



**Marion County
Board of County Commissioners**

Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

APPLICATION COMPLETE
DATE COMPLETED 2/21/24
INITIALS OM
TENTATIVE MEETING DATES
P&Z PH 4/29/24
BCC/P&Z PH 5/21/24

Revised 01/09/2020
RECEIVED

FEB 19 2024

Marion County
Growth Service

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1 - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____	SMALL-SCALE MAP AMENDMENT <u>X</u>
TEXT AMENDMENT _____	TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
 - 2) Copy of the most recent deed covering the property included within the proposed amendment.
 - 3) Notarized owner affidavit(s) – see third page of this form.
 - 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
 - 5) Additional information, including proposed text amendment language, necessary to complete application.
- (NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
<u>48378-000-00</u>	<u>30-17-23</u>	<u>7.94</u>	<u>RL + Com</u>	<u>Commercial Com</u>

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
<u>FEVIL PATEL</u> <u>616 SE 47TH LOOP</u> <u>OCALA, FL 34480</u> <u>352-502-5316, PATELFEVIL@GMAIL.COM</u>	

Staff Use Only: Application Complete – Yes Received: Date 2/19/24 Time _____ : _____ a.m. / p.m. Page 1 of 3

BY ML

Empowering Marion for Success

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES _____ NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE: Vacant Land.

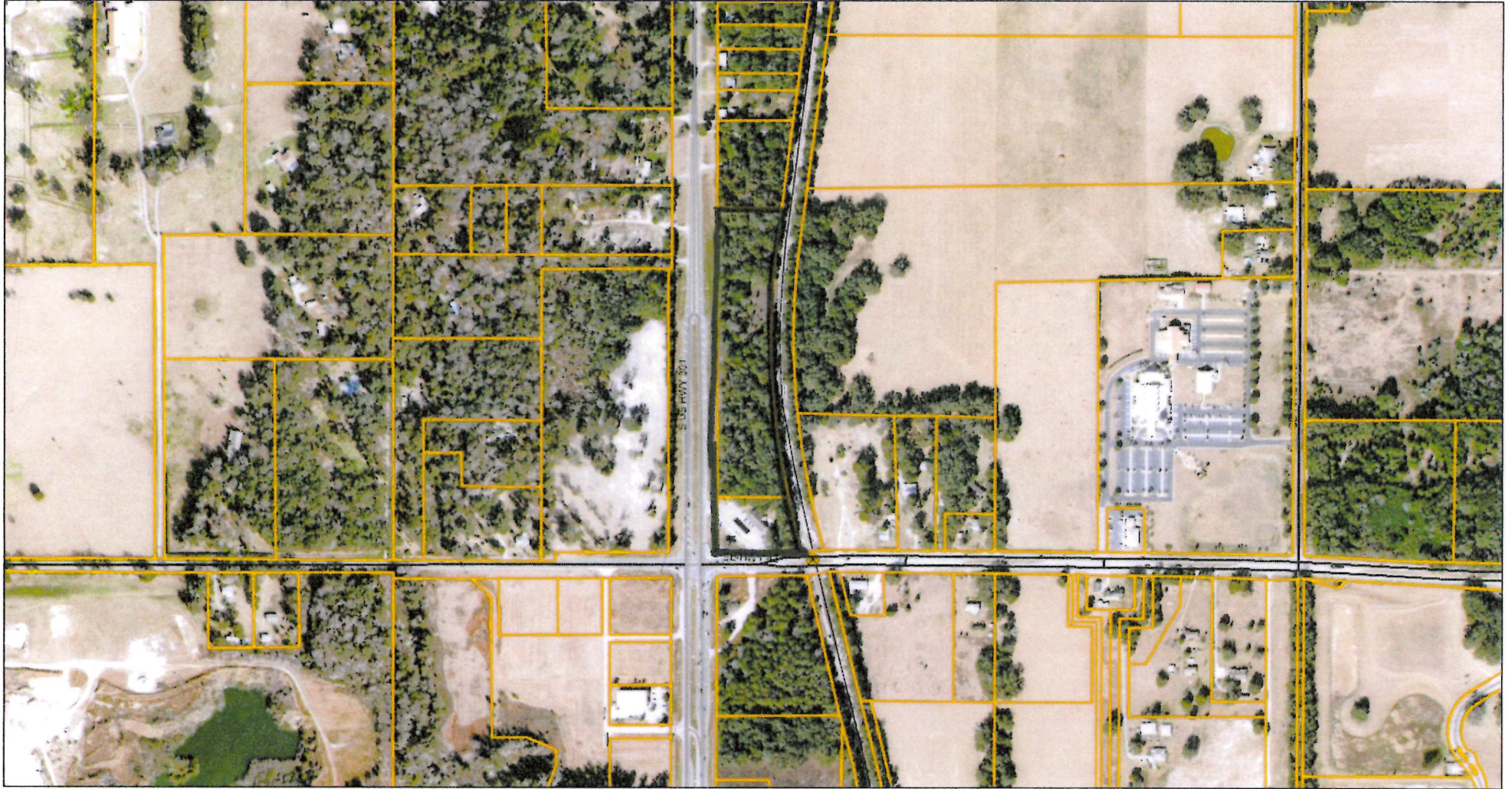
PROPOSED USE OF SITE (IF KNOWN):
Compatibility to zoning of adjoining or neighboring properties & future commercial use.

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?
Well _____ Centralized water _____ Provider _____
Septic _____ Centralized sewer _____ Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Highway 301 south to Northeast Corner
of Hwy. 42 - parcel at North Boundary

MCBCC Interactive Map - Internal



2/21/2024, 10:06:34 AM

1:5,733

Address Points

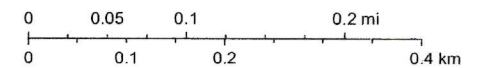
- Structure - Addressed
- Structure - Confidential Address
- GATE
- Lift Station
- Miscellaneous

- No Address
- Railroad Equipment
- SIGN
- Telephone Equipment
- Vacant with Address

- Parcels Labels
- Parcels
- Marion County
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained

- Not Maintained
- Railroads
- Railroad Crossings
- Streets
- Aerial2023
- Red: Band_1

- Green: Band_2
- Blue: Band_3



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.

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10)

PROPERTY APPRAISER DATA PARCEL DETAIL

Roll Year: 2024								
Parcel ID ; 48378-000-00			Alternat Key 1164796		Roll 1		Status 0	
Parent Parcel				Special Use CD				
Owner's Name & Address				Location				
901 SUMMERFIELD LAND LLC								
616 SE 47TH LOOP				TaxRoll Page 18100		Map Nbr		
239				TaxRoll Line 51		Total Taxes		
OCALA FL				Acres 7.94		Nbr of Buildings 0		
2110.36								
344804774								
Millage Grp	NBHD	Commercial	Appraised on	Add to Roll	Last Action	Residency Yr	Exempt	CD/YR
9001	9949	0	8/13/2019	4/2/1982	1/29/2024 11:52:48 AM		0	0
Full Legal					Notes			
SEC 30 TWP 17 RGE 23 COM AT THE SE COR OF E 1/2 OF NE 1/4 OF SEC 30 TH N 89-54-01 W 1222.57 FT TH N 00-11-40 W 41.94 FT TH N 00-11-40 W 250.94 FT TO THE POB TH CONT N 00-04-56 W 1274.25 FT TH S 89-47-27 E 284.20 FT TH S 07-27-15 W 391.64								

- HIST VALUE
- SALES HIST
- EXEMPTIONS
- LAND DESCRIPT
- BUILDING INFO
- MISC IMPROV
- E911 ADDR
- BASE YEAR
- BACK
- QUERY
- FULL LEGAL

PROPERTY APPRAISER DATA PARCEL SITUS ADDRESS

Roll Year: 2024

Parcel ID ; 48378-000-00

Roll 1

Status 0

Owner's Name & Address

Location

901 SUMMERFIELD LAND LLC

616 SE 47TH LOOP

239

OCALA FL

2110.36

344804774

TaxRoll Page 18100

Map Nbr

TaxRoll Line 51

Total Taxes

E911 SITUS ADDRESS

ARN	HOUSE NO	PREFIX	STREET	TYPE	SUFFIX	UNIT	STATUS
168346	ACTIVE

DETAIL

PROPERTY APPRAISER DATA - PARCEL FULL LEGAL

Parcel ID 48378-000-00

Roll Year 2024

OWNER 901 SUMMERFIELD LAND LLC

APPRAISED ON 8/13/2019

PROPERTY LOCATION

Full Legal

SEC 30 TWP 17 RGE 23
 COM AT THE SE COR OF E 1/2 OF NE 1/4 OF SEC 30 TH
 N 89-54-01 W 1222.57 FT TH N 00-11-40 W 41.94 FT TH
 N 00-11-40 W 250.94 FT TO THE POB TH CONT N 00-04-56 W
 1274.25 FT TH S 89-47-27 E 284.20 FT TH S 07-27-15 W 391.64
 FT TO THE POC OF A CURVE CONCAVE ELY HAVING A RADIUS OF
 1940.36 FT A CENTRAL ANGLE OF 21-33-14 TH SLY ALONG ARC OF
 CURVE 729.94 FT THRU A CHORD BEARING & DISTANCE OF
 S 03-15-55 E 725.65 FT TH S 13-59-04 E 165.88 FT TH
 N 89-54-01 W 312.98 FT TO THE POB

Detail



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

Detail by Entity Name

PID # 48378-000-00

Florida Limited Liability Company
901 SUMMERFIELD LAND LLC

Filing Information

Document Number L23000480695
FEI/EIN Number NONE
Date Filed 10/19/2023
State FL
Status ACTIVE

Principal Address

616 SE 47TH LOOP
OCALA, FL 34480

Mailing Address

616 SE 47TH LOOP
OCALA, FL 34480

Registered Agent Name & Address

PATEL, FEVIL
616 SE 47TH LOOP
OCALA, FL 34480

Authorized Person(s) Detail

Name & Address

Title AMBR

PATEL, FEVIL
616 SE 47TH LOOP
OCALA, FL 34480

Title AMBR

PATEL, ATAL
616 SE 47TH LOOP
OCALA, FL 34480

Title AMBR

PATEL, MALAK
7929 SW 63RD AVENUE ROAD
OCALA, FL 34476

Title AMBR

PATEL, RAJESH
7929 SW 63RD AVENUE ROAD
OCALA, FL 34476

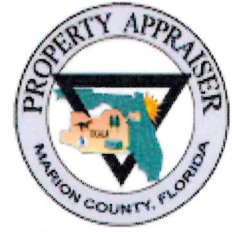
Annual Reports

No Annual Reports Filed

Document Images

[10/19/2023 -- Florida Limited Liability](#) [View image in PDF format](#)

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

48378-001-00

[GOOGLE Street View](#)

Prime Key: 1898145

[Beta MAP IT+](#)

Current as of 2/21/2024

[Property Information](#)

SUMMERFIELD QWIK KING FOOD
STORE LLC
616 SE 47TH LOOP
OCALA FL 34480-4774

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 11

Acres: 2.10

[More Situs](#)

Situs: 16481 S US HWY 301
SUMMERFIELD

[2023 Certified Value](#)

Land Just Value	\$365,904		
Buildings	\$295,000		
Miscellaneous	\$19,883		
Total Just Value	\$680,787		
Total Assessed Value	\$675,752	Impact	(\$5,035)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$675,752		
School Taxable	\$680,787		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$365,904	\$295,000	\$19,883	\$680,787	\$675,752	\$0	\$675,752
2022	\$365,904	\$228,533	\$19,883	\$614,320	\$614,320	\$0	\$614,320
2021	\$548,856	\$211,153	\$19,883	\$779,892	\$577,863	\$0	\$577,863

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4960/0300	12/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$1,200,000
3174/0237	05/2002	43 R-O-W	0	U	V	\$8,000
2656/1139	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$456,000
2005/1051	02/1994	07 WARRANTY	0	U	V	\$100
1358/1558	06/1986	07 WARRANTY	0	U	V	\$35,000
1235/1142	08/1984	07 WARRANTY	0	U	V	\$35,000

[Property Description](#)

SEC 30 TWP 17 RGE 23
 COM AT SW COR OF E 1/2 OF NE 1/4 N 42.30 FT E 100.65 FT
 TO INT OF US HWY 301 & N ROW OF ST RD 42 TO POB
 N 250.94 FT E 343.05 FT TO ROW RR S 14-56-00 E
 258.42 FT W 374.90 FT TO POB
 LESS & EXCEPT AS FOLLOWS: COM AT E 1/4 COR OF SEC 30 TH
 ALONG E-W MID SECTION LINE OF SEC 30 RUN W'LY 1223 FT MOL
 TO E ROW LINE OF US HWY 301 TH ALONG ROW LINE N'LY 45 FT TO
 N ROW LINE OF CTY RD 42 FOR POB; TH N'LY 12 FT TH E'LY
 370 FT MOL TH SE'LY 16.3 FT MOL TO N ROW LINE OF CTY RD 42
 TH ALONG ROW LINE RUN W'LY 375 FT MOL TO POB

Parent Parcel: 48378-000-00

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

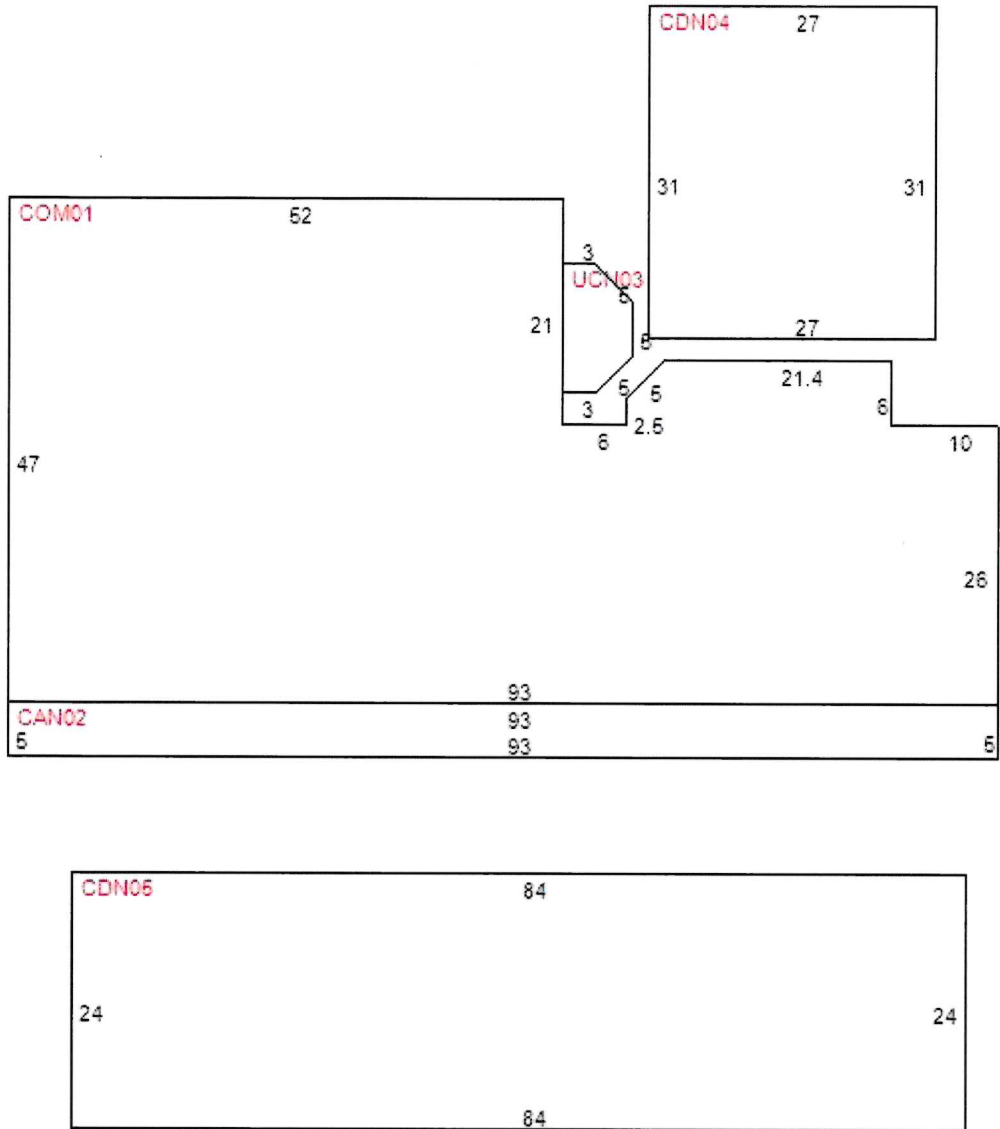
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	1151	.0	.0	M1	91,476.00	SF							
Neighborhood 9949 - COMM US 301 / BELL TO SUMMFLD													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

COM01=U26L10U6L21,4A225|5D2,5L6U21L52D47R93.
 CAN02=L93D5R93U5.U26L41U3
 UCN03=R3A45|5U5A315|5L3D12.R8U5
 CDN04=U31R27D31L27.D50R30

CDN05=L84D24R84U24.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1987
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	5/23/2019 by 117	Base Perimeter 290

Exterior Wall 24 CONC BLK-PAINT44 FACE BRICK-BLK18 PREFINISHED MTL38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1987	0	3,651	C11 CONVENIENCE STORE	100 %	Y
2	9.0	1.00	1987	0	465	CAN CANOPY-ATTACHD	100 %	N
3	8.0	1.00	1987	0	66	UCN CANOPY UNFIN	100 %	N
4	12.0	1.00	2012	0	837	CDN CANOPY-DETACHD	100 %	N
5	16.0	1.00	2003	0	2,016	CDN CANOPY-DETACHD	100 %	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 3
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 10

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1987	5	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1987	5	0.0	0.0
144 PAVING ASPHALT	24,800.00	SF	5	1987	3	0.0	0.0
159 PAV CONCRETE	1,672.00	SF	20	1987	5	0.0	0.0
114 FENCE BOARD	192.00	LF	10	2006	4	0.0	0.0
159 PAV CONCRETE	600.00	SF	20	2004	3	0.0	0.0
UDU UTILITY-UNFINS	80.00	SF	40	1987	1	10.0	8.0
UDU UTILITY-UNFINS	70.00	SF	40	1987	1	10.0	7.0
UOP PORCH-OPEN-UNF	50.00	SF	40	1987	1	10.0	5.0

Appraiser Notes

SUMMERFIELD QUICK KING FOOD STORES LLC.....2-2FX, 4X, COL=358/SF

STEVE'S TRACKSIDE BAR.....1-3FX, 1-2FX, 6X, COL=119/SF

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2020062711	6/24/2020	7/7/2020	S/O EXISTING 2 TON RUUD HEAT PUMP. INSTALL 2 TON MITSUBISHI
2018110367	3/25/2019	3/25/2019	ADD FUEL TANK; ADDITIONAL CANOPY TO EXISTING CANOPY WITH EL
M041466	4/1/2002	4/1/2002	CMRA
M030989	3/1/2002	12/1/2002	REPAIR
MA23276	5/1/1989	1/1/1900	BLDG01= INTERIOR FINISH
MC04311	10/1/1986	2/1/1987	STORE

Store #52

DOC STMP _____
REC FEES _____

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 01/04/2008 04:04:24 PM
FILE #: 2008001263 OR BK 04960 PGS 0300-0302

PREPARED BY AND RETURN TO:

William C. Haldin, Jr., Esquire
808 East Fort King Street
Ocala, Florida 34471

RECORDING FEES 27.00

DEED DOC TAX 8,400.00

CK



Parcel I.D. #48378-001-00

WARRANTY DEED

THIS INDENTURE, made this 21st day of December, 2007, by and between KWIK KING FOOD STORES, INC., a Florida corporation, Grantor, and SUMMERFIELD QWIK KING FOOD STORE LLC, a Florida limited liability company, whose post office address is 8016 SW 62nd Court, Ocala, Florida 34476, Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successor and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A."

SUBJECT TO:

1. Taxes for 2008 and subsequent years.
2. Restrictions, covenants and easements of record.

and said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

KWIK KING FOOD STORES, INC.

Print William C. Haldin, Jr.

By:
WILLIAM H. TUCK, JR.,
President
Post Office Box 3630
Ocala, Florida 34478-3630

Print Ursula Farro

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this 21st day of December, 2007, before me personally appeared WILLIAM H. TUCK, JR. as President of KWIK KING FOOD STORES, INC., a corporation under the laws of the State of Florida, [] to me personally known and who executed the foregoing instrument or [] who has produced N/A as identification. And he further acknowledged the execution thereof to be his free act and deed as President of KWIK KING FOOD STORES, INC., for such purposes therein mentioned; and that the said instrument is the act and deed of said corporation.

WITNESS, my signature and official seal the day and year last aforesaid.

Ursula Farro
Notary Public, State of Florida



EXHIBIT "A"

STORE #52

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 01°05'07"W. 42.30 FEET; THENCE N.88°53'10"E., 100.65 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 42 AND THE POINT OF BEGINNING; THENCE N.01°05'07"W. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301, 250.94 FEET; THENCE N.88°53'10"E., PARALLEL TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 42, 343.05 FEET TO THE WEST RIGHT OF WAY LINE OF THE SEABOARD AIR-LINE RAILROAD;; THENCE ALONG SAID WEST RIGHT OF WAY LINE S.14°56'00"E., 258.42 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO.42; THENCE S.88°53'10"W. ALONG SAID NORTH RIGHT OF WAY LINE 374.90 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION CONVEYED IN BOOK 3174, PAGE 237.



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

Detail by Entity Name

PID# 48378-001-00

Florida Limited Liability Company
SUMMERFIELD QWIK KING FOOD STORE, LLC

Filing Information

Document Number	L07000114376
FEI/EIN Number	26-1480139
Date Filed	11/13/2007
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/15/2019
Event Effective Date	NONE

Principal Address

16481 S US HIGHWAY 301
SUMMERFIELD, FL 34491

Changed: 04/18/2008

Mailing Address

616 SE 47th Loop
Ocala, FL 34480

Changed: 07/20/2020

Registered Agent Name & Address

PATEL, BIPINKUMAR
616 SE 47th Loop
Ocala, FL 34480

Name Changed: 04/20/2014

Address Changed: 07/20/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

MILKYFE LLC
616 SE 47th Loop
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2022	02/22/2022
2023	02/28/2023

Document Images

02/28/2023 -- ANNUAL REPORT	View image in PDF format
02/22/2022 -- ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
07/20/2020 -- ANNUAL REPORT	View image in PDF format
10/15/2019 -- LC Amendment	View image in PDF format
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01/31/2018 -- ANNUAL REPORT	View image in PDF format
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03/12/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
04/20/2014 -- ANNUAL REPORT	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
04/18/2008 -- ANNUAL REPORT	View image in PDF format
11/13/2007 -- Florida Limited Liability	View image in PDF format