

# ATTACHMENT A



## 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: 299129 ft width by 348126 ft 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)

donsegundoc@msn.com

E-Mail Address (include complete address)

Carla Garcia

**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: / /	FLUM: <u>AR No.:</u> Rev: 10/20/21

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.

#### Signatures

Walter A. Pimentel

Applicant or Agent Name (please print)

5466 Blue Azure Dr.

Mailing Address

Wimauma, Fla 33598

City, State, Zip Code

813-850-3646

Phone Number (include area code)

Walterpimentel12@gmail.com

E-Mail Address (include complete address)

W.A.P.

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### **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.

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- 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.

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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.

## ATTACHMENT A

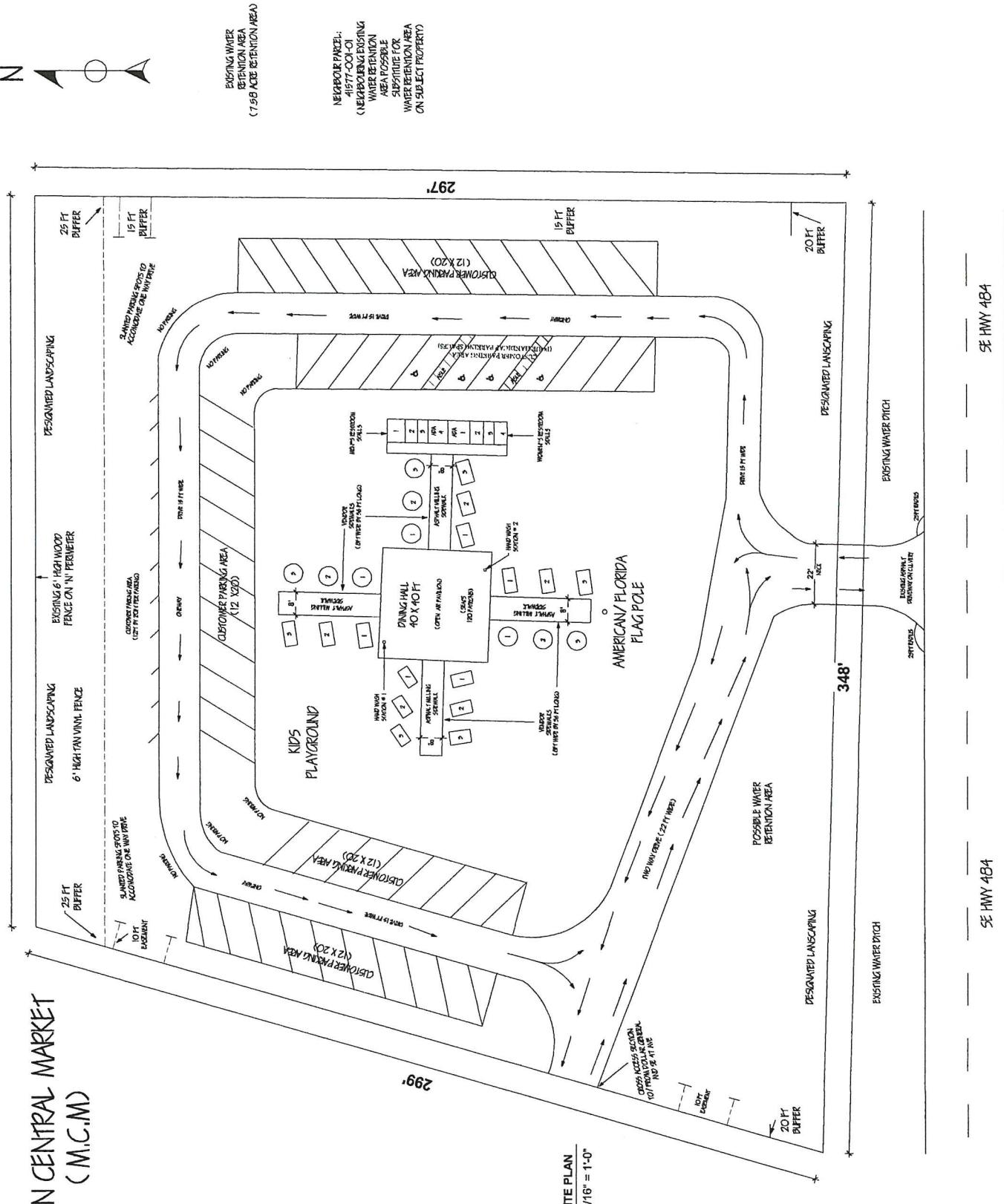
 SAMARCHITECT  
YOU THINK - WE DRAW

CONSULTANT

z

268

## MARION CENTRAL MARKET (M.C.M)





# ATTACHMENT A

Prepared by:  
Janet DiDorio  
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, Bellevue, 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)

**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:

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.

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

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19040416

01/1993

71 DTH CER

0

U V

\$100

#### 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 CONCAVE 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
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#### Appraiser Notes

2009 REVIEW VAC

#### Planning and Building

\*\* Normal Currenct \*\*

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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
Land - Just Value	\$175,982	7/19/2024			Depreciated
Total Just Value	\$175,982	.			

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1904/0416	01/1993	71 DTII CER	0	U	V	\$100						
<u>Property Description</u>												
SEC 12 TWP 17 RGE 22												
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Parent Parcel: 41577-000-00												
<u>Land Data - Warning: Verify Zoning</u>												
Use GCSF	CUse 1000	Front .0	Depth .0	Zoning B1	Units 87,991.20	Type SF	Rate 2.0000	Loc 1.00	Shp 1.00	Phy 1.00	Class Value 175,982	Just Value 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>												
** Deed is General **												