



May 12, 2026

Marion County Board of County Commissioners
Growth Services, Planning and Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Via Electronic Delivery

Subject: Copper Penny Farm Rezoning, Parcel 36512-000-11
City Project #: TBD
MBV Project #: 25-1114

Please allow this to serve as a Letter of Intent for the zoning application associated to this parcel. The parcel above is undeveloped land located off S. Pine Avenue or US Hwy 441.

The zoning of the front 580' of the parcel is B2 with the remainder of the parcel zoned A1. We are requesting that the portion of the property zoned as A1 and B2 be changed to P-RV to allow for the development of an RV Park on the west portion of the site, along with a commercial/retail component for the remaining B2 portion along the US Hwy 441 frontage. The land use is Employment Center, and we are not requesting any changes to this. There are no other applications being brought before the County at this time.

Our intended development will be a mix of retail/commercial along the road frontage with an RV park in the rear. A concept plan is attached to this submittal.

We believe the intent of our development to be compatible with the current development that has a mixture of warehouses, retail, businesses, industrial and RV parks, etc. that are already established in the area.

Based on the existing zoning and land uses of abutting properties being of the same or similar designations, there are no conflicts with any surrounding properties. The residentially zoned property to the east is separated by a 100' CSX railroad right-of-way, so no additional strategies are proposed along the east boundary.

Copies of this letter and all attachments listed have been provided electronically in PDF format through the permitting portal.

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Bruce A. Moia, P.E., President



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

Page 1 of 3

ZONING CHANGE APPLICATION – 2025

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

Portion of B2
All of A1 to: P-RV for the intended use of: Parcel is currently zoned B2 and B1. We would like to revise a portion of the B2 and all of the A1 to P-RV. 5.32 acres of B2 to remain and remainder of parcel zoned to P-RV (26.05 acres). See attached concept plan / sketch and description.
Parcel ID Number(s): 36512-000-00

Property/Site Address: Not Assigned

Future Land Use Designation: Emp Cntr Total Acreage: 31.37 per survey

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.

Property Owner Name (print) Denver Beck - Copper Penny Farm LLC	Applicant or Agent Name (print) Bruce A. Moia, P.E. - MBV Engineering, Inc.
Mailing Address 2303 SE 17th Street, Suite 201	Mailing Address 1250 W. Eau Gallie Blvd., Ste H
City, State, Zip Ocala, FL 34471	City, State, Zip Melbourne, FL 32935
Phone Number (include area code) 219-850-3257	Phone Number (include area code) 321-253-1510
E-Mail Address sabrina.groenland@optimumrv.com	E-Mail Address brucem@mbveng.com
Signature* 	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Denver Beck, Manager	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Bruce A. Moia, P.E., President

*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: The Zoning Change will not become effective until 14 days 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.

Empowering Marion for Success

marionfl.org

Zoning Change Application Document Completeness Checklist – 2025

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

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

A Zoning Change application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

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 card¹**. **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.

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

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 all adjacent properties
6. ☐ One of the following: traffic statement, traffic assessment, or traffic study per LDC Sec. 6.11.3.
7. ☒ 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;
 - 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. Consistency with FLUE Policy 2.16 - Protection of Rural Areas & FLUE Policy 2.17 Conversion of Rural Lands, if applicable;
 - h. Compatibility with current uses and land uses in the surrounding area;
 - i. Water Supply and Alternative Water Supply needs; and
 - j. Concurrency.
8. ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

AGENT AUTHORIZATION

I, **Denver Beck** as owner of Marion County Parcel **36512-000-00**, authorize Bruce A. Moia P.E., of MBV Engineering, Inc. to act on my behalf in the submittal for **Non-PUD Zoning Change Application**



Denver Beck

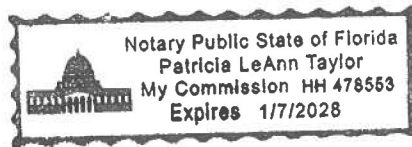
STATE OF FLORIDA

COUNTY OF Marion

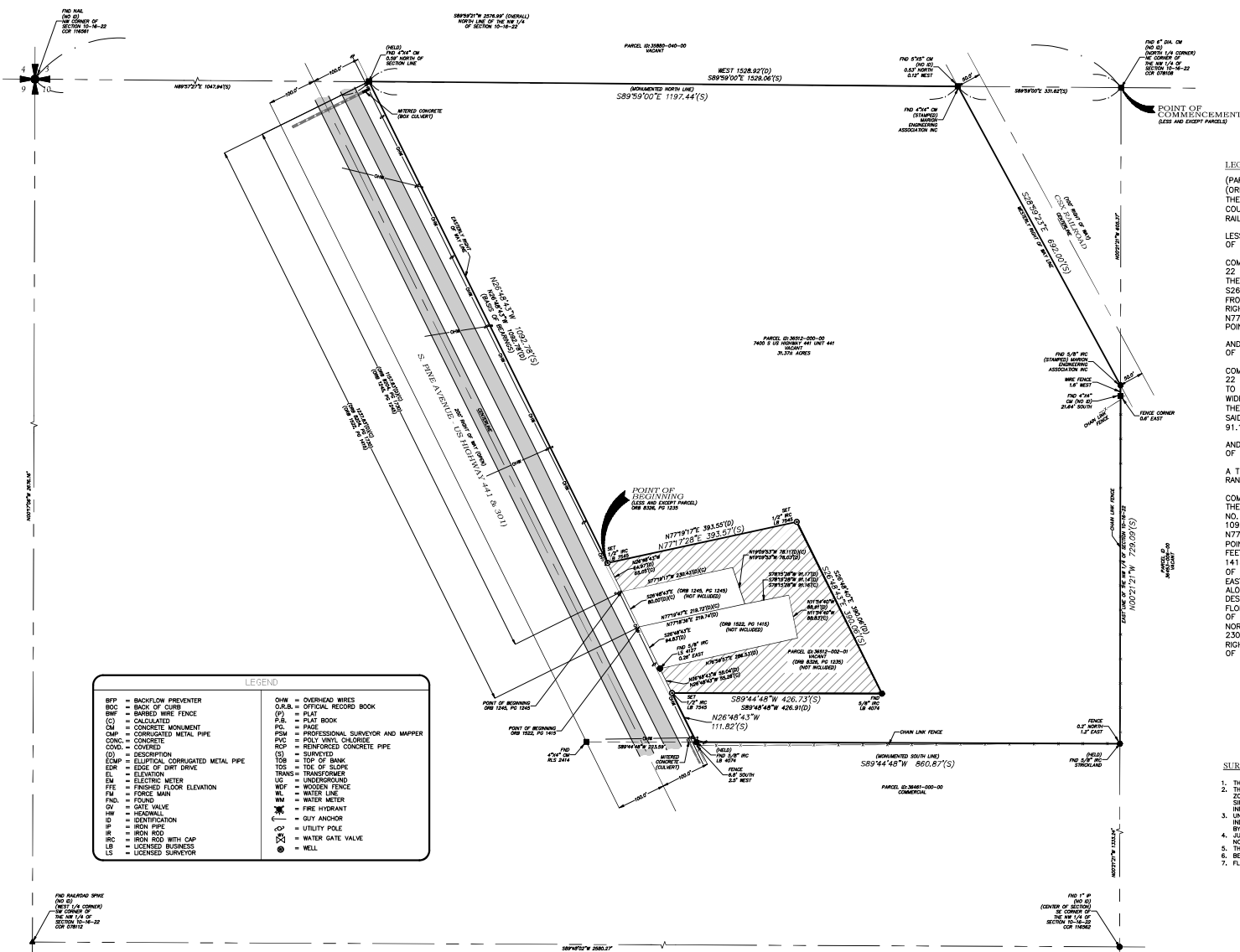
SWORN TO AND SUBSCRIBED BEFORE ME by means of X personal appearance _____ online notarization, This 11 Day of February, 2026 by **Denver Beck** as **manager for Copper Penny Farms LLC** who is personally known to me or has presented _____ as identification and did not take an oath.



NOTARY PUBLIC, STATE OF FLORIDA



My commission expires: 1/7/2028



LEGAL DESCRIPTION:

(PARCEL 1)
(ORF 8204, PAGE 1730)
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 441 7 301 (200 FEET WIDE) AND WEST OF THE CSX RAILROAD (100 FEET WIDE).

LESS AND EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1245, PAGE 1245 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 16 SOUTH, RANGE 22 EAST; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1157.83 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE CONTINUE S26°48'43"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N77°19'47"E, 219.72 FEET; THENCE N19°09'53"W, 78.11 FEET; THENCE S77°19'17"W, 230.43 FEET TO THE POINT OF BEGINNING.

AND LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1522, PAGE 1415 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 1237.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 94.83 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N76°59'57"E, 286.53 FEET; THENCE N11°54'40"W, 88.91 FEET; THENCE S78°15'28"W, 91.14 FEET; THENCE S77°18'36"W, 219.74 FEET TO THE POINT OF BEGINNING.

AND LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 8326, PAGE 1235 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

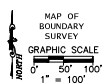
A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW 1/4; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1092.78 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N77°19'17"E, 393.55 FEET; THENCE S26°48'43"E, 390.06 FEET; THENCE S89°48'48"W, 426.91 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE; THENCE N26°48'43"W ALONG SAID RIGHT-OF-WAY LINE, 55.04 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1522, PAGE 1415, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N76°59'57"E ALONG THE SOUTH BOUNDARY OF SAID LANDS, 286.53 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N11°54'40"W ALONG THE EAST BOUNDARY OF SAID LANDS, 88.91 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S78°15'28"W ALONG THE NORTH BOUNDARY OF SAID LANDS, 91.17 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1245, PAGE 1245, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED N19°09'53"W ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1245, PAGE 1245, A DISTANCE OF 78.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S77°19'17"W ALONG THE NORTH BOUNDARY OF SAID LANDS, 230.43 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE; THENCE N26°48'43"W ALONG SAID RIGHT-OF-WAY LINE, 64.97 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, EASEMENTS, LAND USE PLAN DESIGNATIONS, LENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER INFORMATION WERE NOT LOCATED, UNLESS OTHERWISE INDICATED, TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURVEY INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE, MUST BE VERIFIED.
4. JURISDICTIONAL, UNLAWFUL, ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATES SHOWN IN THE TITLE BLOCK, NOT THE SHOWN DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST RIGHT OF WAY LINE OF S. PINE AVENUE BEARS N26°48'43"W PER DEED DESCRIPTION.
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12083C0030F, DATED AUGUST 28, 2008.

© 2008 Indian River Survey, Inc. All Rights Reserved. This document is the property of Indian River Survey, Inc. and is not to be reproduced without written permission.



INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32906
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

7400 S US HIGHWAY 441
OCALA, FLORIDA 34480

FIELD BOOK	DRAWN	SHEET
102	RJS	1
PAGES	SCALE	
79	1"=100'	
FIELD DATE	JOB #	
01/27/26	26-122	

OF

NOT VALID WITHOUT THE ORIGINAL OR DIGITAL SIGNATURE AND THE SEAL OF A LICENSED SURVEYOR AND MAPPER	02/06/2026
STATE OF FLORIDA	DATE
STYVE CARTECHINI, LS4895	
FLORIDA REGISTERED LAND SURVEYOR	



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

Detail by Entity Name

Florida Limited Liability Company
COPPER PENNY FARM, LLC

Filing Information

Document Number L21000414767
FEI/EIN Number N/A
Date Filed 09/20/2021
State FL
Status ACTIVE

Principal Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Mailing Address

2303 SE 17th St
Suite 201
Ocala, FL 34471

Changed: 01/15/2024

Registered Agent Name & Address

Lugo, Anny
2303 SE 17th St
Suite 201
Ocala, FL 34471

Name Changed: 01/15/2024

Address Changed: 01/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BECK, DENVER R
2303 SE 17th St
Suite 201

ATTACHMENT A

Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	01/15/2024
2025	01/31/2025

Document Images

01/31/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
09/20/2021 -- Florida Limited Liability	View image in PDF format

ATTACHMENT A

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

36512-000-00

Prime Key: 911691

[MAP IT+](#)

Current as of 1/28/2026

[Property Information](#)

COPPER PENNY FARM LLC
7400 S US HIGHWAY 441 UNIT 441
OCALA FL 34480-8010

[Taxes / Assessments:](#)

Map ID: 198

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 10

Acres: 31.44

[2025 Certified Value](#)

Land Just Value	\$735,689
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$735,689
Total Assessed Value	\$735,689
Exemptions	\$0
Total Taxable	\$735,689

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$735,689	\$0	\$0	\$735,689	\$735,689	\$0	\$735,689
2024	\$735,689	\$0	\$0	\$735,689	\$735,689	\$0	\$735,689
2023	\$1,002,934	\$0	\$0	\$1,002,934	\$569,203	\$0	\$569,203

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8204/1730	11/2023	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$875,000

ATTACHMENT A

2051/0230	05/2022	71 DTH CER	0	U	V	\$100
UNRE/INST	03/1997	71 DTH CER	0	U	V	\$100
MC96/0549	12/1996	EI E I	0	U	V	\$133,055
UNRE/INST	10/1994	71 DTH CER	0	U	V	\$100
1520/0523	08/1988	60 CRT ORD	0	U	V	\$100
1520/0522	10/1985	71 DTH CER	0	U	V	\$100

Property Description

SEC 10 TWP 16 RGE 22
N 1/2 OF NW 1/4 E OF RD NO 2 & W OF SAL RR

LESS & EXCEPT:

COM AT NE COR OF NW 1/4 W 1528.92 FT TO E'LY ROW HWY
441-301 S 26-48-43 E 1157.83 FT TO POB S 26-48-43 E 80 FT N 77-19-47 E
219.72 FT N 19-09-53 W 78.11 FT S 77-19-17 W 230.43 FT TO POB &

LESS & EXCEPT:

COM AT THE NE COR OF THE NW 1/4 TH W ALG THE N BDY THEREOF
1528.92 FT TO AN INTERSECTION OF THE E ROW LINE OF HWY 441-
HWY 441-301 TH S 26-48-43 E ALG SAID ROW 1237.83 FT TO POB
TH CONT S 26-48-43 E ALG SAID ROW 94.83 FT TH DEPARTING FROM
SAID ROW LINE N 76-59-37 E 286.53 FT TH N 11-54-40 W 88.91FT
TH S 78-15-28 W 91.14 FT TH S 77-18-36 W 219.74 FT TO POB &

LESS & EXCEPT:

COM AT NE COR OF NW 1/4 TH W 1528.92 FT TH S 26-48-43 E
1092.78 FT TO POB TH N 77-19-17 E 393.55 FT TH S 26-46-43 E
390.06 FT TH S 89-48-48 W 426.91 FT TH N 26-48-43 W 55.04 FT
TH N 76-59-57 E 286.53 FT TH N 11-54-40 W 88.91 FT TH
S 78-15-28 W 91.17 FT TH N 19-09-53 W 78.03 FT TH S 77-19-17 W
230.43 FT TH N 26-48-43 W 64.97 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B2	758,815.00	SF						
GCAC	9900	.0	.0	A1	14.02	AC						
Neighborhood 9945												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1970	1	0.0	0.0

ATTACHMENT A

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number

Date Issued

Date Completed

Description

Prepared by and return to:

Gregory S. Flanagan

Attorney at Law

Gregory S. Flanagan P.A.

2701 SE Maricamp Rd. Suite 104

Ocala, FL 34471

352-732-2773

File Number: **21-037**

Recording: \$ 27.00

Doc Stamps: \$6,125.00

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made effective as of the 1st day of December, 2023 between STEPHEN SPIVEY, ESQUIRE, as Special Master pursuant to Order on Motion to Appoint Special Master dated June 13, 2019, entered by the Circuit Court in the 5th Judicial Circuit in and for Marion County, Florida, under Case Number 42-2017-1158 CAB, whose post office address is c/o Stephen D. Spivey, 1027 E. Fort King St., Ste 1, Ocala, FL 34471, grantor, and COPPER PENNY FARM, LLC, a Florida limited liability company Copper Penny Farm, LLC, a Florida limited liability company, whose post office address is 7400 S. U.S. Highway 441, Ocala, FL 34480, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID # 36512-000-00

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 said grantee that the 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

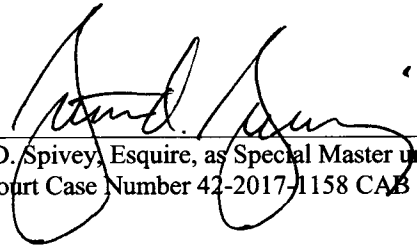
DoubleTime®

ATTACHMENT A

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:


Witness Name: GREGORY S. FLANAGAN
Witness Address: 5701 SE MARICAMP RD. STE 104
OCALA, FL 34471

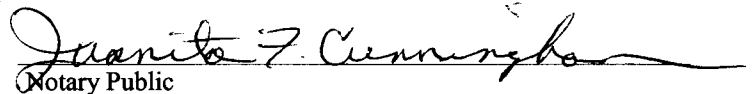

Stephen D. Spivey, Esquire, as Special Master under
Circuit Court Case Number 42-2017-1158 CAB


Witness Name: JUANITA F. CUNNINGHAM
Witness Address: 8201 SE MARICAMP RD. STE 104
OCALA, FL 34471

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ~~X~~ physical presence or online notarization, this 30th day of Nov., 2023 by Stephen D. Spivey, Esquire, as Special Master under Circuit Court Case Number 42-2017-1158-CAB, who [~~X~~] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name:

My Commission Expires

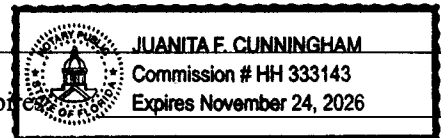


EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 441 & 301 (200 FEET WIDE) AND WEST OF THE CSX RAILROAD (100 FEET WIDE),

LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1245, PAGE 1245, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 & 301 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1157.83 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE S26°48'43"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N77°19'47"E, 219.72 FEET; THENCE N19°09'53"W, 78.11 FEET; THENCE S77°19'17"W, 230.43 FEET TO THE POINT OF BEGINNING.

AND LESS & EXCEPT THE PROPERTY CONTAINED IN THE DEED RECORDED IN O.R. BOOK 1522, PAGE 1415, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY THEREOF, 1528.92 FEET TO AN INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 301-441 (200 FEET WIDE); THENCE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 1237.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S26°48'43"E ALONG SAID RIGHT-OF-WAY LINE, 94.83 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N76°59'57"E, 286.53 FEET; THENCE N11°54'40"W, 88.91 FEET; THENCE S78°15'28"W, 91.14 FEET; THENCE S77°18'36"W, 219.74 FEET TO POINT OF BEGINNING.

REZONING JUSTIFICATION REPORT

Parcel ID 36512-000-00

Application to Rezone from B-2 (Community Business) & A-1 (General Agriculture) to B-2 (Community Business) & P-RV (Recreation Vehicle Park)

Future Land Use Designation: Employment Center (EC)

Submitted to Marion County Growth Services

APPLICANT & PROPERTY INFORMATION

Applicant:	MBV Engineering, Inc. (Bruce Moia, P.E.)
Property Owner:	Copper Penny Farm LLC
Parcel ID:	36512-000-00
Property Address/Location:	No Address (Vacant) - 7000 block of S. Pine Ave.
Total Acreage:	31.37 +/- Ac. (Per Survey)
Future Land Use Designation:	Employment Center
Proposed Zoning:	A rezoning of a portion of the subject property, including 12.03 (+/-) acres from B-2 (Community Business) to P-RV (Recreation Vehicle Park) and 14.02 (+/-) acres from A-1 (General Agriculture) to P-RV (Recreation Vehicle Park).
Inside Urban Growth Boundary:	Yes

PROPERTY LOCATION

The subject property (Marion County Parcel ID 36512-000-00) is approximately 31.37 (+/-) acres in size (per survey), located at the 700 block of S. Pine Avenue in unincorporated Marion County. The owner of the property is Copper Penny Farm LLC. The property is currently undeveloped and is located within the designated Urban Growth Boundary.

The property location is illustrated below:



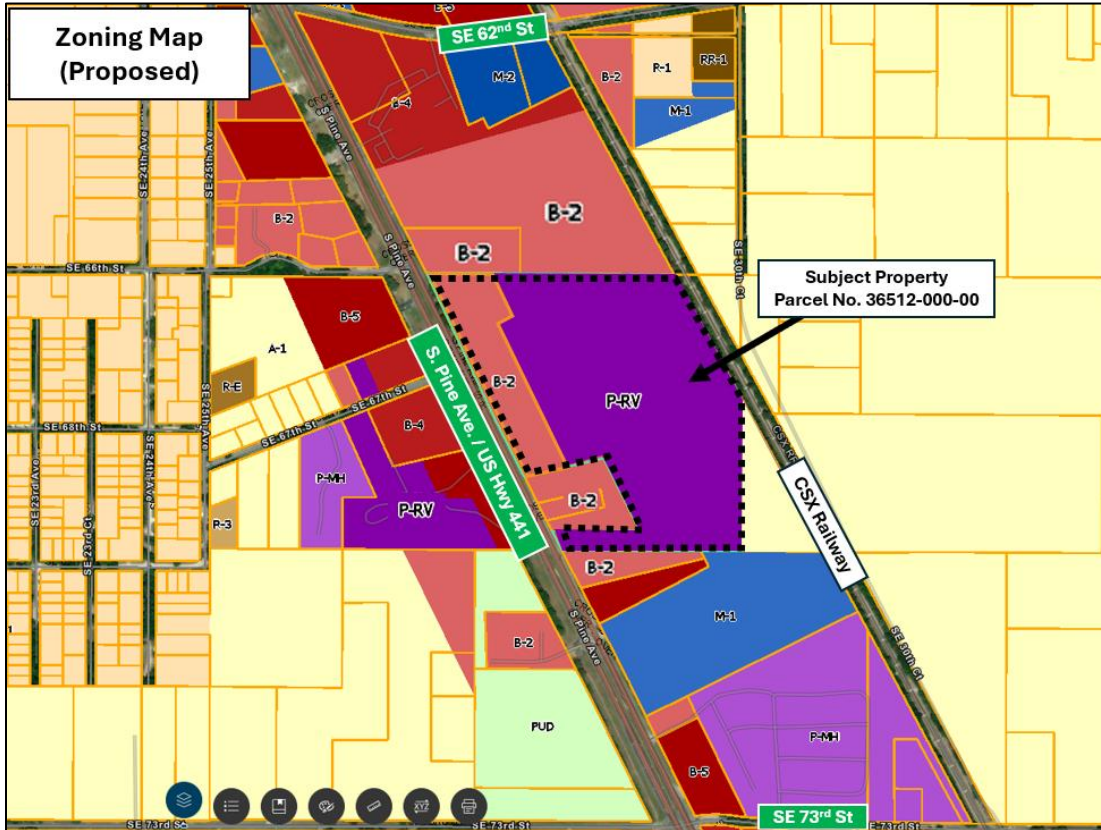
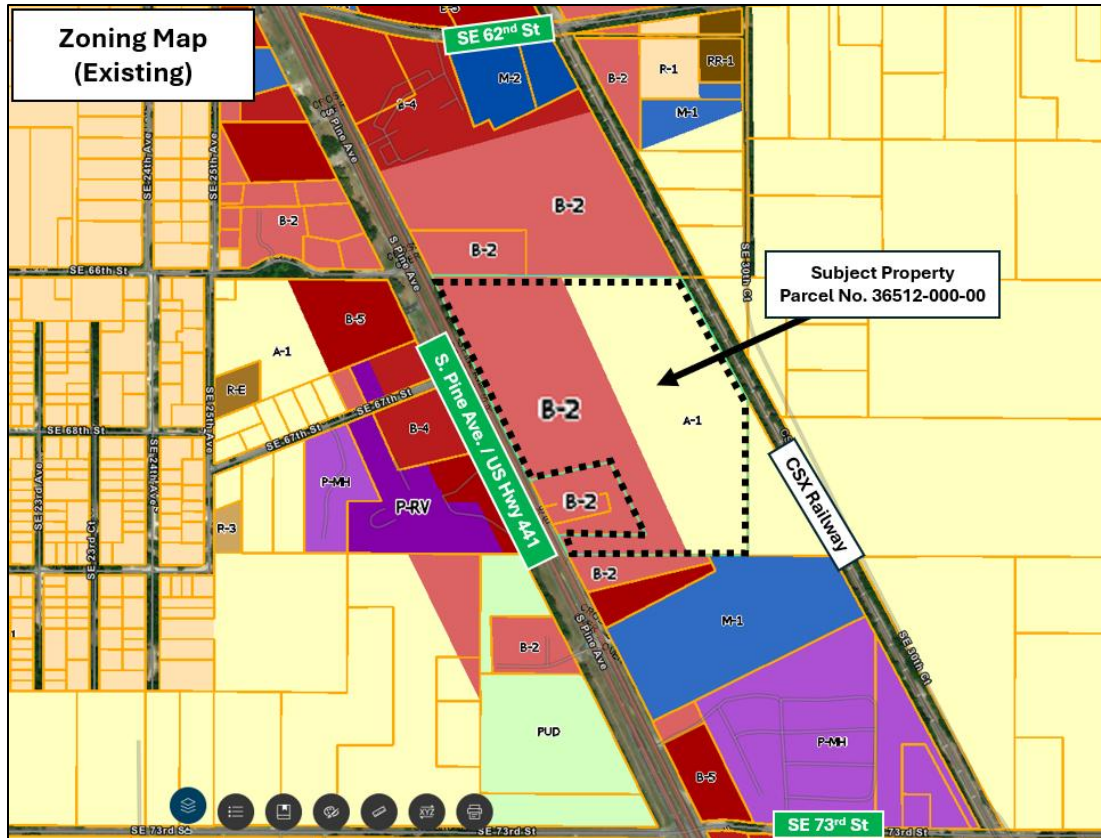
STATEMENT OF PROPOSED CHANGE

The Applicant requests rezoning of the subject property from B-2 (Community Business) & A-1 (General Agriculture) to B-2 (Community Business) & P-RV (Recreation Vehicle Park) to allow a mix of commercial uses consistent with the underlying Employment Center (EC) Future Land Use designation. Comprehensive Plan Future Land Use Element Policy 2.1.23 states that the Employment Center category is intended to accommodate employment-generating uses including office, commercial, business, and light industrial activities and allows residential uses, campgrounds and recreational vehicle parks.

A summary of the proposed zoning map change (existing zoning / proposed zoning / net change), along with the existing and proposed zoning maps provided below and on the following page of this report:

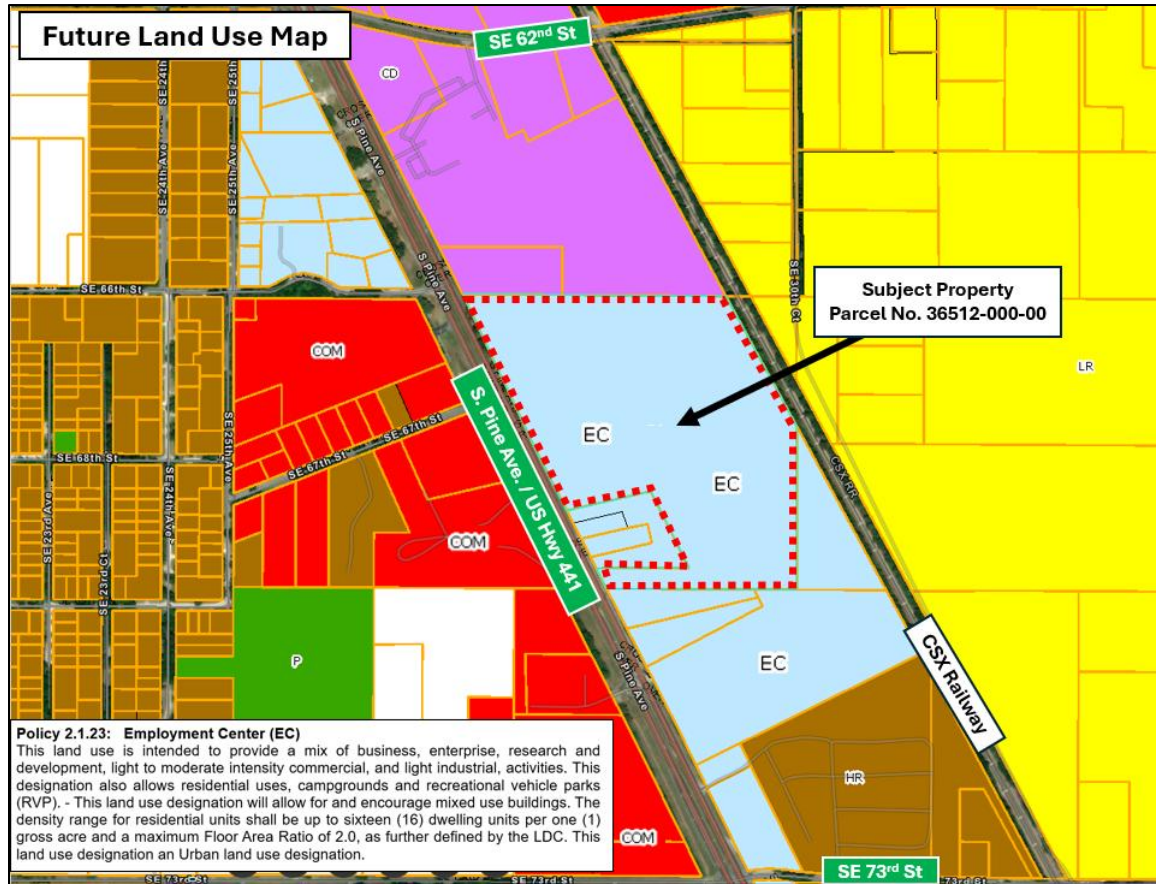
Proposed Zoning Map Change Summary (Parcel ID 36512-000-00)

Zoning District	Existing (+/-)	Proposed (+/-)	Net Change (+/-)
B-2	17.25 Ac.	5.32 Ac.	-12.03 Ac.
A-1	14.02 Ac.	0 Ac.	-14.02 Ac.
P-RV	0 Ac.	26.05 Ac.	+26.05 Ac.
Total Site	31.37 Ac.	31.37 Ac.	



As indicated in the Proposed Zoning Map Change Summary table on Page 2, the proposed zoning map change will remove approximately 14 acres of A-1 zoning, which is inconsistent with the underlying Employment Center (EC) future land use map designation. The proposed zoning map will consist of a combination of B-2 and P-RV zoning, both of which implement the Employment Center (EC) future land use designation by permitting commercial and service-oriented uses that support job creation, economic development, and business activity (consistent with County growth policy) and allows campgrounds and recreational vehicle parks.

The Marion County Comprehensive Plan Future Land Use Map is below:



REZONING REVIEW CRITERIA JUSTIFICATION

The Marion County Florida Comprehensive Plan Future Land Use Element, Policy 5.1.2 provides specific review criteria for proposed Zoning Changes (ZC). Specifically, Policy 5.1.2 requires review of compatibility and overall consistency with the applicable portions of the Comprehensive Plan and LDC and lists the following factors to be addressed and states that the applicant must demonstrate that the proposed zoning amendment is appropriate.

The following is an analysis of the requested rezoning from A-1 (General Agriculture) & B-2 (Community Business) to P-RV (Recreation Vehicle Park) that explicitly addresses the eleven (11) items listed in Marion County Comprehensive Plan Policy 5.1.2:

1. Market Demand and Necessity for the Change

The Marion County Commission, through its adoption of the current Comprehensive Plan (and placement of Employment Center FLU designation on the subject property) determined that this parcel is appropriate for economic development activity to serve anticipated market needs within the planning horizon (2045) established in the Plan. The requested rezoning to P-RV (Recreational Vehicle Park) will support the utilization of this property for economic development purposes.

There is a clear and growing market demand for RV accommodations at the state and regional level, driven by increases in RV ownership, seasonal residency patterns, and continued growth in nature-based tourism. Marion County's proximity to major destinations such as Silver Springs State Park, the Ocala National Forest, and its internationally recognized equestrian industry positions the County as a prime location for this segment of the lodging market.

Within this context, existing RV park facilities in the region experience strong seasonal occupancy, indicating that current supply is limited relative to demand. The proposed rezoning addresses this need by allowing a use that is specifically designed to accommodate transient and extended-stay visitors who are not fully served by traditional lodging or residential product types. Absent additional P-RV zoning opportunities, Marion County risks losing tourism-related economic activity to surrounding jurisdictions with more available inventory.

The request is also consistent with the intent of the Employment Center (EC) Future Land Use designation, which is intended to support a range of employment-generating and economically productive uses, including commercial, service-oriented, and tourism-related activities. RV parks function as a form of transient lodging and commercial recreation use, generating on-site employment while also supporting indirect job creation through visitor spending at nearby businesses, restaurants, and service providers. As such, the proposed use represents an appropriate and compatible economic activity within the EC designation.

Furthermore, the rezoning promotes the public interest by expanding the County's tourism infrastructure, diversifying its economic base, and providing fiscal benefits through increased property values and visitor-driven expenditures without imposing the long-term public service demands associated with permanent residential development.

Accordingly, the proposed rezoning is justified based on demonstrated market demand, consistency with the EC Future Land Use designation, and compliance with Marion County's applicable approval criteria, and represents a logical and necessary zoning change.

2. Public Facilities and Services Availability:

The property is located in an area where transportation access and public facilities are available or can be provided concurrent with development. The property (under common ownership) is abutting S. Pine Ave. (US Highway 441), a state arterial roadway with adequate capacity to serve future development. In addition, water, sewer and electric are available in the area and it is the intent of the property owner to extend these services to the property as part of future development.

As part of any proposed future development, any required roadway improvements, utility extensions, or stormwater facilities will be constructed in accordance with County standards, ensuring adopted levels of service are maintained.

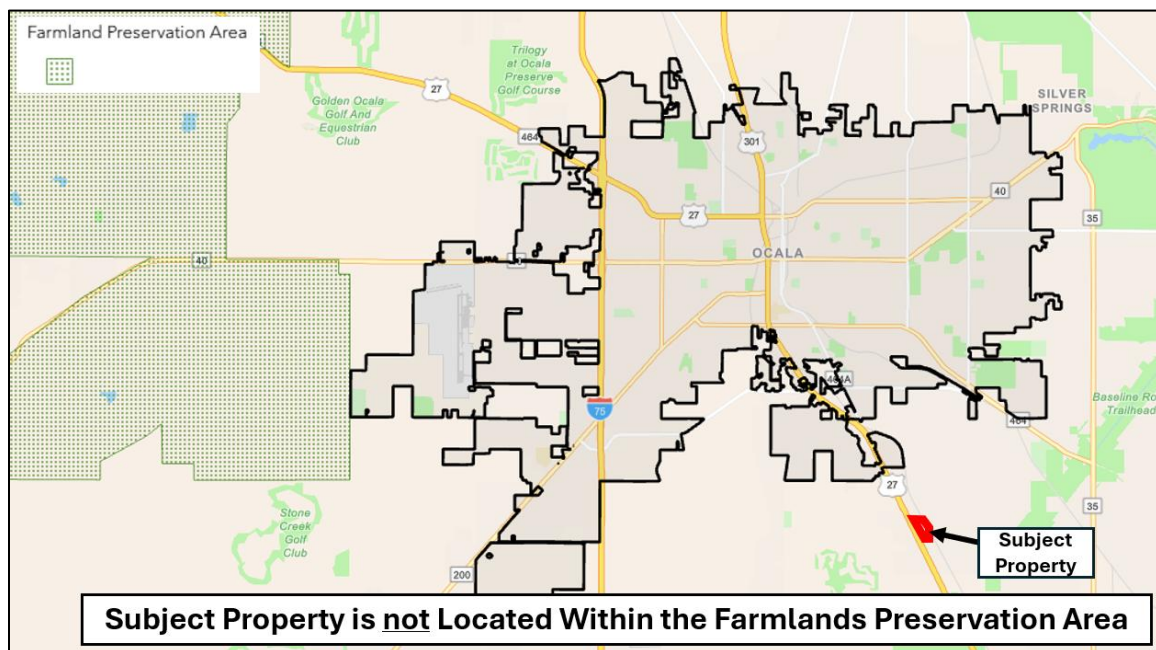
3. Allocation and Distribution of Land Uses:

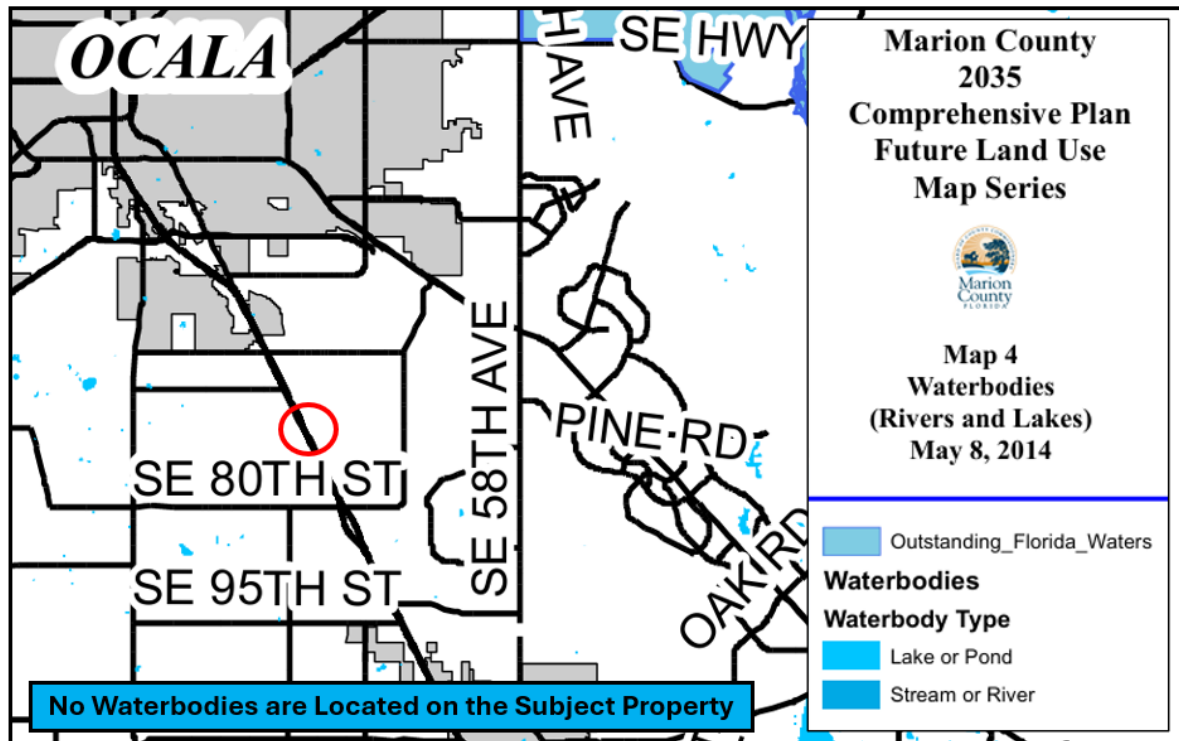
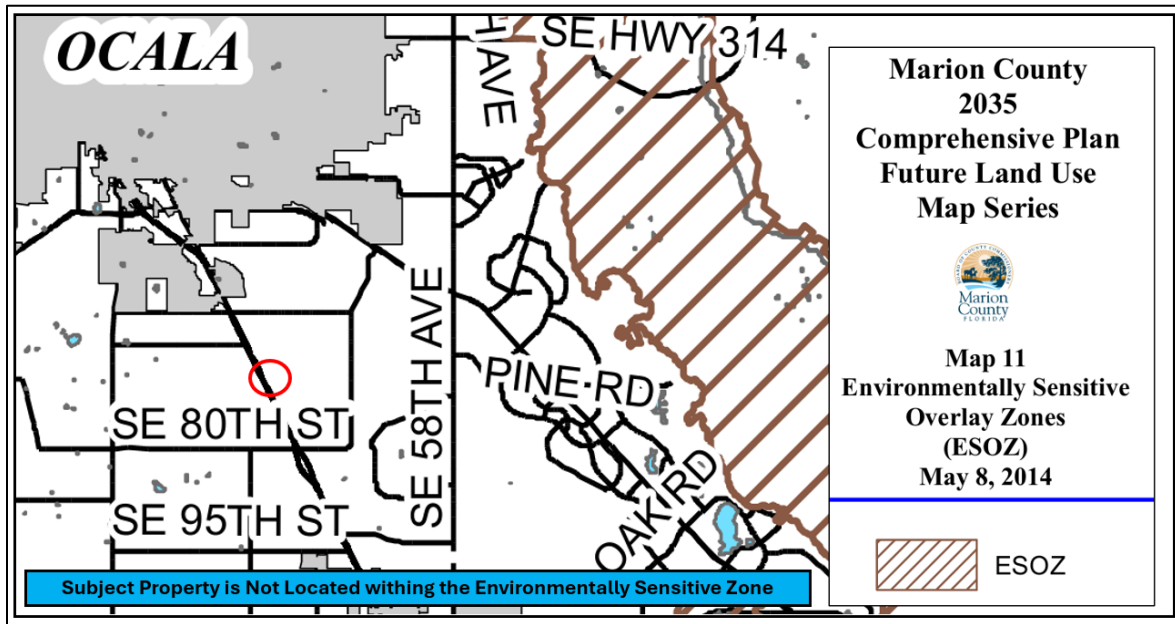
The subject property is located in the center of an area with multiple parcels currently zoned commercial, further supporting the concentration of commercial activities to help meet local service needs without inducing sprawl.

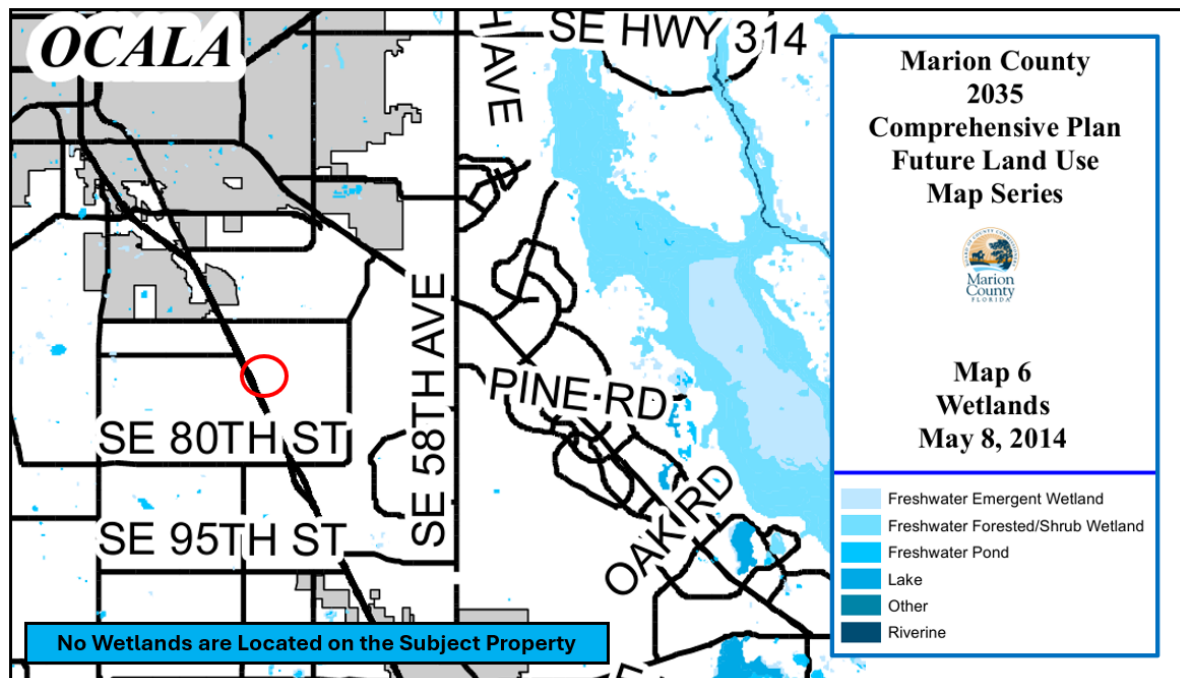
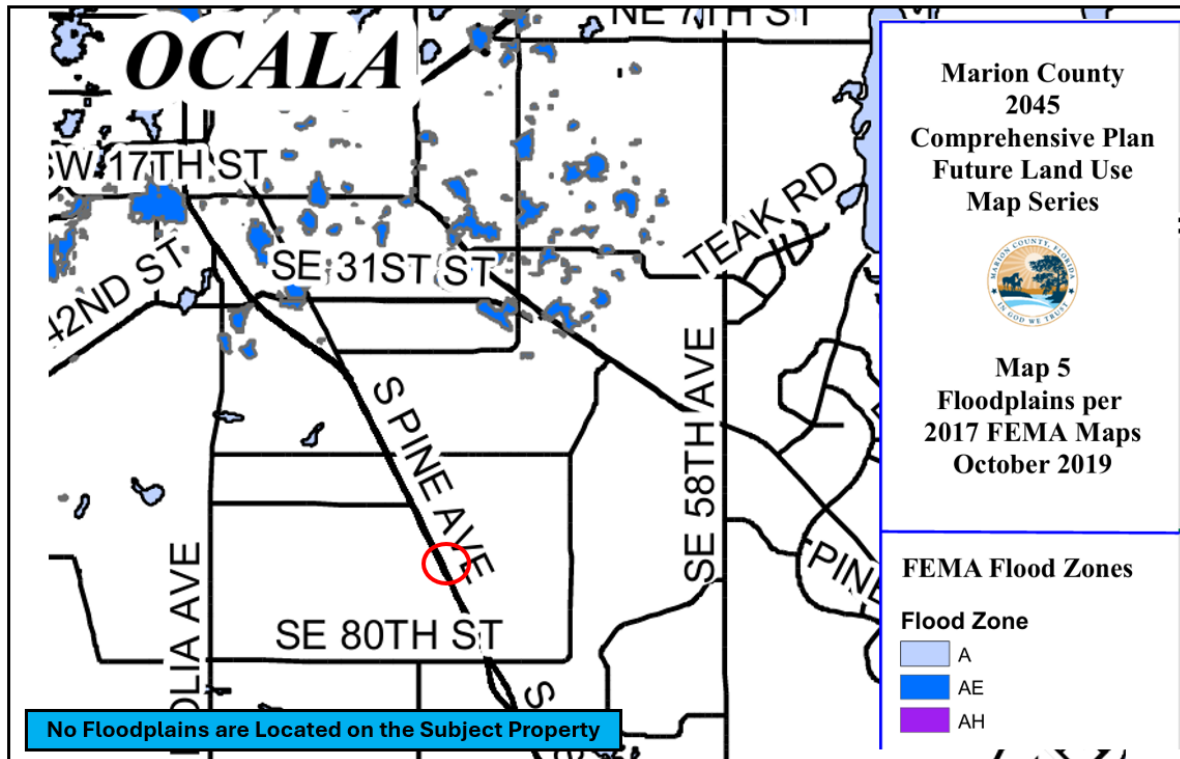
The Employment Center (EC) Future Land Use designation is intended to concentrate employment, commercial and supportive uses in appropriate locations. Rezoning to P-RV (with the remainder B-2 zoning area) directs higher-intensity employment and commercial uses, along with affordable options to extend visitor stays (and increased spending at local businesses) to planned growth areas (including the subject property) and provides a logical transition from the agricultural classification.

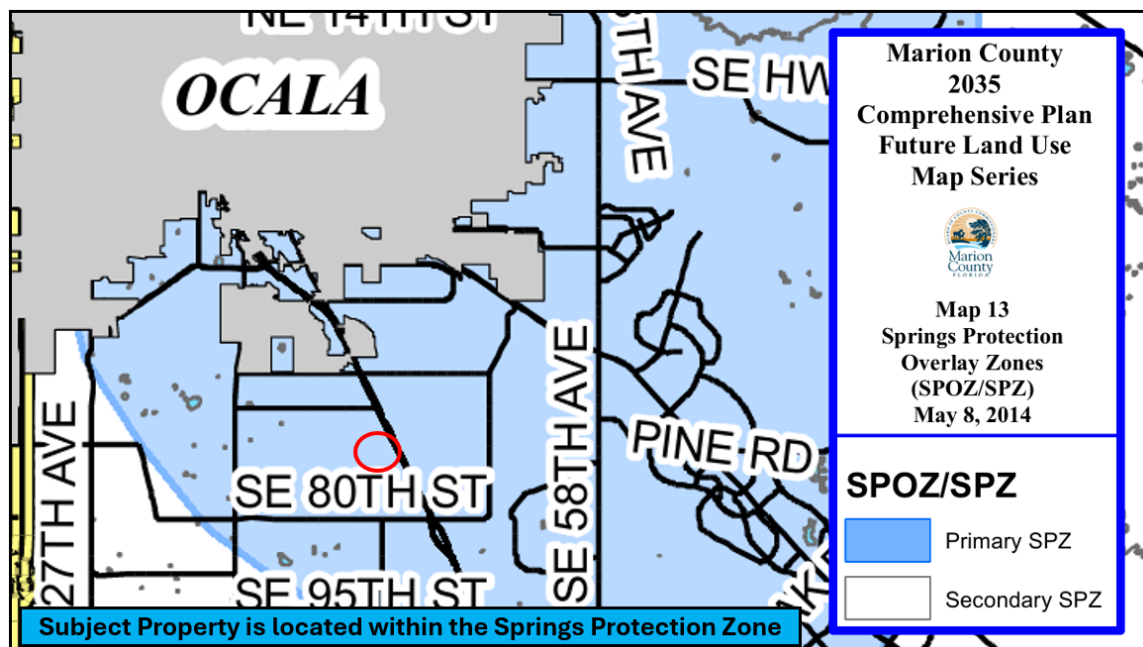
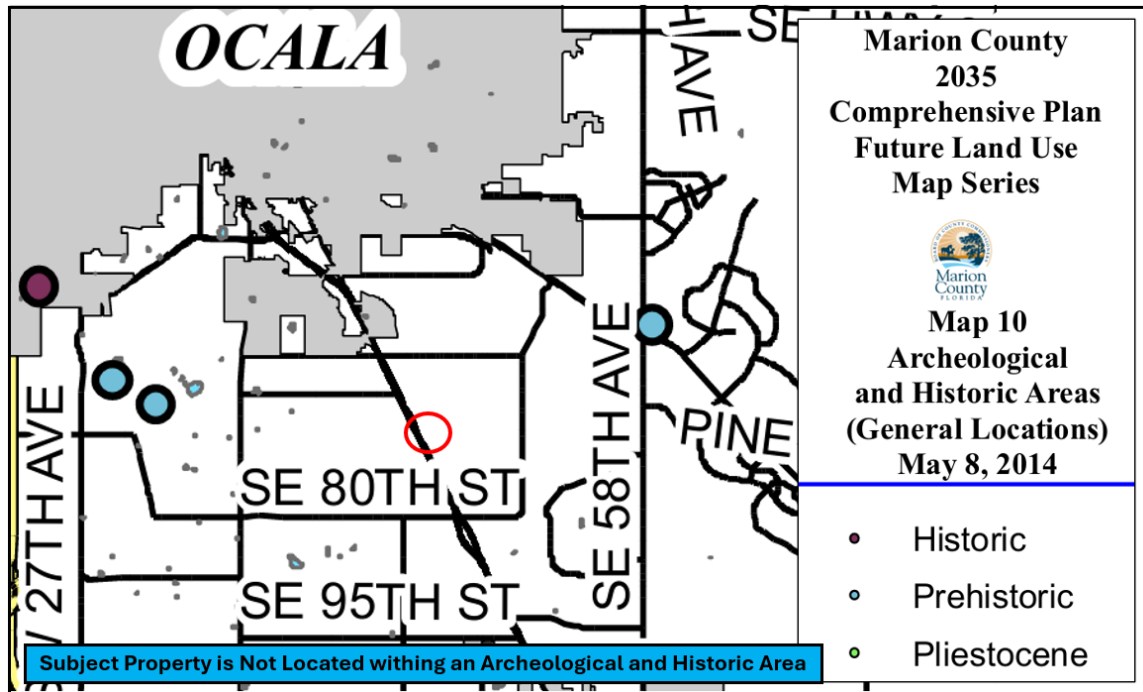
4. Environmentally Sensitive Areas:

The following maps indicate that the subject property is not located within the Farmlands Protection Area or Environmentally Sensitive Overlay Zone (ESOZ) and does not contain any known environmentally sensitive features, including water bodies, floodplains (FEMA), wetlands or archeological areas. The property is located in the Springs Protection Overlay Zones (SPOZ). Any future development under the proposed zoning will comply with all applicable environmental regulations and resource protection standards (including SPOZ) consistent with County, State, and Federal requirements.









5. Agricultural Activities and Rural Character:

The subject property is not currently used for agricultural purposes, based on the County Property Appraiser current file. As such, the property is not presently rural in character. It is part of a larger vacant parcel that is already partially zoned commercial (B-2).

Although a portion of the property is currently zoned A-1, based on the County Comprehensive Plan, the subject property is not an area which would be utilized for agricultural purposes. The property is located in the County-designation Urban Growth

Boundary (UGB), which FLUE Objective 3.1 (below) states that this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns:

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)

To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

In addition, the Employment Center (EC) Future Land Use designation on the subject property also reflects the County's long-term policy decision that the property is more appropriate for employment and commercial uses. The requested rezoning aligns zoning with the adopted future land use and provides a logical transition from agricultural classification.

6. Prevention of Urban Sprawl (Chapter 163, F.S.):

Policy 2.1.7 states that conversion of rural lands designated as Rural Land on the future land use map shall provide a urban sprawl analysis. The subject property is not designated as Rural Land on the future land use map, so the urban sprawl analysis is not applicable in this case.

The proposed rezoning does not constitute urban sprawl because the property has been designated within the limits of the County-designated Urban Growth Boundary (UGB), which FLUE Objective 3.1 states that this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns.

In addition, the subject property is designated as Employment Center (EC) on the adopted Marion County Comprehensive Plan Future Land Use Map, indicating areas previously approved for planned urban-scale development. The request represents implementation of these adopted Comprehensive Plan policies thereby preventing urban sprawl rather than premature expansion that would promote urban sprawl.

7. Urban Growth Boundary Consistency:

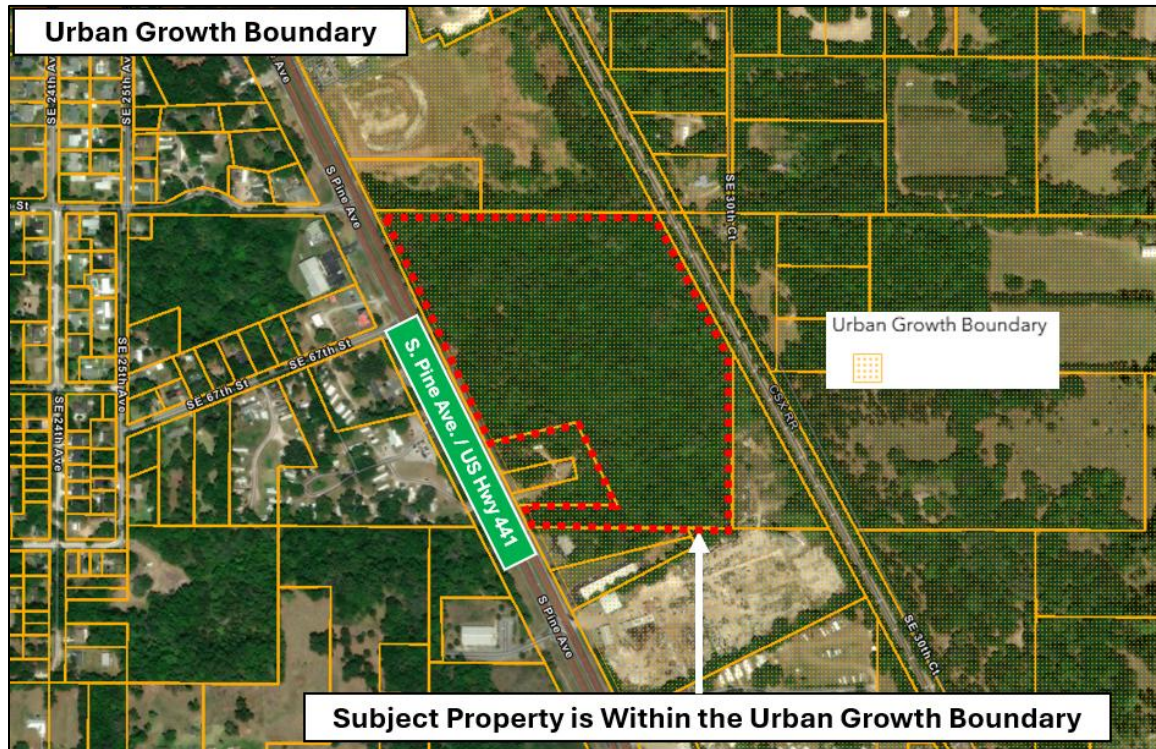
The property is located in the County-designated Urban Growth Boundary (UGB), which FLUE Objective 3.1 (below) states that this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns:

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)

To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

In addition, the Employment Center (EC) Future Land Use designation on the subject property also reflects the County's long-term policy decision that the property is more appropriate for employment and commercial uses. The requested rezoning to P-RV, along with the B-2 zoning that will remain, aligns zoning with the adopted future land use that directs higher-intensity employment and commercial uses, along with affordable options

to extend visitor stays (and increased spending at local businesses) to planned growth areas (including the subject property) and provides a logical transition from the agricultural classification.



8. Consistency with Comprehensive Plan and LDC:

The requested P-RV zoning district is consistent with the Employment Center (EC) Future Land Use designation and the intent of the Comprehensive Plan. The rezoning aligns zoning regulations with adopted land use policy and enables development consistent with County standards.

FLUE Policy 2.1.23 provides the following definition of Employment Center (EC) future land use designation:

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: The Employment Center (EC) Future Land Use designation on the subject property reflects the County's policy decision that the property is more appropriate for employment, commercial and supportive uses. The proposed RV

park represents a tourism-supportive land use that aligns with Marion County's strategic emphasis on leveraging its natural resources and outdoor recreation assets. Marion County is a recognized destination for nature-based tourism, equestrian activities, and seasonal visitation. RV parks provide flexible, affordable lodging options that extend visitor stays and increase overnight visitation, consistent with this Policy.

RV parks also function as economic multipliers, generating both direct and indirect benefits. On-site employment includes management and maintenance, while off-site benefits include increased spending at local restaurants, retail stores, and service providers. RV parks also contribute to the tax base through property taxes and visitor spending while requiring fewer long-term public services than residential development.

The requested rezoning to P-RV zoning aligns with and implements the underlying EC future land use by allowing many of the uses identified in the EC land use designation. Sec.4.2.25 (below) provides the intent of the P-RV zoning district, which aligns with the Employment Center (EC) future land use designation:

Sec. 4.2.25. Recreation Vehicle Park (P-RV) zoning classification.

A. Intent of Classification. The Recreational Vehicle Park classification is intended to provide for the rental of areas or spaces that may include manufactured homes, park models, camper and tent vehicles, fifth wheel travel trailer, travel trailers, camping trailer, truck camper, motor home, van conversion, tent vehicles and tents, cabins or bunk house sleeping quarters. The uses allowed in this classification may be water-related, water-dependent, or natural resource dependent and are necessary for the support of the guests and the immediate population.

Policy 2.1.1: Supply and Allocation of Land

The County shall designate future land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a sufficient allocation of land and land uses to allow for development based on market potential.

Consistency: The proposed rezoning to P-RV will support the intent of this Policy by serving as a district that will implement the Employment Center (EC) land use designation that was approved as part of the adoption of the Comprehensive Plan, which identified the subject property as appropriate for commercial / employment uses.

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)

To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

Policy 3.1.2: Planning Principles within UGB

The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

1. *Preserve open space, natural beauty and critical environmental areas.*
2. *Allow for a mix of land uses to create compact residential, commercial, and employment hubs.*
3. *Strengthen and direct development towards existing communities and development.*
4. *Encourage compact and mixed use building design.*
5. *Foster distinctive, attractive communities with a strong sense of place.*
6. *Create walkable and linked neighborhoods.*
7. *Create a range of housing opportunities and choices.*
8. *Provide a variety of transportation choices.*
9. *Encourage community and stakeholder collaboration.*
10. *Make development decisions predictable, fair and cost effective*
11. *Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.*

Consistency: The property is located in the County-designated Urban Growth Boundary (UGB), which FLUE Objective 3.1 and Policy 3.1.2 (above) stating this area is established to clearly identify urban areas for future growth and create compact and efficient development patterns.

The proposed rezoning to P-RV (with B-2 zoning to remain along S. Pine Avenue) will support the intent of this Objective and Policy by serving as a district that will implement the planning principles of the UGB and the underlying Employment Center (EC) land use designation, including directing higher-intensity employment and commercial uses to planned growth areas (including the subject property).

OBJECTIVE 4.1: ADMINISTRATION OF THE COMPREHENSIVE PLAN

The County shall administer and interpret the Comprehensive Plan, Zoning, and LDC and resolve issues that may arise during the development review process in a cost effective, efficient, and timely manner in order to reduce barriers that may unnecessarily discourage economic development activities.

Policy 4.1.1: Consistency between Comprehensive Plan, Zoning, and LDC The County shall amend and maintain an official land use and zoning map, appropriate land use designations and zoning classifications, and supporting LDC that shall be consistent with each other.

Policy 4.1.2: Conflicts between Comprehensive Plan, Zoning, and LDC The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDC, the more stringent regulation shall apply, unless the County has developed a process to allow a variance or waiver of the regulation where a conflict in regulations occurs in accordance to the Comprehensive Plan, Zoning, or LDC.

Consistency: The current A-1 zoning of the property is inconsistent with the underlying Employment Center (EC) land use designation. The rezoning to P-RV will resolve this inconsistency and will create compatible future land use and zoning map categories for the subject property.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning

Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification

is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
8. Consistency with the UGB;
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
10. Compatibility with current uses and land uses in the surrounding area;
11. Water Supply and Alternative Water Supply needs; and 12. Concurrency requirements.

Consistency: This report is written to address each of these criteria and demonstrates that the proposed rezoning is appropriate and consistent with this Policy.

9. Compatibility with Surrounding Uses:

A majority of subject property is surrounded on 3 sides by land with B-2 commercial zoning, which is compatible with the proposed P-RV zoning district. The 4th side abuts a CSX railway. No issues with compatibility should occur. Below is an exhibit identifying the uses in the area:



Future commercial development permitted under B-2 zoning and P-RV zoning on the subject property will be subject to buffering, setbacks, landscaping, lighting controls, and access management standards to ensure compatibility with adjacent properties as part of the Site Plan approval process.

10. Water Supply and Alternative Water Supplies:

The property is in an area where public facilities are available or can be provided concurrent with development. Water and sewer systems are available in the area, and it is the intent of the property owner to extend these services to the property as part of future development.

Adequate potable water supply will be confirmed prior to any future development proposal. As part of any proposed future development, utility extensions will be constructed in accordance with County standards, ensuring adopted levels of service are maintained.

11. Concurrency Requirements:

The proposed rezoning does not include any concurrency reservations. Future development of the property will be required to demonstrate compliance with all concurrency requirements, including transportation, potable water, wastewater, drainage, solid waste, public safety, and parks. Capacity will be demonstrated or provided concurrent with development approval. At this time, there are no known deficiencies in public services for the subject property.

CONCLUSION

The requested rezoning from A-1 (Agricultural) & B-2 (Business) to P-RV (Recreation Vehicle Park) on Parcel 36512-000-00 is consistent with the underlying Employment Center (EC) Future Land Use designation, is located within the County Urban Growth Boundary (UGB) and implements the County's adopted growth management policies. The proposed rezoning to P-RV will promote tourism, supports local businesses, maintains compatibility, and provides fiscal benefits. The application also satisfies the review criteria of Comprehensive Plan Future Land Use Element Policy 5.1.2 and promotes economic development and employment opportunities consistent with the public interest.