

RESOLUTION NO. 24-R-676

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 July 29, 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 Tuesday, December 17, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240809SU - Tigo Investment Group 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 2.0 acres, on Parcel Account Number 41200-079-03, No Address Assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees 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 consistent with the conceptual plan submitted with this application and the Marion County Land Development Code.
2. The site shall be limited to 20 food trucks/vendors until the entire site is connected to centralized water and sewer. Once the connections to centralized water and sewer are complete and both Growth Services and the Office of the County Engineer agree that the site has ample parking to expand, the site may increase to 30 food trucks.
3. A Major Site Plan approval from the Development Review Committee is required for all development on the subject property.
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 vinyl fence. Buffer along HWY 484 shall be a Type C Buffer.
6. Garbage shall not be allowed to accumulate and overflow the dumpsters. Garbage shall be removed from the site regularly and in a timely manner.
7. Any Code Enforcement issues found in violation are subject to revocation of this Special Use Permit.
8. Owner/Applicant to work with Utilities during DRC process to install grease traps to the county's standards.

9. Hours of Operation: 9am - 10pm
10. Lighting standards: A photometric plan shall be provided during Site Plan development through the Development Review Committee (DRC)
11. Permanent restroom facilities shall be provided meeting FL Building Code for Commercial bathrooms. However, the site may utilize temporary restrooms until the site is connected to centralized sewer. Temporary restrooms shall be subject to permitting and inspections by the Building Safety Department (based on the information shared during public workshops, reinspection's are required every 180 days. The applicant shall have a calculation, approved by the Department of Health, of how many temporary restrooms are needed on site for the number of trucks and cleaning schedule. Temporary restrooms shall be emptied/pumped weekly at a minimum.
12. The site shall be connected to Marion County Utilities central water and sewer services. Connection to central water is required before operations may commence. The site must connect to centralized sewer when the centralized sewer becomes available within 400' of the site or no later than December 17, 2028.
13. Concrete pads for the food trucks shall be installed with no food trucks parking on open ground without a concrete pad.
14. 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.
15. No on-site consumption of alcohol.
16. Signs shall be posted plainly visible on site stating that alcohol is not allowed. Signs shall be posted plainly visible on site stating the manager's name and contact information.
17. The site is subject to Section 4.4.4 of the Marion County Land Development Code for On-site Signs.
18. The site is subject to Chapter 13 of the Marion County Code of Ordinances for Noise and Vibration Control. Outdoor music is prohibited.
19. The Special Use Permit will terminate if there is a division or subdivision of the site.
20. The Special Use Permit shall run with Luis Betances, not the property. If the property is put into an LLC, then Luis Betances must be the primary owner.

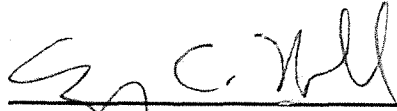
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

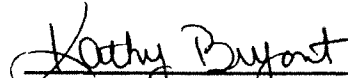
DULY ADOPTED in regular session this 17th day of December, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN