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A.2-1
Meyer Welch
Group, LLC

September 26, 2025

Marion County Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470

**RE: Myer Welch Group Commercial
Special Use Permit Application – Cover Letter**

Planning Staff,

This letter is being provided to support our request for a Special Use Permit (SUP) for a commercial storage facility. The site is off Marion Oaks Blvd (parcel 8002-0054-01). Please consider the following concerning our request:

The proposed 4,500 SF commercial storage facility is intended for service-oriented businesses—such as landscaping, plumbing, or HVAC companies—that require secure space to store equipment and tools. The intent is to accommodate uses similar to what is already permitted within B-2 zoning, including:

- Air-conditioning, heating, ventilation equipment sales, service, repair
- Lawn mowers, power, sales, repair
- Office furniture, equipment, sales, service

These businesses will typically access the site at the start and end of the workday to pick up and drop off equipment. It is intended to be a low-traffic and low-impact use, with no retail component. In many ways, it functions similarly to a service-oriented self-storage facility, limited to business-related equipment storage. The reason for applying for a special use permit is that a storage warehouse is the closest permitted use, however, the businesses that will benefit most from the facility are those already allowed within the B-2 zoning classification. Compared to other uses allowed in B-2, such as automobile repair, game arcades, or nightclubs, the proposed use represents a far lower intensity and less nuisance.

This facility will also support the needs of the surrounding neighborhoods by providing service-oriented businesses with a centrally located storage area in a rapidly growing part of the county. To remain consistent with the intent of B-2 zoning, the project will not include outdoor storage or activities more typical of B-4 or B-5 districts. Instead, the goal is to establish a community-serving business that contributes positively to the area's urban fabric.

To achieve this, the design emphasizes architectural compatibility and adaptability. Aesthetic elements, including windows, façade breaks, varied materials, and treatments, will enhance the visual appeal of the building and ensure it integrates with the character of the community. Additionally, the proposed building height is 20 ft, significantly lower than the maximum allowable height of 50 ft in the B-2 zoning district. These measures also support long-term flexibility, allowing the building to be adaptively reused for another B-2 permitted use if needed in the future. Attached are architectural renderings that illustrate the vision for the facility.

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With regards to the loading zones, this refers to "loading areas" as defined in the Land Development Code of Marion County Sec. 6.11.7 – Loading Areas, which states: "The arrangement of truck loading and unloading facilities for commercial development." The proposed loading zones will not block or impact the flow of traffic on any adjacent street during the process of loading and unloading.

In summary, the intent is to provide an enclosed, service-oriented storage facility with architectural features that ensure both compatibility and adaptability, while making a positive contribution to the urban fabric of the Marion Oaks community.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING



William A. Menadier, P. E.
Principal Engineer



Agent Affidavit / Special Power of Attorney

STATE OF FLORIDA COUNTY OF MARION

KNOW ALL MEN BY THESE PRESENTS, that I JACOB MYER, of MYER WELCH GROUP LLC, am presently the owner and/or leaseholder of and desiring to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Menadier Engineering, LLC whose address is 13800 Tech City Circle Bldg D Suite 302, Alachua, FL 32616 County of Alachua, State of Florida, my Attorney full power to act as my agent in the process of applying for all permitting required for the Myer Welch Group Commercial project.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary tasks in the execution of aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED, however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

WITNESSES:

Signature: [Signature]Printed Name: John Parker Dickhus

APPLICANT:

Signature: [Signature]Printed Name: JACOB MYERSTATE OF Florida COUNTY OF Marion

The foregoing instrument was acknowledged before me by:

☒ Physical Presence

- OR -

☐ Online Notarization

This 25 day of Sept., 2025, by Jacob Myer as Manager
for Myer Welch Group, LLC

[Seal]

Printed Name of Notary Public: Rachel L. BroeckSigned Name of Notary Public: [Signature]Commission Number: HH 344207Expiration Date: 11/23/27