

Case Number
949630-RH

Marion County Code Enforcement Board

Item 3.2

HEARING DATE: APRIL 9, 2025

Code Officer
R. HOUGH

Owner/Respondent
BISSEONDIAL BISRAM
& KRISONDATT
BISRAM
5335 SW 85TH ST
OCALA FL 34476-3758

Occupant/Violator
LUIS BETANCES
14191 S US HWY301
SUMMERFIELD, FL

Parcel Number
Location
41200-079-02

1.14 ACRE B-2 ZONED
PARCEL ALONG SW
HWY 484, OCALA

Location
The 1.14 acre improved
property is located within
an B-2 Commercial Zoning
Classification.

Complainant
Self Generated

Property Taxes
PAID



Violation: Special Use Permit and Resolution No. 24-R-546, Section 2. Findings and Conditions, Item 12, and Item 13

Item 3.2

Notice Summary

Notices of Violation
January 23, 2025

Notice of Hearing
March 19, 2025

Verbal contact with owner/violator

☐ No
☒ Yes/who
Luis Betances

Last inspection date

Still in violation

☐ Yes
☐ No - the violation
has been cleared;
however, the case has
been presented in the
event any future
recurrence may be
treated as a repeat
violation

Proof of Service

For case # 949630 the Proof of Service is by *Affidavit of Hand Delivery* dated March 21, 2025.

Background

The photographs in the file are a true and accurate depiction of the violation(s) on the property in question, taken by CEO Gabino Cortes and me.

On November 19, 2024, the Board of County Commissioners approved a special use permit with conditions for the food truck venue on the 1.14 acre B-2 zoned parcel along SW HWY 484, OCALA.

On January 22, 2025, I inspected the property and observed one portable 2-stall restroom trailer and what appeared to be an ADA port-o-let on site. I also made contact with the Marion County Utilities Dept who confirmed the connection to central water had not been made.

Notices of Violation were mailed to the property owners' and respondent's addresses of record advising to clear the violation(s), and I have had multiple phone conversations with property owner Kris Bislam and emails with Luis Betances about the violations. **When** Officer Cortes observed the restroom violation still existed on March 14, 2025, and I confirmed the continuing water connection violation on March 18, 2025, the case was sent to the Code Board Secretary for a Notice to Appear at today's Code Enforcement Board Hearing.

I inspected the property on _____, 2025, and the violation(s) still existed.

The Special Use Permit runs with LUIS BETANCES, whose address of record is 14191 S US HWY301, SUMMERFIELD, FL 34491.

Department Recommendation: that this Board find LUIS BETANCES violated conditions of the Special Use Permit and Resolution No. 24-R-546, Section 2. Findings and Conditions, Item 12, by failing to provide the temporary restroom facilities as specified in the Special Use Permit, and Item 13, by failing to immediately connect to central water; and that the Code Enforcement Board recommend to the Board of County Commissioners to revoke the special use permit under the provisions of Section 3 of said permit.