

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: Constructing an accessory structure on the property without a primary residence

Property/Site Address: 0 SE 155th Place, Weirsdale Florida 32195
Property Dimensions: 343'x173' **Total Acreage:** 1.64
Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** R-1
Parcel Account Number(s): 4938-001-001

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.**

Ward-Merrill

Property Owner Name (please print)

825 NW 13th Street

Mailing Address

Gainesville, FL 32601

City, State, Zip Code

904-229-3160

Phone Number (include area code)

adam@johnmerrillhomes.com

E-Mail Address (include complete address)

Adam Merrill

Digitally signed by Adam Merrill
DN: cn=US, email=adam@johnmerrillhomes.com, o=John Merrill Homes, ou=Adam Merrill
Reason: I am approving this document
Date: 2020.02.02 11:30:01-0500

Applicant or Agent Name (please print)

Mailing Address

City, State, Zip Code

Phone Number (include area code)

E-Mail Address (include complete address)

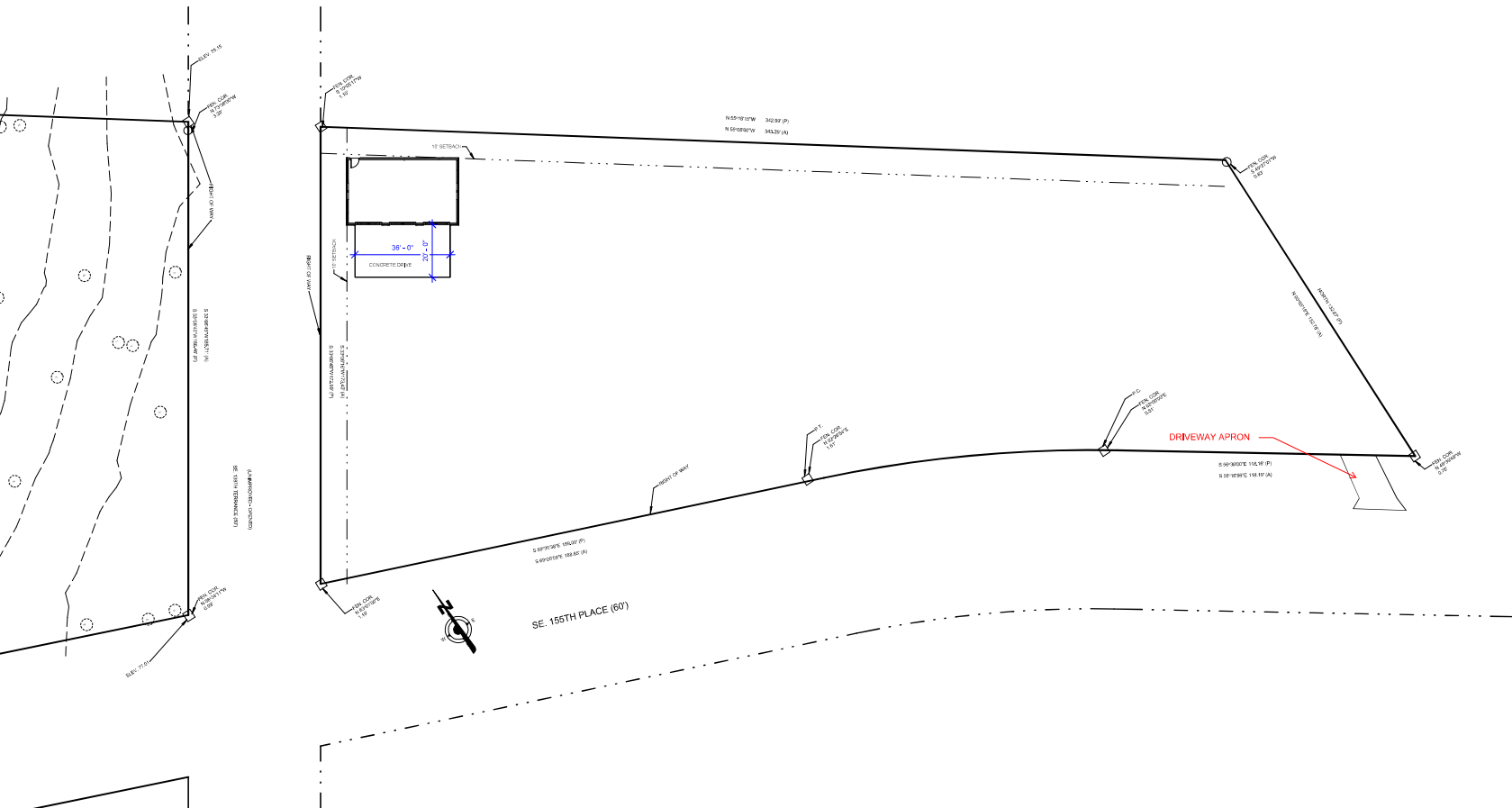
Signatures

*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:	Rcvd Date: / /	FLUM:	AR No.:	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.



6950 Phillips Highway, Suite 32
 Jacksonville, FL 32216
 Phone: (904) 626-5100

0 20' 40' 80'
 SCALE: 1/4" = 1'-0"

GARAGE

Project Number:	2025-004
Issue:	08/08/2025
Drawn By:	KAS
Checked By:	Checker
Revision 1 Date:	
Revision 2 Date:	
Revision 3 Date:	
Revision 4 Date:	

Site

A0.1

Marion County Findings in Fact

1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe

There is a proposed concrete apron on the site plan that we intend to use for our ingress and egress.

2. Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.

There is plenty of room on the property for off street parking. It is almost 2 acres

3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.

We will be able to keep trash and waist by the service door off the garage

4. Provision for utilities, with reference to locations, availability and compatibility.

There is a power pole with a transformer on the adjacent property. We will only have power on the building so we don't need water or sewer.

5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.

No dissimilar use properties are adjacent

6. Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.

No signs planned and lighting will be residencial exterior coach lights for the garage

7. Provision for required yards and other green space.

The property is almost 2 acres and will have plenty of yard space

8. Provision for general compatibility with adjacent properties and other property in the surrounding area.

It is a residential garage structure and there is one on the adjacent property. It will be close to the primary home on the adjoining property that is owned by the same person and will fit into the surroundings

9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

We don't see that there are any special requirements required on this site.

Marion County Findings in Fact

1. The property is owned by Ward-Merrill, LLC. The Company is owned by Adam Merrill and Charles Raymond Merrill. The adjacent property with parcel number 4938-001-000 is owned by Merrill C Raymond Family Trust which is a trust of Charles Raymond Merrill.
2. Adam Merrill is the son of Charles Merrill.
3. Parcel 4938-001-000 includes a primary residence
4. Charles and Adam would like to build a detached garage on the property in question 4938-001-001
5. Both properties have been in the Merrill Family since the 1950's and the intent is to retain both properties in perpetuity.
6. The two parcels are separated by a county road which is grass and not traveled. There is no appearance of a road at all. It looks as if the properties are one.

Rec. \$18.50
DS \$490.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 SE 11th Ave.
Ocala, Florida 34471
Our File No.: **F2023131**
Property Appraisers Parcel Identification (Folio) Number: **4938-001-001**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 14 day of November, 2023 by RICHARD E. REYNOLDS and KRISTIN E. REYNOLDS, Individually and as Trustees of the REYNOLDS FAMILY TRUST, dated July 26, 2017, a California trust in compliance with s.736.0403 of the Florida Trust Code, whose post office address is 1487 Sauvignon Court, Livermore, CA 94550, herein called the Grantor, to WARD-MERRILL, LLC, a Florida limited liability company, whose post office address is 825 NW 13th Street, Gainesville, FL 32601, hereinafter called the Grantee:

(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Block 1, of STANTON BEACH, according to the Plat thereof recorded in Plat Book "C", Page 48, of the Public Records of Marion County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT to easements, restrictions and reservations of record, if any, which are not intended to be reimposed hereby, and taxes for the year 2024 and thereafter.

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, and hereby 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.

File No.: F2023131

LTF

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature Stacy Belmont

Witness #1 Printed Name

Anubha Gambhir

Witness #2 Signature

Anubha Gambhir

Witness #2 Printed Name

[Signature]
RICHARD E. REYNOLDS, Individually

[Signature]
KRISTIN E. REYNOLDS, Individually

REYNOLDS FAMILY TRUST, dated July 26, 2017, a California trust in compliance with s.736.0403 of the Florida Trust Code

By: [Signature]
Richard E. Reynolds, Trustee

By: [Signature]
Kristin E. Reynolds, Trustee

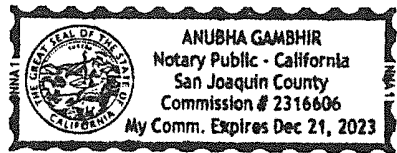
STATE OF California
COUNTY OF Alameda

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of November, 2023, by RICHARD E. REYNOLDS and KRISTIN E. REYNOLDS, Individually and as Trustees of the REYNOLDS FAMILY TRUST, dated July 26, 2017, a California trust in compliance with s.736.0403 of the Florida Trust Code who are personally known to me or have produced D.L. as identification.

«{NOTARY_SEAL}»

Anubha Gambhir
Notary Public

Anubha Gambhir
Printed Notary Name
My Commission Expires: Dec 21, 2023





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

Detail by Entity Name

Florida Limited Liability Company
WARD-MERRILL, LLC

Filing Information

Document Number	L10000038088
FEI/EIN Number	27-3136631
Date Filed	04/08/2010
Effective Date	04/08/2010
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/28/2023
Event Effective Date	NONE

Principal Address

825 NW 13TH STREET
GAINESVILLE, FL 32601

Mailing Address

825 NW 13TH STREET
GAINESVILLE, FL 32601

Registered Agent Name & Address

MERRILL, C. RAY
825 NW 13TH STREET
GAINESVILLE, FL 32601

Name Changed: 09/01/2021

Authorized Person(s) Detail

Name & Address

Title MGR

MERRILL, C. RAY
825 NW 13TH STREET
GAINESVILLE, FL 32601

Title MGR

MERRILL, ADAM
152 MATTHEWS LANE
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	03/18/2024
2025	03/05/2025

Document Images

03/05/2025 -- ANNUAL REPORT	View image in PDF format
03/18/2024 -- ANNUAL REPORT	View image in PDF format
09/28/2023 -- LC Amendment	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
09/01/2021 -- LC Amendment	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
01/30/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
02/06/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
02/09/2016 -- ANNUAL REPORT	View image in PDF format
02/02/2015 -- ANNUAL REPORT	View image in PDF format
01/30/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
04/08/2010 -- 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

2026 Property Record Card

4938-001-001

Prime Key: 3745825

[MAP IT+](#)

Current as of 4/1/2026

Property Information

WARD-MERRILL LLC
1106 NW 40TH DR
GAINESVILLE FL 32605-4751

Taxes / Assessments:

Map ID: 295

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 00

Acres: 1.64

2025 Certified Value

Land Just Value	\$70,955	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$70,955	
Total Assessed Value	\$70,955	
Exemptions	\$0	
Total Taxable	\$70,955	

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$70,955	\$0	\$0	\$70,955	\$70,955	\$0	\$70,955
2024	\$70,955	\$0	\$0	\$70,955	\$70,955	\$0	\$70,955
2023	\$70,955	\$0	\$0	\$70,955	\$70,955	\$0	\$70,955

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8195/0197	11/2023	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$70,000
7373/1165	01/2021	07 WARRANTY	0	U	V	\$100
5518/0031	05/2011	26 TRUSTEE	0	U	V	\$100
5518/0029	01/2010	70 OTHER	0	U	I	\$100
3025/1550	09/2001	78 TRUSTHX	0	U	I	\$100
0261/0517	07/1945	07 WARRANTY	0	U	V	\$100

Property Description

SEC 20 TWP 17 RGE 24
PLAT BOOK C PAGE 048
STANTON BEACH
ALL OF BLK 1
Parent Parcel: 4938-001-000

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

Privacy - Terms

ATTACHMENT A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		421.0	170.0	R1	1.64	AC						
Neighborhood 8090												
Mkt: 10 70												
<u>Miscellaneous Improvements</u>												
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width					
<u>Appraiser Notes</u>												
ADU N/A												
<u>Planning and Building</u>												
<u>** Permit Search **</u>												
Permit Number				Date Issued				Date Completed				

PID 4938-001-000

Marion County Zoning Department
2710 E Silver Springs Blvd.
Ocala, FL 34470

To Whom it may concern:

I am seeking to construct a garage on the property with parcel number 4938-001-001. This property is owned by Ward-Merrill, LLC. Ward-Merrill, LLC is a Florida corporation that is owned by my son, Adam Merrill, and myself, Charles Raymond Merrill with each person owning fifty percent of the company.

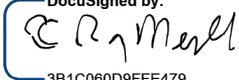
I also own the property with parcel number 4938-001-000. This property is owned by me personally in the name of Merrill C Raymond Family Trust. We utilize both properties as they are one other than the owning entities.

Both of these properties have been in our family for 3 generations and will remain in our family for years to come.

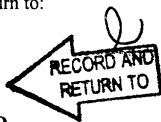
I have given Adam Merrill, my son, the authority to act on my behalf as our contractor and part owner of this property to apply for the special use permit and work towards constructing a garage for my use.

Thank you for your consideration in this matter.

Sincerely,

DocuSigned by:

3B1C060D9FFE479...
C. Ray Merrill

This Instrument prepared by and return to:
 Richard M. White, Esquire
 White & Crouch, P.A.
 5303 SW 91st Drive #200
 Gainesville, Florida 32608



**THIS INSTRUMENT PREPARED
 WITHOUT EXAMINATION OF TITLE**

Tax Parcel No.: 4938-001-000

Record \$18.50
 SS .70
 Total \$19.20

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY
 DATE: 05/17/2011 03:17:57 PM
 FILE #: 2011044723 OR BK 05518 PGS 0033-0034

REC 18.50 DEED DS 0.70 *CR*

WARRANTY DEED

THIS INDENTURE, made this 13 day of May, 2011, between Charles Raymond Merrill, whose mailing address is 825 NW 13th Street, Gainesville, Florida 32601, Grantor, and C. Raymond Merrill as Trustee of the C. Raymond Merrill Family Trust dated February 21, 1995, whose mailing address is 825 NW 13th Street, Gainesville, Florida 32601, Grantee;

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Block 4, of Stanton Beach, according to the plat thereof recorded in Plat Book "C", page 48, of the Public Records of Marion County, Florida.

Subject to easements, restrictions and reservations of record, if any, and taxes for the calendar year 2011.

The property herein conveyed is not the homestead of the Grantor. Grantor resides in Gainesville, Alachua County, Florida.

Full power and authority is hereby granted to said Trustee and each Successor Trustee to protect, to conserve, to sell, to lease, to encumber, to convey, or otherwise to manage and dispose of the property described herein. The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above-described real property; any deed, mortgage or other instrument executed by the Trustees shall convey all rights or interests of the Grantor, and the Trustees are appointed as the attorneys-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

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

Upon the death, resignation or incapacity of C. Raymond Merrill, the Trustee, then Grantor's children Jaime L. Smith and Adam C. Merrill, or either one as they may agree, are named as successor Trustee.

The written acceptance of the Successor Trustees recorded upon the public records in the county where the real property described above is located, together with evidence of the current Trustee's death, incapacity or resignation shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of a Trustee's death shall consist of recording a certified copy of that Trustee's death certificate. Evidence of a Trustee's incapacity shall consist of an affidavit signed by two physicians licensed to practice medicine in Florida establishing that that Trustee is incapable of performing duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by that Trustee and recorded.

The Successor Trustees shall have all powers as granted herein to the initial Trustee.



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

4938-001-000

Prime Key: 1175577

[MAP IT+](#)

Current as of 4/21/2026

Property Information

MERRILL C RAYMOND FAMILY TRUST
MERRILL C RAYMOND TR
1106 NW 40TH DR
GAINESVILLE FL 32605-4751

Taxes / Assessments:

Map ID: 295

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: .89

Situation:

2025 Certified Value

Land Just Value	\$449,106	
Buildings	\$55,318	
Miscellaneous	\$4,469	
Total Just Value	\$508,893	
Total Assessed Value	\$508,893	
Exemptions	\$0	
Total Taxable	\$508,893	

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$449,106	\$55,318	\$4,469	\$508,893	\$508,893	\$0	\$508,893
2024	\$449,106	\$54,330	\$4,505	\$507,941	\$507,941	\$0	\$507,941
2023	\$449,106	\$49,811	\$4,989	\$503,906	\$484,106	\$0	\$484,106

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5518/0033	05/2011	07 WARRANTY	0	U	I	\$100
5518/0032	05/2011	26 TRUSTEE	0	U	I	\$100
5518/0029	01/2010	70 OTHER	0	U	I	\$100
3025/1550	09/2001	78 TRUSTHX	0	U	I	\$100
0261/0517	07/1945	07 WARRANTY	0	U	I	\$2,050

Property Description

SEC 20 TWP 17 RGE 24
PLAT BOOK C PAGE 048
STANTON BEACH
BLK 4 LOTS 1.2.3.4

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

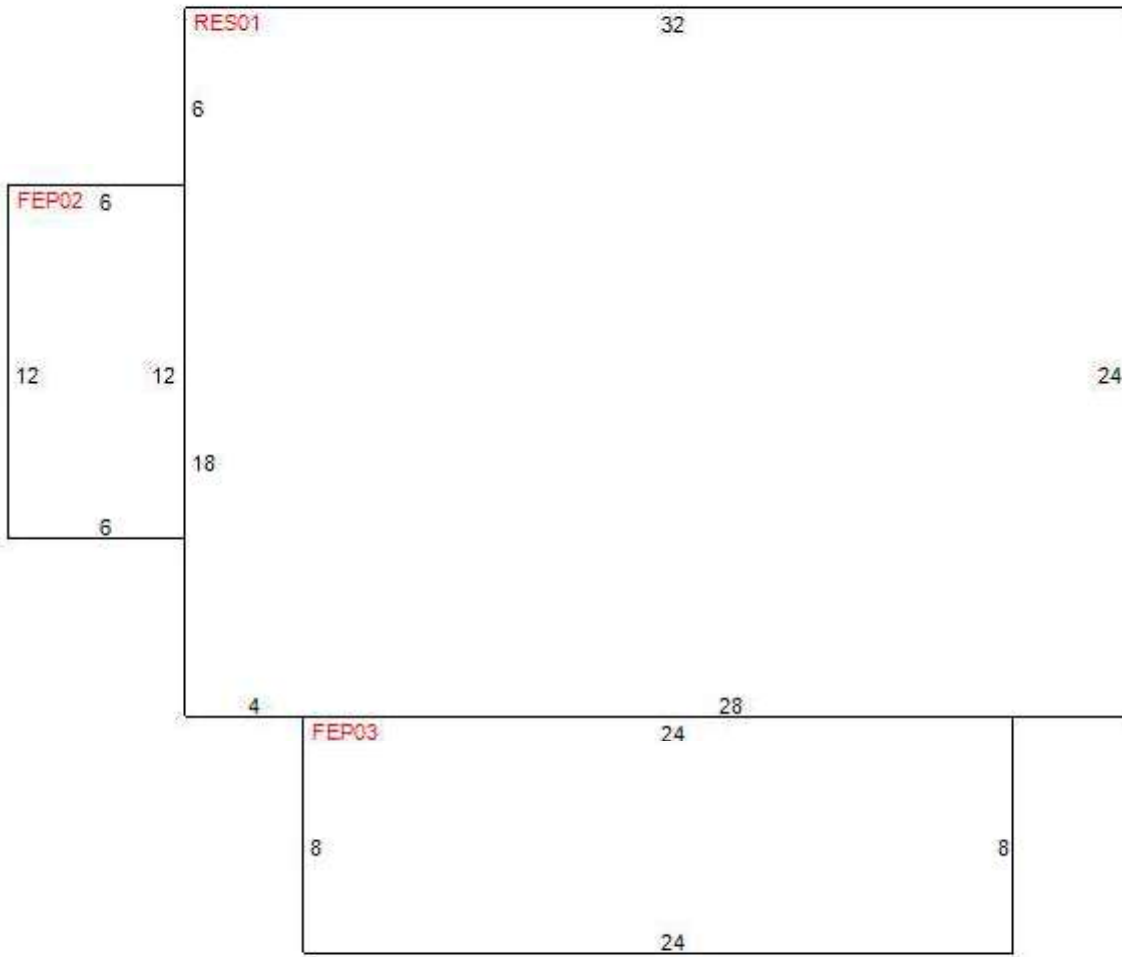
ATTACHMENT A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0130		185.0	210.0	R1	185.00	FF						
Neighborhood 8090												
Mkt: 10 70												

[Traverse](#)

Building 1 of 1

RES01=L32D6D18R4R28U24.L32D6
 FEP02=L6D12R6U12.R4D18
 FEP03=D8R24U8L24.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1934
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	5/3/2016 by 187	Architecture H - HISTORICAL RESIDENCE
		Base Perimeter 112

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
------	----	----------------	---------	------------	----------------	-----------	-------------	-------------------	----------------

ATTACHMENT A

RES 0126 - SIDING-NO SHTG	1.00	1934	N	0 %	0 %	768	768
FEP 0226 - SIDING-NO SHTG	1.00	1934	N	0 %	0 %	72	72
FEP 0326 - SIDING-NO SHTG	1.00	1934	N	0 %	0 %	192	192

Section: 1

Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1972	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1972	1	0.0	0.0
ADU UTILITY-ALUM	80.00		SF	40	1996	1	8.0	10.0
UDC CARPORT-UNFIN	240.00		SF	40	1996	1	12.0	20.0
159 PAV CONCRETE	546.00		SF	20	1996	3	0.0	0.0
030 DOCK WOOD	800.00		SF	10	2011	3	0.0	0.0
DCK DECK-WOOD	224.00		SF	40	2011	2	14.0	16.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description