



**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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
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: A permanently constructed food truck park that follows code, health and safety regulations.

Property/Site Address: N.A., undeveloped property
 Property Dimensions: 299/297ft width by 348/268ft length Total Acreage: 2.01
 Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: B-1
 Parcel Account Number(s): 41577-001-00

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.

Carla L. Garcia

Property Owner Name (please print)

9804 N 53rd St.

Mailing Address

Temple Terrace, Fla, 33617

City, State, Zip Code

813-410-2851

Phone Number (include area code)

donseguindoc@msn.com

E-Mail Address (include complete address)

Carla Garcia

Signatures*

Walter A. Pimentel

Applicant or Agent Name (please print)

5466 Blue Azure Dr.

Mailing Address

Wimauma, Fla 33598

City, State, Zip Code

813-850-3640

Phone Number (include area code)

walterpimentel12@gmail.com

E-Mail Address (include complete address)

W.A.P.

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.:	Code Case No.:	Application No.:	
Rcvd by: <u>Erik</u>	Rcvd Date: <u>/ /</u>	FLUM:	AR No.: <u>Rev: 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.			

Empowering Marion for Success

marionfl.org

Special Use Permit Written Findings and Facts; Marion Central Market (M.C.M)

Site Address: T.B.D.

Parcel #: 41577-001-00

Proposed Hours of Operation: Mon-Thurs 10am-9pm

Fri-Sat 10am-9:30pm

Sunday 10am-8pm

Our intent is to develop a properly designed and managed space for our local cuisine artists to showcase a taste of our homegrown American flavors and varied international menu selections. A food park that is designed following our local development and sanitary codes, an establishment that is permanent in nature, appealing and managed professionally. We, with the County's support, intend on bringing this idea to fruition.

- 1) We propose permanent fixed restroom facilities for the use of our regional patrons. Four restroom stalls for women and two restroom stalls for men accompanied by two urinals. Both women and men restrooms shall have a designated amount of ADA Compliant Stalls.
- 2) We intend on housing a parking spot for every four dining seats, with each parking spot measuring 12 ft by 20 ft. We intend to have four designated handicap parking spots, with all four of them being nearest to our restroom facilities for added convenience.
- 3) Proper pole lighting shall be installed in all common areas, parking areas and driveways. All pole lighting shall not exceed light spillage levels onto neighboring properties. We will make sure to point light lamps away or use light shields where appropriate. To fit well within our community, we will maintain proper decibel levels throughout the day's operation. No more than 55-65 decibels contingent on time of day.
- 4) We intend to install, per code, proper traffic and pedestrian signage to maintain a safe and efficient flow on premises.
- 5) Garbage disposal bins are to be strategically located throughout property with a main dumpster(s) located on site.

- 6) We envision our main dining hall being a centrally located 40 ft by 40 ft open air pavilion with two hand washing stations. The proposed dining hall is intended to comfortably seat 120 patrons. In the pursuit of making our establishment as enjoyable as possible, we intend on installing plenty of air fans in the main dining hall to keep our patrons cool during our warmer months. With its central location its upkeep, sanitation and safekeeping will be made easier. Above all, our main goal with its singular and centralized location will be to bring our community together; well-fed and joyous under one roof.
- 7) Our main ingress and egress driveway shall have 22 ft at its neck and a 25 ft turning radius. The one-way drive inside the property shall have a 15 ft width with the aim of easier access, if a situation shall ever arise, requiring an emergency vehicle anywhere on our grounds.
- 8) All of our exclusively designated food truck vendor pads are to be of concrete and shall be of the dimensions of 10 ft in width by 22 ft in length. We intend on having 24-26 food vendor pads and approximately 56 parking spaces.
- 9) We will require our food trucks; per lease contract, to have a waste management company remove and pump out all of the grease, water and oil at an established periodic schedule. Our property's management company shall choose a reputable and specialized pumping company to make sure we are always operating at a high standard.
- 10) To ensure professional maintenance of our premises, we intend on having a portable management office on site run by a team of trusted members. We look forward to hiring a crew of on-site full-time janitors to make sure our dining hall, restroom facilities and premises are always kept clean.
- 11) As a special request and to be transparent from the very get-go; we ask that our food vendor trucks be allowed to stay overnight on a permanent basis. It would make our sizeable investment into our permanent grounds a safer bet. Not to mention the logistical nightmare and liability that having 24-26 food trucks coming in every morning and leaving every evening will bring about. We also ask that we may provide our very own water to our food trucks in an effort to guarantee clean water use for all cookware and the rinsing of fresh produce. Anything we can do to help in guaranteeing safe food handling will always be a priority for us. As a third and final request; we ask that we may fence off our premises, with the exclusion of the cross-access, with a 6 ft high chain link fence for safekeeping during off hours. If in your better judgement you see our requests as beneficial, we humbly ask that you please consider them. Our gratitude and thanks in advance.

- 12) Of all the features and improvements that we look forward in providing to our community; our biggest pride and honor will be to hoist our big beautiful American Flag flying high and proud with our Florida State's Flag flying right along beneath it. While it is awesome that we will be hosting and highlighting cuisines from all around the world; it is of the upmost importance to showcase the two flags responsible for bringing it all together. It would be an honor working alongside our County to bring this concept forth to our one-of-a kind community. We thank you for your time and consideration. Best wishes as always!

-Walter P.



CONSULTANT

PROJECT

SITE PLAN

PROJECT # 20231004

ADDRESS

REVISIONS
No. Description Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

04 OCT 2025

SHEET NAME

SITE PLAN

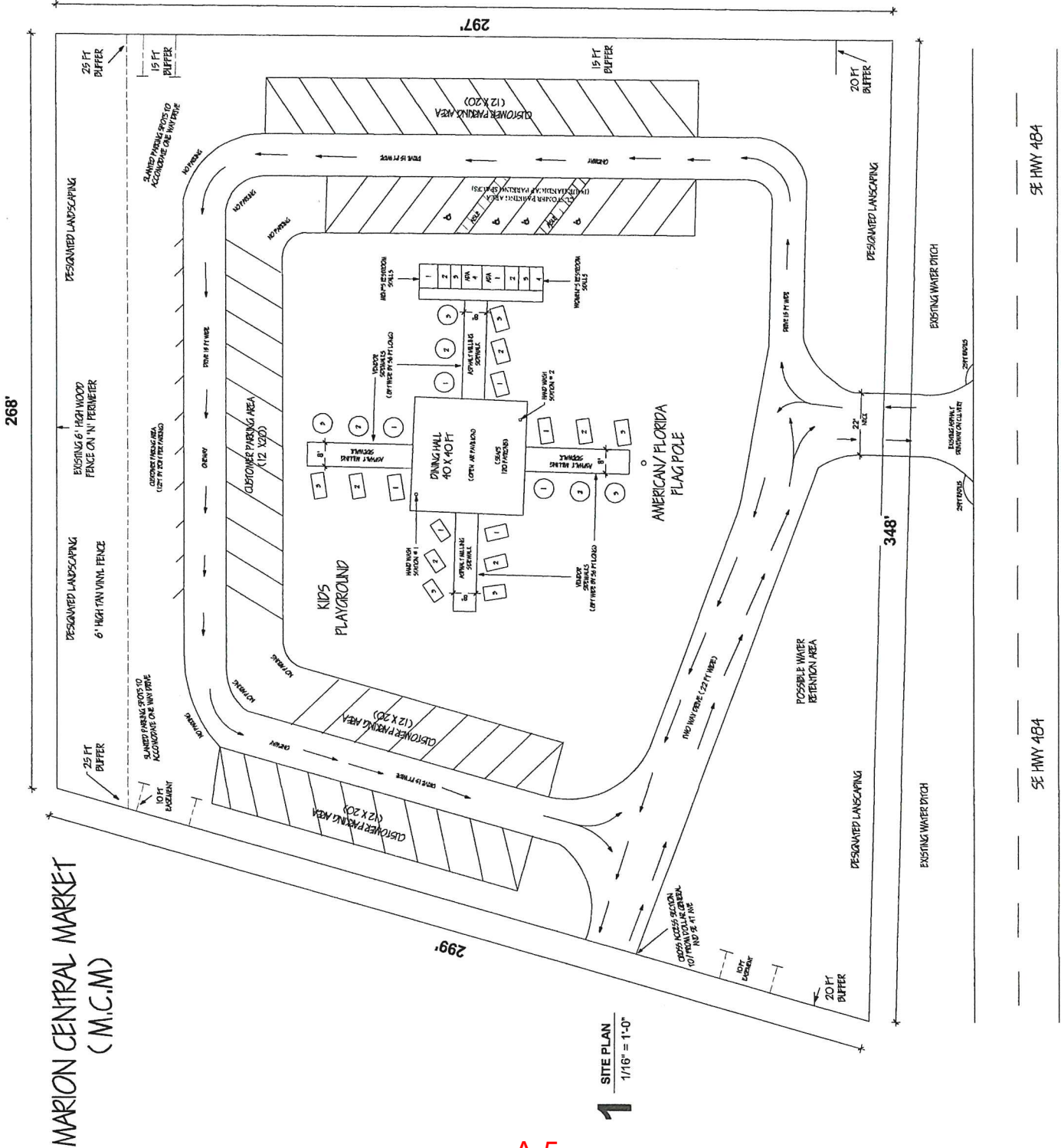
SHEET NUMBER

A1.1



EXISTING WATER
RETENTION AREA
(1798 ACCE RETENTION AREA)

NEIGHBOR PLOT:
41577-001-01
(NEIGHBORING EXISTING
WATER RETENTION
AREA POSSIBLE
WATER RETENTION AREA
ON SUBJECT PROPERTY)



PROPERTY ADDRESS:

XXXX SE HWY 484,
BELLEVUE, FL 34420
(FLUID NO. 4157-001-00)

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 12, TOWNSHIP 17S, RANGE 22E. MARION COUNTY

LEGEND

- CL CENTER LINE
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PT PALM & TRUNK TREE
- CT CANOPY & TRUNK TREE
- MS MANHOLE (SANITARY SEWER)
- GE GROUND ELEVATION
- PE PAVEMENT ELEVATION
- CB CATCH BASIN
- UP UTILITY POLE
- GS GAS LINE SIGNAL
- TL TELECOMMUNICATIONS

ABBREVIATIONS

- BC-BLOCK CORNER
- CL-CALCULATED
- CM-MEASURED
- PH-RECORD
- PP-PROBATION
- TP-TYPICAL
- P.B.-PLAT BOOK
- P.G.-PAGE
- F.I.R.-FOUND IRON ROD
- F.I.P.-FOUND IRON PIPE
- S.I.R.-SET IRON ROD
- LD-IDENTIFICATION
- F-C FENCE CORNER
- B.M.-BENCHMARK
- N.F.-NOT FOUND

DESCRIPTION:
COMMENCE AT THE SOUTHEASTERN MOST CORNER OF TROPICANA VILLAGE II[®] AS RECORDED IN PLAT BOOK "3", PAGES 26 AND 27 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING OF S 52°19'10" W; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112° 11' 14" A DISTANCE OF 1090.79 FEET TO THE POINT OF BEGINNING; THENCE S 15°11' 14" E, 297.57 FEET TO A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4921.25 FEET AND A CHORD BEARING OF S 69°11'05" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 108° 30' 22" A DISTANCE OF 578.19 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 47TH AVENUE AND THE END OF SAID CURVE; SAID POINT LYING 250.00 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID SECTION 12; THENCE N 00°24'40" E PARALLEL WITH SAID WEST LINE AND ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE 305.85 FEET TO THE SOUTHWESTERN MOST CORNER OF TROPICANA VILLAGE II AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING OF N 69°42'21" E; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°30'22" A DISTANCE OF 503.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN SECTION 12 TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGES 1754 AND 1755 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID TRACT OF LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERN MOST CORNER OF TROPICANA VILLAGE II[®] AS RECORDED IN PLAT BOOK "3", PAGES 26 AND 27 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING OF SOUTH 52°19'10" WEST; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112° 11' 14" A DISTANCE OF 1090.79 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 430, PAGES 1754 AND 1755; THENCE SOUTH 15°11'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS A DISTANCE OF 297.57 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4921.25 FEET AND A CHORD BEARING OF SOUTH 69°11'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND A LONG THE SOUTHERLY LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 108° 30' 22" AN ARC DISTANCE OF 578.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 108° 30' 22" AN ARC DISTANCE OF 230.00 FEET; SAID CURVE HAVING A BEARING AND DISTANCE OF SOUTH 17°12'28" WEST, 229.98 FEET, RESPECTIVELY TO THE SOUTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF S.E. 47TH AVENUE 50 FOOT WIDE RIGHT OF WAY; THENCE NORTH 00°24'40" EAST, ALONG THE WEST LINE OF SAID LANDS AND A LONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 255.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE SOUTHWESTERN MOST CORNER OF THE AFOREMENTIONED TROPICANA VILLAGE II; SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3369.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69°11'05" EAST, 234.95 FEET, RESPECTIVELY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE SOUTHERLY LINE OF SAID TROPICANA VILLAGE II, AN ARC DISTANCE OF 234.95 FEET, DEPARTING SAID CURVE; SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, SOUTH 00°30'05" WEST, A DISTANCE OF 299.90 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:

COMMUNITY: MARION COUNTY - 120100
MAP/PALE NO. 120830740D
SUFFIX: D
FIRM DATE: 06/26/2008
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT; ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/10 FOOT FOR HARDSHIP SURFACES INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCHMARK: GPS NAIL ELEVATION 67.93 FEET (NAVD83)

NOT FOUND PROPERTY CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES; PHYSICAL MARKERS WILL BE PLACED AT OWNER'S REQUEST.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF N1°12'27"E FOR THE NORTH RIGHT OF WAY LINE OF SE HWY 484 AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

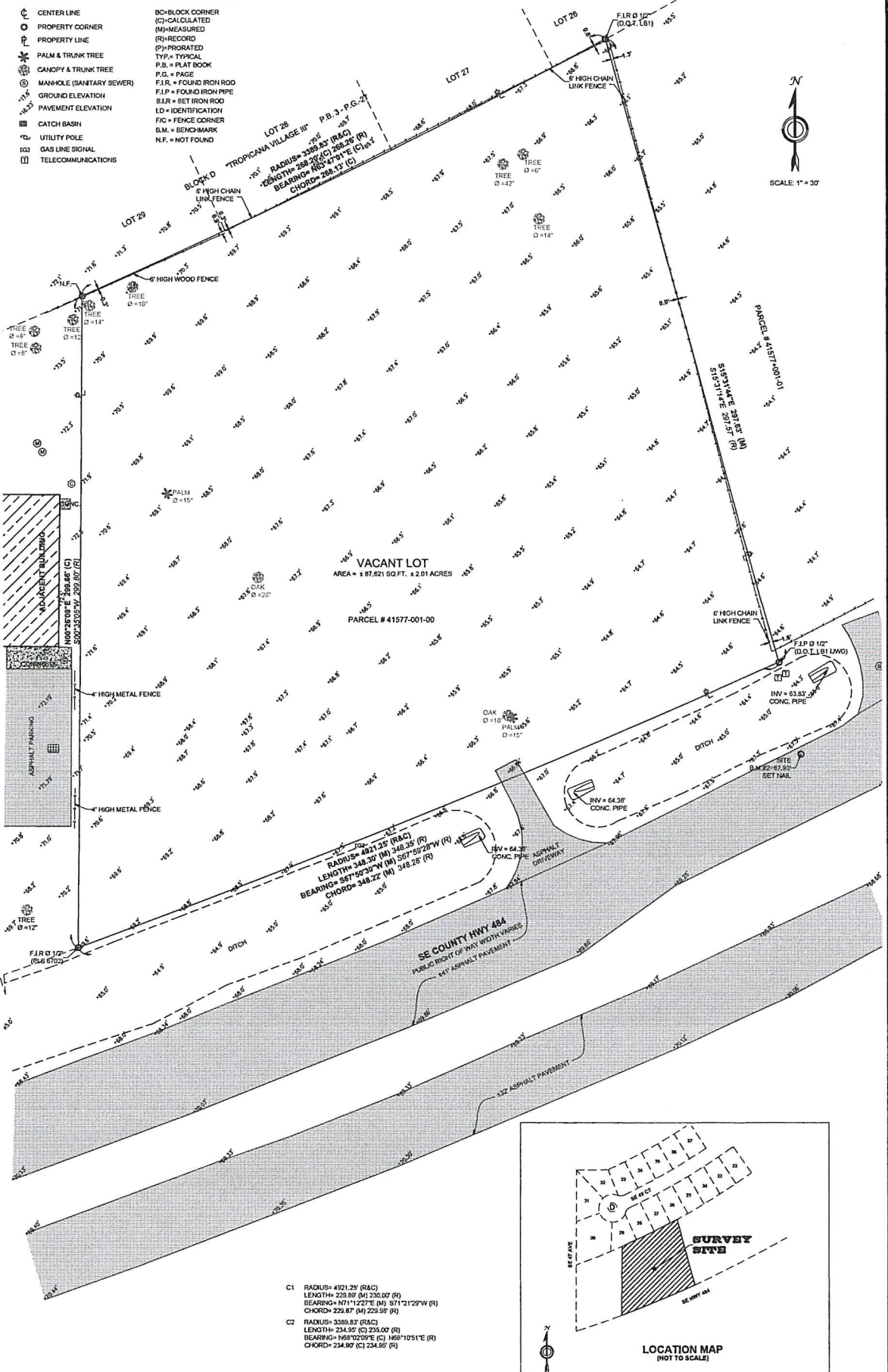
NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

- CARLA LORENA MOLINA GARCIA
- MIDFLORIDA CREDIT UNION, ISAORA / ATIMA
- ALLIANT NATIONAL TITLE INSURANCE COMPANY
- MARION LAKE SUMTER TITLE, LLC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID TOPOGRAPHIC SURVEY MEETS THE REQUIREMENTS OF THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 47.027 OF THE FLORIDA STATUTES.



- C1 RADIUS= 4921.25' (R/C)
LENGTH= 229.89' (M) 230.00' (R)
BEARING= N71°12'27" E (M) S71°21'20" W (R)
CHORD= 229.87' (M) 229.98' (R)
- C2 RADIUS= 3369.83' (R/C)
LENGTH= 234.95' (M) 234.99' (R)
BEARING= N68°02'09" E (C) N68°10'51" E (R)
CHORD= 234.90' (C) 234.95' (R)

6528 U.S. 301 UNIT 106
RIVERVIEW, FL 33578
L.B. 8195 - L.S. 6919
contact@gpsflorida.net

GPS
GLOBAL PRODUCTS SURVEYING

PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3443
FAX: (813) 588-0111
www.gpsflorida.net

ORIGINAL
FIELD DATE
REVISED: 02/17/2024
JOB NO. 24-2771
DRAWN: J.M.J./J.S.

SHEET
1/1

Digitally signed by Julio C. Rodriguez
Date: 2024.02.23 16:10:30 -0500

THIS DOCUMENT IS THE PROPERTY OF GPS FLORIDA, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GPS FLORIDA, INC.

Prepared by:
Janet Diiorio
Marion Lake Sumter Title, LLC
1890 SE 15th Avenue, Suite 102
Ocala, Florida 34471

File Number: 2024-074

General Warranty Deed

Made this March 5, 2024 A.D., by **Paul A. DiCandia, II**, whose address is: PO Box 2091, Belleview, Florida 34421, hereinafter called the Grantor(s), to **Carla Lorena Molina Garcia, a single woman**, whose post office address is: 9804 N. 53rd Street, Temple Terrace, Florida 33617, hereinafter called the Grantee(s):

(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)

Witnesseeth, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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: 41577-001-00

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, 2023.

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

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

41577-001-00

Prime Key: 2090642

MAP IT+Property Information

MOLINA GARCIA CARLA LORENA
9804 N 53RD ST
TEMPLE TERRACE FL 33617-4016

Taxes / Assessments: \$2,032.44
Map ID: 218
Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 10

Acres: 2.02

Current Value

Land Just Value	\$175,982
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$175,982
Total Assessed Value	\$175,982
Exemptions	\$0
Total Taxable	\$175,982

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$175,982	\$0	\$0	\$175,982	\$175,982	\$0	\$175,982
2024	\$175,982	\$0	\$0	\$175,982	\$96,790	\$0	\$96,790
2023	\$87,991	\$0	\$0	\$87,991	\$87,991	\$0	\$87,991

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>8267/0602</u>	03/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$200,000
<u>8267/0600</u>	01/2022	71 DTH CER	0	U	V	\$100
<u>7197/0918</u>	04/2020	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<u>7175/1641</u>	04/2020	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
<u>4282/1754</u>	12/2005	05 QUIT CLAIM	0	U	V	\$100

1904-0416	01/1993	71 DTH CER	0	U	V	\$100						
<u>Property Description</u>												
SEC 12 TWP 17 RGE 22 COM AT THE MOST SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF S 52-19-10 W TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF 1090.79 FT TO THE POB TH S 15-31-14 E 297.57 FT TO A PT ON A CURVE CONCAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING OF S 69-11-06 W TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 06-43-54 A DISTANCE OF 578.19 FT TH N 00-24-40 E 285.85 FT TO THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF N 65-49-21 E TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 08-30-22 A DISTANCE OF 503.26 FT TO THE POB EXC COM AT THE SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF S 52-19-10 W 1085.71 FT TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF 1090.41 FT TH S 15-22-32 E 297.79 FT TO A PT ON A NON-TANGENT CURVE CONAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING & DISTANCE OF S 67-59-28 W 348.28 FT TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 04-03-21 AN ARC DISTANCE OF 348.35 FT TO THE POB TH CONT SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 02-40-40 AN ARC DISTANCE OF 230 FT HAVING A CHORD BEARING & DISTANCE OF S 71-21-29 W 229.98 FT TH N 00-34-17 E 285.99 FT TO A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF N 68-10-51 E 234.95 FT TH NELY ALONG ARC OF CURVE AN ARC DISTANCE OF 235 FT TH S 00-35-05 W 299.80 FT TO THE POB Parent Parcel: 41577-000-00												
<u>Land Data - Warning: Verify Zoning</u>												
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B1	87,991.20	SF	2.0000	1.00	1.00	1.00	175.982	175.982
Neighborhood 9956											Total Land - Class \$175,982	
Mkt: 2 70											Total Land - Just \$175,982	
<u>Miscellaneous Improvements</u>												
Type	Nbr Units		Type	Life	Year In	Grade	Length		Width			
											Total Value - \$0	
<u>Appraiser Notes</u>												
2009 REVIEW VAC												
<u>Planning and Building</u>												

Permit Number	Date Issued		Date Completed		Description		
<u>Cost Summary</u>							
Buildings R.C.N.	\$0	1/1/1800					
Total Depreciation	\$0						
Bldg - Just Value	\$0						
Misc - Just Value	\$0	3/12/2011	Bldg Nbr	RCN	Depreciation		Depreciated
Land - Just Value	\$175,982	7/19/2024					
Total Just Value	\$175,982	.					

1904/0416

01/1993

71 DTH CER

0

U

V

\$190

Property Description

SEC 12 TWP 17 RGE 22

COM AT THE MOST SELY COR OF TROPICANA VILLAGE III (3-26) PT

BEING THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF

3389.83 FT A CHORD BEARING OF S 52-19-10 W TH ALONG ARC OF

CURVE THRU A CENTRAL ANGLE OF 18-26-12 A DISTANCE OF

1090.79 FT TO THE POB TH S 15-31-14 E 297.57 FT TO A PT ON

A CURVE CONCAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD

BEARING OF S 69-11-06 W TH SWLY ALONG ARC OF CURVE THRU A

CENTRAL ANGLE OF 06-43-54 A DISTANCE OF 578.19 FT TH

N 00-24-40 E 285.85 FT TO THE POC OF A CURVE CONCAVE NLY

HAVING A RADIUS OF 3389.83 FT A CHORD BEARING OF

N 65-49-21 E TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF

08-30-22 A DISTANCE OF 503.26 FT TO THE POB

EXC COM AT THE SELY COR OF TROPICANA VILLAGE III (3-26) PT BEING THE POC OF A

CURVE CONCAVE NLY HAVING A RADIUS OF 3389.83 FT A CHORD BEARING & DISTANCE OF

S 52-19-10 W 1085.71 FT TH ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF 18-26-12

A DISTANCE OF 1090.41 FT TH S 15-22-32 E 297.79 FT TO A PT ON A NON-TANGENT

CURVE CONAVE NWLY HAVING A RADIUS OF 4921.25 FT A CHORD BEARING & DISTANCE

OF S 67-59-28 W 348.28 FT TH SWLY ALONG ARC OF CURVE THRU A CENTRAL ANGLE OF

04-03-21 AN ARC DISTANCE OF 348.35 FT TO THE POB TH CONT SWLY ALONG ARC OF

CURVE THRU A CENTRAL ANGLE OF 02-40-40 AN ARC DISTANCE OF 230 FT HAVING A

CHORD BEARING & DISTANCE OF S 71-21-29 W 229.98 FT TH N 00-34-17 E 285.99 FT

TO A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 3389.83 FT A

CHORD BEARING & DISTANCE OF N 68-10-51 E 234.95 FT TH NELY ALONG ARC OF

CURVE AN ARC DISTANCE OF 235 FT TH S 00-35-05 W 299.80 FT TO THE POB

Parent Parcel: 41577-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B1	87,991.20	SF	2.0000	1.00	1.00	1.00	175,982	175,982
Neighborhood 9956											Total Land - Class \$175,982	
Mkt: 2 70											Total Land - Just \$175,982	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

Appraiser Notes

2009 REVIEW VAC

Planning and Building

** District Council **