



Marion County Board of County Commissioners

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2675 Fax: 352-438-2676

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

RECEIVED FEB 19 2024

2/19/24 ML

APPLICATION FOR REZONING

Application No.: \_\_\_\_\_

MC GROWTH SERVICES

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from MI & A1 to B4, for the intended use of:

compatibility to zoning of adjoining or neighboring properties

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 48378-000-00 & 48378-001-00 future commercial use.

Property dimensions: \_\_\_\_\_ Total acreage: \_\_\_\_\_

Directions: South on Hwy 301 to Northeast Corner of Hwy 42

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

FEVIL PATEL Property owner name (please print) 616 SE 47TH LOOP Mailing address Ocala, FL 34480 City, state, zip code 352-502-5316 Phone number (please include area code)

FEVIL PATEL Applicant or agent name (please print) 616 SE 47TH LOOP Mailing address Ocala, FL 34480 City, state, zip code 352-502-5316 Phone number (please include area code)

FEVIL PATEL Signature patelfevil@gmail.com

FEVIL PATEL Signature

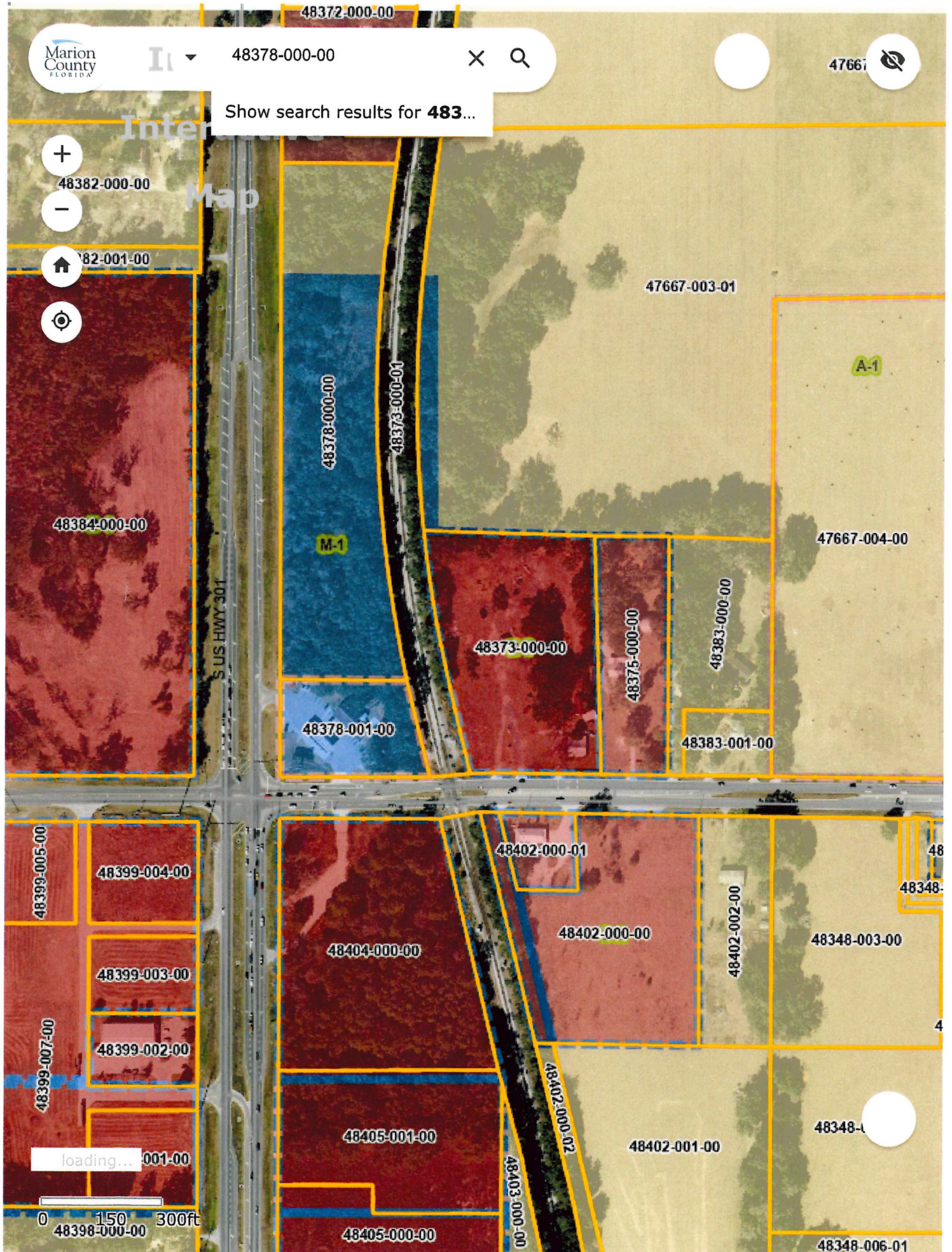
Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

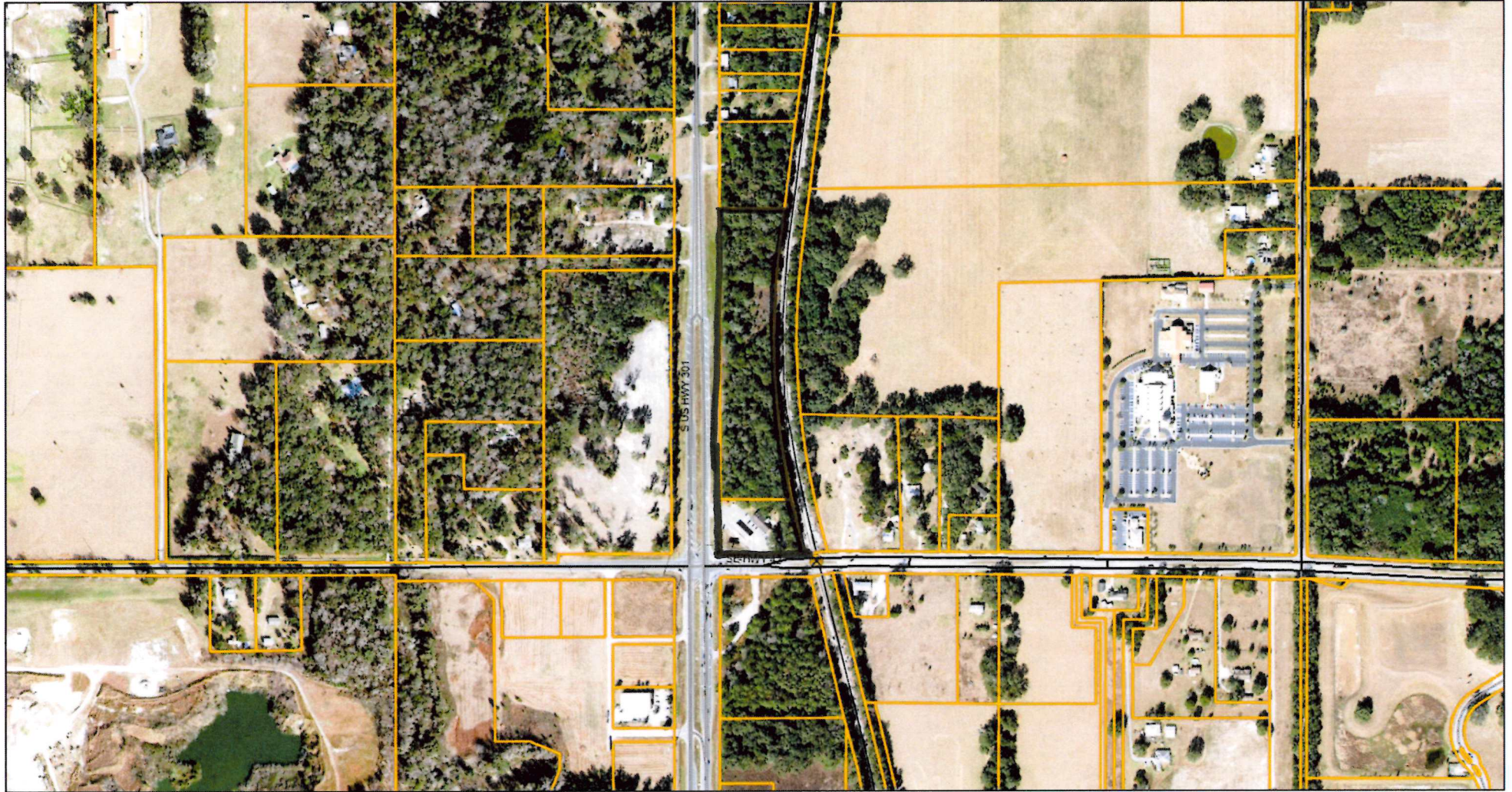
RECEIVED BY: ML DATE: 2/19/24 ZONING MAP NO.: 239

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"



# MCBCC Interactive Map - Internal



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

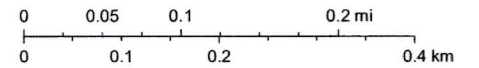
1:5,733

Address Points

- ◆ No Address
- ◆ Structure - Addressed
- ◆ Structure - Confidential Address
- ◆ GATE
- ◆ Lift Station
- ◆ Miscellaneous
- ◆ Railroad Equipment
- ◆ SIGN
- ◆ Telephone Equipment
- ◆ Vacant with Address

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

- Not Maintained
- Railroads
- Railroads
- 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				
<b>Owner's Name &amp; Address</b>				<b>Location</b>				
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
<b>Full Legal</b>				<b>Notes</b>				
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

<b>Document Number</b>	L23000480695
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	10/19/2023
<b>State</b>	FL
<b>Status</b>	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

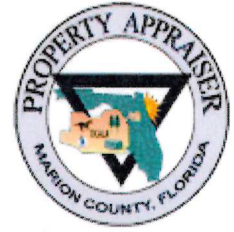
**Annual Reports**

**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	<a href="#">Ex Codes:</a>	
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
<a href="#">4960/0300</a>	12/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$1,200,000
<a href="#">3174/0237</a>	05/2002	43 R-O-W	0	U	V	\$8,000
<a href="#">2656/1139</a>	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$456,000
<a href="#">2005/1051</a>	02/1994	07 WARRANTY	0	U	V	\$100
<a href="#">1358/1558</a>	06/1986	07 WARRANTY	0	U	V	\$35,000
<a href="#">1235/1142</a>	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](#)

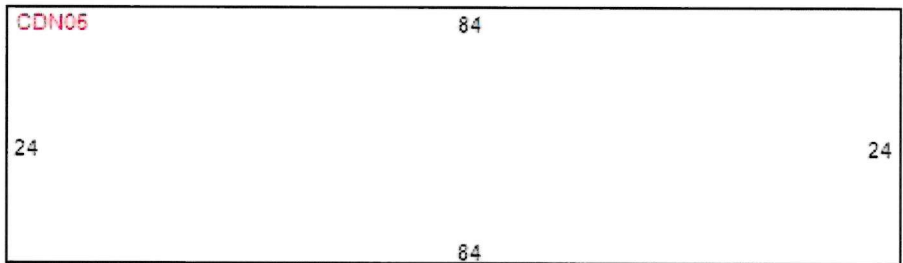
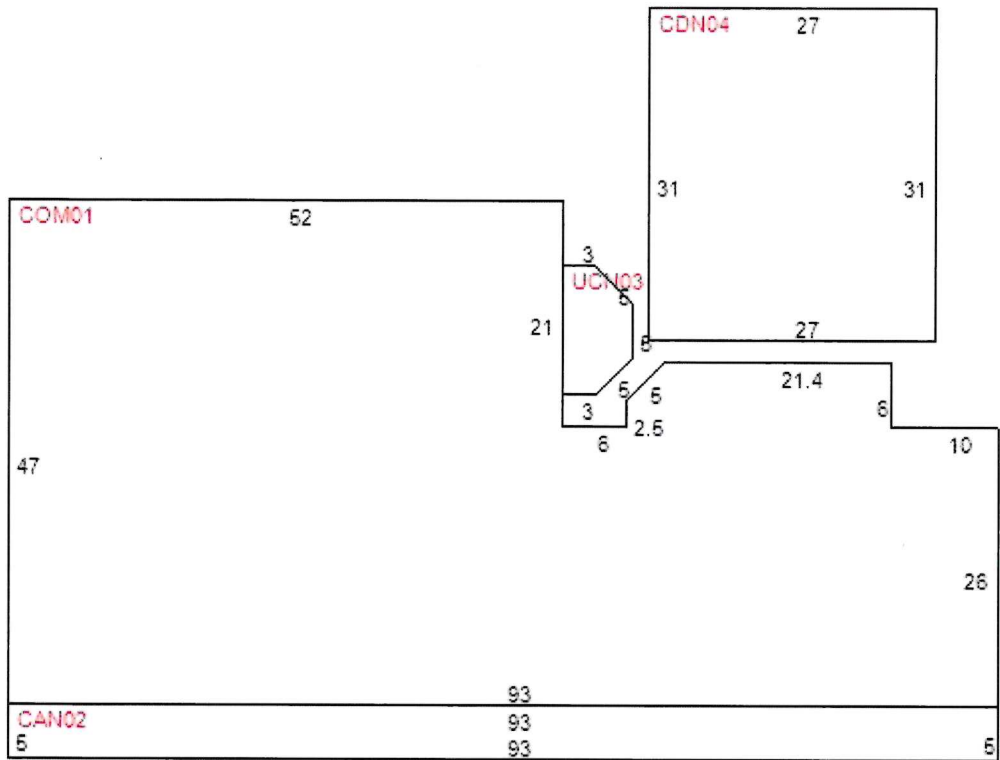
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	1151	.0	.0	M1	91,476.00	SF							
Neighborhood 9949 - COMM US 301 / BELL TO SUMMFLD													
Mkt: 2 70													

[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

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

<b>Elevator Shafts:</b> 0	<b>Aprtments:</b> 0	<b>Kitchens:</b> 1	<b>4 Fixture Baths:</b> 0	<b>2 Fixture Baths:</b> 3
<b>Elevator Landings:</b> 0	<b>Escalators:</b> 0	<b>Fireplaces:</b> 0	<b>3 Fixture Baths:</b> 1	<b>Extra Fixtures:</b> 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 21<sup>st</sup> 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 62<sup>nd</sup> 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

X

STATE OF FLORIDA  
COUNTY OF MARION

I HEREBY CERTIFY that on this 21<sup>st</sup> 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

<b>Document Number</b>	L07000114376
<b>FEI/EIN Number</b>	26-1480139
<b>Date Filed</b>	11/13/2007
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	10/15/2019
<b>Event Effective Date</b>	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**

<a href="#">02/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/15/2019 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/13/2007 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>