



**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 5/31/24
INITIALS [Signature]
TENTATIVE MEETING DATES
P&Z PH 7/29/24
BCC/P&Z PH 8/20/24

STAFF/OFFICE USE ONLY	
Case No.:	240809SU
AR No.:	<u>31614</u>
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: developing a food truck park

Property/Site Address: SW HWY 484
Property Dimensions: 193 x 450 feet **Total Acreage:** 2.00
Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-2
Parcel Account Number(s): 41200-079-03

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.

TIGO INVESTMENT GROUP LLC
Property Owner Name (please print)
4823 SW 62ND ST
Mailing Address
OCALA FL 34474
City, State, Zip Code
352-454-8004
Phone Number (include area code)
VJFermin@outlook.com
E-Mail Address (include complete address)
Victor Fermin
983013EB9FB54E1...
Signatures

Luis Betances
Applicant or Agent Name (please print)
14191 S US Hwy 301
Mailing Address
Summerfield, FL 34491
City, State, Zip Code
813-466-4546
Phone Number (include area code)
luis@elbhousing.com
E-Mail Address (include complete address)
[Signature]
40EFF3D5475F482...
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>2024050091</u>	Code Case No.:	<u>N/A</u>
Rcvd by:	<u>EM</u>	Rcvd Date:	<u>5/29/24</u>
		FLUM:	<u>EC</u>
		AR No.:	<u>31614</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.

May 28, 2024
Summerfield, FL

Board of County Commissioners
Marion County
Ocala, FL

Subject: Project Presentation for the Establishment of a Food Truck Park

Dear Board Members;

I am writing to you to present our new project proposal for the development of a Food Truck Park, at the Parcel ID 41200-079-03. Our vision is to create a vibrant community space that offers a variety of culinary experiences while fostering local business growth and community engagement.

Our proposed Food Truck Park is designed to cater to the evolving dining preferences of our community and to support local food entrepreneurs. We believe this project will not only enhance the local food landscape but also contribute positively to the economy of Marion County.

Key features of our proposed development include:

- Ample off-street parking and loading areas to ensure smooth traffic flow and safety.
- Thoughtfully designed ingress and egress points that cater to both vehicular and pedestrian traffic.
- Strategic placement of food trucks to facilitate easy access and minimal environmental impact.
- Dedicated areas for refuse and service that adhere to health and safety standards.
- Utility provisions that support each food truck while minimizing the environmental footprint.

We have included a master plan with our proposal, outlining our comprehensive approach and the future vision of the project. I look forward to discussing this exciting opportunity in further detail and am keen to address any questions or additional requirements at the upcoming meetings.

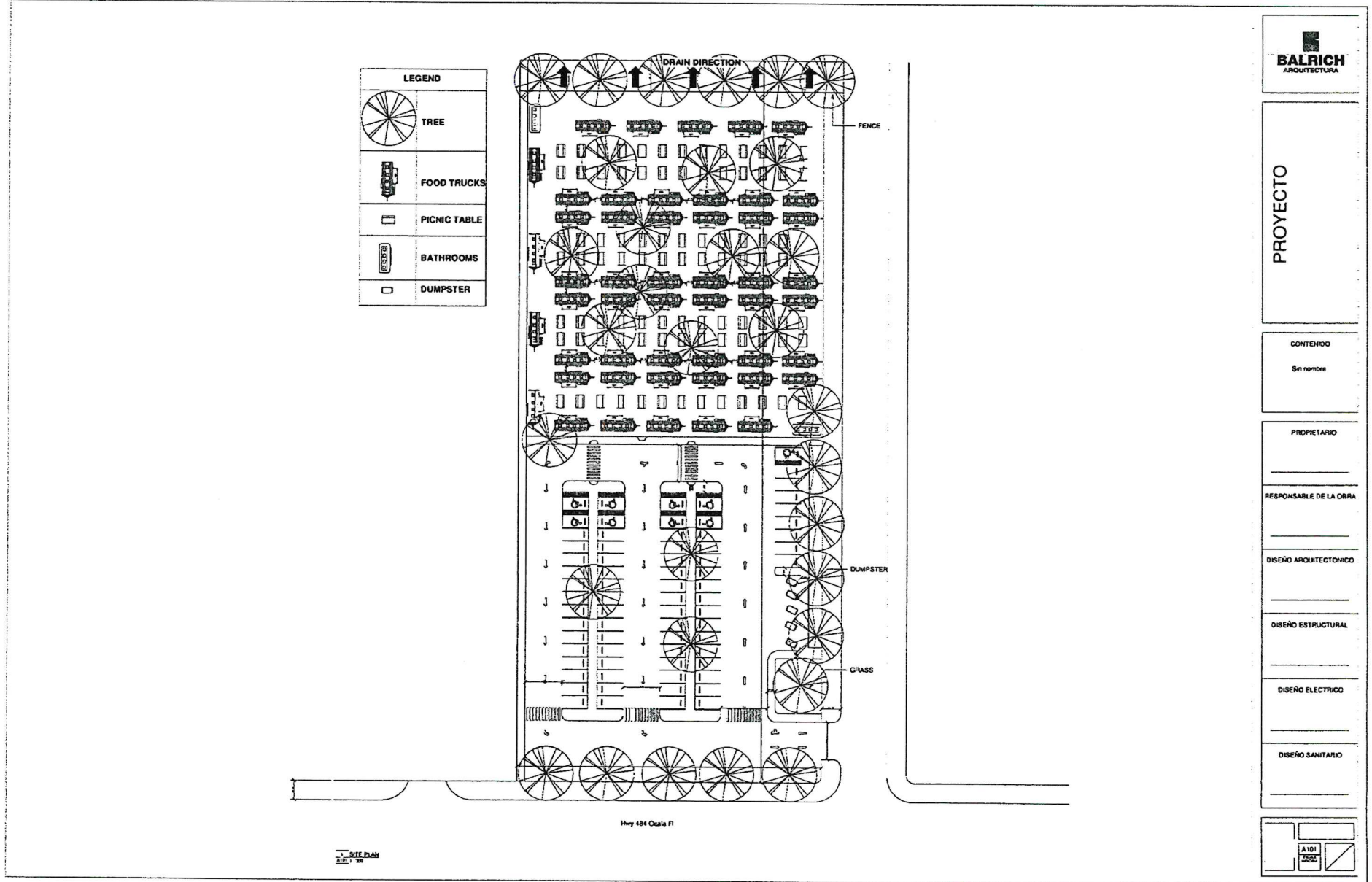
We are committed to working closely with the Marion County Board of County Commissioners to ensure that our project meets all the necessary guidelines and positively contributes to our beloved community.

Thank you for considering our proposal. I am looking forward to your favorable response and to a fruitful collaboration.

Luis Betances
ELB Housing LLC
813-466-4546

Attachment A

DocuSign Envelope ID: 4C2F6227-DB6A-4EA5-A311-F907E84EB5C1

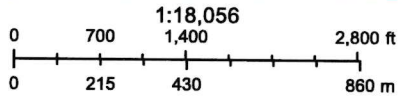
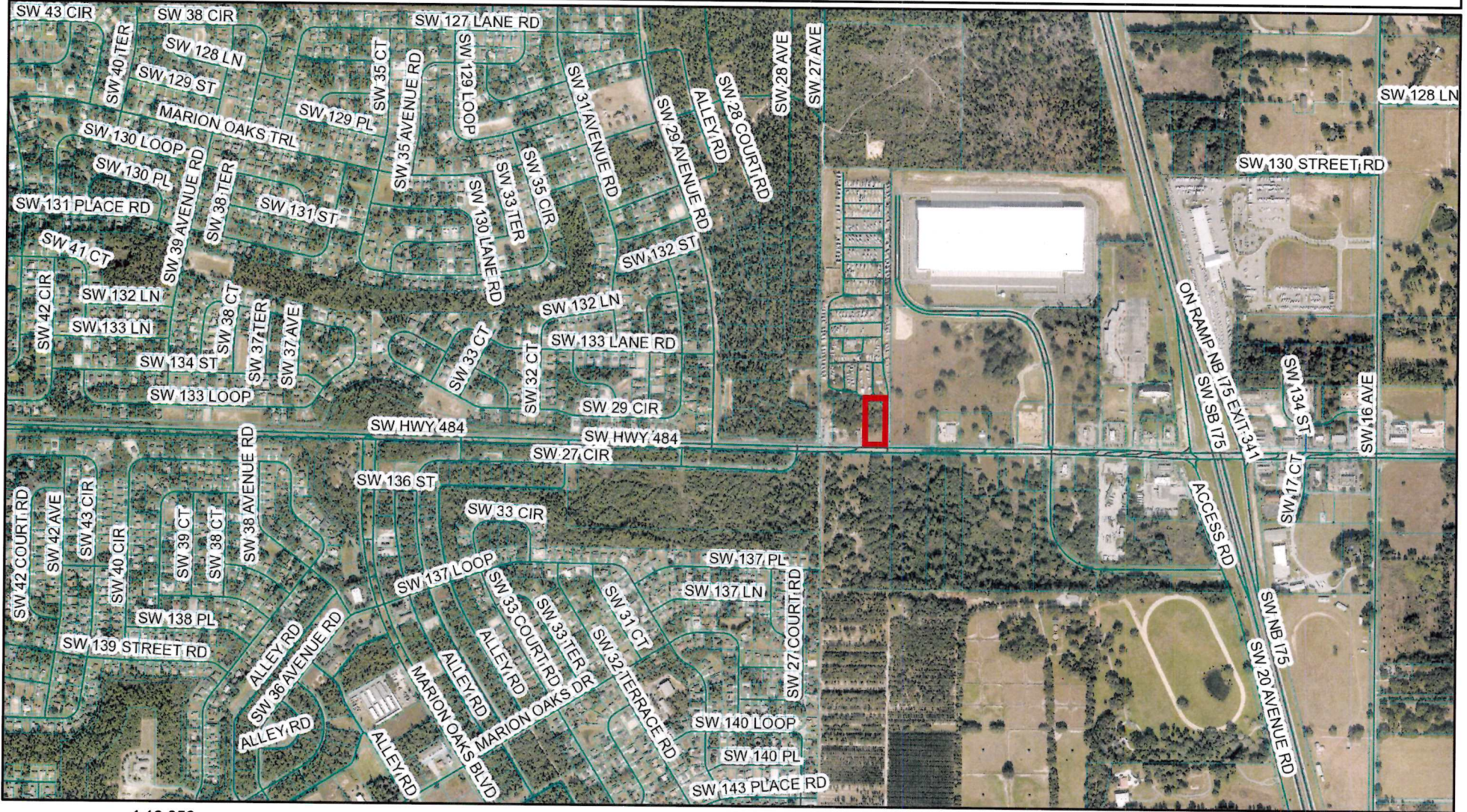


				
<p style="font-size: 24px; margin: 0;">PROYECTO</p>				
<p style="font-size: 10px; margin: 0;">CONTENIDO</p> <p style="font-size: 10px; margin: 0;">Sin nombre</p>				
<p style="font-size: 10px; margin: 0;">PROPIETARIO</p>				
<p style="font-size: 10px; margin: 0;">RESPONSABLE DE LA OBRA</p>				
<p style="font-size: 10px; margin: 0;">DISEÑO ARQUITECTÓNICO</p>				
<p style="font-size: 10px; margin: 0;">DISEÑO ESTRUCTURAL</p>				
<p style="font-size: 10px; margin: 0;">DISEÑO ELÉCTRICO</p>				
<p style="font-size: 10px; margin: 0;">DISEÑO SANITARIO</p>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"></td> <td style="width: 50%; height: 20px;"></td> </tr> <tr> <td style="font-size: 8px;">A101</td> <td style="font-size: 8px;">A102</td> </tr> </table>			A101	A102
A101	A102			



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Updated every 24 hours



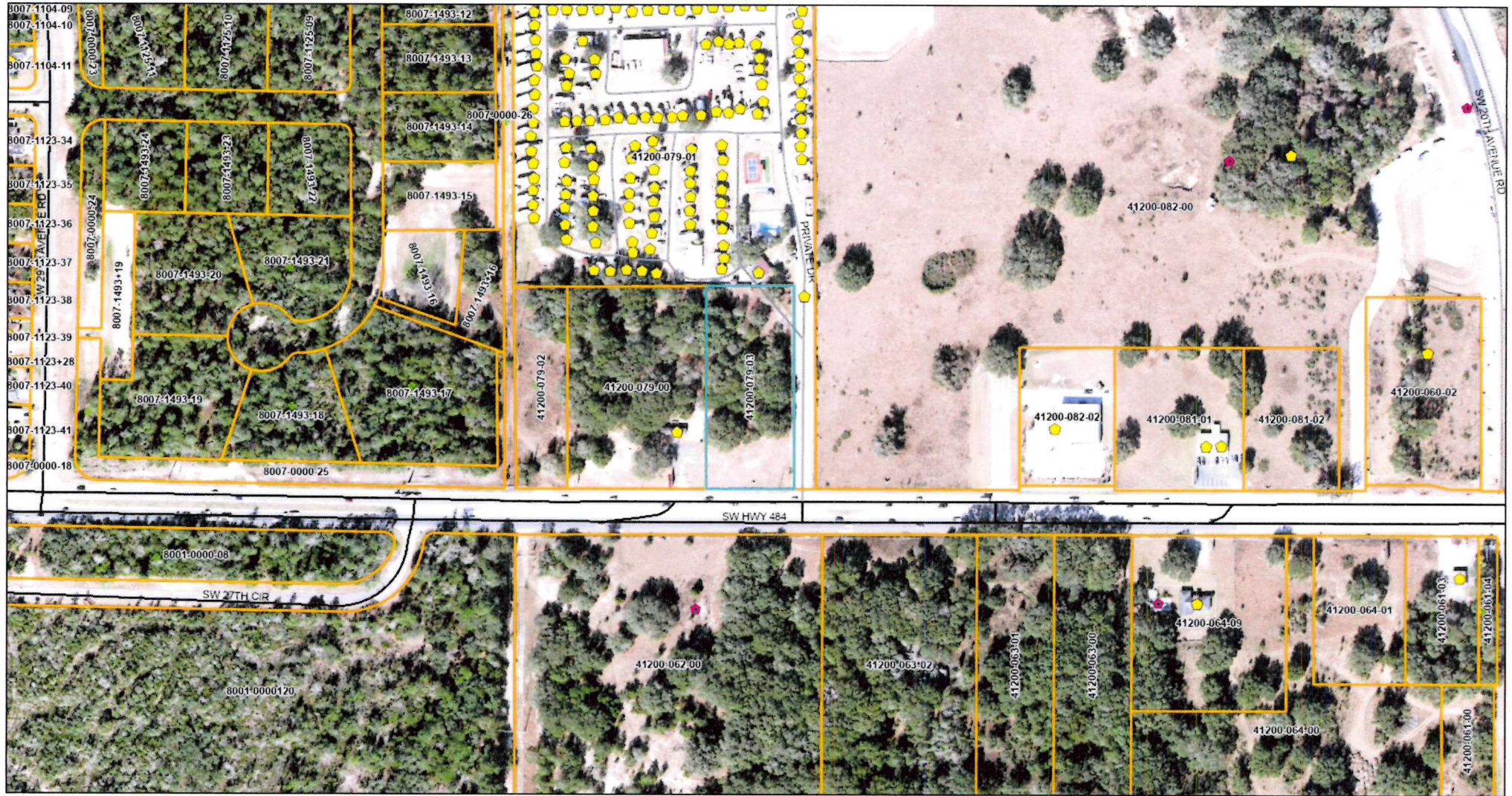
Search Results **Aerials** [Map Title]
2024
Streets

5/28/2024
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

Attachment A

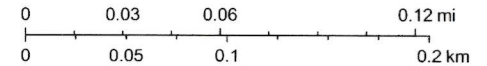
MCBCC Interactive Map - Internal



5/30/2024, 11:40:55 AM

1:2,866

- Parcels Labels
- Parcels
- Address Points
- Structure - Addressed
- No Address
- Vacant with Address
- WRA/DRA
- Marion County
- OCE Maintained Paved
- Not Maintained
- Not Maintained
- Streets
- Aerial2023
- Green: Band_2
- Blue: Band_3
- Red: Band_1



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.

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. Access to the property will be via a single entrance located on the private road shared with Ocala Sun RV Resort. This entrance will be used by both service vehicles and customers, ensuring durability and stability for vehicles entering and exiting the property.
 - b. Access to each accessory structure on the property is immediately available from the main vehicle exits near the designated handicap parking area. Vehicles for disabled individuals will have dedicated parking spaces available at the front of the lot on asphalt terrain, and additional visitors may park in the designated parking area that accommodates 150 vehicles. Egress can occur through the same entrance, ensuring smooth traffic flow and providing ample control and access in case of emergency, accommodating both pedestrian and vehicle traffic with due consideration for safety and convenience.
2. **Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.**
 - a. Parking is provided at the subject property with 150 vehicle spaces. Handicap parking is immediately available near the entrance, and parking for the general public is situated at the rear of the food truck area. This ensures that vehicles do not interfere with the flow of traffic and that patrons have easy access to the food trucks.
 - b. The delivery area for goods is accessed via the same entrance, which leads directly to the food truck positions. Space for large pickups and personal vehicles is provided, ensuring efficient loading and unloading without disrupting the overall traffic flow.
 - c. Regarding economic, noise, glare, or odor impacts, each food truck is outfitted with plastic-lined containers for food waste, which are moved to large dumpsters located near the entrance. These dumpsters are emptied by a service that runs weekly or biweekly to mitigate any potential effects on neighboring properties. A designated area for grease disposal is also provided and serviced as needed.
3. **Provisions for refuse and service areas, with particular reference to the items in (1) and (2) above.**
 - a. Waste removal is conducted in an organized manner. Each food truck has plastic-lined containers for grease and food remnants. These are transferred to large dumpsters strategically located near the entrance. The waste removal service operates on a weekly basis or more frequently if required.
4. **Provision for utilities (including water and sewer), with reference to locations, availability, and compatibility.**
 - a. Currently, each food truck is self-contained with mobile cisterns for clean and wastewater. We propose to treat these food vending vehicles similarly to RV parks,

providing water sources, wastewater drainage, and electrical hookups. If approved, we will establish a provisioning area adjacent to each vehicle or a centralized provisioning area.

5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.

a. The lot is bordered by vacant lots and the Ocala Sun RV Resort. Wire fences and natural tree buffers will be maintained to limit noise and ensure privacy. A wooden fence with multiple trees and shrubs separates the property from the RV park area.

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. The area will feature signage indicating the entrances to the park. Lighting will be installed at the entrance, on vehicles, and in the parking areas to ensure visibility while reducing glare and adhering to safety regulations.

7. Provision for required yards and other green space.

a. A 15-foot strip of green grass and multiple cedar trees will be maintained at the entrance and the rear of the lot. Similar strips of grass will be preserved on both sides, ensuring a significant portion of the site remains undeveloped and green, meeting setback requirements.

8. Provision for general compatibility with adjacent properties and other properties in the surrounding area.

a. The surrounding properties include vacant lots filled with trees and an RV park area. The proposed food truck park is designed to be harmonious with these neighboring properties. Natural buffers of trees and green spaces ensure aesthetic consistency and respect adjacent land uses.

9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

a. We are committed to meeting any special conditions necessary to obtain this Special Use Permit. We have included a master plan and will be present at upcoming discussion meetings to address any questions or additional requirements.



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

41200-079-03

Prime Key: 3839072

[Beta MAP IT+](#)

Current as of 5/30/2024

[Property Information](#)

TIGO INVESTMENT GROUP LLC
4823 SW 62ND ST
OCALA FL 34474

[Taxes / Assessments:](#)

Map ID: 167

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

Acres: 2.00

[2023 Certified Value](#)

Land Just Value	\$348,480		
Buildings	\$0		
Miscellaneous	\$183		
Total Just Value	\$348,663		
Total Assessed Value	\$106,954	Impact	
Exemptions	\$0	Ex Codes:	(\$241,709)
Total Taxable	\$106,954		
School Taxable	\$348,663		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$348,480	\$0	\$183	\$348,663	\$106,954	\$0	\$106,954
2022	\$392,040	\$0	\$183	\$392,223	\$97,231	\$0	\$97,231
2021	\$88,209	\$0	\$183	\$88,392	\$88,392	\$0	\$88,392

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6579/1665	05/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$100,000
5812/1958	10/2012	08 CORRECTIVE	9 UNVERIFIED	U	I	\$147,266

[Property Description](#)

SEC 12 TWP 17 RGE 21
EAST 193.90 FT OF FOLLOWINF DESC PARCEL;
W 500 FT OF E 550 FT OF S 500 FT OF W 1/4
OF NW 1/4 EX S 50 FT FOR SR 484 ROW
Parent Parcel: 41200-079-00

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

Use	CUse	Front	Depth	Zoning	A 9	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
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GCSF 1000 .0 .0 B2 87,120.00 SF

Neighborhood 9955 - COMM - CR 484 -27TH CIR/CR 475

Mkt: 2 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	170.00	LF	10	1988	2	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Attachment A

Prepared by and return to:
Melissa Davis
All American Land Title Insurance Agency, LTD.
2226 E. Silver Springs Blvd Suite B
Ocala, Florida 34470

File Number: AM1704040

4513
10
70-08

General Warranty Deed

Made this May 12, 2017 A.D. By **Joaquin Palermo**, hereinafter called the grantor, to **Tigo Investment Group, LLC**, a Florida limited liability company, whose post office address is: 4823 SW 62nd St., Ocala, FL 34474, hereinafter called the grantee:

(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 Ten Dollars, (\$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:

The East 193.50 feet of the following described Parcel:

The West 500 feet of the East 550 feet of the South 500 feet of the West 1/4 of the NW 1/4 of Section 12, Township 17 South, Range 21 East, EXCEPT the 50 Right of Way for State Road 484, all being in Marion County, Florida.

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.

Parcel ID Number: 41200-079-03

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 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, 2016.

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 [Signature]
Witness Printed Name G. Robinson

Joaquin Palermo (Seal)
Joaquin Palermo
Address: PO-BOX 354, Summerfield, Florida 34492

Signature [Signature]
Witness Printed Name MELISSA DAVIS

(Seal)
Address:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 12 day of May, 2017, by Joaquin Palermo, who is/are personally known to me or who has produced drivers license as identification.



[Signature]
Notary Public
Print Name: M. Davis
My Commission Expires: JUN 19, 2020

SEAL

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

Legal Description

The East 193.50 feet of the following described parcel:

The West 500 feet of the East 550 feet of the South 500 feet of the West 1/4 of the NW 1/4 of Section 12, Township 17 South, Range 21 East, EXCEPT the 50 Right of Way for State Road 484, all being in Marion County, Florida.



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

Detail by Entity Name

Florida Limited Liability Company
TIGO INVESTMENT GROUP, LLC

Filing Information

Document Number L17000067868
FEI/EIN Number 82-0981689
Date Filed 03/24/2017
State FL
Status ACTIVE

Principal Address

4823 SW 62ND STREET
OCALA, FL 34474

Mailing Address

4823 SW 62ND STREET
OCALA, FL 34474

Registered Agent Name & Address

FERMIN, VICTOR J
4823 SW 62ND STREET
OCALA, FL 34474

Authorized Person(s) Detail

Name & Address

Title AMBR

FERMIN, VICTOR J
4823 SW 62ND STREET
OCALA, FL 34474

Annual Reports

Report Year	Filed Date
2022	04/20/2022
2023	04/30/2023
2024	04/24/2024

Document Images

[04/24/2024 -- ANNUAL REPORT](#)

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04/30/2023 -- ANNUAL REPORT	View image in PDF format
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