to a maximum of 129 students and shall be located in the existing on-site facilities as indicated on the submitted conceptual plan. Any increase in the number of students or physical school or daycare facilities will require obtaining a new/revised Special Use Permit.
- 4. The Special Use Permit shall run with the church and not with the property.
- 5. The Special Use Permit shall terminate upon any division or subdivision of the land.
- 6. The Special Use Permit shall expire July 19, 2021, however it may be renewed administratively for up to two consecutive 5-year periods, not to exceed July 19, 2031, by

- a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
- b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, ore equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
- c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).
- d. The applicant may submit a new Special Use Permit application for consideration to renew and extend this permit in the future.

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.

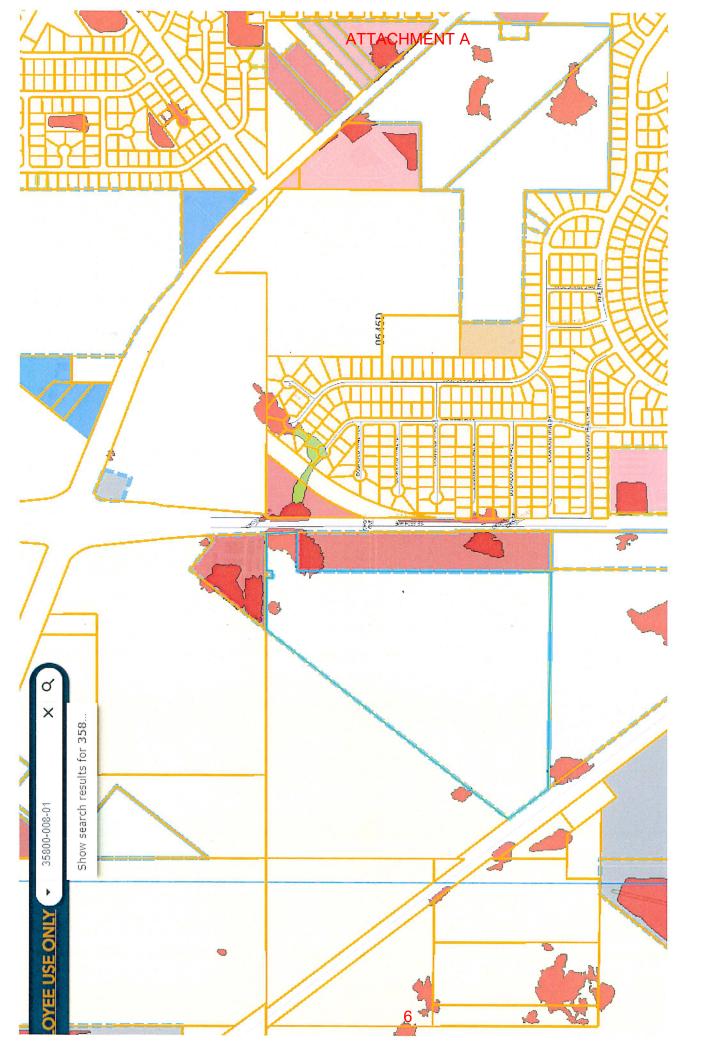
DULY ADOPTED in regular session this 19th day of July, 2016.

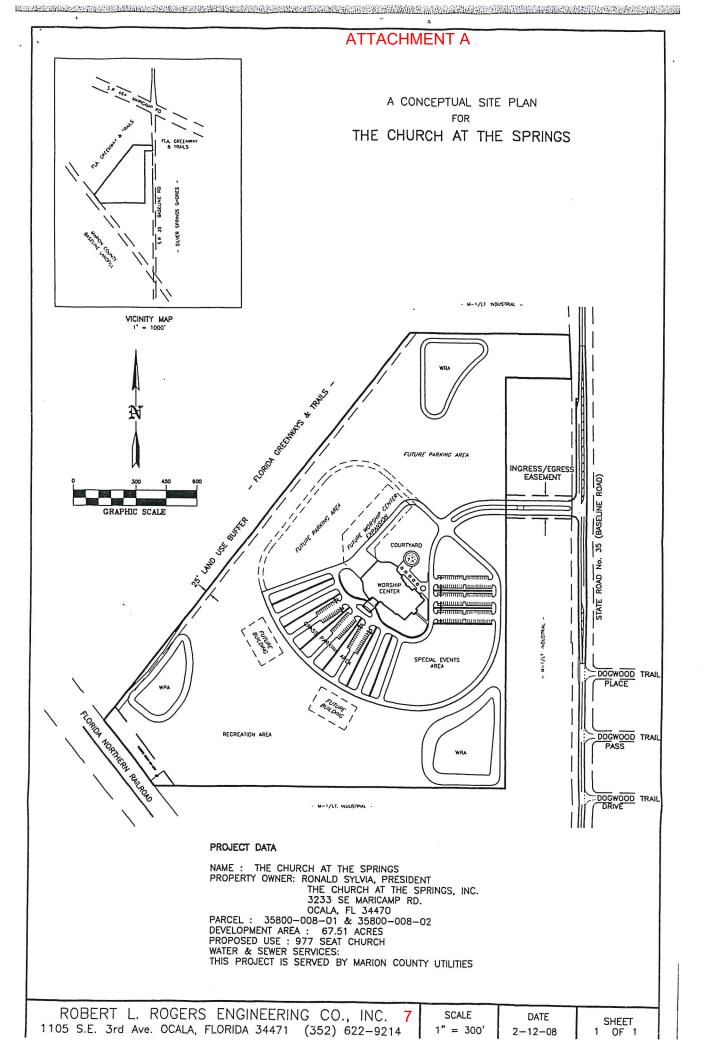
ATTEST

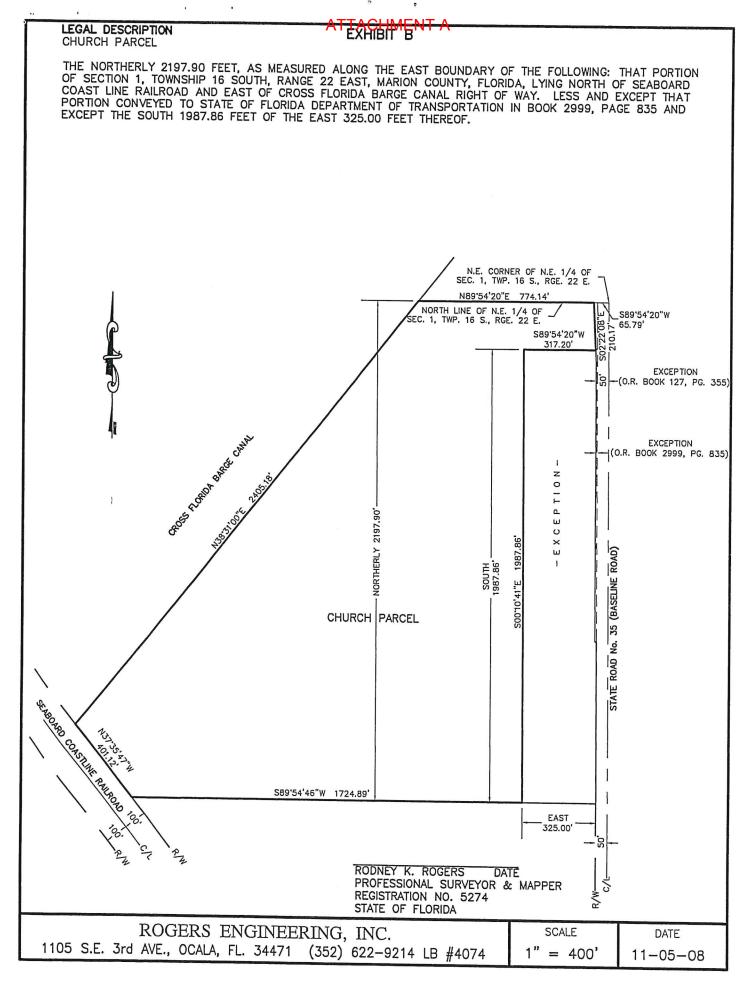
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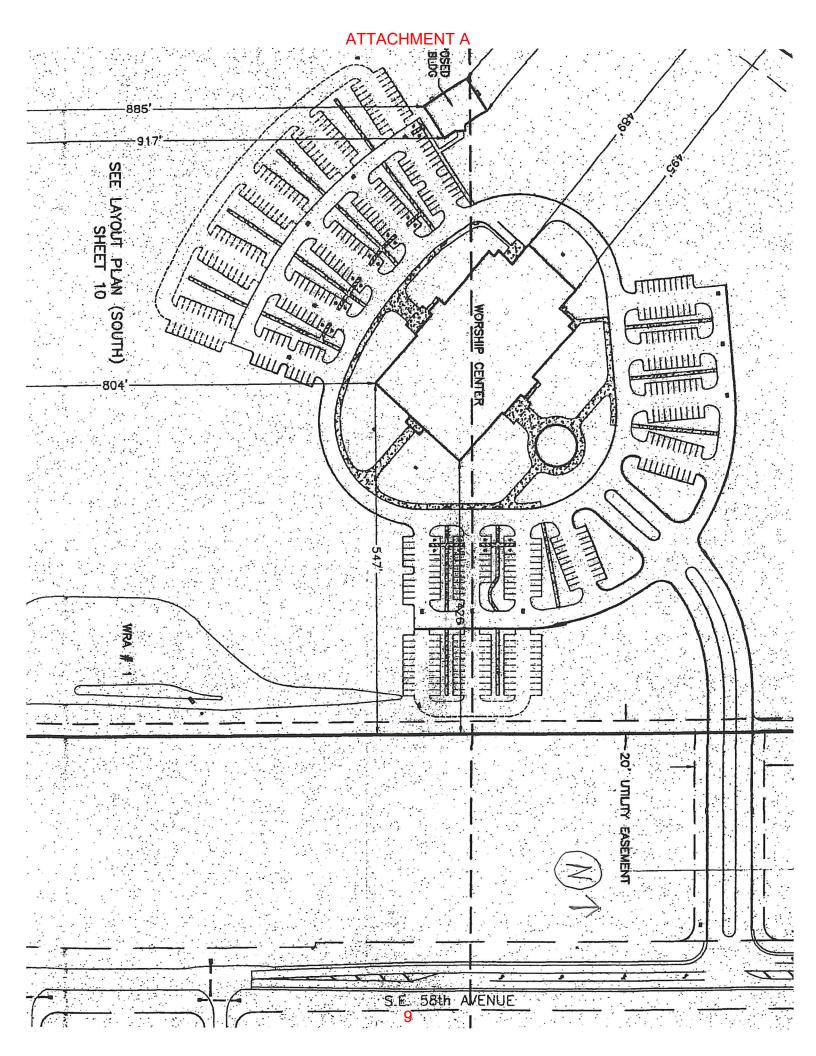
BOARD OF COUNTY COMMISSIONERS MARION COUNTY, FLORIDA

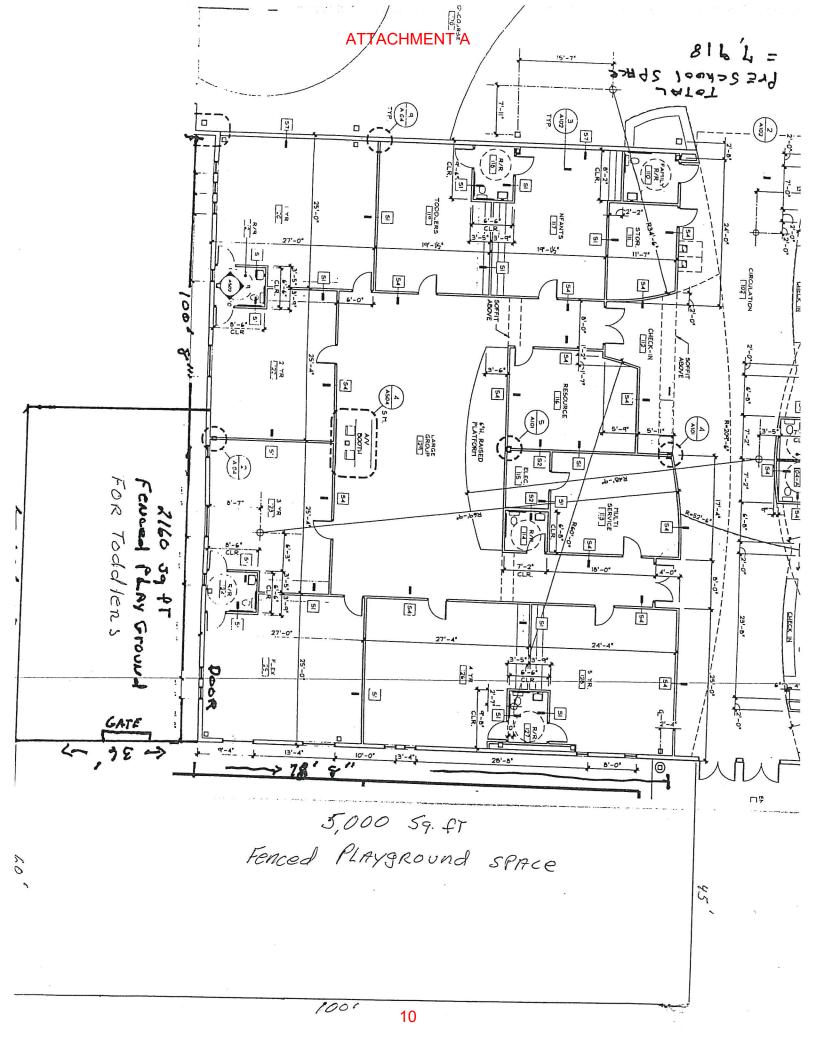
KATHY BRYANT, CHAIRMAN











Greg Managan ATTACHMENT A

Record \$ 22.00 DS \$ 21002.10

Parcel No. _

This instrument prepared by: Robert D Wilson Wilson & Williams, P.A. 954 East Silver Springs Boulevard Ocala, Florida 34470 DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 07/27/2005 12:13:08 PM

FILE #: 2005131180 OR BK 04116 PGS 1903-1905

RECORDING FEES 27.00

DEED DOC TAX 21,002.10



WARRANTY DEED

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the land, situate, lying and being in MARION County, Florida, and described in the attached Exhibit "A". The property described in Exhibit "A" is not the homestead of Grantor nor is it contiguous to lands claimed by her as homestead.

Subject to taxes for 2005 and subsequent years, easements and agreements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. To have and to hold the same in fee simple forever.

And said Grantor does hereby covenant with said Grantee that the Grantor has 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, 2004.

IN WITNESS WHEREOF, Grantor has caused his seal to be affixed hereto the date and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Witness #1 sign name above

VITainia Benton
Witness #1 print name above

Witness #2 sign name above

Witness #2 print name above

BOSHER FAMILY PARTNERSHIP, L.P.,

a Virginia Limited, Partnership

Robert Bosher, Managing General

Partner

STATE OF VIRGINIA COUNTY OF Vic Beach

The foregoing was acknowledged before me this ________, day of _________, 2005, by Robert Bosher, as Managing General Partner for BOSHER FAMILY PARTNERSHIP, L.P., a Virginia Limited Partnership, who is (a) ______ personally known to me or (b) ______ produced a driver license as identification.

Notary stamp or seal

Notary Public

EXHIBIT "A"

The Northerly 2197.90 feet, as measured along the East boundary of the following: That portion of Section 1, Township 16 South, Range 22 East, Marion County, Florida, lying North of Seaboard Coast Line Railroad and East of Cross Florida Barge Canal right-of-way. LESS AND EXCEPT that portion conveyed to the State of Florida in Book 127, Page 355 and LESS AND EXCEPT that portion conveyed to State of Florida Department of Transportation in Book 2999, Page 835



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation THE CHURCH AT THE SPRINGS, INC.

Filing Information

Document Number

N94000005834

FEI/EIN Number

59-3330235

Date Filed

11/28/1994

State

FL

Status

ACTIVE

Last Event

REINSTATEMENT

Event Date Filed

10/17/1995

Principal Address

5424 SE 58TH AVE OCALA, FL 34480

Changed: 01/14/2010

Mailing Address

5424 SE 58TH AVE OCALA, FL 34480

Changed: 01/14/2010

Registered Agent Name & Address

SYLVIA, RONALD A 5424 SE 58TH AVE OCALA, FL 34480

Name Changed: 05/21/2013

Address Changed: 01/14/2010

Officer/Director Detail Name & Address

Title President

SYLVIA, RONALD 5424 SE 58TH AVE OCALA, FL 34480

Title Treasurer

Moffitt, Adam 5424 SE 58TH AVE OCALA, FL 34480

Title Director

Celek, Timothy 5424 SE 58TH AVE OCALA, FL 34480

Title Director

Pestow, Thomas 5424 SE 58th Ave Ocala, FL 34480

Title Secretaty

Smith, Randy 5424 SE 58TH AVE OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2024	01/29/2024
2025	02/26/2025
2025	06/19/2025

Document Images

06/19/2025 AMENDED ANNUAL REPORT	View image in PDF format
02/26/2025 ANNUAL REPORT	View image in PDF format
01/29/2024 ANNUAL REPORT	View image in PDF format
01/20/2023 ANNUAL REPORT	View image in PDF format
08/24/2022 AMENDED ANNUAL REPORT	View image in PDF format
06/08/2022 AMENDED ANNUAL REPORT	View image in PDF format
02/02/2022 ANNUAL REPORT	View image in PDF format
03/03/2021 AMENDED ANNUAL REPORT	View image in PDF format
01/26/2021 ANNUAL REPORT	View image in PDF format
11/04/2020 AMENDED ANNUAL REPORT	View image in PDF format
03/05/2020 ANNUAL REPORT	View image in PDF format
01/30/2019 ANNUAL REPORT	View image in PDF format
01/23/2018 ANNUAL REPORT	View image in PDF format
02/14/2017 ANNUAL REPORT	View image in PDF format
03/22/2016 ANNUAL REPORT	View image in PDF format
01/14/2015 ANNUAL REPORT	View image in PDF format

01/14/2014 ANNUAL REPORT	View imagent ACHMENT A
05/21/2013 ANNUAL REPORT	View image in PDF format
01/10/2012 ANNUAL REPORT	View image in PDF format
01/05/2011 ANNUAL REPORT	View image in PDF format
01/14/2010 ANNUAL REPORT	View image in PDF format
02/03/2009 ANNUAL REPORT	View image in PDF format
01/15/2008 ANNUAL REPORT	View image in PDF format
02/19/2007 ANNUAL REPORT	View image in PDF format
02/14/2006 ANNUAL REPORT	View image in PDF format
01/04/2005 ANNUAL REPORT	View image in PDF format
01/05/2004 ANNUAL REPORT	View image in PDF format
08/14/2003 ANNUAL REPORT	View image in PDF format
02/10/2003 ANNUAL REPORT	View image in PDF format
05/21/2002 ANNUAL REPORT	View image in PDF format
02/26/2001 ANNUAL REPORT	View image in PDF format
05/12/2000 ANNUAL REPORT	View image in PDF format
03/14/1999 ANNUAL REPORT	View image in PDF format
03/02/1998 ANNUAL REPORT	View image in PDF format
01/28/1997 ANNUAL REPORT	View image in PDF format
05/01/1996 ANNUAL REPORT	View image in PDF format

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

35800-008-01

GOOGLE Street View

Prime Key: 902985

MAP IT+

Current as of 7/30/2025

Property Information

CHURCH AT THE SPRINGS INC

5424 SE 58TH AVE

Total Taxable

OCALA FL 34480-7707

Taxes / Assessments:

Map ID: 215

Millage: 9001 - UNINCORPORATED

M.S.T.U. PC: 71

Acres: 66.65

More Situs

Situs: 5424 SE 58TH AVE OCALA

2024 Certified Value

Land Just Value	\$839,790
Buildings	\$6,840,142
Miscellaneous	\$157,598
Total Just Value	\$7,837,530
Total Assessed Value	\$7,837,530
Exemptions	(\$7,837,530)

Ex Codes: 10

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$839,790	\$6,840,142	\$157,598	\$7,837,530	\$7,837,530	\$7,837,530	\$0
2023	\$839,790	\$7,094,100	\$157,598	\$8,091,488	\$8,091,488	\$8,091,488	\$0
2022	\$1,079,730	\$6,528,393	\$157,598	\$7,765,721	\$7,650,757	\$7,650,757	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5308/0429	01/2010	43 R-O-W	0	U	V	\$100
5308/0425	01/2010	09 EASEMNT	0	U	V	\$100
5233/0134	07/2009	09 EASEMNT	0	U	V	\$100
5122/0999	11/2008	09 EASEMNT	0	U	V	\$100
4116/1903	07/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$3,000,300
PT01/0113	10/2001	EIEI	0	U	V	\$7,370
2999/0835	06/2001	43 R-O-W	2 V-SALES VERIFICATION	U	V	\$100
LESE/YRYR	05/2000	LS LEASE	0	U	V	\$825
2635/1797	08/1996	05 QUIT CLAIM	8 ALLOCATED	U	V	\$100
<u>0784/0480</u>	12/1976	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 01 TWP 16 RGE 22

N 2197.90 FT OF NE 1/4 LYING N OF RR & E OF CFBC ROW

EXC COM AT THE NE COR OF NE 1/4 OF SEC 1 TH S 89-58-02 W

15.240M (50 FT) TO THE POB TH S 00-10-41 E 453.460M

(1487.73 FT) TH S 89-49-19 W 2.203M (7.23 FT) TH

N 00-06-18 W 372.487M (1222.07 FT) TH N 02-22-08 W 81.043M

(265.89 FT) TH N 89-58-02 E 4.826M (15.83 FT) TO THE POB

EXC S 1987.86 FT OF E 325 FT THEREOF

EXC LIFT STATION SITE BEING MORE PARTICULARLY DESC AS:

COM AT THE NE COR OF NE 1/4 OF SEC 1 TH S 89-54-20 W 375 FT

TO THE POB TH S 00-10-41 E 50 FT TH S 89-49-19 W 50 FT TH N 00-10-41 W

50.07 FT TH N 89-54-20 E 50 FT TO THE POB

EXC ROW TAKING BEING MORE PARTICULARLY DESC AS:

COM AT THE NE COR OF NE 1/4 OF SEC 1 TH S 89-54-20 W 65.84 FT TO THE POB

TH CONT S 89-54-20 W 10.01 FT TH S 02-22-08 E 210.17 FT TH N 89-54-20 E 10.01 FT

TH N 02-22-08 W 210.17 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		.0	.0	A1	66.65	AC				-		
9994		.0	.0	A1	1.00	UT						
Neigh	borhood 574	9										
Mkt: 8	3 70											

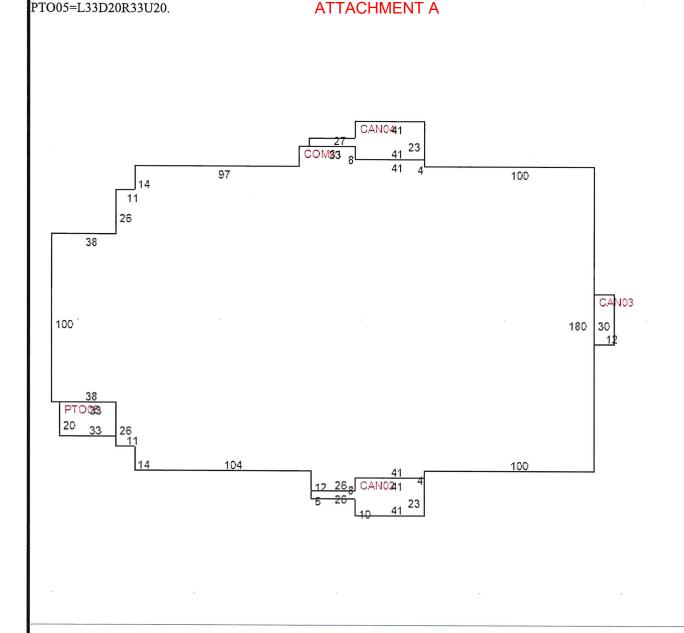
Traverse

Building 1 of 2

COM01=R100U180L100U4L41U8L33D12L97D14L11D26L38D100R38D26R11D14R104D12R26U8R41U4.D4 CAN02=D23L41U10L26U5R26U8R41.U79R100

CAN03=R12U30L12D30.U109L100

CAN04=U23L41D10L27D5R27D8R41.L182D144



Building Characteristics

Structure Effective Age Condition 1 - WH STL FR

3 - 10-14 YRS

1

Quality Grade Inspected on 800 - VERY GOOD

3/19/2025 by 253

Year Built 2010

Physical Deterioration 0% Obsolescence: Functional 0%

Obsolescence: Locational 0%

Base Perimeter 1048

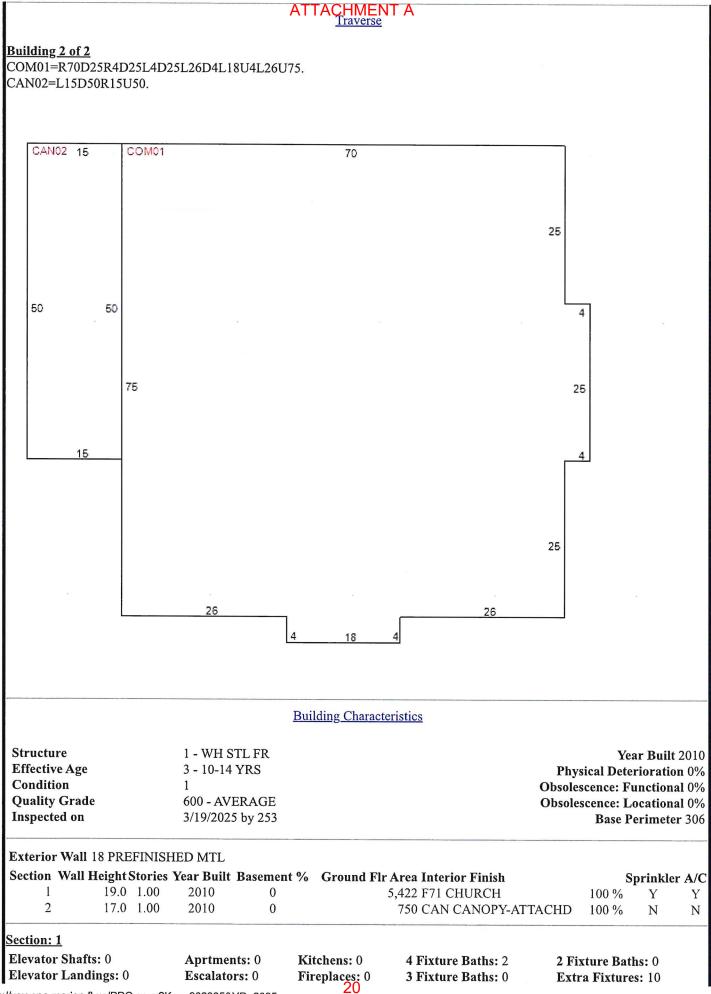
Exterior Wall 74 EXT INSULATN FIN SYSM WD

Section	Wall Height S	Stories	Year Built	Basement %	Ground Flr Area Interior Finish	S	prinkle	er A/C
1	15.0	1.24	2010	0	55,288 F71 CHURCH	100 %	Y	Y
2	17.0	1.00	2010	0	1,073 CAN CANOPY-ATTACHD	100 %	N	N
3	12.0	1.00	2010	0	360 CAN CANOPY-ATTACHD	100 %	N	N
4	17.0	1.00	2010	0	1,078 CAN CANOPY-ATTACHD	100 %	N	N
5	3.0	1.00	2010	0	660 PTO PATIO	100 %	N	N

Section: 1

Elevator Shafts: 1 Elevator Landings: 2 Aprtments: 0 Escalators: 0 Kitchens: 0 Fireplaces: 0 4 Fixture Baths: 8
3 Fixture Baths: 1

2 Fixture Baths: 10 Extra Fixtures: 54



Miscellaneous Improvements							
Туре	Nbr Units	Туре	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2010	5	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	2010	5	0.0	0.0
144 PAVING ASPHALT	195,558.00	SF	5	2010	3	0.0	0.0
159 PAV CONCRETE	24,900.00	SF	20	2010	3	0.0	0.0
105 FENCE CHAIN LK	150.00	LF	20	2010	1	0.0	0.0

Appraiser Notes

CHURCH @ THE SPRINGS

Planning and Building ** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2021111412	12/20/2021	2/8/2022	REMOVE NON LOAD BEARING - INTERIOR PARTITION WALL; PATCH AN
2020070509	7/6/2020	7/7/2020	ANNUAL SPECIAL OPERATION - FIRE INSPECTION
2018061691	11/8/2018	11/8/2018	REMOVE INTERIOR NON LOAD BEARING WALLS / RELOCATE FRENCH DOO
M110718	11/1/2010	12/23/2010	COMMERCIAL RECONNECT
M090972	4/1/2010	4/1/2010	TALL CROSS - WALL SIGN - CHURCH
M100140	10/1/2009	4/11/2011	LIGHTED CHANNEL LETTERS
M090404	9/4/2009	9/20/2010	YOUTH BLDG
M081594	8/15/2008	1/12/2010	CHURCH