



**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	
APPLICATION COMPLETE	Case No.: 7/16/2025
DATE COMPLETED	AR No.: EM
INITIALS	PA:
TENTATIVE MEETING DATES	9/29/25
P&Z PH	10/20 or 10/21/2025
BCC/P&Z PH	

☐ 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 4,500 S.F COMMERCIAL SMALL BAY WAREHOUSE DEVELOPMENT.

Property/Site Address: ADDRESS T.B.D. MARION OAKS, FL

Property Dimensions: Front: 95.0 Depth: 340.0

Total Acreage: 0.73

Legal Description: (Please attach a copy of the deed and location map.)

Parcel Zoning: B-2

Parcel Account Number(s): 8002-0054-01

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.**

MYER WELCH GROUP LLC

MYER DEVELOPMENT LLC

Property Owner Name (please print)

Applicant or Agent Name (please print)

1312 SE SANCHEZ AVE

1312 SE Sanchez Ave.

Mailing Address

Mailing Address

OCALA, FL 34471

Ocala, FL 34471

City, State, Zip Code

City, State, Zip Code

(352) 812-9953

(352) 812-9953

Phone Number (include area code)

Phone Number (include area code)

myerwelchgroup@gmail.com

Myerdevelopment@gmail.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Jacob Myer

Jacob Myer

Signatures*

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.: 2025 07 0018	Code Case No.:	Application No.: 33048	
Rcvd by: EM	Rcvd Date: 7/9/25	FLUM: Com	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.



Menadier Engineering, LLC (386) 347-5133
13800 Tech City Circle Bldg D Suite 302 www.menadier.com
Alachua, FL 32616

June 12, 2025

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

**RE: Myer Welch Group Commercial
Special Use Permit Application – Finding of Facts**

Planning Staff,

The following information is being provided to support our request for a Special Use Permit (SUP) for a commercial warehouse. The site is off Marion Oaks Blvd (parcel 8002-0054-01). Please consider the following Findings of Facts concerning our request:

1. Ingress/Egress – Access to the site will be through one proposed driveway on an alley off Marion Oaks Blvd. There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles. There are no sidewalks within the right-of-way of the beforementioned alley, therefore pedestrian safety will remain as-is, as part of this request. The Conceptual Site Plan included with SUP shows paved access and defined parking and circulation measures.
2. Parking/Loading – Off-street parking will be in front of the warehouse building and includes the required ADA parking spaces. These spaces are paved and delineated in accordance with regulatory standards. Three (3) loading areas will be available at the front of the facility.
3. Refuse and Service Area - Refuse collection will be managed via curbside pickup, consistent with local solid waste practices. Refuse containers will be stored within the designated service area at the front of the building and placed curbside only on scheduled collection days. This approach minimizes visual impact and maintains cleanliness on-site, aligning with community standards. No dumpster enclosure is proposed or required for this operation.
4. Utilities – The proposed facility will be served by Marion County water. For sewer, this project will be served by an individual septic tank and drainfields.
5. Buffers – The north, east, and west boundaries landscape buffers will be 15' Type C buffers. The south side of the property does not require a landscape buffer because the adjacent property is zoned similarly. Around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels. The hours of operation are planned for Monday-Saturday 8am – 5pm.
6. Signage – No plan for any signage.
7. Green Space – There is ample green space proposed for this development. The perimeter landscape buffers, and interior open spaces make up approximately 58.3% of the total site. This site will meet all green space requirements under the current Land Development Code.

Myer Welch Group Commercial
Findings of Facts
June 12, 2025

8. Compatibility – The subject property is zoned B2 and is located on a section of Marion Oaks Blvd just south of a commercial area with similar uses. There are multiple commercial developments located within a one-mile radius of the site. On Marion Oaks Blvd, between the proposed site and Marion Oaks Dr, there is an Advance Auto Parts, Dollar General, and Walgreens. From north to south along Marion Oaks, within the proximity of the proposed development, there are many complimentary businesses. There are two religious institutions directly east of the proposed development, separated by Marion Oaks Blvd. The only parcel abutting the proposed development is currently vacant and is owned by a warehouse LLC. Based on the surrounding uses and development patterns in the area, we feel the proposed Special Use Permit is compatible.
9. Lighting - We will submit a photometric plan in accordance with the Marion County Land Development Code.
10. Provisions – Yes, we are willing to meet special conditions necessary to get this permit.

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





Menadier Engineering, LLC (386) 347-5133
13800 Tech City Circle Bldg D Suite 302 www.menadier.com
Alachua, FL 32616

July 9, 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 warehouse. The site is off Marion Oaks Blvd (parcel 8002-0054-01). Please consider the following concerning our request:

The 4,500 SF commercial warehouse is envisioned to be used by service-oriented businesses, such as landscaping, plumbing, or mobile repair companies, that need a secure space to store equipment such as trailers, tools, and machinery. 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.

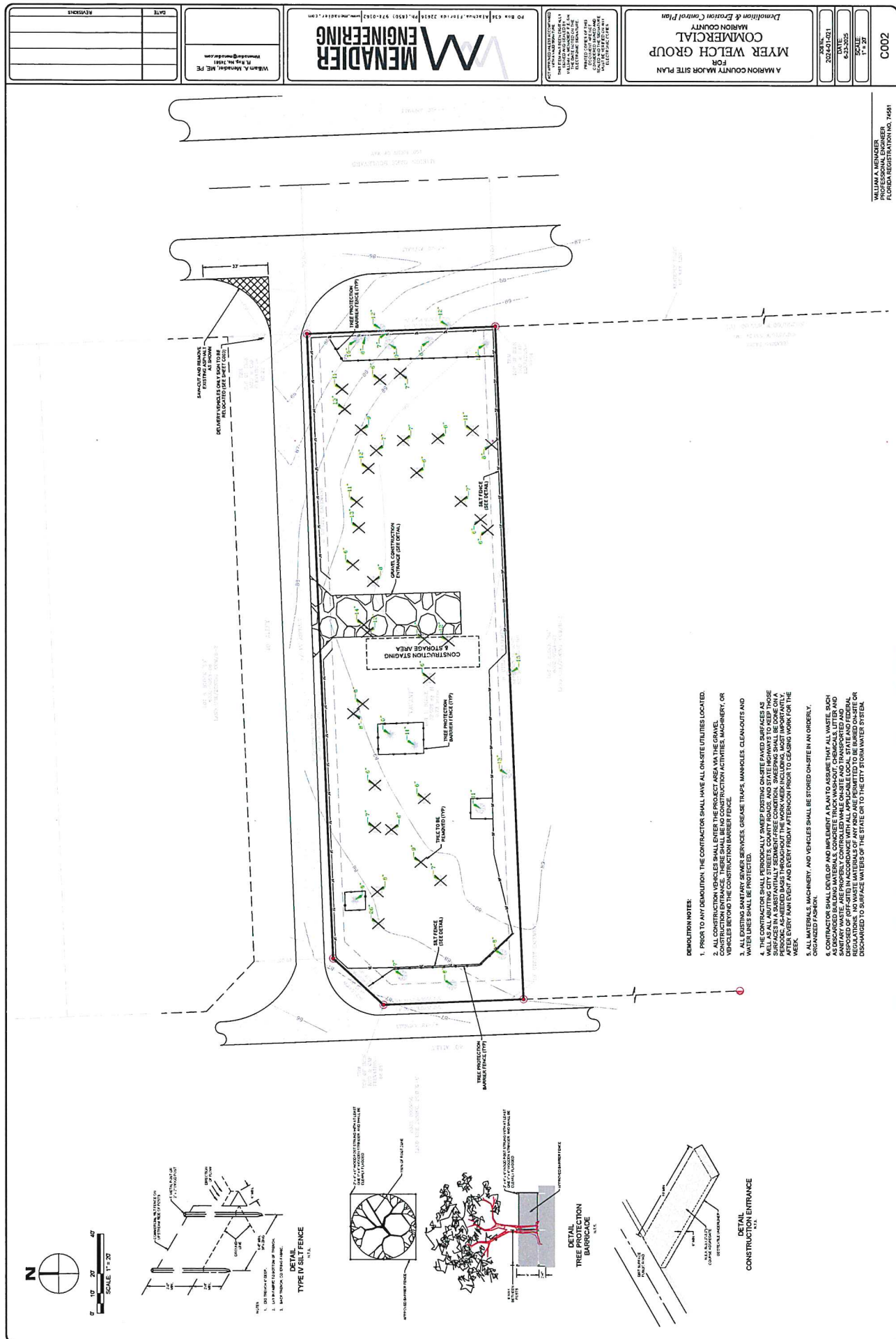
With regards to the loading zones, this refers to “loading areas” as defined in the Land Development Code of Marion County Sec. 6.11.7 – Loading Areas, which states: “The arrangement of truck loading and unloading facilities for commercial development.” The proposed loading zones will not block or impact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

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

A handwritten signature in black ink, appearing to read 'W. Menadier', is written over a horizontal line.

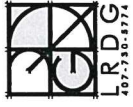
William A. Menadier, P. E.
Principal Engineer





[illegible]

[illegible]



11/11/2011

At

At

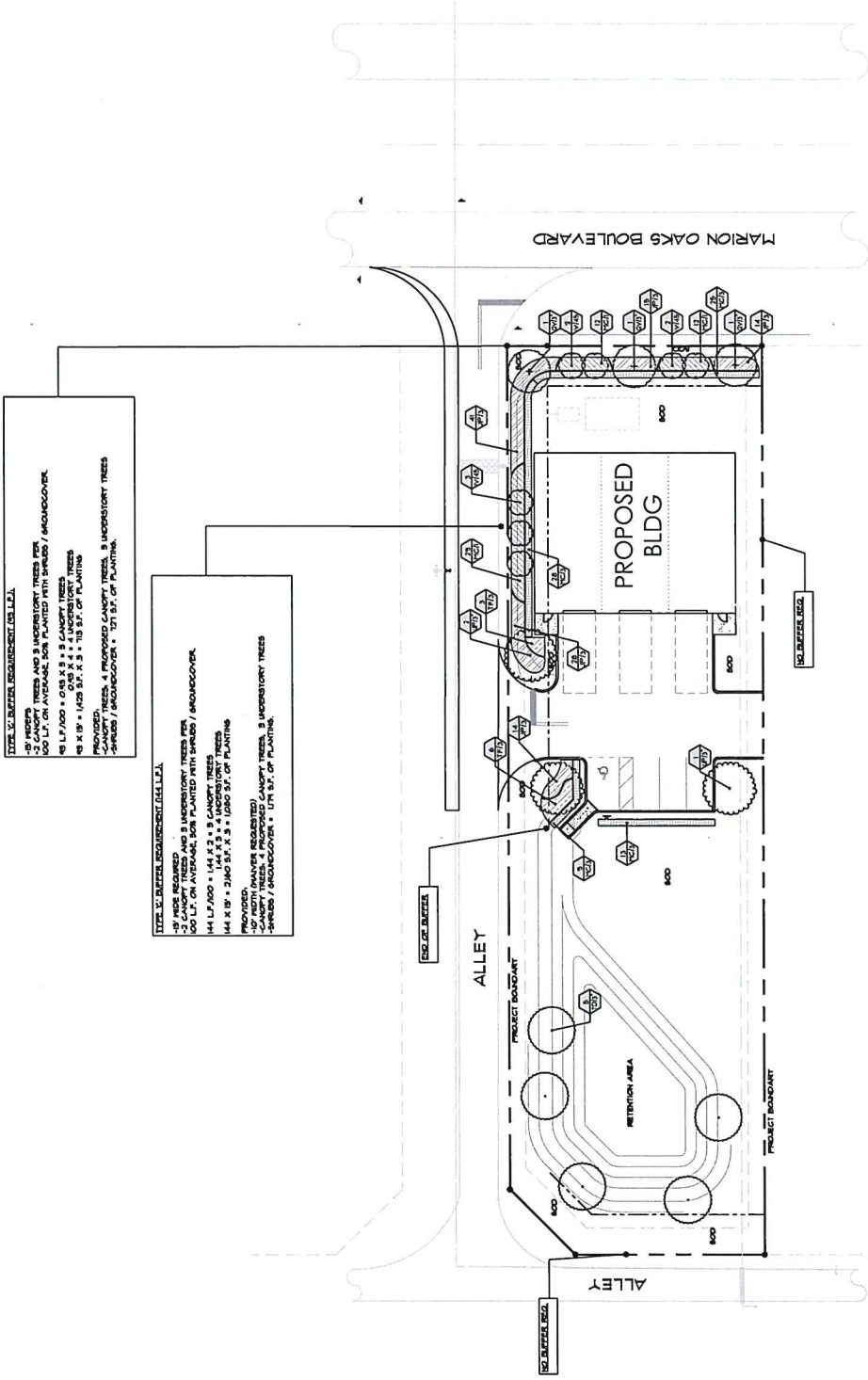
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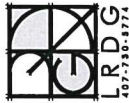
Myer Welch Group Commercial
MAJOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 PREPARED FOR:
 Myer Welch Group
LANDSCAPE PLAN

Landscape Architect
 In Charge:
 James H. Bailey
 06/30/2025
 Registration # LA6666883
 Certificate of
 Authorization LC 266000435

DATE:	06-22-25
PROJECT NO.:	MEY025-01.01
DRAWN BY:	JHB
DESIGNED BY:	BHR/JHB
CHECKED BY:	BHR

SHEET NO.
L.01





PLANT SCHEDULE

PLANT SCHEDULE				
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
1	16	LEU VICTORIA	TAUPOH HOLLY	3 GAL. OR 18" H. 14" X 4" S. 6 GAL. 3" DIA. TRN. 10' H. MULTI-TRUNK
CANOPY TREES				
3	DAVS	GAERDUS VIRGINICA	SOUTHERN LIVE OAK	6 GAL. OR 18" H. 14" X 4" S. 6 GAL. 3" DIA. TRN. 10' H.
5	INDO	TAUPOH DISTICHUM	SAUD CYPRESS	6 GAL. OR 18" H. 14" X 4" S. 6 GAL. 3" DIA. TRN. NATIVE
5	PPIN	ULMUS PARVIFOLIA	EMER T ALLEE ELM	6 GAL. OR 18" H. 14" X 4" S. 6 GAL. 3" DIA. TRN.
SHRUB AREAS				
10	16	MYRTICA CENIFERA	GUAY MYRTLE	3 GAL. 18" X 18" X 18" 10' H.
10	16	NEPENTHA LORANDUM	DOZAR FACHMACHIE ORANG	3 GAL. 18" X 18" X 18" 10' H.
ORNAMENTAL GRASSES				
10	16	PALEONERGA CAPELLARIS	PINK PABLY	1 GAL. 18" H. 18" X 18" 10' H. TRN. 18" X 18" X 18" 10' H.
COVERS				
10	16	JANFERUS CRIBRUS "WASON"	WASON JANFER	3 GAL. 17" X 16" 17" X 16" 30" O.C.

[illegible]

ABBREVI.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
MLGH	Prostrata	Prostrata	NO. 8" Thick Layer
BCD	Paspalum latifolium 'Argentine'	Argentine Bahia	All Plant Stems - To Be Provided BY Soil Contractor (Vegmat)

RELATIVE PLANT CALCULATIONS

	1999
TOTAL PLANTS (TREES/SHRUBS/GROUNDCOVER):	199
TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER):	152 (76% NATIVE)

LANDSCAPE REQUIREMENTS

SITE TREE REQUIREMENTS
SITE: 0.13 AC (32,607 S.F.)
SITE TREE REQUIREMENT: 1 / 3000 + 8 SHADE TREES
PROVIDED: 6 EXISTING SHADE TREES
1 PROPOSED

OPEN SPACE REQUIREMENT

REQUIRED, 0.73 AC (33,667 SF) X 20 = 14 AC (6,400 SF)
(SEE CIVIL PLANS FOR PROVIDED OPEN SPACE CALCULATIONS)

GENERAL NOTE 6: REFER TO SEPARATE SPECIFICATION SHEET FOR COMPLETE REQUIREMENTS

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN ORDINANCES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AESTHETIC STANDARDS FOR NURSERY STOCKS, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR CLIENT REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
- ALL LANDSCAPE INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE LICENSED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROPERLY REPORT ALL DISCREPANCIES AND UNUSUAL CONDITIONS (WEATHER, ROCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL ADJUSTMENTS CONFORM TO SPECIFICATION.
- THE CONTRACTOR SHALL ACCOUNT HEREIN WITH THE UTILITY LINES, INCLUDING WATER, SEWER, GAS, AND ELECTRICAL. SUBMIT THE CONTRACTOR SHALL INVESTIGATE AND IDENTIFY ALL UTILITIES, INCLUDING WATER, SEWER, GAS, AND ELECTRICAL, EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES. UTILITIES APPROPRIATE AND LINE DATA NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS, AND UTILITIES SHALL BE PROTECTED AND NOT BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPAIR/REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPENSABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREE MATERIAL SHALL BE CROWN UNLESS OTHERWISE SPECIFIED.
- SOL PROVIDED SHALL BE FREE OF LIME/ROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL) MEASURED AFTER MULCH HAS SETTLED.
- ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC. AT THE OF INSPECTION BY LANDSCAPE ARCHITECT/OWNER INSPECTOR.
- MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA LAWS, 1.NEIGHBORHOODS HANDBOOK <http://floridaplans.com>
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH FLORIDA COUNTY LOG, SEC. 6.91A.
- FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH FLORIDA COUNTY LOG, SEC. 6.91A.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH FLORIDA COUNTY LOG DIV. 3 IRRIGATION 6.92, AND ALL PERMITS IF REQUIRED. IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND ISSUED BY THE PROJECT LANDSCAPE ARCHITECT AND OPERATIONAL INFORMATION.
- ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH FLORIDA COUNTY LOG, SEC. 6.91D AND SEC. 6.93B.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT RECORD OF THE WORK WAS SUBMITTED AND CERTIFIED A FINAL INSPECTION PER FLORIDA COUNTY LOG, SEC. 6.93.
- THE CONTRACT HAS BEEN REVIEWED AND CERTIFIED A FINAL INSPECTION PER FLORIDA COUNTY LOG, SEC. 6.93.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND NOTIFY TO HANSON COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (CLASSIFICATION: LDC DIV. 9, SEC. 6A.02).
2. THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
3. THE LANDSCAPE ARCHITECT SHALL CONDUCT AN ON-SITE INSPECTION, THE AS-BUILT PLAN WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE BE OBTAINED.

THE CONTRACTOR SHALL MARK UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION. (NOTE: PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
 - INSTALLED PLANT QUANTITIES
 - OTHER INSTALLED MATERIALS & DOCUMENTATION
- THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED, WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.

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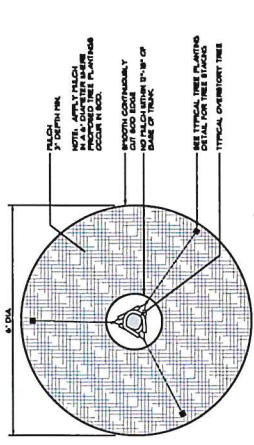
**Myer Welch Group Commercial
MAJOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
MARION COUNTY, FLORIDA
Myer Welch Group
PLANT LIST, NOTES, AND
SPECIFICATIONS**



DATE: 06-22-25
PROJECT NO.: MEY025-01.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

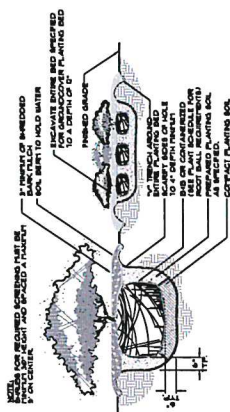
SHEET NO.

LD.01

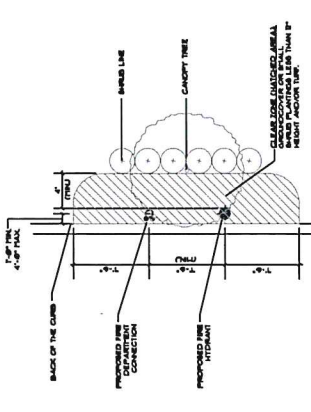


TYPICAL TREE MULCHING DETAIL IN SOD AREAS **3**
NOT TO SCALE

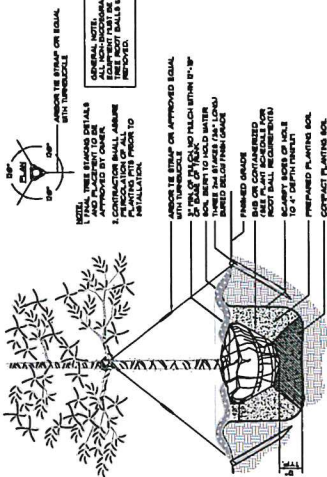
MULTI-STEM TREE PLANTING DETAIL **2**
NOT TO SCALE



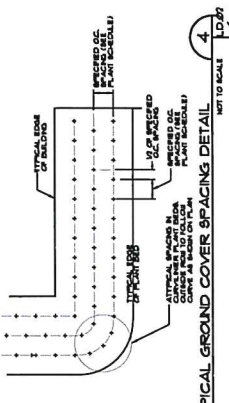
SHRUBS AND GROUND COVER PLANTING DETAIL **5**
NOT TO SCALE



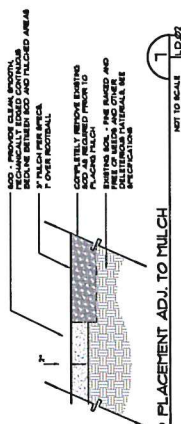
FIRE HYDRANT / FDC PLANTING DETAIL **9**
NOT TO SCALE



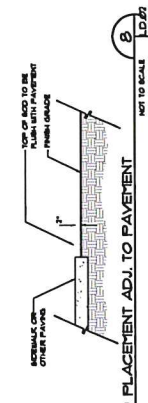
LARGE TREE PLANTING DETAIL **1**
NOT TO SCALE



TYPICAL GROUND COVER SPACING DETAIL **4**
NOT TO SCALE



SOD PLACEMENT ADJ. TO MULCH **7**
NOT TO SCALE



SOD PLACEMENT ADJ. TO PAVEMENT **8**
NOT TO SCALE

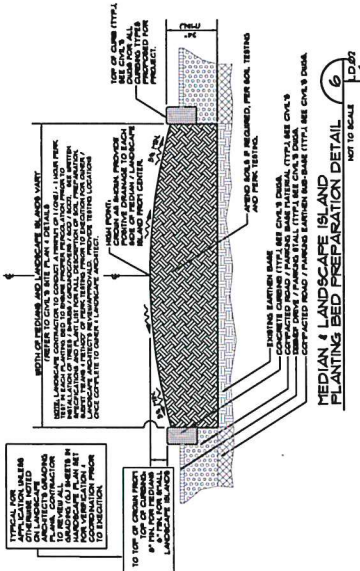
Myer Welch Group Commercial
MAJOR SITE PLAN
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
Myer Welch Group

Landscaping Architect
James H. Bailey
06/20/2025
Registration # LA6666883
Authorization LC 26000435

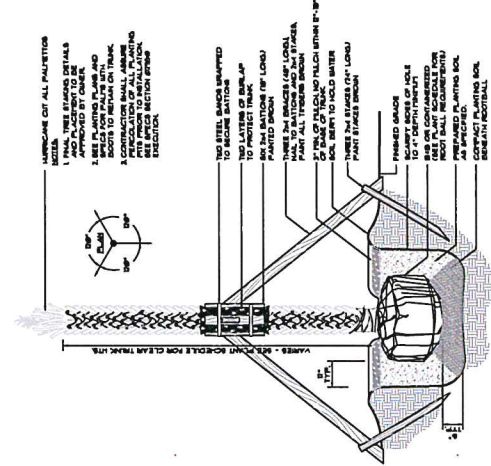
DATE 06-22-25
PROJECT NO. MEY025-01.01
DRAWN BY JHB
CHECKED BY BHR/HJB
DESIGNED BY BHR

SHEET NO. LD.02

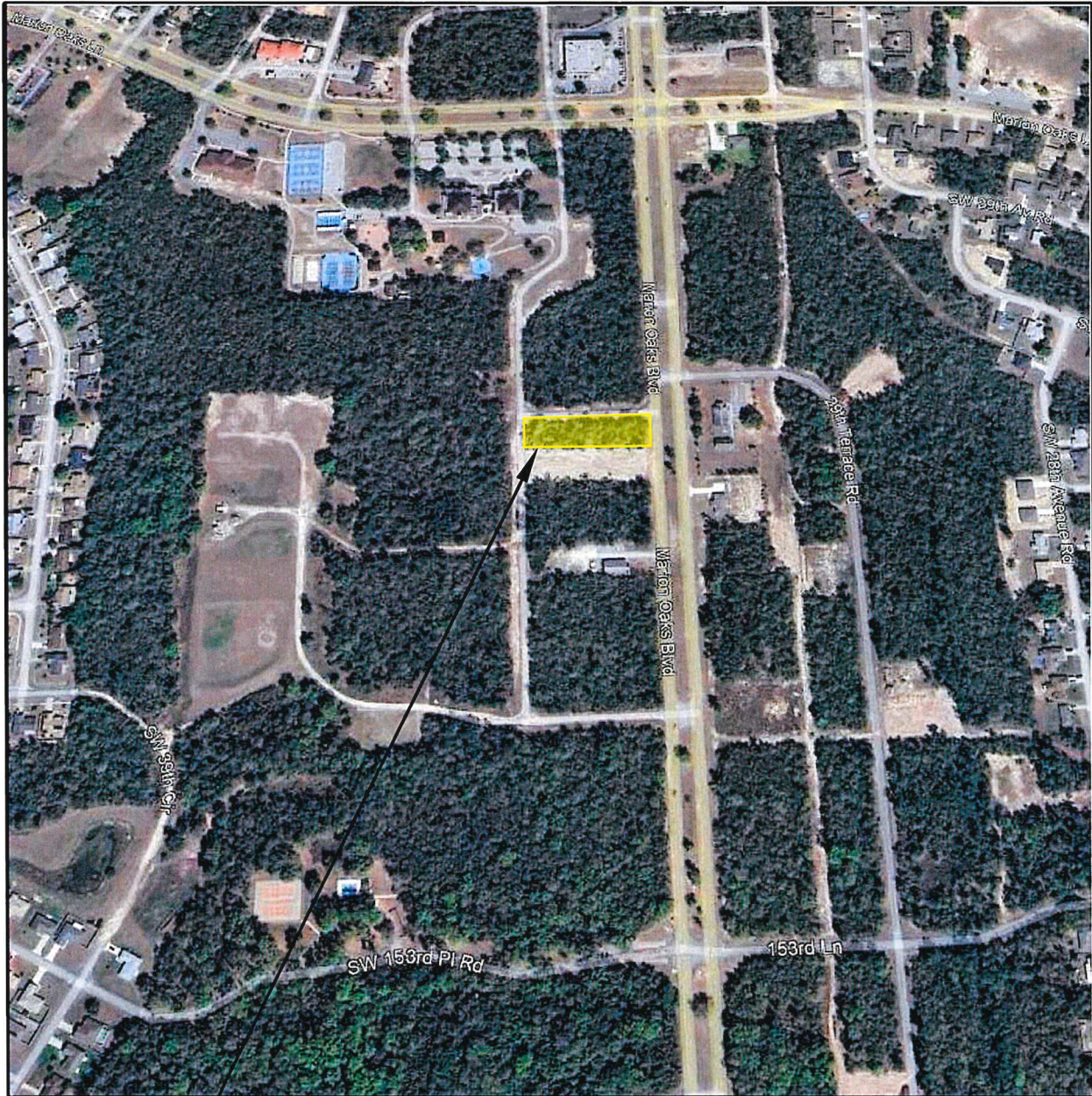
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



MEDIAN LANDSCAPE ISLAND PLANTING BED PREPARATION DETAIL **6**
NOT TO SCALE



PALM TREE PLANTING DETAIL **10**
NOT TO SCALE



SITE

SECTION 23, TOWNSHIP 17 S, RANGE 21 E

LOCATION SKETCH



Menadier Engineering, LLC (386) 347-5133
13800 Tech City Circle Bldg D Suite 302 www.menadier.com
Alachua, FL 32616

June 12, 2025

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

**RE: Myer Welch Group Commercial
Special Use Permit Application – Legal Description**

SEC 23 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 54 LOT 1



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 07/02/2025 03:28:37 PM
 FILE #: 2025089121 OR BK 8652 PGS 1527-1528
 REC FEES: \$18.50 INDEX FEES: \$0.00
 DDS: \$0.70 MDS: \$0 INT: \$0

Rec. _____ This instrument was prepared by,
 Doc. _____ record and return to:
 Christopher K. Welch, Esq.
 916 E. Ft King St
 Ocala, Florida 34471

QUIT CLAIM DEED

This QUIT-CLAIM DEED, made the this 1st day of July, 2025, by CHRISTOPHER K. WELCH, whose address is 2244 SE 12th Street, Ocala, Florida 34471, ("Grantor") to MYER WELCH GROUP, LLC, whose address is 1312 SE Sanchez Ave, Ocala, FL 34471 ("Grantee"). (Wherever used herein the terms "Grantor" and individuals, and the successors and assigns of corporation).

WITNESSETH, that said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, encumbrances, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion County, State of Florida, to-wit:

SEC 23 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 54 LOT 1

Property Appraiser's Parcel Identification No.: 8002-0054-01

Together with all the tenanments, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, encumbrances, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THE LAND ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

THIS INSTRUMENT WAS PREPARED FROM LEGAL DESCRIPTION PROVIDED BY GRANTOR AND NO OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT.

Grantor and Grantee are used for singular or plural, as context requires.

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

SIGNATURE PAGE TO FOLLOW

SIGNED, SEALED and DELIVERED
in our presence:

WITNESSES:

Sign:

Print:

Sign:

Print:

STATE OF Florida
COUNTY OF maion

GRANTOR:

CHRISTOPHER K. WELCH

300 SE 1st Ave, Suite C
Ocala, FL 34471

300 SE 1st Ave, Suite C
Ocala, FL 34471

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHRISTOPHER K. WELCH known to me (YES ☒ NO ☐) to be the persons described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and STATE last aforesaid this 1st day of July, 2022.
2025



Notary Public

Kellie J. Badanek
Print Name:
Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
MYER WELCH GROUP, LLC

Filing Information

Document Number	L19000031565
FEI/EIN Number	83-3488521
Date Filed	01/30/2019
Effective Date	01/30/2019
State	FL
Status	ACTIVE

Principal Address

1312 SE Sanchez Ave.
OCALA, FL 34471

Changed: 06/28/2023

Mailing Address

1312 SE Sanchez Ave.
OCALA, FL 34471

Changed: 06/28/2023

Registered Agent Name & Address

MYER, JACOB I
1312 SE SANCHEZ AVE.
OCALA, FL 34471

Address Changed: 04/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

MYER, JACOB
1312 SE SANCHEZ AVE.
OCALA, FL 34471

Title MGR

WELCH, CHRISTOPHER
300 SE 1ST AVE SUITE C
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	04/15/2024
2025	04/23/2025

Document Images

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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

8002-0054-01

Prime Key: 2132710

[MAP IT+](#)

Current as of 7/9/2025

[Property Information](#)

WELCH CHRISTOPHER K
300 SE 1ST AVE STE C
OCALA FL 34471-2169

[Taxes / Assessments:](#)

Map ID: 168

[Millage:](#) 8002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 10[Acres:](#) .72[2024 Certified Value](#)

Land Just Value	\$37,800
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$37,800
Total Assessed Value	\$37,800
Exemptions	\$0
Total Taxable	\$37,800

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2023	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800
2022	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7416/0657	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$31,000
6928/1071	03/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$18,000
6769/1382	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$6,700
6054/1868	05/2014	05 QUIT CLAIM	0	U	V	\$100
1523/0185	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	\$33,200

[Property Description](#)

SEC 23 TWP 17 RGE 21
PLAT BOOK O PAGE 019
MARION OAKS UNIT 2
BLK 54 LOT 1

Parent Parcel: 8002-0054-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	315.0	B2	31,500.00	SF							

Neighborhood 9951 - COMM MARION OAKS SOUTH OF 484
Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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