

CORRECTED
RESOLUTION NO. 24-R-546

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

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 28, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, November 19, 2024. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 240904SU – Bissoondial and Krissondatt Bisram The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Luis Betances, Summerfield FL 34491, to allow for a food truck park, in a Community Business (B-2) Zone, on approximately 1.14 acres, on Parcel Account Number 41200-079-02, No Address Assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners does not agree with the recommendation and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The project shall be developed in a manner consistent with the conceptual plan that was submitted with this application.
2. All existing Code Enforcement cases must be satisfied and cleared before a site plan through the Development Review Committee may be applied for.
3. A major site plan approval from the Development Review Committee is required for all development on the subject property. A major site plan must be submitted within 6 months of approval of this Special Use Permit.
4. Cross access to adjacent properties, when required, must be paved.
5. The buffer along the northern boundary, adjacent to the RV Park, shall be a modified Type A buffer, the modification shall include a 6' opaque fence. All other boundaries must provide at least 6' chain link fence to prevent spill-over onto neighboring properties.
6. Parcel ID 41200-079-00 shall not be used for any part of this project, including garbage receptacles, water sources, electrical sources, or visitors' parking.
7. Garbage shall not be allowed to accumulate and overflow the dumpsters. Garbage shall be removed from the site regularly and in a timely manner.
8. Owner/Applicant to work with Marion County Utilities during DRC process to install grease traps to the county's standards.

9. Applicant shall immediately supply a list of the food trucks currently on site, as of the date of this Board Hearing (November 19, 2024), with VIN numbers, or other identifying license number (Attachment A). The number of food trucks on site is limited to the twenty (20) trucks existing on site as of the November 19, 2024, Hearing. The Board shall allow the existing barber shop food truck to be counted amongst the existing twenty (20) trucks. As these original twenty (20) trucks vacate, no new trucks shall be permitted until the maximum number of trucks existing on site are fifteen (15) of the original food trucks. Fifteen (15) food trucks becomes the new maximum number of trucks permitted on site at that time, in perpetuity.
10. Hours of Operation limited to 9am - 10pm. Exception: those food trucks currently on-site serving breakfast, may continue to do so, however, if those particular food trucks vacate, they shall not be replaced on site with another food truck that wants to serve breakfast.
11. Lighting standards: A photometric plan shall be provided during Site Plan development through Development Review Committee (DRC)
12. Permanent restroom facilities shall be provided meeting FL Building Code for Commercial bathrooms. The applicant may use temporary toilets with air conditioning on the site for up to two years, renewing their permit with the Building Safety Department every 180 days. These temporary restroom facilities shall have (four) 4 restrooms in each trailer. These trailers must be pumped regularly as determined is sufficient by the Building Safety and Growth Services Departments. The applicant has two weeks to get at least two of these trailers on site. By the end of 2024, the applicant shall have all restroom trailers on site and operational. The applicant shall have a calculation of how many trailers are needed and a clean out schedule to ensure the trailers are clean and in good working order at all times.
13. The site shall be immediately connected to central water.
14. The applicant shall work with the Building Official to immediately provide electricity on site.
15. Sanitary sewer shall be determined during the Development Review Process for connection distance, however, a septic tank may be used for up to three years, or when the new project (240809SU) is completed, whichever is sooner. This condition shall not renew.
16. Within one year, concrete pads for the food trucks shall be installed, with no food trucks parking on open ground without a concrete pad.
17. Fire truck access – During DRC site plan approval, if it's found that the requested number of food trucks will not allow required emergency services circulation through the site, the number must be reduced to provide necessary space in the event that emergency services must access the property.
18. The Special Use Permit will terminate in the event there is a division or subdivision of the site, or if and when Luis Betances terminates his tenancy on the subject property (Parcel ID 41200-079-02), or if any new Code Violations arise on site, or on November 18, 2025, whichever is sooner. However, if the Tigo Investment Group LLC application is denied (240809SU), then the food truck operations on this property must cease, and Mr. Betances has 90 days to completely vacate the property. This application is scheduled to be heard by the Board on December 17, 2024, at 2:00 PM.
19. Either Mr. Betances, Mr. K. Bisram, or Mr. B. Bisram shall notify the Growth Services Department in writing of any termination of Mr. Betances' tenancy.
20. The Special Use Permit shall run with Luis Betances 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 19th day of November, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

A-1

	DBPR Vendor Name/DBA	Tag #	VIN	Primary name	DBPR License	Status	Expires
1	Nico's Mangonadas (drinks)	BC70AT	7FRVC14S9JA001013	JUAN PABLO PADILLA PACHECO	No record found		
2	Antojitos Dona Nelly	Y310DR	53NBE2025D1011765	VERONICA IRIS DIAZ - ANTOJITOS DONA NELLY INC	MFD0150922	Current	2/1/2025
3	NO TRUCK – Paying Vendor for Coconut Water						
4	3 Best Salon (barber)	CE99WT	1EC1U2229S2875422	JAMES, ANDRE A -3 BEST MOBILE SALON LLC	BR8628	Current	7/31/2026
5	Mi Patio	86EGFT	7F81E122XRD018064	MI PATIO LLC	MFD5251001	Current	6/1/2025
6	Zo's Halal	65CGAA	54GVC16T1R7061445	ZOS HALAL FOOD TRUCK LLC	MFD5251053	Current	6/1/2025
7	Lechonera El Fogo De Nelly		3G8G1CB32NM031149	LECHONERA EL FOGON DE NELLY LLC	MFD5250812	Expired	8/1/2024
8	Chinchomeando	PXJE19	5YCBE1622LH005823	MARIA MARGARITA MIRANDA ROSARIO	No record found		
9	Yera's Pizza	91ERLB	7F81E2026SD018416	YERA'S PIZZA LLC	MFD5251081	Current	6/1/2025
10	Sabores De Mi Ceibita	RNKR25	2GBHG31K1J4115795	SABORES DE MI CEIBITA LLC	MFD2361278	Current	10/1/2025
11	El Parche De La Hacienda	JZDA87	53FBE2025JF043058	EL PARCHE DE LA HACIENDA	MFD5251100	Current	6/1/2025
12	Taqueria Las Catrinas	Y365UU	53NBE2028K1070807	TAQUERIA LAS CATRINAS LLC	MFD4550638	Current	6/1/2025
13	El Corrido Dom Venemex Vin 8637		none	EL CORRIDO DOM VENEMEX LLC	MFD5251113	Current	6/1/2025
14	Grubbies	RNVT52	54GVC12D9R7061241	HAKEEM WEBB	MFD5251058	Expired	8/1/2024
15	Pupuseria La Perla De Oriente	26CGPD	3J8A12189PM095378	PUPUSERIA SALVADORENA LA PERLA DE ORIENTE LLC	MFD5250997	Current	6/1/2025
16	Delicias Dominicana	RWPL97	53NBE1422R1107042	CGMN DELICIAS DOMINICANA LLC	MFD5251013	Current	6/1/2025
17	Los Combos Steak House & Grill	Temp expir	3581F216XPM132018	APP MULTISERVICES LLC	MFD5251114	Current	6/1/2025
18	Flow PR	CE69TP	7PLBC2028PM005461	WESLEY SAMUEL VALENTIN FLORES	MFD5855980	Current	4/1/2025
19	El Var (Columbian Food) TRUCK	54DUTR	4CDLH4D2XR2107419	El Var LLC	MFD5251102	Current	6/1/2025
20	Tacos Lucas	85545Z	1S907X078BM982384	Tacos Lucas LLC	MFD5251081	Current	6/1/2025

Attachment A