



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
Agent	Fred Roberts Jr.	Klein & Klein PLLC
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.			



**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

**PLANNED UNIT DEVELOPMENT (PUD)
PUD ZONING CHANGE OR PUD AMENDMENT – 2025**

Application Type: PUD REZONING / PUD AMENDMENT

PUD Submitted with Conceptual Plan OR Master Plan? (Choose one)

CONCEPTUAL PLAN / MASTER PLAN

*A PUD Zoning Change application must include a Conceptual Plan OR Master Plan that complies with applicable sections of LDC Division 2, Section 4.2.31, and Division 6.

The undersigned hereby requests a Zoning Change in accordance with Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:

PUD (current Zoning) to PUD for the intended use of: RV Resort

Parcel ID Number(s): 02982-000-00 02781-000-00

Property Address: 18365 NW 45th Avenue Road, Citra, FL

Future Land Use(s): COM **Total PUD Acreage:** 140.91

Total Proposed Open Space Acreage: 65.14% per approved Master Plan **Total Amenities Acreage:** See Approved Master Plan

Date of Required Pre-Application Meeting with Growth Services: 3 /28 /25

Maximum Proposed Residential Units: SFR MF **Density:** _____

Maximum Non-Residential Acreage: COM 140.91 IND OTHER _____

Traffic Methodology AR# Traffic Study Previously Approved

Affordable Housing Project?* Yes / No If yes, indicate number of units: _____

* Contact Marion County Community Services for affordable housing projects before submitting an affordable housing PUD application.

Required Documents: Attach copies of the documents required for the PUD Zoning Change as required by LDC Section 4.2.31.F(2). A PUD Application Completeness Checklist is provided on pages 2-5 below.

*****See page 2-6 for PUD Application Completeness Checklist*****

*****See page 6 for Application Signature Page*****

PUD Zoning Change Application

Document Completeness Checklist – 2025

The County will not review a Zoning Change application for a PUD unless the Applicant provides a signed and complete application, application fee payment, all materials required for a standard Zoning Change, and all materials required for a PUD Zoning Change.

All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the last page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

A pre-application meeting is REQUIRED. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

A PUD Rezoning/Amendment application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

(A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).

Fee Calculation Method Example:

(Base Fee - \$1,000 or \$150.00) + (\$5.00 X _____ DUs) + (\$5.00 X _____ Non-Res AC)
= \$ 1,000 Total Fee

Payment complete? Yes / No

B) Standard Requirements:

The application **must** provide or identify:

1. A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. A Letter of Intent that describes:
 - a. The current use, zoning, and future land use designations of the subject property;
 - b. The rezoning request and the intended use;
 - c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
 - d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3. A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company
4. A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5. A location map that clearly:
 - a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties
6. A Justification Statement that addresses:
 - a. Market demand and the necessity for the change;
 - b. Availability and potential need for improvements to public or private facilities and services;
 - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;

¹ Payments using a credit card are subject to a surcharge.

- d. Agricultural activities and rural character of the area, if applicable;
- e. Consistency with the Urban Growth Boundary, if applicable;
- f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
- g. Compatibility with current uses and land uses in the surrounding area;
- h. Water Supply and Alternative Water Supply needs; and
- i. Concurrency.

7. Any additional supporting documents, media, or information to support the application.
Provide a written or typed itemized list detailing all supplemental attachments.

C) PUD Conceptual/Master Plan Sheets Requirements:

The plan sheets must be signed by a Florida licensed engineer and provide or identify:

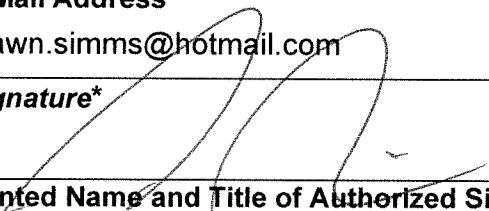
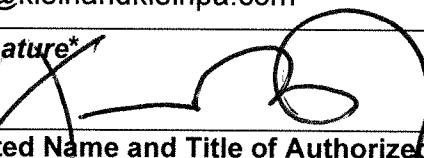
- 1. A cover sheet with the name of the proposed PUD centered at the top of the sheet along the long dimension of the cover sheet.
- 2. A vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
- 3. The boundaries of the subject property showing dimensions of all sides.
- 4. The acreage of the subject property along with a legal description of the property.
- 5. The existing future land use and zoning designations of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
- 6. The location and dimensions of any existing site improvements on the site.
- 7. A list of the proposed uses, number of residential units, and square footage of non-residential uses proposed for the development.
- 8. The proposed zoning and development standards in table format, including setbacks, floor area ratio, principle building height, accessory building height, parking calculation, etc.
- 9. The preliminary building lot typical illustration(s) with proposed setbacks and parking lot locations. (This information must address all possible principle and accessory structures for all uses.)
 - a. Residential lots: Typical drawing(s) of interior lot, corner lot, and cul-de-sac lot noting proposed setback requirements. The typical drawings will show a standard house size with anticipated accessory structure. Show parking location and calculation.
 - b. Non-residential lots: Lot typical drawing(s) for non-residential development components of the PUD.

10. The proposed phasing of the PUD, if applicable.
 - a. Note: Phases must be identified on the plan set and discussed in the justification statement. For each phase, identify the type and number of residential units, square footage of commercial and/or industrial spaces, and any amenities to be included.
11. The proposed buffers, including:
 - a. Descriptions and color rendering of buffering plan;
 - b. Detail drawing(s) of all proposed buffers including cross sections (transverse section and longitudinal section), aerial view, and view from adjacent properties;
 - c. Descriptions of any proposed modifications to standard buffer types outlined in LDC Sec. 6.8.6; and
 - d. Timing plan of implementation.
12. All proposed amenities and open spaces including:
 - a. The location and area (square feet) of each amenity;
 - b. A breakdown list (square feet and percentage) for all Open Spaces and calculation per LDC Sec. 4.2.31.E.(7);
 - c. A breakdown list (square feet and percentage) for all Improved Open Space (IOS) and calculation per LDC Sec. 4.2.31.E.(7);
 - d. Renderings of amenities; and
 - e. Timing plan of implementation.
13. The legal ingress and egress access to the site.
14. The preliminary sidewalk locations including internal sidewalks, external sidewalk, and multi-modal facilities.
15. The proposed parallel and cross access locations.
16. The location and dimensions of any existing and proposed land or right of way dedication, and/or easements.
17. A traffic impact analysis methodology must be approved and submitted with this application in compliance with Land Development Code 2.12.29: The traffic impact analysis must be completed at least two weeks prior to a final determination by the Board of County Commissioners.
18. The location of 100-year floodplain and wetlands on the site.
19. The utility provider(s) and utility connection (water, sewer, and waste). For non-County utility providers, a letter of availability from the utility provider is required.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, landscapes, common areas, etc. will be coordinated during development and perpetually after the site is complete.

21. A set of architectural renderings or color photos detailing the design features and color pallet.
22. A Letter of Approval from Marion County Community Services stating the affordable housing program and units (only needed if applying as an affordable housing project).
23. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting).

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

By signing below, you acknowledge that all required application materials must be submitted in full and according to the specified guidelines. Failure to provide complete and accurate information may result in your application being rejected and returned without further review.

Property Owner Name (print) 8M Holdings, LLC	Applicant or Agent Name (print) Klein & Klein, PLLC (Fred N. Roberts, Jr., Esc)
Mailing Address 235 APOLLO BEACH BLVD, #238	Mailing Address 40 SE 11th Avenue
City, State, Zip APOLLO BEACH, FL 33572	City, State, Zip Ocala, FL 34471
Phone Number (include area code) 813-325-4877	Phone Number (include area code) 352-732-7750
E-Mail Address shawn.simms@hotmail.com	E-Mail Address fred@kleinandkleinpa.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Shawn Simms, Manager	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Fred N. Roberts, Jr., Manager/Attorney

*By signing this application, the Owner, Applicant, and/or Agent 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 ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.:	Application Request No.:		Code Case No.:
Rcvd by:	Rcvd Date:	/	Time:
PZ Case No.:			

Please note: A Zoning Change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings 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 Growth Services Zoning Division at 352-438-2675.

Internal Interactive Map

EMPLOYEE USE ONLY

02781-000-00

Show search results for 027...

+

-

Home

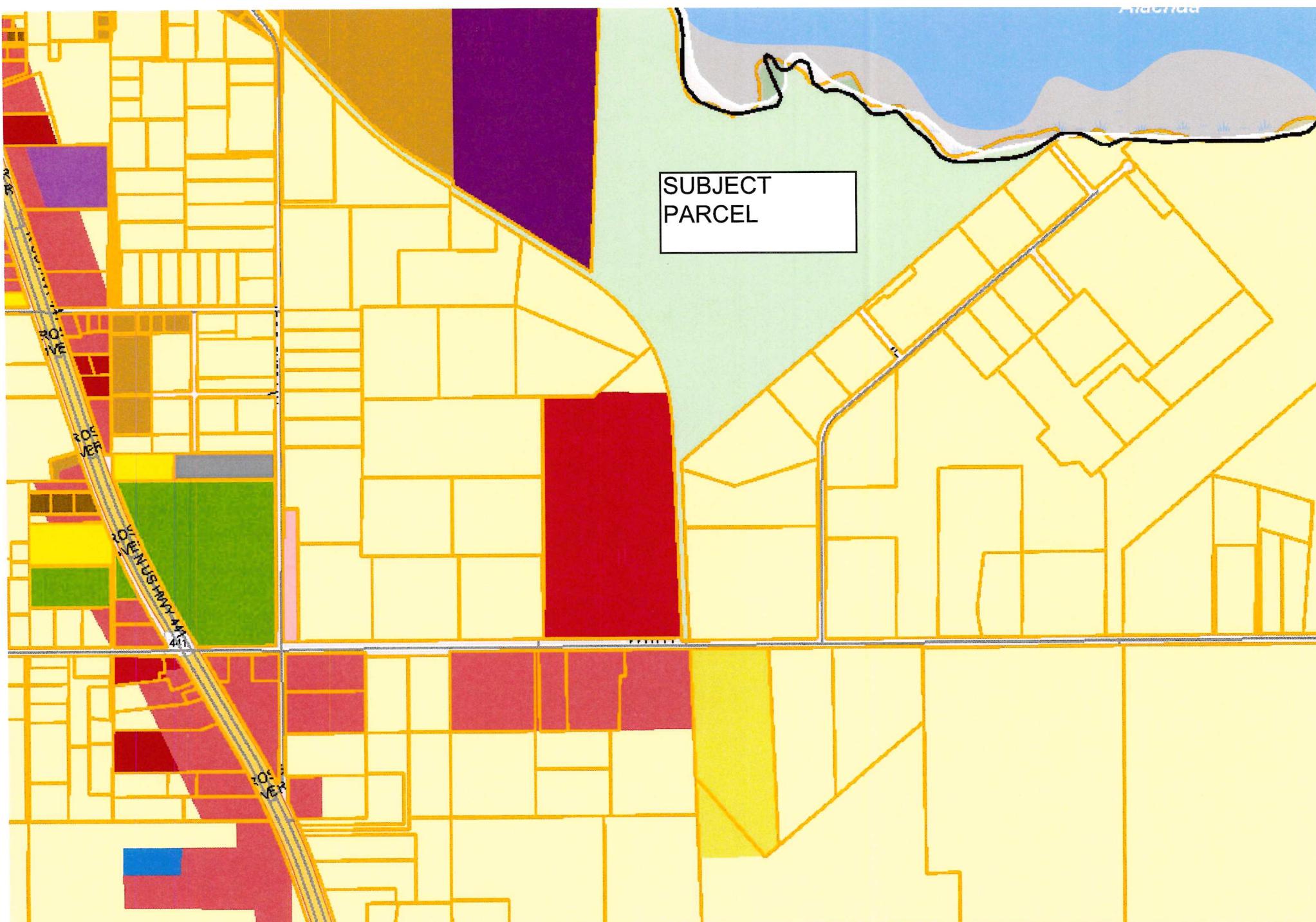
Search

-82.202406 29.424228 Degrees

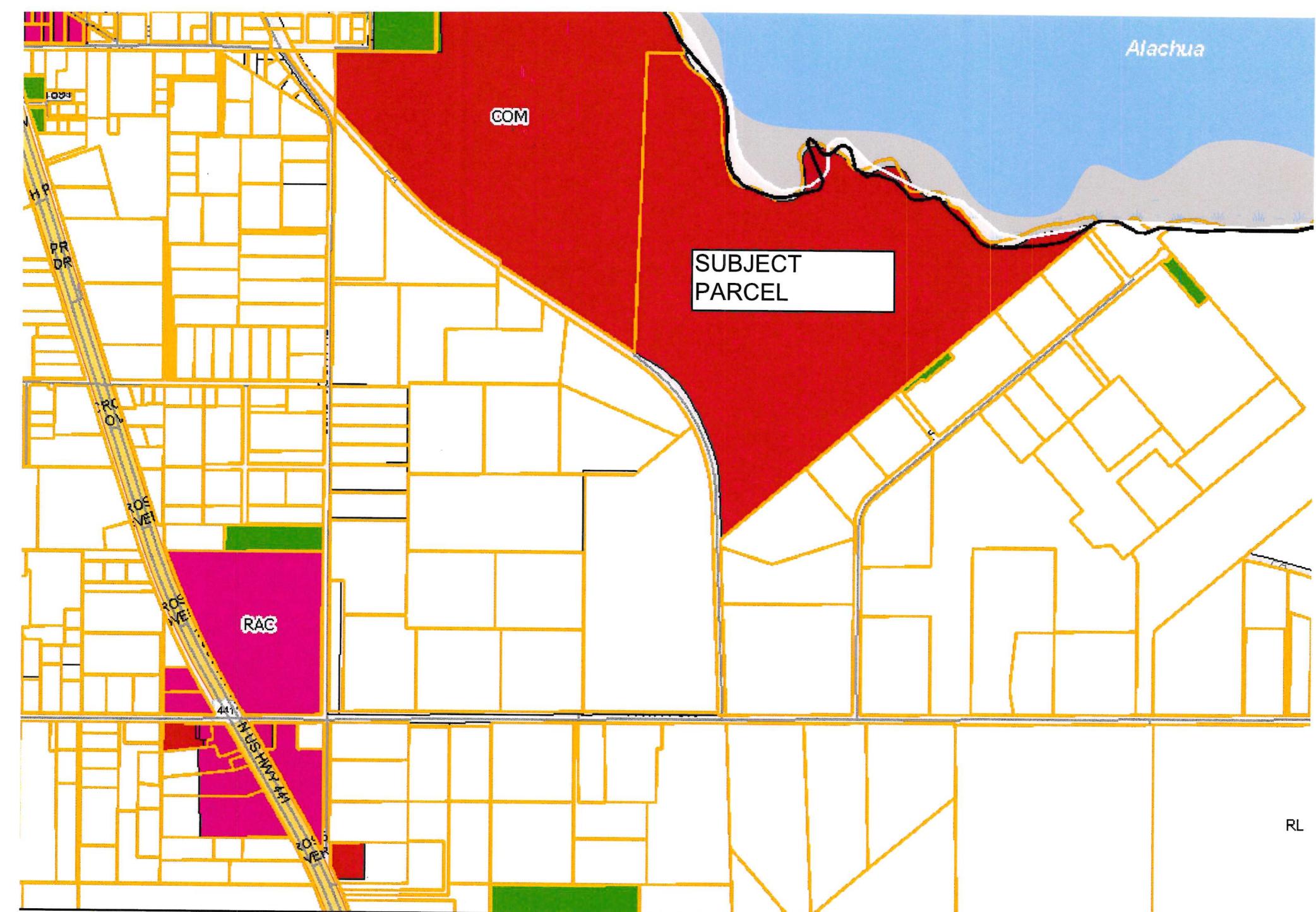
0 0.15 0.3mi

Esri Community Map

Internal



Classification B-2 M-1 R-1 RR-1



Id Use

Commerce District (N/A; FAR 2.0)

0 0.13

KLEIN & KLEIN, PLLC

Attorneys at Law

40 S.E. 11th Avenue

Ocala, Florida 34471

PHONE (352) 732-7750

FAX (352) 732-7754

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLAWAY, III
AUSTIN T. DAILEY
ETHAN A. WHITE

MEMORANDUM REGARDING PUD AMENDMENT

To: Marion County Board of County Commissioners
C/o Growth Services – Planning & Zoning

**Applicant/
Owner:** 8M Holdings, LLC (as Successor-in-Interest to Sonoma Ridge Partners, LLC)

Agent: Fred N. Roberts, Jr., Esq. for the Firm.

Parcel: 02982-000-00

PUD Project

Name: Oak Water Village A/K/A Sonoma Ridge Partners LLC

Project # 2005080071

Dated: December 11, 2025

Re: Planned Unit Development Master Plan Text Amendment

This application is provided for the purpose of making two text amendments to the previously approved P.U.D. Master Plan (the “Master Plan”) for the above referenced project, a copy of said Master Plan is enclosed herewith. The requested text amendments are as follows:

1. Delete the following language from Page 3 of the Master Plan: **“PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY.”**
2. Add the following language: **RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES.**

No other changes are requested to the Master Plan at this time.



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 04/06/2017 08:16:12 AM
FILE #: 2017030764 OR BK 6557 PGS 1848-1852
REC FEES: \$44.00 INDEX FEES: \$0.00
DDS: \$4900.00 MDS: \$0 INT: \$0

Rec. 11/11/2017
Doc. 4900

This instrument was prepared by.
record and return to:
Jon I. McGraw, Esq.
Schatt Hesser McGraw
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 8th day of March, 2017, between **SONOMA RIDGE PARTNERS, LLC**, a Michigan limited liability company, whose address is 724 Broadway, Sonoma, CA 95476, Grantor, and **18369 NW 45th AVE ROAD, LLC**, a Florida limited liability company, whose address is 4160 W. Highway 40, Ocala, FL 34482, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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 grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Parcel I

All that certain land situate in the SW 1/4 of the NW 1/4, in the SE 1/4 of the NW 1/4, and in the NE 1/4 of the SW 1/4, all within Section 27, Township 12 South, Range 21 East, Marion County, Florida, being a strip of land 120 feet in width, 60 feet on either side of the following described centerline; Beginning at the intersection of Grantor's former centerline of tract at Valuation Station 2422+90, more or less, with the West line of Section 27, Township 12 South, Range 21 East; thence with said former centerline generally in a Southeasterly direction a distance of 2,054 feet, more or less, to the Ending Point at Grantor's Valuation Station 2443+47, being the Northwesterly lines of lands now or formerly of James R. Siebert, as described by deed dated November 16, 1982.

Less and Except

Commence at the NW corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence S. 89°39'53" E. along the North boundary of said Section 27, a distance of 40.00 feet; thence S. 00°27'27" W., parallel with the West boundary of said Section 27, a distance of 1309.92 feet, to the Point of Beginning; thence continue S. 00°27'27" W. 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right of way (120 foot wide); thence S. 57°30'13" E., along said centerline thereof, 1275.22 feet; thence N 02°14'01" E., 1023.07 feet, to the SE corner of the lands described in Official Records Book 1298, Page 75, and Official Records Book 1397, Page 1445, Public Records of Marion County, Florida; thence N. 88°13'00" W., along the South boundary of said lands 1113.00 feet to the Point of Beginning.

Parcel II

All that portion of unused right of way of the former Florida Southern Railway Company, a predecessor of the former Atlantic Coast Line Railroad Company located within the Thomas Clark Grant in Section 27, Township 12 South, Range 21 East, Marion County, Florida, more particularly described as being 120 feet wide and extending Southeasterly and Southerly from the Northwest line of said Thomas Clark Grant to the South line of said Section 27 of Township 12 South, Range 21 East, more or less, as shown on print attached hereto and made a part hereof, Except the East 60 feet of Seaboard Coast Line Railroad right of way starting at a concrete marker at North edge of SR 318 right of way adjoining the property of James R. Siebert; thence North 1445.16 feet to a concrete marker; thence Southwesterly 76.02 feet to an iron stake; thence South 1396.63 feet to iron stake at edge of SR 318 right of way; thence East 60 feet to Point of Beginning.

Also

A strip of land 120 feet in width, i. e. 60 feet wide on each side of centerline of the road bed of the right of way of Seaboard Coast Line Railroad former Citra Branch main track, constituting the North leg of the Citra Branch from Grantor's present property line to where the railroad right of way intersects with the main line of the railroad right of way as described hereinabove in Parcel A and more particularly described in print attached hereto and made a part hereof.

Parcel III

Commencing at the SW corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida, said point being a railroad spike located in centerline of State Road 318 (66 feet wide); thence N. 00°01'03" W., 33.00 feet to the occupational North right of way of said State Road 318; thence N. 89°57'16" E., along said North right of way 1939.61 feet to the East right of way line of the Atlantic Coast Line Railroad (120 feet wide) said railroad being abandoned; thence N. 1°44'39" W., along said right of way 1445.16 feet to a large octagon monument for Point of Beginning; thence N 50°22'20" E., 334.15 feet to the Point of Intersection with the Southwesterly right of way (120 feet wide) of the Citra-branch ACL Railroad (abandoned) said Point being on a curve of said railroad concave Northeasterly having a delta of 12°15'58", chord of 447.21 feet, chord bearing N. 41°26'06" W.; thence Northwesterly along arc of said curve 448.07 feet to a point intersecting the Easterly right of way line of aforesaid ACL Railroad (abandoned) said point being on a curve of said railroad concave Southwesterly, having a delta of 9°49'21", chord of 255.54 feet, chord bearing S. 6°39'22"E.; thence Southerly along arc of said curve 255.85 feet to the Point of Tangency; thence S. 1°44'39" E., along aforesaid East right of way 294.71 feet to the Point of Beginning.

Parcel IV

Commencing at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; run thence S. 89°43'53" E. 40.00 feet; thence S. 0°27'46" W. parallel to the West boundary of Section 27, 1310.00 feet; thence S. 88°13' E. 1113 feet.

From the thus described Point of Beginning, run thence N. $88^{\circ}13'$ W. 1113 feet; thence S. $0^{\circ}27'46''$ W. parallel to the West boundary of said Section 27, 381 feet more or less to the Northerly right of way of the Atlantic Coast Line Railroad; run thence Southeasterly along and with said railroad right of way line 30 chains more or less to the Point of Intersection of said right of way line with the Northwest line of the Thomas Clark Grant; thence Southeasterly along and with the Northerly right of way line of the Citra branch of said railroad to a point 13 chains at right angles from said point of intersection; thence N. $50^{\circ}16'$ E. parallel with the Northwesterly line of the Thomas Clark grant to the mean high water line of Orange Lake; thence Northwesterly along and with said mean high water line to the intersection of a line which bears N. $2^{\circ}14'$ E. from the Point of Beginning; thence S. $2^{\circ}14'$ W. 1748 feet more or less to the Point of Beginning.

Less and Except the following, to wit:

Commence at the NW corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence S. $89^{\circ}39'53''$ E. along the North boundary of said Section 27, a distance of 40.00 feet; thence S. $00^{\circ}27'27''$ W. parallel with the West boundary of said Section 27, a distance of 1309.92 feet to the Point of Beginning; thence continue S. $00^{\circ}27'27''$ W. 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right of way (120 foot wide); thence S. $57^{\circ}30'13''$ E. along said centerline thereof, 1275.22 feet; thence N. $02^{\circ}14'01''$ E. 1023.07 feet to the SE corner of the lands described in Official Records Book 1298, Page 75 and Official Records Book 1397, Page 1445, Public Records of Marion County, Florida; thence N. $88^{\circ}13'00''$ W. along the South boundary of said lands 1113.00 feet to the Point of Beginning.

Parcel V

All that certain land situate in the East 1/2 of the NE 1/4 of Section 28, Township 12 South, Range 21 East, Marion County, Florida being a strip of land 60 feet wide, 30 feet on either side of the following described centerline:

Beginning at the intersection of Grantor's centerline of former track and the West boundary of the NE 1/4 of the NE 1/4 of said Section 28, Grantor's Valuation Station 2404+90; thence 1800 feet, more or less, in a generally Southeasterly direction as measured along Grantor's centerline to the Ending Point at the intersection of Grantor's center line with the East boundary of said Section 28, Grantor's Valuation Station 2422+90 (said ending point being the beginning point of a section of Grantor's former right of way conveyed to Richardson Brothers, Inc. by deed dated July 18, 1988); all as shown on hachured on fragment print of Grantor's Valuation Section V8- Florida, Map 27, marked Exhibit A-1 attached hereto.

Being all or part of the same property acquired by Florida Southern Railway, a predecessor of Grantor from J. H. McGlymonds by deed dated September 14, 1881, recorded in Book L, Page 790, Public Land Records of Marion County, Florida.

LESS AND EXCEPT ANY PORTION OF THE LANDS DESCRIBED IN BOOK 5020, PAGE 902, LYING WITHIN THE ABOVE DESCRIBED.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 02781-000-00

SUBJECT TO:

1. Ad valorem taxes for 2017 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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 and assessments accruing subsequent to December 31, 2016 or subject matters shown in the title commitment.

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.

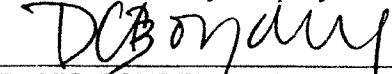
Signed, sealed and delivered
in our presence:

GRANTOR:

Sonoma Ridge Partners, LLC, a Michigan
limited liability company

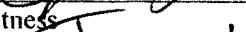
By: Sonoma Ridge Capital, LLC, a California
Limited liability company, its Manager

By: Myers DeWitt, LLC, a California limited
Liability company, its Managing Member
Florida limited liability company

BY 
DAVID BOYDELL, Sole Member

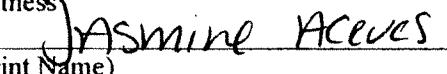
Witness

Print Name


Justin Lewis

Witness

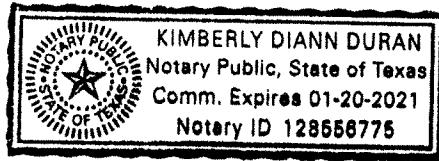
Print Name


Jasmine Aceves

STATE OF Texas
COUNTY OF Navarro

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared David Boydell, as sole member of Myers DeWitt, LLC, a California limited liability company, as Managing Member of Sonoma Ridge Capital, LLC, a California limited liability company, as Manager of Sonoma Ridge Partners, LLC, a Michigan limited liability company, known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced California D.L. 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 7th day of March,
2017.



Kimberly Dawn Duran
Kimberly Dawn Duran (Print Name)
Notary Public, State of TEXAS
My Commission Expires: 01-20-2021

Rec. 35⁵⁰
Doc. 13300.00

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
Schatt Hesser McGraw
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 02/11/2019 12:07:37 PM
FILE #: 2019013834 OR BK 6912 PGS 1187-1190
REC FEES: \$35.50 INDEX FEES: \$0.00
DDS: \$13300.00 MDS: \$0 INT: \$0

WARRANTY DEED

THIS INDENTURE, made effective the 7th day of February, 2019, between **18369 NW 45TH AVE ROAD, LLC, a Florida limited liability company**, whose address is 4160 W Hwy 40, Ocala, FL 34482, Grantor, and **8M HOLDINGS LLC, a Florida limited liability company**, whose address is 235 Apollo Beach Blvd #238, Apollo Beach, FL 33572 Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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 grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

PARCEL NO. 1:

All that certain land situated in the Southwest 1/4 of the Northwest 1/4; in the Southeast 1/4 of the Northwest 1/4; and in the Northeast 1/4 of the Southwest 1/4, all within Section 27, Township 12 South, Range 21 East, Marion County, Florida, being a strip of land 120 feet in width, 60 feet on either side of the following described centerline; Beginning at the intersection of the former centerline of tract at Valuation Station 2422+90, more or less, with the West line of Section 27, Township 12 South, Range 21 East; thence with the said former centerline, generally in a Southeasterly direction, a distance of 2,054 feet, more or less, to the Ending Point at Valuation Station 2443+47, being the Northwesterly lines of lands now or formerly of James R. Siebert, as described by Deed dated November 16, 1982.

LESS and EXCEPT:

Commence at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence South 89°39'53" East, along the North boundary of said Section 27, a distance of 40.00 feet; thence South 00°27'27" West, parallel with the West boundary of said Section 27, a distance of 1309.92 feet to the Point of Beginning; thence continue South 00°27'27" West, 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right-of-way (120 foot wide); thence South 57°30'13" East, along said centerline thereof, 1275.22 feet; thence North 02°14'01" East, 1023.07 feet to the Southeast corner of lands described in Official Records Book 1298, Page 75 and Official Records Book 1397, Page 1445, Public Records of Marion County, Florida; thence North 88°13'00" West, along the South boundary of aforesaid lands, 1113.00 feet to the Point of Beginning.

PARCEL NO. 2:

All that portion of unused right-of-way of the former Florida Southern Railroad Company, a predecessor of the former Atlantic Coast Line Railroad Company (also the former Seaboard Coast Line Railroad), located within the Thomas Clark Grant in Section 27, Township 12 South, Range 21 East (also known as Section 37, Township 12 South, Range 21 East), Marion County, Florida, more particularly described as being 120 feet wide and extending Southeasterly and Southerly from the Northwest line of said Thomas Clark Grant to the South line of said Section 27, Township 12 South, Range 21 East, more or less.

LESS and EXCEPT the East 60 feet of the Seaboard Coast Line Railroad right-of-way, starting at a concrete marker to the North edge of State Road 318 right-of-way, adjoining the property of James R. Siebert; thence North 1445.16 feet to a concrete marker; thence Southwesterly 79.02 feet to an iron stake; thence South 1396.63 feet to an iron stake at the edge of State Road 318 right-of-way; thence East 60.0 feet to the Point of Beginning.

ALSO

A strip of land 120 feet in width, 60 feet wide on each side of the centerline of a roadbed of the right-of-way of Seaboard Coast Line Railroad, former Citra Branch main track, constituting the North leg of the Citra Branch from where the railroad right-of-way line intersects with the main line of the railroad right-of-way described above and more particularly aforesaid described.

PARCEL NO. III:

Commencing at the Southwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida, said point being a railroad spike located in the centerline of State Road 318 (a 66 foot wide road); thence North 00°01'03" West, 33.00 feet to the North right-of-way of said State Road 318; thence North 89°57'16" East, along said North right-of-way line, 1939.61 feet to the East right-of-way line of the Atlantic Coast Line Railroad (120 foot wide), said railroad being abandoned; thence North 01°44'39" West, along said railroad right-of-way line, 1445.16 feet to a large octagon monument for the Point of Beginning; thence North 50°22'20" East, 334.15 feet to the point of intersection with the Southwesterly right-of-way (120 foot wide) of the Citra Branch ACL Railroad (abandoned), said point being a curve of said railroad, concave Northeasterly, having a delta of 12°15'58", chord of 447.21 feet, chord bearing of North 41°26'06" West; thence Northwesterly, along arc of said curve, 448.07 feet to a point intersecting the Easterly right-of-way line of aforesaid ACL Railroad (abandoned), said point being on a curve of said railroad, concave Southwesterly, having a delta of 09°49'21", chord of 255.54 feet, chord bearing of South 06°39'22" East; thence Southerly, along arc of said curve, 255.85 feet to the point of tangency; thence South 01°44'39" East, along aforesaid East railroad right-of-way, 294.71 feet to the Point of Beginning.

PARCEL NO. IV:

Commencing at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; run thence South 89°43'53" East, 40.00 feet; thence South 00°27'46" West, parallel to the West boundary of Section 27, 1310.00 feet; thence South 88°13'00" East, 1113.0 feet to the Point of Beginning; run thence North 88°13'00" West, 1113.0 feet; thence South 00°27'46" West, parallel to the West boundary of said Section 27, 381.0 feet, more or less, to the Northerly right-of-way line of the Atlantic Coast Line Railroad; run thence Southeasterly, along and with said railroad right-of-way line, 30 chains (1980 feet), more or less, to the point of intersection of said right-of-way line and the Northwest line of the Thomas Clark Grant; thence Southeasterly, along and with said Northerly right-of-way line of the Citra Branch railroad, to a point 13 chains (858 feet), at right angles from said point of intersection; thence North 50°16'00" East, parallel with the Northwesterly line of Thomas Clark Grant, to the mean high water line of Orange Lake; thence Northwesterly, along and with mean high water line of Orange Lake, to intersection of a line which bears North 02°14'00" East from the Point of Beginning; thence South 02°14'00" West, 1748.00 feet, more or less, to the Point of Beginning.

LESS and EXCEPT the following:

Commence at the Northwest corner of Section 27, Township 12 South, Range 21 East, Marion County, Florida; thence South 89°39'53" East, along the North boundary of said Section 27, a distance of 40.00 feet; thence South 00°27'27" West, parallel with the West boundary of said Section 27, a distance of 1309.92 feet to the Point of Beginning; thence continue South 00°27'27" West, 371.83 feet to the centerline of an abandoned Seaboard Coast Line Railroad right-of-way (120 foot wide); thence South 57°30'13" East, along said centerline thereof, 1275.22 feet; thence North 02°14'01" East, 1023.07 feet to the Southeast corner of the lands described in Official Records Book 1298, Page 75 and Official Records Book 1397, Page 1445, Public Records of Marion

County, Florida; thence North 88°13'00" West, along the South boundary of said described lands, 1113.00 feet to the Point of Beginning.

PARCEL V:

All that certain land situated in the East 1/2 of the Northeast 1/4 of Section 28, Township 12 South, Range 21 East, Marion County, Florida, being a strip of land 60 feet wide, 30 feet on either side of the following described centerline:

Beginning at the intersection of the centerline of former track and the West boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28, Valuation Station 2404+90; thence 1800.00 feet, more or less, in a Southeasterly direction, as measured along the centerline, to the ending point at the intersection of the centerline with the East boundary of said Section 28, Valuation Station 2422+90 (said ending point being the beginning point of a section of former right-of-way line conveyed to Richardson Brothers, Inc., by deed dated July 18, 1988); all as shown on Valuation Section V8-Florida, Map 27, marked Exhibit A-1.

Being all or part of the same property acquired by Florida Southern Railroad, from grantor, J. H. McGlymonds, by Deed dated September 14, 1881, recorded in Book L, Page 790, Public Records of Marion County, Florida.

LESS AND EXCEPT ANY PORTION OF THE LANDS CONVEYED TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DESCRIBED IN OFFICIAL RECORDS BOOK 5020, PAGE 902, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE LANDS 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.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 02781-000-00

SUBJECT TO:

1. Ad valorem taxes for 2019 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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 and assessments accruing subsequent to December 31, 2018 or subject matters shown in the title commitment.

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.

Signed, sealed and delivered
in our presence:

Karen Anselor Witness
(Print Name)

Kyra Tabor Witness
(Print Name)

GRANTOR:
18369 NW 45TH AVE ROAD,
LLC, a Florida limited liability company

BY: Jason Lyons
JASON LYONS, as Manager

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JASON LYONS, as Manager of 18369 NW 45th Ave Road, LLC, a Florida limited liability company, known to me (YES NO) to be the persons described in and who executed the foregoing instrument, OR who have 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 7 day of February, 2019.



KIMBERLY A TABOR
Commission # G0 201900
Expires February 18, 2023
bonded thru Budget Notary Services

Kyra Tabor
(Print Name)

Notary Public, State of Florida
My Commission Expires:

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

02781-000-00

[GOOGLE Street View](#)

Prime Key: 43133

[MAP IT+](#)

Current as of 12/12/2025

[Property Information](#)

8M HOLDINGS LLC
235 APOLLO BEACH BLVD 238
APOLLO BEACH FL 33572-2251

[Taxes / Assessments:](#)

Map ID: 138

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 36

Acres: 140.91

[More Situs](#)

Situs: 18365 NW 45TH AVENUE RD UNIT BATH HOUSE CITRA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$9,268,515
Total Assessed Value	\$9,268,515
Exemptions	Ex Codes:
Total Taxable	\$0
	\$9,268,515

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$2,239,343	\$532,886	\$12,624,978	\$9,268,515	\$9,268,515	\$0	\$9,268,515
2024	\$2,239,343	\$0	\$1,200	\$2,240,543	\$2,240,543	\$0	\$2,240,543
2023	\$2,818,943	\$0	\$1,200	\$2,820,143	\$2,820,143	\$0	\$2,820,143

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6912/1187	02/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$1,900,000
6557/1848	03/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$700,000
5887/0680	07/2013	31 CERT TL	2 V-SALES VERIFICATION	U	V	\$10,100
5769/1502	11/2012	61 FJDMNT	0	U	V	\$100
5048/0935	06/2008	09 EASEMNT	0	U	V	\$100
4641/1371	11/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$100
5020/0902	10/2006	43 R-O-W	0	U	V	\$4,975,000
4084/1238	06/2005	05 QUIT CLAIM	0	U	V	\$100
4084/1234	06/2005	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$100
1571/1197	03/1989	05 QUIT CLAIM	7 PORTIONUND INT	Q	V	\$1,058,600
1527/1191	09/1988	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1136/1172	11/1982	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1133/1124	11/1982	02 DEED NC	7 PORTIONUND INT	U	V	\$100

Property Description

SEC 27 TWP 12 RGE 21

PARCEL 1:

ALL THAT CERTAIN LAND SITUATED IN THE SW 1/4 OF NW 1/4 & SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 BEING A STRIP OF LAND 120 FT IN WIDTH 60 FT ON EITHER SIDE TO THE FOLLOWING DESC CENTERLINE: BEGIN AT THE INTERSECTION OF GRANTOR'S FORMER CENTERLINE OF TRACT AT VALUATION STATION 2422 90 MOL WITH THE W LINE OF SEC 27 TH WITH THE FORMER CENTERLINE GENERALLY IN A SELY DIRECTION A DISTANCE OF 2054 FT MOL TO THE ENDING PT AT GRANTOR'S VALUATION STATION 2443 47 BEING THE NWLY LINE OF LANDS NOW OR FORMERLY OF JAMES R SIEBERT

EXC COM AT THE NW COR OF SEC 27 TH S 89-39-53 E 40 FT TH S 00-27-27 W 1309.92 FT TO THE POB TH CONT S 00-27-27 W 371.83 FT TO THE CENTERLINE OF AN ABANDONED SEABOARD COAST LINE RR ROW TH S 57-30-13 E 1275.22 FT TH N 02-14-01 E 1023.07 FT TH N 88-13-00 W 1113 FT TO THE POB &

PARCEL 2:

ALL THAT PT OF UNUSED ROW OF THE FORMER FL SOUTHERN RR CO LOCATED WITHIN THE THOMAS CLARK GRANT IN SEC 27 MORE PARTICULARLY DESC AS: BEING 120 FT WIDE & EXTENDING SELY, SLY FROM THE NW LINE OF SAID GRANT TO THE S LINE OF SEC 27 MOL

EXC THE E 60 FT OF SEABOARD COAST LINE RR ROW STARTING AT THE N EDGE OF SR 318 ROW TH N 1445.16 FT TH SWLY 76.02 FT TH S 1396.63 FT TO THE EDGE OF SR 318 ROW TH E 60 FT TO THE POB &
A STRIP OF LAND 120 FT IN WIDTH 60 FT WIDE ON EACH SIDE OF CENTERLINE OF THE RD BED OF THE ROW OF SEABOARD COAST LINE RAILROAD FORMER CITRA BRANCH MAIL TRACK CONSTITUTING THE N LEG OF THE CITRA BRANCH FROM THE GRANTOR'S PRESENT PROPERTY LINE TO WHERE THE RR ROW INTERSECTS WITH THE MAIN LINE OF THE RR ROW AS DESC ABOVE HEREINABOVE IN PARCEL A &

PARCEL 3:

COM AT THE SW COR OF SEC 27 TH N 00-01-03 W 33 FT TH N 89-57-16 E 1939.61 FT TH N 01-44-39 W 1445.16 FT TO THE POB TH N 50-22-20 E 334.15 FT TO A PT OF INTERSECTION WITH THE SWLY ROW OF THE CITRA BRANCH ACL RR PT BEING ON A CURVE SAID RR CURVE NELY HAVING A DELTA OF 12-15-58 A CHORD OF 447.21 FT A CHORD BEARING OF N 41-26-06 W TH NWLY ALONG ARC OF CURVE 448.07 FT TO PT INTERSECTING THE ELY ROW LINE OF ACL RR PT BEING ON A CURVE OF SAID RR CONCAVE SWLY HAVING A DELTA OF 09-49-21 A CHORD OF 255.54 FT A CHORD BEARING OF S 06-39-22 E TH SLY ALONG ARC OF CURVE 255.85 FT TH S 01-44-39 E 294.71 FT TO THE POB &

PARCEL 4:

COM AT THE NW COR OF SEC 27 TH S 89-43-53 E 40 FT TH S 00-27-46 W 1310 FT TH S 88-13 E 1113 FT TO THE POB TH N 88-13 W 1113 FT TH S 00-27-46 W 381 FT MOL TO THE NLY ROW OF THE ACL RR TH SELY ALONG & WITH RR ROW LINE 30 CHS MOL TO THE PT OF INTERSECTION OF SAID ROW LINE WITH THE NW LINE OF THE THOMAS CLARK GRANT TH SELY ALONG & WITH THE NLY ROW LINE OF THE CITRA BRANCH OF SAID RR TO A PT 13 CHS AT RIGHT ANGLE FROM SAID PT OF INTERSECTION TH N 50-16 E PARALLEL WITH THE NWLY LINE OF THE THOMAS CLARK GRANT TO THE MEAN HIGH WATER LINE OF ORANGE LAKE TH NWLY ALONG & WITH MEAN HIGH WATER LINE TO THE INTERSECTION OF A LINE WHICH BEARS N 02-14 E FROM THE POB TH S 02-14 W 1748 FT MOL TO POB &

EXC COM AT THE NW COR OF SEC 27 TH S 89-39-53 E 40 FT TH S 00-27-27 W 1309.92 FT TO THE POB TH CONT S 00-27-27 W 371.83 FT TO THE CENTERLINE OF AN ABANDONED SEABOARD COAST LINE RR ROW TH S 57-30-13 E 1275.22 FT TH N 02-14-01 E 1023.07 FT TH N 88-13-00 W 1113 FT TO THE POB &

PARCEL 5:

ALL THAT CERTAIN LAND SITUATED IN THE E 1/2 OF NE 1/4 OF SEC 28 BEING A STRIP OF LAND 60 FT WIDE 30 FT ON EITHER SIDE OF THE FOLLOWING DESC CENTERLINE: BEGIN AT THE INTERSECTION OF THE GRANTOR'S CENTERLINE OF FORMER TRACK & THE W BNDY OF THE NE 1/4 OF NE 1/4 OF SEC 28 GRANTOR'S

VALUATION STATION 2404 90 TH 1800 FT MOL IN A GENERALLY SELY DIRECTION AS MEASURED ALONG GRANTOR'S CENTERLINE TO THE ENDING PT AT THE INTERSECTION OF GRANTOR'S CENTERLINE WITH THE E BNDY OF SEC 28 GRANTOR'S VALUATION STATION 2422 90 ALL AS SHOWN ON HACHURED ON FRAGMENT PRINT OF GRANTOR'S VALUATION SECTION V8.FLORIDA MAP27 LESS & EXCEPT ROW TAKING MORE FULLY DESC AS FOLLOWS: COM AT SW COR OF SEC 27 TH N 00-38-21 W 33 FT TH N 89-21-39 E 1820.17 FT TO POB TH N 02-04-18 W 17 FT TH N 89-21-39 E 59.42 FT TH S 02-04-18 E 17 FT TH S 89-21-39 W 59.42 FT TO POB.

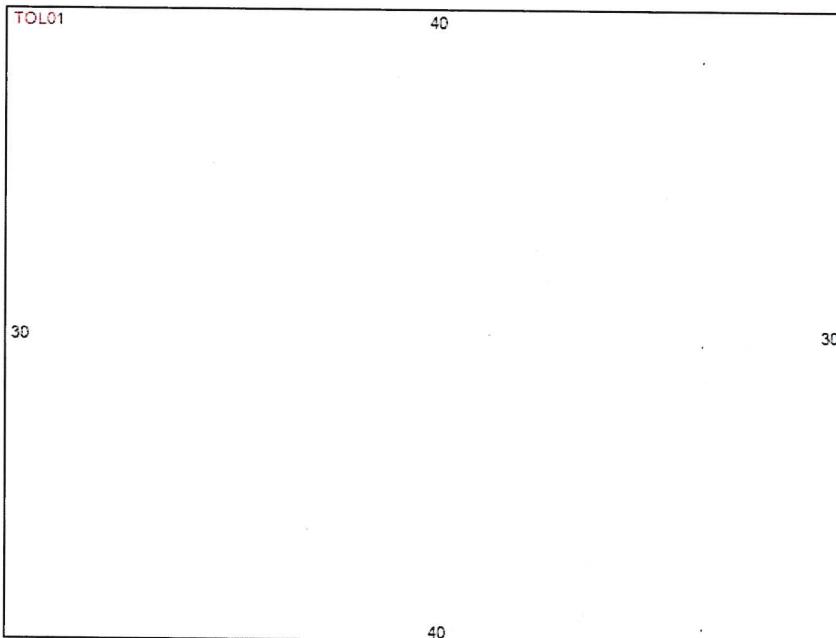
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
3654		.0	.0	PUD	1,162,640.00	SF						
9430		55.0	4,402.0	PUD	5.56	UT						
9994		.0	.0	PUD	1.00	UT						
9600		.0	.0	PUD	36.02	AC						
3654		.0	.0	PUD	72.64	AC						
Neighborhood 9900												
Mkt: 2 70												

Traverse

Building 1 of 5

TOL01=R40U30L40D30.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	2024
Effective Age	1 - 00-04 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	1/24/2025 by 117	Base Perimeter	140

Exterior Wall 39 HARDEE BOARD

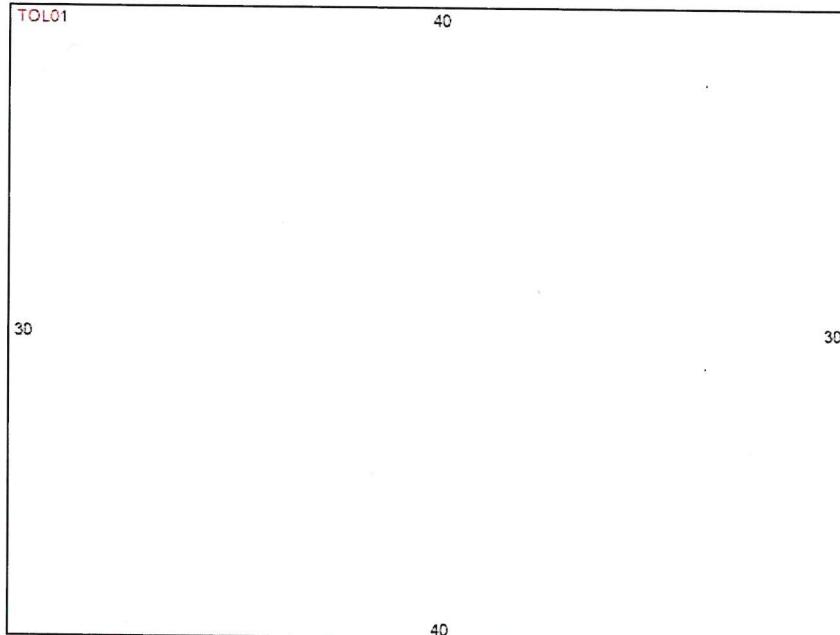
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2024	0	1,200 M00 MINIMUM FINISH M25 SERVICE/NON-VEHICLE		67 % 33 %	N Y N N

Section: 1

Elevator Shafts: 0	Aptments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 31

Traverse

Building 2 of 5
TOL01=R40U30L40D30.



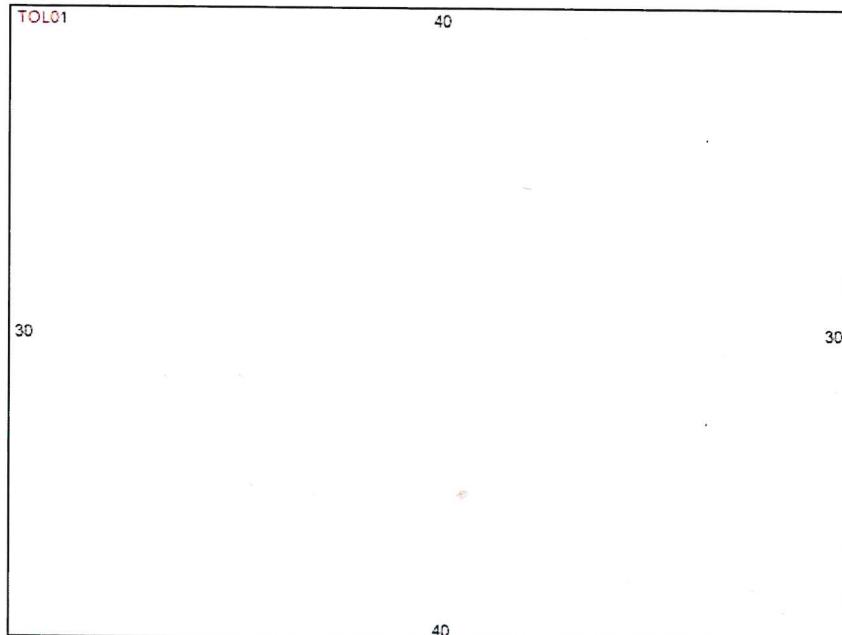
Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2025
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	1/24/2025 by 117	Base Perimeter 140

Exterior Wall 39 HARDEE BOARD						Ground Flr Area Interior Finish			Sprinkler	A/C
Section	Wall Height	Stories	Year Built	Basement %	1,200 M00 MINIMUM FINISH	M25 SERVICE/NON-VEHICLE				
1	8.0	1.00	2025	0						
Section: 1										
Elevator Shafts: 0					Aptments: 0	Kitchens: 0	4 Fixture Baths: 0		2 Fixture Baths: 0	
Elevator Landings: 0					Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0		Extra Fixtures: 31	

Traverse

Building 3 of 5
TOL01=R40U30L40D30.

Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 1/24/2025 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 140

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2024	0	1,200	M00 MINIMUM FINISH M25 SERVICE/NON-VEHICLE	67 % 33 %	N Y N N

Section: 1

Elevator Shafts: 0
Elevator Landings: 0

Aprtments: 0
Escalators: 0

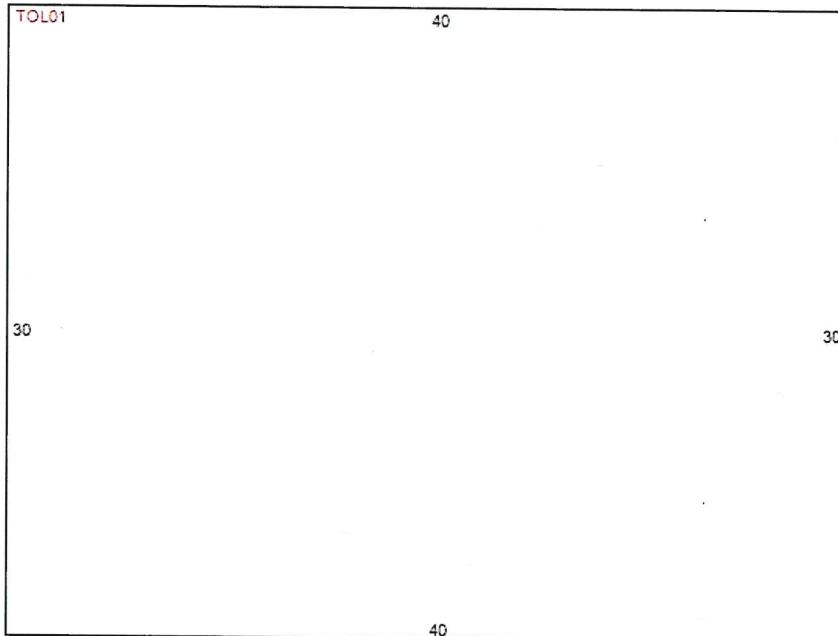
Kitchens: 0
Fireplaces: 0

4 Fixture Baths: 0
3 Fixture Baths: 0

2 Fixture Baths: 0
Extra Fixtures: 31

Traverse

Building 4 of 5
TOL01=R40U30L40D30.

Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	2024
Effective Age	1 - 00-04 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	1/24/2025 by 117	Base Perimeter	140

Exterior Wall 39 HARDEE BOARD

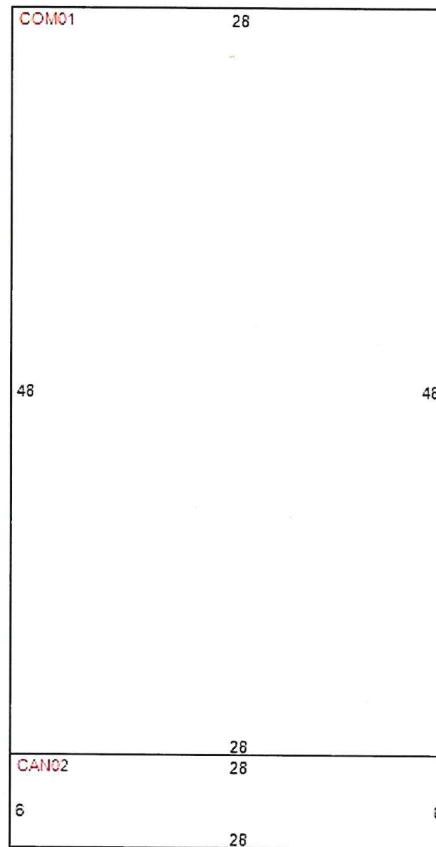
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	2024	0	1,200	M00 MINIMUM FINISH M25 SERVICE/NON-VEHICLE	67 % 33 %	N Y N N

Section: 1

Elevator Shafts: 0	Aptments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 31

Traverse**Building 5 of 5**

COM01=L28U48R28D48.
CAN02=D6L28U6R28.

Building Characteristics

Structure	2 - STUD FRAME WOODMTL	Year Built 2024
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	1/24/2025 by 117	Base Perimeter 152

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.0	1.00	2024	0	1,344	F17 OFFICE	100 %	N
2	9.0	1.00	2024	0	168	CAN CANOPY-ATTACHD	100 %	N

Section: 1

Elevator Shafts: 0	Aptments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 2

<u>Miscellaneous Improvements</u>								
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
259 WELL 04-12IN	1.00	UT	99	2014	1	0.0	0.0	
116 FENCE VINYL	735.00	LF	99	2024	4	0.0	0.0	
159 PAV CONCRETE	2,040.00	SF	20	2024	3	0.0	0.0	
144 PAVING ASPHALT	954.00	SF	5	2024	3	0.0	0.0	
156 PAVING BRICK	18,940.00	SF	20	2024	5	0.0	0.0	
105 FENCE CHAIN LK	711.00	LF	20	2024	1	0.0	0.0	
SWR SEWAGE PLANT	62,000.00	GL	10	2024	3	0.0	0.0	
141 RV PARK	489.00	UT	30	2024	5	0.0	0.0	
WTR WATER PLANT	1,700,000.00	GL	10	2024	2	0.0	0.0	
UOP PORCH-OPEN-UNF	7,000.00	SF	40	2025	3	7,000.0	1.0	

Appraiser Notes

THE RV RESORT AT ORANGE LAKE (2025) (489 SITES)

BLDG01= BATHHOUSE/LAUNDRY A

BLDG02= BATHHOUSE/LAUNDRY B (2026)

BLDG03= BATHHOUSE/LAUNDRY C

BLDG04= BATHHOUSE/LAUNDRY D

BLDG05= OFFICE / CHECK IN

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024121966	1/2/2025	6/20/2025	BUILD PEDESTRIAN BRIDGE
2023092514	6/12/2024	7/10/2024	489 PEDISTALS IN NEW R/V PARK RE:2022051419
2024032552	5/15/2024	9/4/2024	SETUP MODULAR OFFICE BUILDING- INSTALL FOUNDATION; SETUP BU
2024010693	1/22/2024	1/24/2024	WIRING OF EXISTING WELL
2023120399	12/26/2023	4/3/2024	ELECTRICAL CONNECTION OF WASTE WATER TREATMENT PLANT
2023092504	12/21/2023	4/3/2024	NEW R/V PARK DISTRIBUTION PANELS ZONE 2 - (6) 800A SERVICES
2023092767	12/19/2023	4/3/2024	NEW R/V PARK DISTRIBUTION ZONE 4 - (4) 800A SERVICES #;S 1;
2023032658	7/10/2023	3/12/2024	BATH HOUSE #3
2023032662	7/10/2023	12/27/2024	BATH HOUSE #4
2022071088	9/30/2022	4/16/2025	30X40 BATH HOUSE # 2/LAUNDRY ROOM/6 SHOWER/TOILET STALLS/1
2022071094	9/30/2022	3/1/2024	BATH HOUSE 1 30X40/LAUNDRY ROOM/6 SHOWERS/TOILET STALLS/ 1



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

Detail by Entity Name

Florida Limited Liability Company

8M HOLDINGS LLC

Filing Information

Document Number L19000009832

FEI/EIN Number 83-3502645

Date Filed 01/08/2019

State FL

Status ACTIVE

Principal Address

235 APOLLO BEACH BLVD

#238

APOLLO BEACH, FL 33572

Mailing Address

235 APOLLO BEACH BLVD

#238

APOLLO BEACH, FL 33572

Registered Agent Name & Address

Trabing, Denise L

235 APOLLO BEACH BLVD

#238

APOLLO BEACH, FL 33572

Name Changed: 03/31/2023

Address Changed: 01/16/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

SIMMS, SHAWN
235 APOLLO BEACH BLVD, #238
APOLLO BEACH, FL 33572

Title AMBR

TRABING, DENISE L
235 APOLLO BEACH BLVD, #238
APOLLO BEACH, FL 33572

Title AMBR

Sandker, Timothy J, Jr.
235 APOLLO BEACH BLVD
#238
APOLLO BEACH, FL 33572

Annual Reports

Report Year	Filed Date
2023	02/06/2023
2024	03/07/2024
2025	02/24/2025

Document Images

[02/24/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/07/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/08/2023 -- AMENDED ANNUAL REPORT](#)

[View image in PDF format](#)

Detail by Entity Name

<u>03/31/2023 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2019 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations

NAME	ADD_1	ADD_2	ADD_3
BUCHANAN DARRYL G	BUCHANAN LEILA M	PO BOX 128	ORANGE LAKE FL 32681-0128
CLEMENTS KYLE	18880 NW 53RD COURT RD	REDDICK FL 32686-2399	
STOWE JASON NORRIS	STOWE MICHAEL SCOTT	6211 DARTMOUTH ST	AMARILLO TX 79109-6611
STEFFEN THOMAS M	STEFFEN DARCY D	6675 AUDUBON TRL	LAKE WORTH FL 33449-1602
CSX TRANSPORTATION INC	C/O TAX DEPT J910	500 WATER ST STE 1208	JACKSONVILLE FL 32202-4423
HAGEN SHARON K DECLARATION OF TRUST	C/O AMBER MCCOY PER REP	PO BOX 337	ORANGE LAKE FL 32681-0337
WRA	MARION COUNTY	412 SE 25TH AVE	OCALA FL 34471-2687
PETZOLD ROBIN B	PETZOLD SUSAN D	7785 SE COUNTY ROAD 346	MICANOPY FL 32667-3941
TREFETHEN GLENN G	TREFETHEN PRUDENCE M	355 WALLIS RD	RYE NH 03870-2224
RIVERA RICHARD A	RIVERA CHRISTY J	18570 NW 43RD COURT RD	CITRA FL 32113-2180
BONGIOVANNI PETER A JR	BONGIOVANNI MERCEDES M	PO BOX 303	ORANGE LAKE FL 32681-0303
MARION COUNTY	PO BOX 1030	OCALA FL 34478-1030	
GILLET DAVID T	GILLET KIMBERLY	18368 NW 43RD COURT RD	CITRA FL 32113-2109
SUN GRAND LAKE LLC	27777 FRANKLIN RD STE 200	SOUTHFIELD MI 48034-8205	
PETERSEN JUSTIN CHARLES	PETERSEN KAREN ALISON	4400 W HWY 318	CITRA FL 32113-2178
HALLET BAUDOUIN	4540 W HWY 318	CITRA FL 32113-2182	
PINEIRO MARY	GONZALEZ ERNESTO	18580 NW 43RD COURT RD	CITRA FL 32113-2180
FOSTER MICHAEL C	FOSTER ANGELA H	97291 MORGANS WAY	YULEE FL 32097-2491
FABIAN JOSE M	FABIAN DORA A	PO BOX 446	ORANGE LAKE FL 32681-0446
COOK VERNON A SR	COOK RAYMOND JR ET AL	5200 NW 190TH ST	REDDICK FL 32686-2559
MELBROS PROPERTIES LLC	351 KOPE KON POINT	COLDWATER MI 49036-8017	
OBS REAL ESTATE HOLDINGS LLC	PO BOX 99	OCALA FL 34478-0099	
FELIX MICHAEL R	MCCALLUM LORI A	5655 SE 44TH AVE	OCALA FL 34480-9418
PENA LOPEZ MARIO D	BALLESTAS JACQUELINE A	11786 AURELIO LN	ORLANDO FL 32827-7135
FOX LISA	8948 SW 8TH ST	OCALA FL 34481-1406	
PETRILLI MICHELE FRANCESCO	4789 NW 185TH ST	CITRA FL 32113-2686	
TORRES OSVALDO JR	TORRES TAWANAKA KAY	18760 NW 53RD COURT RD	REDDICK FL 32686-2550
8M HOLDINGS LLC	235 APOLLO BEACH BLVD 238	APOLLO BEACH FL 33572-2251	
KLEIN & KLEIN, PLLC	FRED ROBERTS	40 SE 11TH AVENUE	OCALA FL 34471