# I This was previously AR 33383 as a large Scale hower its a small scale

Staff Use Only: Case # 1

Marion County

Board of County Commissioners CPA -

Revised 01/09/2020

#### Growth Services

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

#### MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

PLEASE CHECK THE APPRO	PRIATE APPLICATION TYPE BELOW:
LARGE-SCALE MAP AMENDMENT TEXT AMENDMENT	SMALL-SCALE MAP AMENDMENT  TEXT AMENDMENT  (Text amendment must be associated with submitted small-
	scale map amendment)

#### REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) see third page of this form.
- 4) Application fee cash or check made payable to "Marion County Board of County Commissioners."
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
35460-039-00	07-16-21	19.62	LR	MR

CONTACT INFORMATION (NAME, A	DDRESS, PHONE NUMBER, FAX AND EMAIL)
Property owner/applicant	Authorized agent (if not the owner/applicant)
LINDA CAPOZZOLI 7325 SW 80TH STREET OCALA FL 34476	PAOLO MASTROSERIO MASTROSERIO ENGINEERING, INC 170 SE 32ND PLACE OCALA, FL 34471

Staff Use Only: Application	Complete – Yes	Received:	Date	10/_	19 25	Time	:	a.m. / p.m.	Page 1 o	f :
EUNS	Cancel	led	MR	- 2:	3382	3				

Cancelled **Empowering Marion for Success** 

www.marioncountyfl.org

AR 33510

	LAN FOR SITE AVAII ATTACH TO APPLIC	LABLE? YES X NO	Revised 01/09/2020
EXISTING USE		· · · · · · · · · · · · · · · · · · ·	
VACANT LAND	NITH AN EXISTING RI	ESIDENTIAL DWELLING UNIT WITH E	3ARNS/SHEDS.
,	•		
,			
	E <b>OF SITE (IF KNOWN</b> ILY RESIDENTIAL UNI		
72 SINGLE FAIVE	ILT RESIDENTIAL UNI	115	
	-		
WHICH UTILIT	Y SERVICE AND/OR I	FACILITY WILL BE UTILIZED FOR	THE SITE?
Well	Centralized water X	Provider MARION COUNTY UT	
Septic	Centralized sewer X	Provider MARION COUNTY U	ΓILITIES
BLVD., OCALA):		TH SERVICES BUILDING (2710 E. SIL) South on I-75 to SR 200, Southwest on SR 200 to SW 8	
Street to the property, I	ocated on the north side of th	ne roadway just after SW 72nd Court. Property add	ress is 7325 SW 80th Street

Page 2 of 3

#### Revised 01/09/2020 -

#### PROPERTY OWNER AFFIDAVIT

STATE OF Florida COUNTY OF Mando
BEFORE ME THIS DAY PERSONALLY APPEARED
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:  Property owner's name, printed
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  354(00-039-00),
2. He/she duly authorizes and designates PAOLO MASTROSERIO to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.
Property owner's signature Date    S 28 2025
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this a day of had the property of the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this a day of had the physical presence or online notarization this add the physical presence or online notarization that the physical presence of the phy
BONNIE GUADALUPE Notary Public · State of Florida Commission # HH 380729 My Comm. Expires May 11, 2027  State of Florida County of Marion My commission expires:



## **MASTROSERIO**

170 SE 32<sup>ND</sup> PLACE, Ocala, FL 34471 PH: (352).433.2185 -paolo@mastroserioeng.com

### ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS

SPECIALIZING IN SITE & SURDIVISION DEVELOPMENT

August 27, 2025

Mr. Ken Odom Marion County Growth Services 2710 EAST SILVER SPRINGS BLVD. Ocala, Florida 34470

RE: "CAPOZOLLI HILLS" LAND USE & PUD REZONING

Dear Mr. Odom,

I am providing you with the following application and supporting documents for the purpose of requesting a rezoning for the project referenced above:

An executed Land Use application.

An executed Rezoning application.

A check in the amount of \$5,000.00 for the Land Use Application fee.

A check in the amount of \$1,360.00 for the Rezoning fee.

A Legal Description.

A copy of the Warranty Deed.

A Certified Boundary & Topographical Survey, which includes the Legal Description.

A PUD Conceptual Plan which contains the information as required by code.

A description of the Amenities Proposed and Architectural Styles of the Buildings

An Approved Traffic Study Methodology for this PUD.

An electronic file including all the above information.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

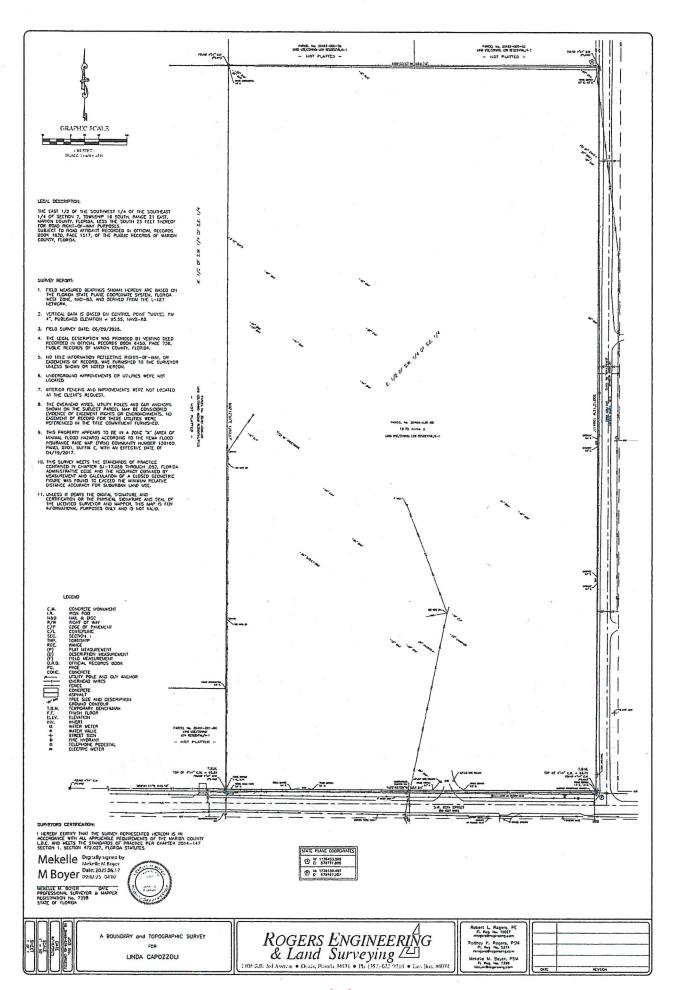
Sincerely

Paolo Mastroserio, P.E.

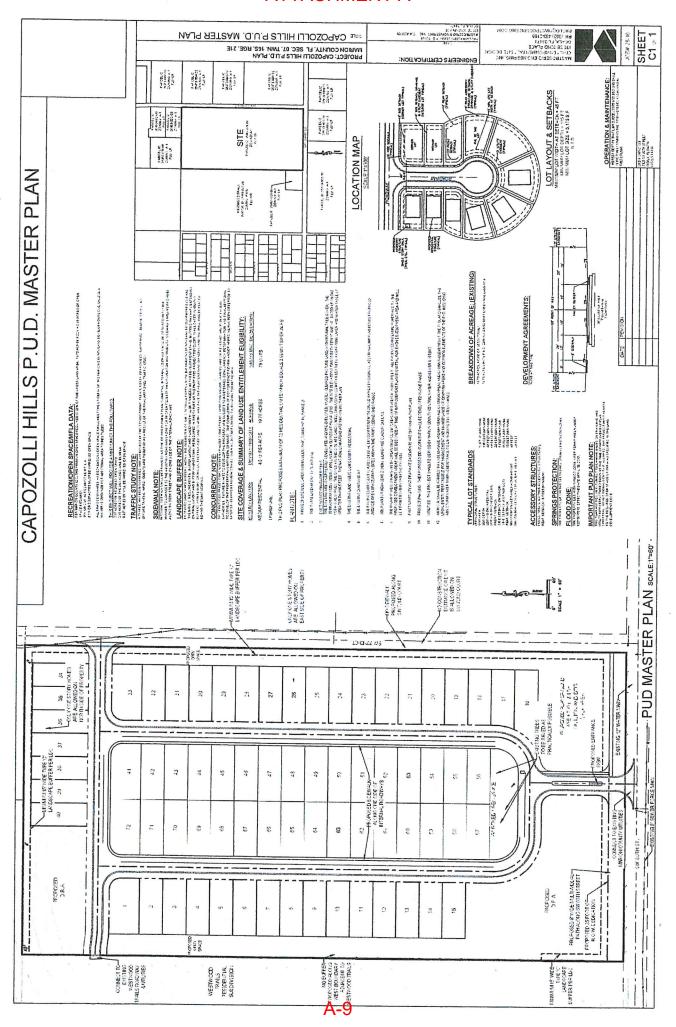
# CAPOZZOLI HILLS PUD LEGAL DESCRIPTION

#### **LEGAL DESCRIPTION:**

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES. SUBJECT TO ROAD AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 1517, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.







#### CAPOZOLLI HILLS PUD ARCHITECTURAL STANDARDS & DESCRIPTION OF AMENITIES

#### SINGLE FAMILY PUD:

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed park with a pavilion and picnic area. This proposed development only has 72 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, A dog walk area, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.



SINGLE STORY HOME



TWO STORY HOME

This instrument prepared by, record and return to:

Edward Ristaino, Esq. Akerman LLP 350 E. Las Olas Blvd., Suite 1600 Fort Lauderdale, FL 33301

Parcel Identification Number: 35460-039-00

------[SPACE ABOVE THIS LINE FOR RECORDING DATA]------

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and given this day of 2016, by Wayco Holdings, Inc., a Florida corporation, whose address is 450 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301 ("Grantor"), to Linda Capozzoli and Michael Capozzoli, husband and wife, whose address is 7325 SW 80<sup>th</sup> Street, Ocala, Florida 34476 ("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.)

#### WITNESSETH:

THAT, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, to have and to hold, that certain real property, situated lying and being in Marion County, Florida, as more particularly described on **Exhibit A** attached hereto, together with all improvements, easements, licenses, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey said land; that Grantor hereby specially warrants that the title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2016 and thereafter, and all covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

{39164091;1}

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and

Signed, sealed and delivered WAYCO HOLDINGS, INC., in the presence of:

Print Name: Cyrthia Trezona Print Name: CRIS V BRWDW Title: VI W Pru 10-WT

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 304h day of AUGUST, 2016, by CRIS V. BRWDW as the UP of

Wayco Holdings, Inc., a Florida corporation, on behalf of said company, who [v] is personally

as identification.

Signature of Notary Notary Public, State of F My Commission Expires:

[Affix Notary Stamp]

known to me or [] has produced

Notary Public State of Florida
Elena Livingood
My Commission FF 110739
Expires 05/09/2018

{39164091;1}

#### EXHIBIT "A"

#### LEGAL DESCRIPTION OF PROPERTY

The East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 7, Township 16 South, Range 21 East, Less the South 25 feet thereof for road right-of-way purposes.

Subject to Road Affidavit recorded in OR Book 1630, at Page 1517, of the Public Records of Marion County, Florida

{39164091;1}

MCPA Property Record Card

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



#### 2025 Property Record Card

35460-039-00

GOOGLE Street View

Prime Key: 876291

MAP IT+

Current as of 9/11/2025

**Property Information** 

M.S.T.U. PC: 63

CAPOZZOLI LINDA 7325 SW 80TH ST OCALA FL 34476-9382

Taxes / Assessments: Map ID: 130

Millage: 9002 - UNINCORPORATED

More Situs

Acres: 19.62

Situs: 7325 SW 80TH ST OCALA

Current Value

Land Just Value Buildings		\$765,960			9
	/	\$190,797			,
Miscellaneous		\$43,224	Impact		(00((051)
Total Just Value		\$999,981	Land Class Value		(\$866,351)
Total Assessed Value		\$133,630	Total Class Value		\$61,696
Exemptions		(\$50,722)	Ex Codes: 01 38 08		\$295,717
Total Taxable		\$82,908			
School Taxable		\$110,702	•	12.0	

#### History of Assessed Values

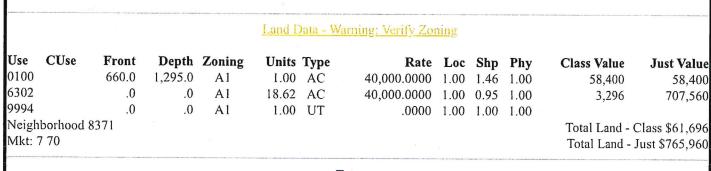
Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$765,960	\$191,501	\$43,444	\$1,000,905	\$127,554	\$50,000	\$77,554
2023	\$478,725	\$181,059	\$34,502	\$694,286	\$121,875	\$50,000	\$71,875
2022	\$325,533	\$156,252	\$34,656	\$516,441	\$118,718	\$50,000	\$68,718

#### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	10/2021	71 DTH CER	0	U	I	\$100
<u>6450/0736</u>	08/2016	06 SPECIAL WARRANTY	0	U	I	\$100
<u>2903/1572</u>	12/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$380,000
<u>2386/0290</u>	07/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$210,000
<u>1811/0448</u>	02/1992	05 QUIT CLAIM	0	Û	I	\$100
<u>1151/0604</u>	03/1983	07 WARRANTY	0	U	I	\$195,000
<u>0510/0652</u>	06/1972	02 DEED NC	0	U	I	\$60,000

#### **Property Description**

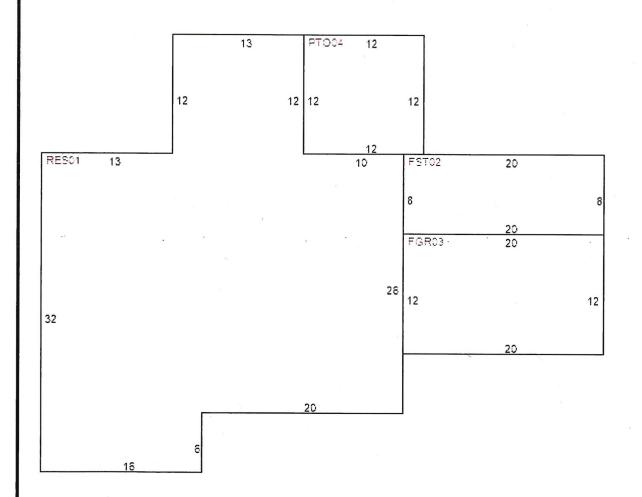
SEC 07 TWP 16 RGE 21 E 1/2 OF SW 1/4 OF SE 1/4 EX S 25 FT FOR ROW



#### **Traverse**

#### Building 1 of 2

RES01=D26L20D6L16U32R13U12R13D12R10. FST02=R20D8L20U8.D8 FGR03=R20D12L20U12.U8R2 PTO04=U12L12D12R12.



**Building Characteristics** 

9/11/25, 12:09 PM

MCPA Property Record Card

Year Built 1967 **Improvement** 1F - SFR- 01 FAMILY RESID Physical Deterioration 0% Effective Age 7 - 30-34 YRS Obsolescence: Functional 0% Condition 2 Obsolescence: Locational 0% **Quality Grade** 500 - FAIR Architecture 0 - STANDARD SFR Inspected on 2/7/2020 by 118 Base Perimeter 160

	Type IDExterior Walls	Stories	Year Built	Finished A	ttic B	smt Area	Bsmt Finish	Ground Floor Are	ea Total Flr Area
	RES 0124 - CONC BLK-PAINT	1.00	1967	N		0 %	0 %	1,18	
	FST 0224 - CONC BLK-PAINT		1967	N		0 %	0 %	16	,
- 1	FGR 0324 - CONC BLK-PAINT	1.00	1967	Ν		0 %	0 %	24	100 100 100
	PTO 0401 - NO EXTERIOR	1.00	1988	Ν		0 %	0 %	14	7.00 (100m)
-	Section: 1								

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL

Heat Meth 1: 20 HEAT PUMP

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: Y

Floor Finish: 34 HARDWD ON CONC Bedrooms: 2

Wall Finish: 20 PLASTER Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 0

4 Fixture Baths: 0

3 Fixture Baths: 2

2 Fixture Baths: 0 Extra Fixtures: 3

Blt-In Kitchen: Y Dishwasher: N

Garbage Disposal: Y Garbage Compactor: N

Intercom: N Vacuum: N

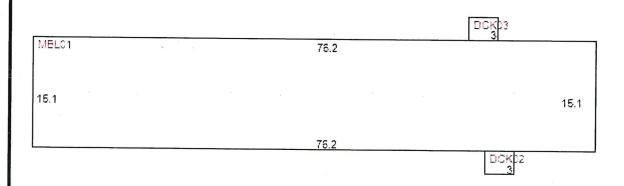
Traverse

Building 2 of 2

MBL01=L76,2U15,1R76,2D15,1.L11 DCK02=D3L4U3R4.R11U15,1L13,3

MCPA Property Record Card

DCK03=U3L4D3R4.



#### **Building Characteristics**

**Improvement** 

MH - MOBILE - MOBILE HOME RESID

Effective Age

2 - 05-09 YRS

Condition

**Quality Grade** 

Inspected on

600 - AVERAGE

2/7/2020 by 118

Year Built 2016

Physical Deterioration 0%

Obsolescence: Functional 0%

Obsolescence: Locational 0%

Architecture 2 - MBL HOME

**Base Perimeter 183** 

Type IDExterior Walls	Stories	Year Built	Finished Att	ic Bsmt Area]	Bsmt Finish	Ground Floor Area T	otal Flr Area
MBL 0121 - MH VINYL SIDING	1.00	2016	N	0 %	0 %	1.151	1.151
DCK 0201 - NO EXTERIOR	1.00	2005	N	0 %	0 %	12	12
DCK 0301 - NO EXTERIOR	1.00	2016	N	0 %	0 %	12	12

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2:00

Foundation: 3 PIER A/C: Y

Floor Finish: 34 HARDWD ON CONC

Wall Finish: 12 PLYWD PANELING

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00 Fireplaces: 0

Bedrooms: 2 4 Fixture Baths: 1

3 Fixture Baths: 1 2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y Dishwasher: Y Garbage Disposal: N Garbage Compactor: N

Intercom: N Vacuum: N

12

25, 12:09 PM			MCPA Property Record Card								
			Miscellaneo	us Impro	vements	The state of the s					
Туре			Nbr Units	Туре	Life	Year In	Grade	Length	Widt		
256 WELL 1-5			1.00		99	1973	2	0.0	0.		
190 SEPTIC 1	-5 BTH		1.00	UT	99	1973	2	0.0	0.		
009 BARN HO			1,536.00	SF	40	1964	3	48.0	32.		
112 FENCE W			3,960.00	LF	10	1975	3	0.0	0.0		
114 FENCE B	OARD		2,800.00	LF	10	1975	2	0.0	0.0		
144 PAVING A	ASPHALT		4,270.00	SF	5	1973	1	0.0	0.0		
048 SHED OP			240.00	SF	15	1997	1	20.0	12.0		
048 SHED OP			1,200.00	SF	15	1997	1	100.0	12.0		
048 SHED OP			448.00	SF	15	1997	1	32.0	14.0		
256 WELL 1-5	BTH		1.00	UT	99	1998	2	0.0	0.0		
048 SHED OP	EN		720.00	SF	15	1997	1	60.0	12.0		
009 BARN HO			2,880.00	SF	40	1998	3	40.0	72.0		
190 SEPTIC 1	-5 BTH		1.00		99	1979	2	0.0	0.0		
256 WELL 1-5	BTH		1.00	UT	99	1979	1	0.0	0.0		
048 SHED OP	EN		220.00	SF	15	1997	i	20.0	11.0		
048 SHED OP.	EN		144.00	SF	15	1997	1	12.0	12.0		
048 SHED OP	EN		156.00	SF	15	1997	1	13.0	12.0		
048 SHED OP.	EN		144.00	SF	15	2017	Î	12.0	12.0		
FDU UTILITY	-FINISH		308.00		40	2019	5	28.0	11.0		
FOP PORCH-0	OPEN-FIN		44.00		40	2019	5	4.0	11.0		
							<u>.</u>	Total Value			
			<u>Appra</u>	iser Note	<u>s</u>	_					
ADU N/A											
	2		Planning ** Perm	and Buile it Search					7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7		
Permit Numba	er Date Issued I	Data Complet		it Ocuron							
2019102074	11/14/2019	11/14/2019		B CHEL	WITH	26 INCH DO	NOB.				
2019050929	5/13/2019	6/10/2019						NOTEST 110	00 D 1		
2016090277	9/1/2016	10/13/2016	REROOF W/SF		3 23 SQ	UARES FL 3	444-R14 SHI	NGLES L 112	88-R1		
0223034	2/1/1998	3/1/1998	AG. ELEC SER					*			
	/							VIII.			
			Cost	Summary							
Buildings R.C.		\$209,318	2/14/2023								
Total Deprecia		(\$82,803)		DIA~ NII		DOM	D				
Bldg - Just Val		\$126,515		Bldg Ni	)ľ	RCN	Depreciat	-	reciated		
Misc - Just Val		\$43,224	3/17/2020	1		\$125,045	(\$57,5		\$67,524		
Land - Just Val		\$765,960	3/5/2025	2		\$84,273	(\$25,2	82)	\$58,991		
Total Just Valu	Α	\$935,699									