



SUBMITTAL SUMMARY REPORT PL PUD -000131-2025

PLAN NAME: ORANGE LAKE RV RESORT SONOMA RIDGE PARTNERS LLC **LOCATION:** 18365 NW 45TH AVENUE RD UNIT OFFICE
(2005080071) CITRA,

APPLICATION DATE: 12/12/2025

PARCEL: 02781-000-00

DESCRIPTION: This application is a text amendment to the previously approved PUD. Items included with this amendment are A. DELETE "Proposed convenience/store/laundromat/hair salon. This convenience store will serve the Oakwater village development only." and B. ADD "RV parking spaces may be used for vehicular parking for guests or employees"

CONTACTS	NAME	COMPANY
Agent	Fred Roberts Jr.	Klein & Klein PLLC
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Owner	Shawn Simms	8M Holdings, LLC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	12/12/2025	12/30/2025	01/12/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	12/30/2025	12/29/2025	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/30/2025	01/12/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/30/2025	12/12/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	12/30/2025	01/05/2026	Approved
Comments	See staff recommendations			
Recommendations	1) Updated Traffic Study is required. 2) Updated PUD is required to specifically state that outside guests are permitted on-site to utilize park amenities. 3) Updated PUD shall address utilization of empty RV slots to be eligible for utilization for off-site guest to use on-site amenities. 4) Defer to Chris Rison.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/30/2025	12/15/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		12/30/2025	01/06/2026	Not Required
Comments	ROW is not a reviewer for this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/30/2025	12/22/2025	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to change the zoning of parcel 02781-000-00 to PUD for a RV resort. Parcel 02781-000-00 is 140.91 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is a FEMA flood zone and several County Flood Prone areas on this. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/30/2025	12/17/2025	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/30/2025	12/12/2025	Approved
Utilities (Plans) (Utilities)	Heather Proctor	12/30/2025	01/06/2026	Approved
Comments	The proposed PUD text amendment to the master plan, has no impact on utilities. The PUD is within the Marion County Utilities service area but is outside the connection distance to public water and wastewater. The site is currently served by a private FDEP-regulated well and an on-site wastewater system.			