



**Marion County
Board of County Commissioners**

Growth Services

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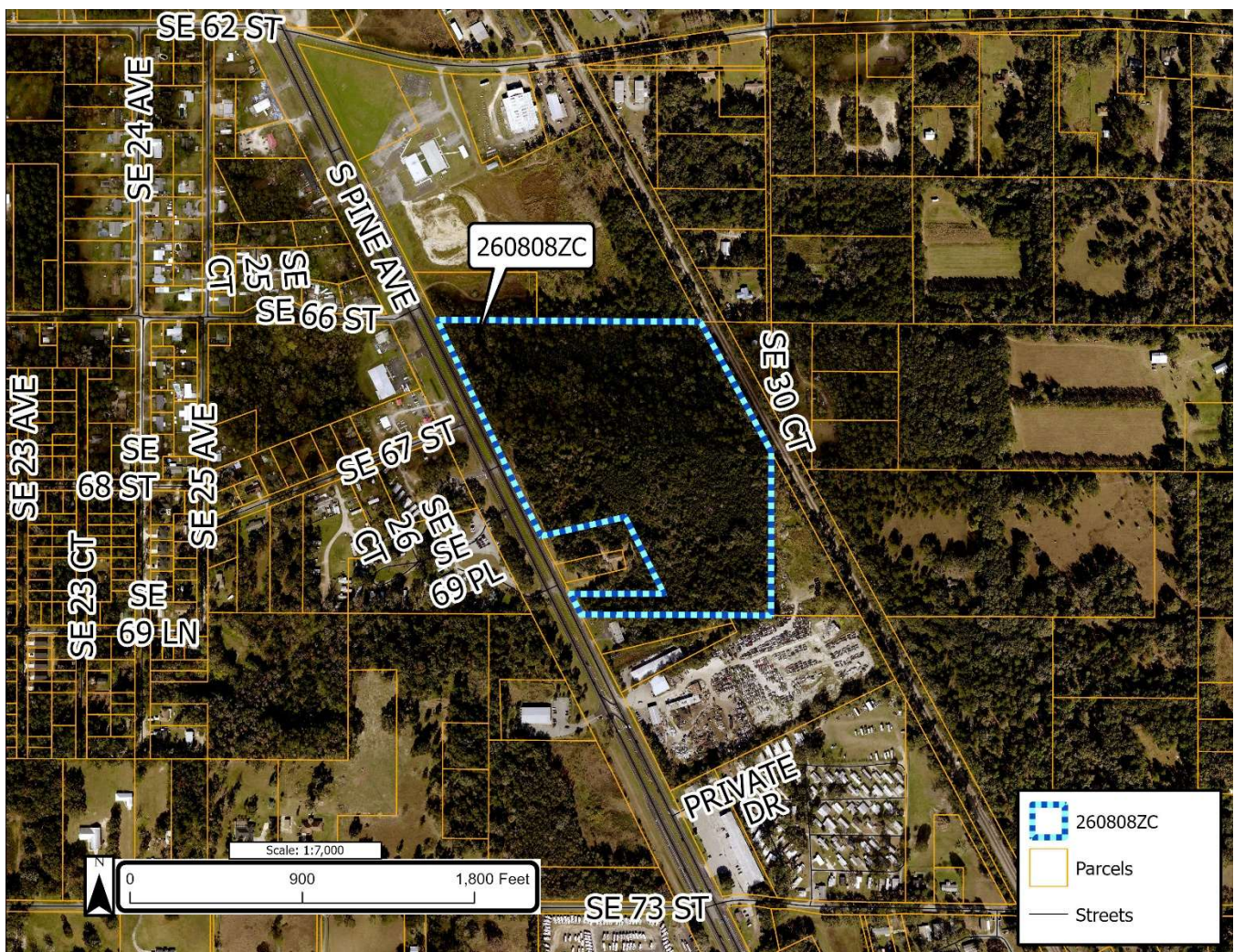
**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 7/27/2026	BCC Date: 8/18/2025
Case Number	260808ZC
CDP-AR	PL ZoneChg-000760-2026
Type of Case	Rezoning a portion of Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV)
Owner	Copper Penny Farms LLC
Applicant	MBV Engineering
Street Address/Site Location	No Address Assigned
Parcel Number(s)	36512-000-00
Property Size	±31.37 Acres Total (Rezone 26.05 Acres)
Future Land Use	Employment Center (EC)
Existing Zoning Classification	Community Business (B-2) & General Agriculture (A-1)
Overlays Zones/Special Areas	Primary Springs Protection Zone
Staff Recommendation	Approval
P&Z Recommendation	Approval (On Consent)
Project Planner	Kenneth Odom, Senior Planner/Transportation Planner
Related Cases	NA

I. ITEM SUMMARY

MBV Engineering Inc., on behalf of Copper Penny Farms LLC, has filed for a rezoning application to rezone approximately ± 26.05 acres, of a 31.07 acre parcel, from Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) (see Attachment A) in order to develop 173 RV Space/Park Model facility. The Parcel Identification Number for the subject parcel is 36512-000-00 and the address is 7400 South US 441, Ocala, FL 34480. The legal description is provided within the application (see Attachment A). The site is located within the Primary Springs Protection Zone. The application proposes rezoning a portion of ± 26.05 acres to Recreational Vehicle Park (P-RV) for all uses permitted within the proposed zoning classification.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (17 owners) within 300 feet of the subject property on July 10th, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 6th, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published in On the Marion County Board of County Commissioner's website on July 7th, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

IV. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Board of County Commissioners shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *How is the request compatible with surrounding uses?*

Compatibility is defined as a condition in which land uses, or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figure 1 is a general location aerial displaying existing and surrounding site conditions.

Figure 2 illustrates the subject property as Employment Center (EC). This land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial, activities. This designation also allows residential uses, campgrounds and recreational vehicle parks (RVP). This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to sixteen (16) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation an Urban land use designation.

**Figure 2
FLUMS Designation**

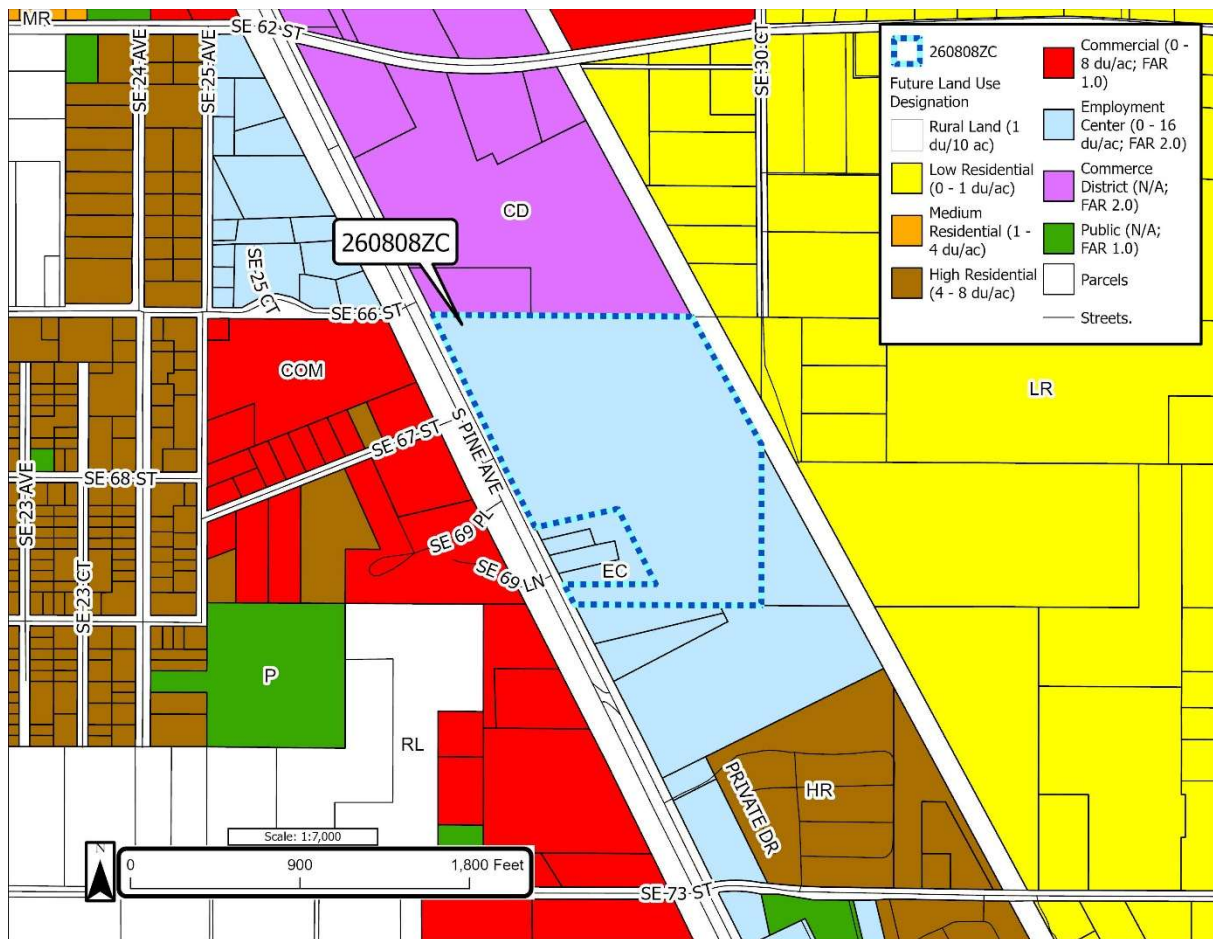


Figure 3 display the subject property in relation to the existing zoning of the surrounding properties and Figure 4 shows the proposed zoning. The subject parcel is currently unimproved and has a designation of Community Business (B-2) and General Agriculture (A-1). Parcels immediately adjacent to the subject parcel are zoned B-2, M-1 and A-1.

**Figure 3.
Zoning Classification**

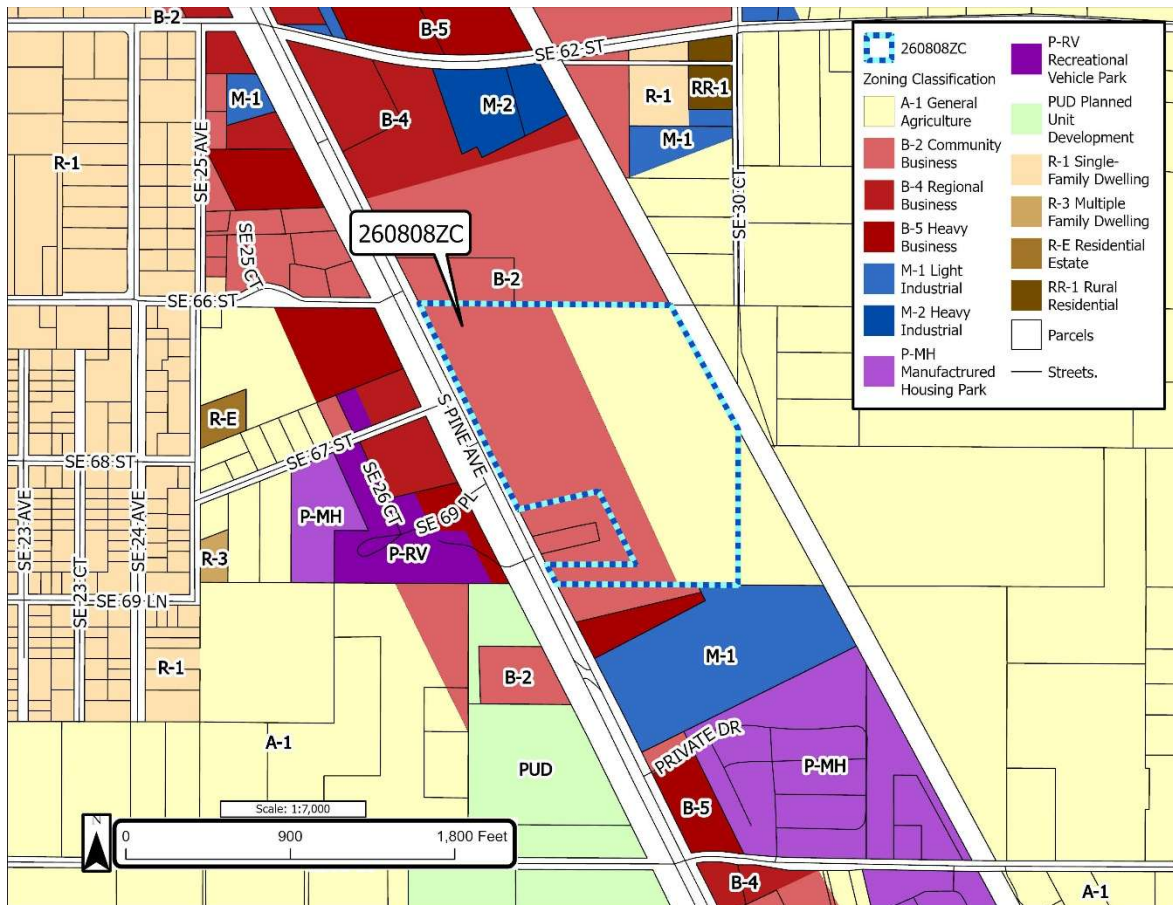


Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

Table A displays the information of Figures 2, 3, and 5 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit and find the subject parcel is currently unimproved. The primary uses of surrounding properties are commercial and industrial with some improved and unimproved agricultural parcels and residentially utilized properties to the east.

Figure 4.
Proposed Zoning Classification

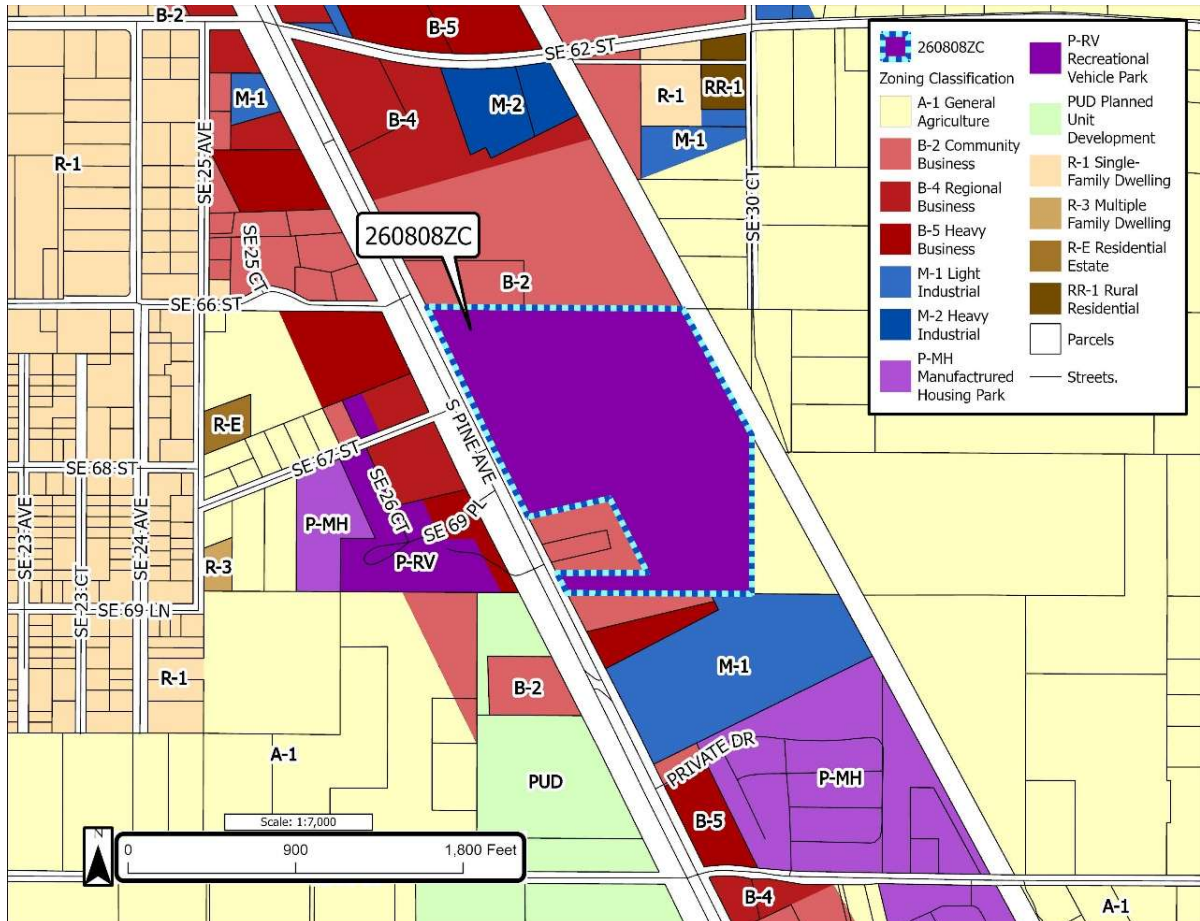


Figure 5.
Existing Use per Property Appraiser Property Code

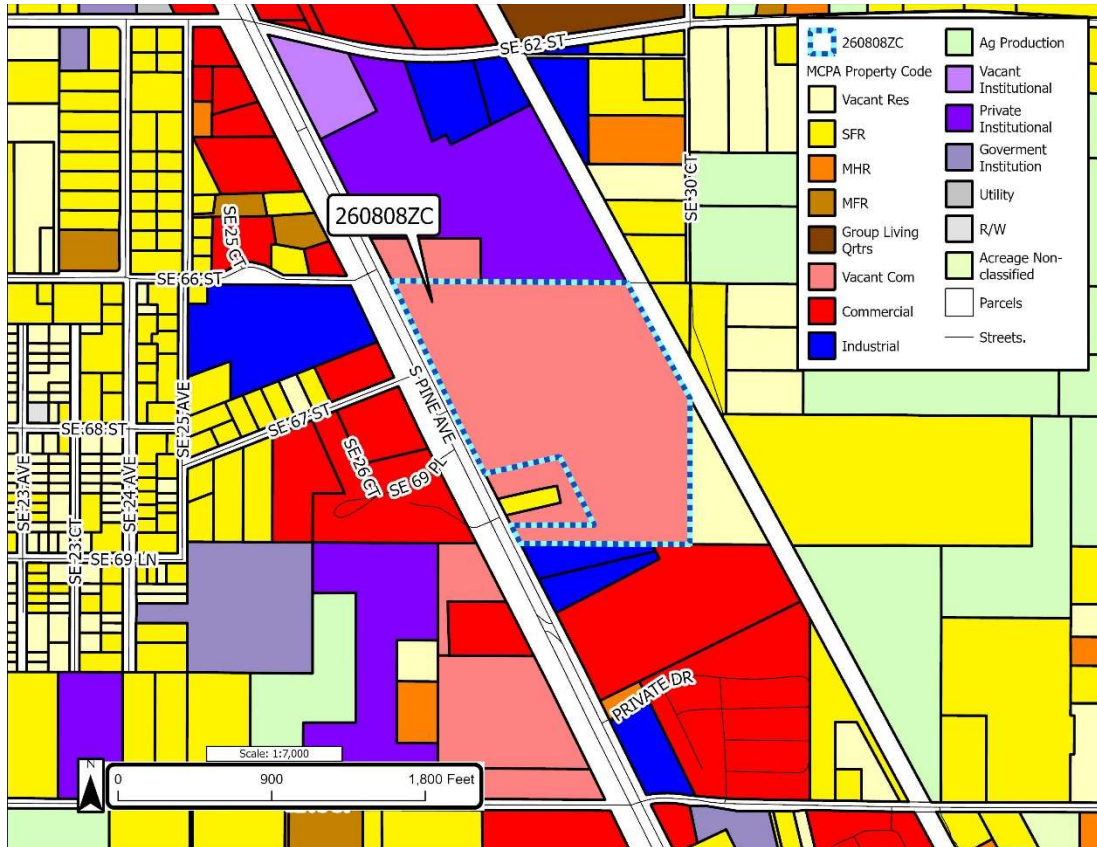


TABLE A. Adjacent Property Characteristics			
Direction	FLUMDesign ation	Zoning Classification	Existing Use per Property Appraiser Code
North	Commerce District (CD)	Community Business (B-2)	Church (71)
South	Employment Center (EC)	Community Business (B-2) Light Industrial (M-1)	Vehicle Sales & Repair (27)
East	Low Residential (LR)	General Agriculture (A-1)	Improved Residential (01)
West	Commercial (COM)	Community Business (B-2)	Vehicle Sales & Repair (27) Parking Lot (28) Warehouse (48)

Figure 5 provided by the Marion Property Appraiser's Office

Based on the above findings, the proposed rezoning application **is compatible** with the existing and future surrounding land uses. This area has been residential and commercial uses.

How does the request affect the public interest?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The subject parcel is located on South US 441, which is a Principal Arterial corridor. 2025 traffic counts indicate that approximately 30,000 vehicle trips are recorded transiting past the subject parcel daily. The daily capacity of the corridor is 38,430 which indicates that approximately seventy-eight percent of the corridor capacity is currently utilized.
 - b. Public transit. There are no fixed route services in the area.
 - c. Other mobility features. Sidewalks, nor multi-use paths are present in the area. Sidewalks are scheduled to be installed on the west side of US 441 beginning in the Fall 2026.

Based on the above findings, the rezoning of the subject property **would not adversely affect the public interest.**

2. Potable water impacts. Marion County Utilities has specialized demand rates for RV Parks that deviates from standard commercial rates. Rate of analysis for this use is 75 gallons per RV space per day. Based on the specialized RV Park calculation, at 173 units the proposed rezoning would result in a usage of approximately 12,975 gallons per day.

The applicant has acknowledged that they will have to hook up to Marion County Utility services or a package plant will be installed on site. Based on the above findings, the rezoning's **potable water impacts would not adversely affect the public interest.**

3. Sanitary sewer impacts. Marion County Utilities has specialized demand rates for RV Parks that deviates from standard commercial rates. Rate of analysis for this use is 75 gallons per RV space per day. Based on the specialized RV Park calculation, at 173 units the proposed rezoning would result in a usage of approximately 12,975 gallons per day.

The applicant has acknowledged that they will have to hook up to Marion County Utility services or a package plant will be installed on site. Based on the above findings, the rezoning's **sanitary sewer impacts would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand, which would generate approximately 14.88 pounds of solid waste per day. A commercial/industrial level of service standard is not currently in place for Marion County, as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. Based on the proposed rezoning, **solid waste impacts would not adversely affect the public interest.**

5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. Recreational Vehicle Park (P-RV) uses are considered commercial uses so they do not have quantifiable recreational impact. Additionally, the location that has been selected for the proposed RV Park is has been specifically chosen because of it's proximity to the Santos Trail Head on the Marjorie Harris-Carr Cross Florida Greenway. Rezoning of the subject parcel **would not adversely affect the public interest.**

6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any FEMA identified flood plain area, but does have some County flood prone areas. Additionally, any new development resulting in additional impervious features on the site will be

required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. Based on the above, the rezoning **stormwater/drainage impacts would not adversely affect the public interest.**

7. Fire rescue/emergency services. The site is officially located in the service district for Marion County's Shady District Fire Station #16, located at 7151 South CR 475, approximately 4.65 miles west of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Based on the statements above, the rezoning **fire rescue/emergency impacts would not adversely affect the public interest.**
8. Law enforcement. The Marion County Sheriff's Department South Multi-District Office is located approximately 0.85 miles south of the subject property. The substation is located at 3260 SE 80th Street. The Comprehensive Plan does not establish a level of service standard for law enforcement services. Based on the above, the application's **law enforcement impacts would not adversely affect the public interest.**
9. Public schools. RV Parks are considered commercial uses that allow for temporary stay of a single-night to several months in response to travel for recreation or in overnight stays as a midpoint for travel to another location. This type of use is typically not an impact to enrollment in the local public school system. Little to any impact to the public school system is anticipated by the proposed development of this site. Therefore, the application's **public-school impacts would not adversely affect the public interest.**

In summation, when weighing the totality of the circumstances, **the public interest is not adversely affected.**

B. *How is this request consistent with the Comprehensive Plan?*

FLUE Policy 1.1.6: Buffering of Uses, requires new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties as defined in the LDC.

Analysis: The subject parcel is currently undeveloped but will be subject to all buffering requirements per the Marion County Land Development Code. All buffer requirements will be reviewed and approved through the site development process and subject to approval by the Development Review Committee.

Policy 2.1.23: Employment Center (EC)

This land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial, activities. This designation also allows residential uses, campgrounds and recreational vehicle parks (RVP). - This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to sixteen (16) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation an Urban land use designation.

Consistency:

Analysis: The proposed rezoning to Recreational Vehicle Park (P-RV) will allow for compatibility between the currently zoned General Agricultural (A-1) area and a portion of the Community Business (B-2) area.

FLUE Policy 5.1.3 on Planning and Zoning Commission provides, "The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.

Analysis: The proposed zoning change was scheduled before the July 27th meeting of the Planning and Zoning Commission and, therefore, the application is consistent with this FLUE Policy 5.1.3.

FLUE Policy 5.1.4 on Notice of Hearing provides, "The County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

Analysis: Public notice has been provided as required by the LDC and Florida Statutes and, therefore, the application is being processed consistent with FLUE Policy 5.1.4.

FLUE Policy 7.4.3 (P/SSPZ) Permitted Uses provides that the County shall implement and maintain an LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the

quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Analysis: The site is within the Primary Springs Protection Zone wherein specific design standards, focused on stormwater management, may be required. Approval of the requested P-RV zoning for the subject property will control the range of uses for the site, while remaining eligible uses will require implementation of PSPZ design standards, particularly depending on soil and subsurface characteristics and/or FDEP requirements. Compliance with the LDC's site and development standards to stormwater impacts for the site under the P-RV zoning would be consistent with FLUE Policy 7.4.3.

Transportation Element (TE) Policy 2.1.4 on determination of impact provides in part "All proposed development shall be evaluated to determine impacts to adopted LOS standards."

Analysis: Based on the Traffic Impact Analysis that has been submitted in support of the proposed use, the proposed area to be rezoned could potentially have an impact of up to 3,495 trips per day if the site were developed to the maximum area of 26.03 acres (755 RV spaces). Based on the conceptual design submitted with the application, 173 RV spaces are intended to be developed which would result in approximately 801 trips per day.

Based on the above findings, the proposed rezoning **is consistent with the Comprehensive Plan.**

V. STAFF RECOMMENDATION

Staff recommends BCC enter into the record the Staff Report, and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **APPROVE** the proposed rezoning because the application:

- A. Will not adversely affect the public interest as the impacts to public utilities and infrastructure would be minimal.
- B. Is consistent with the Comprehensive Plan provisions because it in compliance will all considered elements of the comprehensive plan and land development codes.
- C. Is compatible with the surrounding uses because the proposed zoning would allow rezoning of a parcel to a more intense use that is still consistent with adjacent uses.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval (On Consent)

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

VIII. LIST OF ATTACHMENTS

- A. Rezoning Application Materials
- B. Site and Area Photographs
- C. DRC Comments
- D. Site Plan