



SUBMITTAL SUMMARY REPORT

PL ZoneChg-000760-2026

PLAN NAME:	Copper Penny Farm Rezoning_36512-000-00	LOCATION:	0
APPLICATION DATE:	05/12/2026	PARCEL:	36512-000-00
DESCRIPTION:	31.37 acre parcel per survey. Requesting that a portion (5.33 acres) of the front of the property remain B2 with the remainder of the parcel (26.04 acres) zone to P-RV.		

CONTACTS	NAME	COMPANY
Applicant	Bruce Moia	MBV Engineering, Inc.
Owner	Denver Beck	Copper Penny Farm LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/22/2026	06/08/2026	06/08/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/08/2026	05/22/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/08/2026	05/29/2026	Informational
<i>Comments</i> Park will require application and plan review for operating permit through the Department of Health in Marion County. Plan review will need to be approved before building can take place. For more information please reach out to Evan.Searcy@FLHealth.gov				
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/08/2026	05/22/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Cotos	06/08/2026	05/22/2026	Informational
<i>Comments</i> Review to be conducted at the time of the reporting process.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/08/2026	05/26/2026	Informational
<i>Comments</i> 1. Site is heavily wooded and may have extensive mitigation requirements 2. No tree removal prior to DRC plan approval.				
OCE Property Management (Plans) (Office of the County Engineer)		06/08/2026	06/08/2026	Not Required
<i>Comments</i> ROW is not a reviewer for this type of plan. - DR 6/8/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/08/2026	05/22/2026	Informational
<i>Comments</i> Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to P-RV. Parcel# 36512-000-00 is currently zoned B-2 & A-1 and is a total of 31.44 acres in size. There are Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/08/2026	05/28/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/08/2026	05/25/2026	Informational
<i>Comments</i> The proposed rezoning has the potential to generate significantly less traffic than the existing zoning. A full traffic study is required based on the proposed development plan, but one has not been provided.				
Utilities (Plans) (Utilities)	Heather Proctor	06/08/2026	05/22/2026	Informational
<i>Comments</i> The parcel is within the Marion County Utilities service area. Currently, water and sewer are not immediately available.				
In the justification report, it is stated that the developer would be willing to extend water and sewer services to serve the site. Depending on the proposed development and the total ERCs, water and/or sewer main extensions may be required. Marion County Utilities would need to review the site plan and site usage prior to determining connection distance.				
Water infrastructure capable of providing adequate fire flow is currently approximately 12,000 + feet away. The nearest sewer force main is approximately 20,300 feet away.				
In order to connect to Marion County Utilities, both the water and sewer mains would need to cross under the CSX railroad system. Additional improvements may also be required at the serving water treatment plant to support the increased flows and water line extensions.				