



**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

www.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	2025 08 0023
App Request No.:	
Case Number:	
Received Date:	
Received By:	
Submission Complete Date:	

PARCEL ACCOUNT NUMBERS: 3546n-039-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:
Existing A-1 (AGRICULTURAL) Zoning to PUD

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 19.62 ACRES **Maximum Proposed Residential Units:** 72 UNITS

Maximum Non-Residential (Commercial or Industrial) Acreage: 0.00

Directions to property (from MC Growth Services):

North on SE 25th Ave to SR 40, West on SR 40 to I-75, South on I-75 to SR 200, Southwest on SR 200 to SW 80th Street, West on SW 80th Street to the property, located on the north side of the roadway just after SW 72nd Court. Property address is 7325 SW 80th Street.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

LINDA CAPOZZOLI

Property owner name (please print)

7325 SW 80TH STREET

MAILING ADDRESS

OCALA, FL, 34476

City, state, zip code

352-209-6114

Phone number (include area code)

LINDA.KELLYPEST@GMAIL.COM

e-Mail Address (include complete address)

Linda Capozzoli

Signature

PAOLO MASTROSERIO

Applicant/agent name (please print)

170 SE 32ND PLACE

MAILING ADDRESS

OCALA, FL 34471

City, state, zip code

352-433-2185

Phone number (include area code)

PAOLO@MASTROSERIOENG.COM

e-Mail Address (include complete address)

PAOLO MASTROSERIO

Signature

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 is encouraged to attend the public hearing where this application will be discussed. 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 owner and/or applicant/agent must be correct and legible in order to be processed.

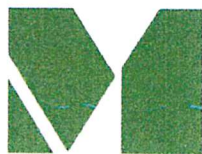
ATTACHMENT A

A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	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) + (\$ <u>5.0</u> X Max DUs) + (<u>0.00</u> X Max Non-Res AC) = \$ <u>1,360.00</u> Total Fee <i>Fee calculation based on 72 units (5 x 72 = \$360.00)</i>	

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following: [See plans and associated documents for items below.](#)

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. 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 conducted prior to submitting the application).



MASTROSERIO ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352) 433.2185

paolo@mastroserioeng.com

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.

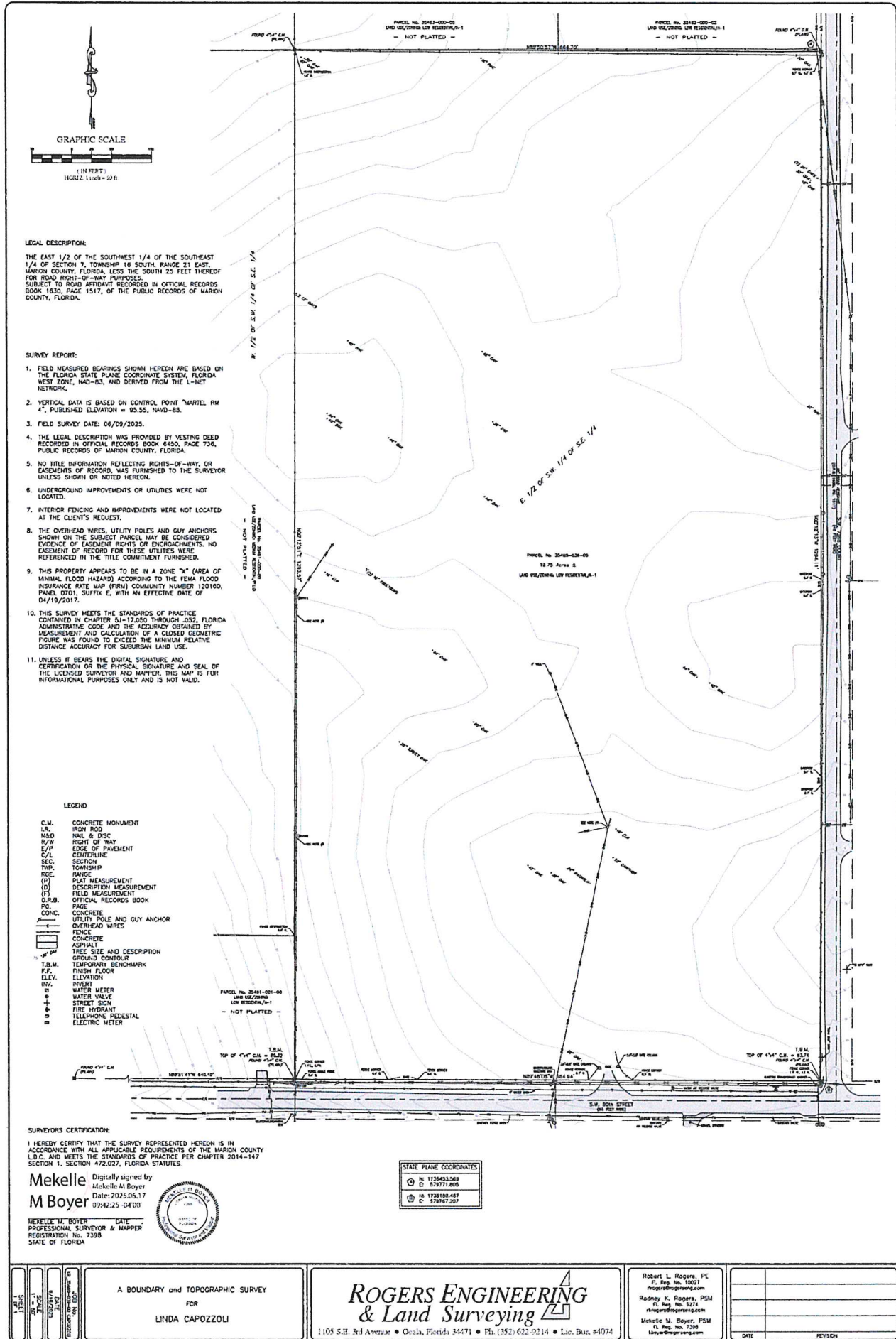
CAPOZZOLI HILLS PUD

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.

ATTACHMENT A



ATTACHMENT A

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 30th day of August, 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 80th 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.)

W I T N E S S E T H:

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}

ATTACHMENT A

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Grantor:

Signed, sealed and delivered
in the presence of:

WAYCO HOLDINGS, INC.,
a Florida corporation

Cynthia Trezona
Print Name: Cynthia Trezona

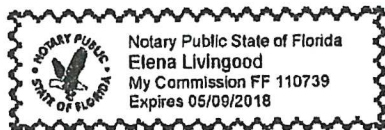
By: CRIS V BRANDEN
Print Name: CRIS V BRANDEN
Title: Vice President

Valerie A. Hinkell
Print Name: VALERIE A. HINKELL

STATE OF FLORIDA)
COUNTY OF BROWARD) ss.

The foregoing instrument was acknowledged before me this 30th day of AUGUST, 2016, by CRIS V. BRANDEN as the VP of Wayco Holdings, Inc., a Florida corporation, on behalf of said company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Affix Notary Stamp]



Elena Livingood
Signature of Notary
Notary Public, State of FLORIDA
My Commission Expires: 5/9/2018

{39164091;1}

ATTACHMENT A

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}

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

2025 Property Record Card

35460-039-00

[GOOGLE Street View](#)

Prime Key: 876291

[MAP IT+](#)

Current as of 9/11/2025

[Property Information](#)

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

[Taxes / Assessments:](#)

Map ID: 130

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 63

Acres: 19.62

[More Situs](#)

Situs: 7325 SW 80TH ST OCALA

[Current Value](#)

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

[History of Assessed Values](#)

Year	Land Just	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
6450/0736	08/2016	06 SPECIAL WARRANTY	0	U	I	\$100
2903/1572	12/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$380,000
2386/0290	07/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$210,000
1811/0448	02/1992	05 QUIT CLAIM	0	U	I	\$100
1151/0604	03/1983	07 WARRANTY	0	U	I	\$195,000
0510/0652	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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		660.0	1,295.0	A1	1.00	AC	40,000.0000	1.00	1.46	1.00		58,400	58,400
6302		.0	.0	A1	18.62	AC	40,000.0000	1.00	0.95	1.00		3,296	707,560
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00			

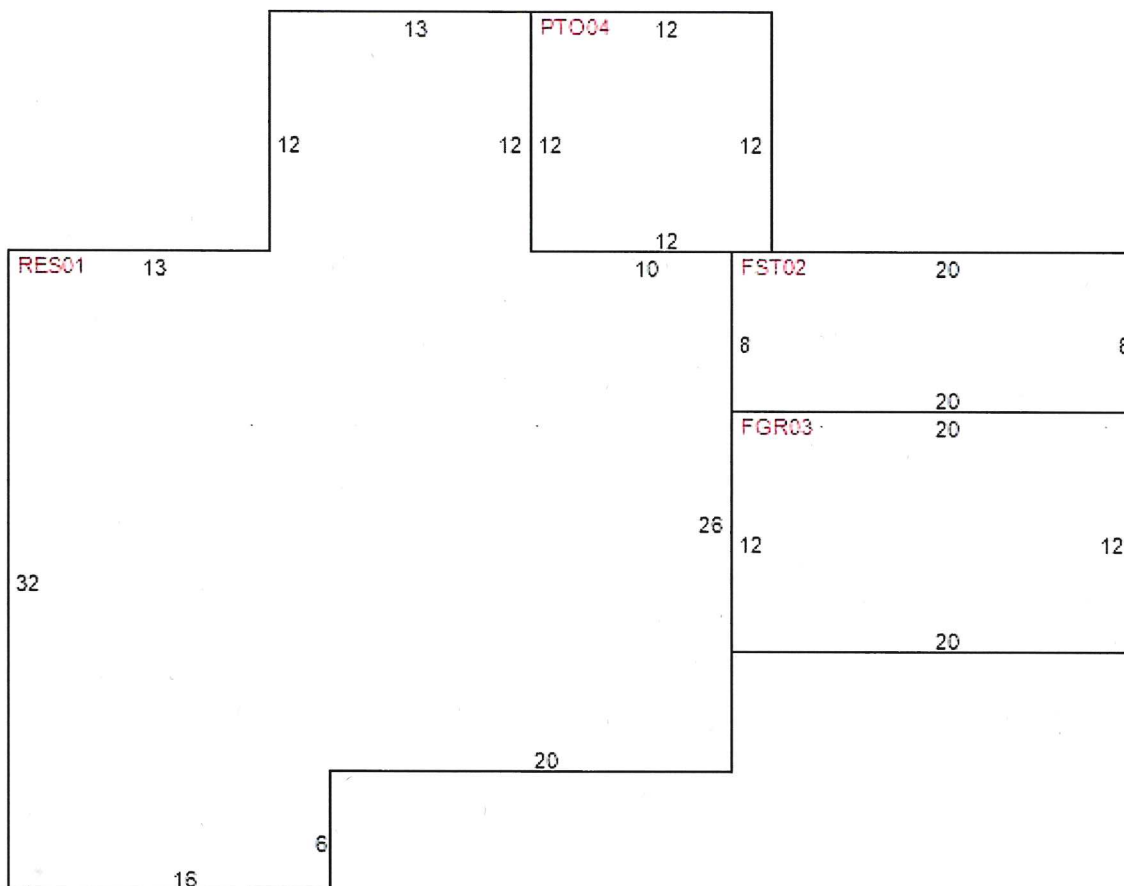
Total Land - Class \$61,696

Total Land - Just \$765,960

Building 1 of 2

FST02=R20D8L20U8.D8

PTO04=U12L12D12R12.



Building Characteristics

ATTACHMENT A

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 2
Quality Grade 500 - FAIR
Inspected on 2/7/2020 by 118

Year Built 1967
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 160

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,188	1,188
FST 0224	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	160	160
FGR 0324	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	240	240
PTO 0401	- NO EXTERIOR	1.00	1988	N	0 %	0 %	144	144

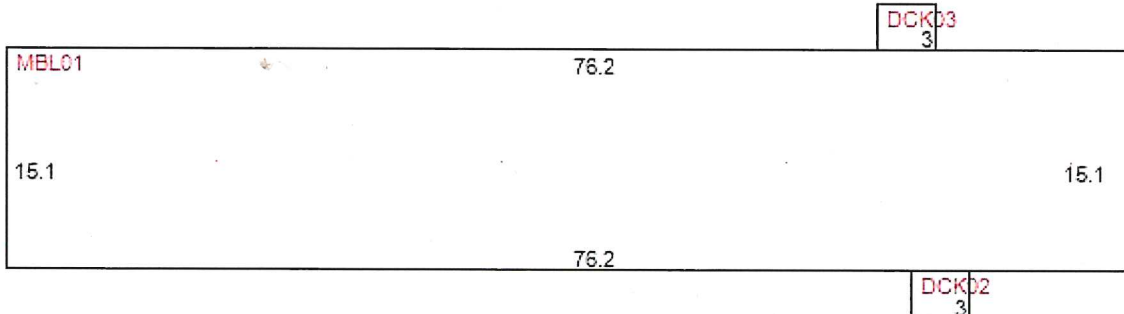
Section: 1

Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 3	Intercom: N
A/C: Y			Vacuum: N

Traverse**Building 2 of 2**

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

DCK03=U3L4D3R4.

ATTACHMENT ABuilding Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 2016
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	2/7/2020 by 118	Architecture 2 - MBL HOME
		Base Perimeter 183

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total 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	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

ATTACHMENT AMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1973	2	0.0	0.0
009 BARN HORSE	1,536.00	SF	40	1964	3	48.0	32.0
112 FENCE WIRE/BD	3,960.00	LF	10	1975	3	0.0	0.0
114 FENCE BOARD	2,800.00	LF	10	1975	2	0.0	0.0
144 PAVING ASPHALT	4,270.00	SF	5	1973	1	0.0	0.0
048 SHED OPEN	240.00	SF	15	1997	1	20.0	12.0
048 SHED OPEN	1,200.00	SF	15	1997	1	100.0	12.0
048 SHED OPEN	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 OPEN	720.00	SF	15	1997	1	60.0	12.0
009 BARN HORSE	2,880.00	SF	40	1998	3	40.0	72.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1979	1	0.0	0.0
048 SHED OPEN	220.00	SF	15	1997	1	20.0	11.0
048 SHED OPEN	144.00	SF	15	1997	1	12.0	12.0
048 SHED OPEN	156.00	SF	15	1997	1	13.0	12.0
048 SHED OPEN	144.00	SF	15	2017	1	12.0	12.0
FDU UTILITY-FINISH	308.00	SF	40	2019	5	28.0	11.0
FOP PORCH-OPEN-FIN	44.00	SF	40	2019	5	4.0	11.0

Total Value - \$43,224

Appraiser Notes

ADU N/A

Planning and Building** Permit Search ****Permit Number Date Issued Date Completed Description**

2019102074	11/14/2019	11/14/2019	12 X 32 PREFAB SHED WITH 36 INCH DOOR
2019050929	5/13/2019	6/10/2019	REROOF W/SHINGLES 25 SQUARES FL 5444-R14 SHINGLES L 11288-R1
2016090277	9/1/2016	10/13/2016	REPLACEMENT MH
0223034	2/1/1998	3/1/1998	AG. ELEC SERVICE

Cost Summary

Buildings R.C.N.	\$209,318	2/14/2023				
Total Depreciation	(\$82,803)					
Bldg - Just Value	\$126,515		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$43,224	3/17/2020	1	\$125,045	(\$57,521)	\$67,524
Land - Just Value	\$765,960	3/5/2025	2	\$84,273	(\$25,282)	\$58,991
Total Just Value	\$935,699	.				



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

September 2, 2025

KIMLEY-HORN
JONATHAN CROSBY
1700 SE 17TH ST SUITE 200
OCALA, FL 34471

SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER
PROJECT NAME: CAPOZZOLI PUD TRAFFIC ASSESSMENT
PROJECT #2025080023 APPLICATION: #33186 PARCEL #35460-039-00

Dear Jonathan,

The Traffic Methodology dated August 18, 2025 for the above referenced project was approved by Marion County on September 2, 2025. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



August 18, 2025

Mr. Christopher Zeigler
Traffic Operations Manager
Office of the County Engineer
Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471

Re: **Capozzoli PUD – Traffic Assessment Methodology**
Kimley-Horn Project Number 142279015

Dear Mr. Zeigler:

Kimley-Horn prepared this methodology to support a PUD rezoning application for parcel number 35460-039-00 (approximately 19.5 acres) in Marion County, Florida. The project is located northwest of SW 72nd Court at SW 80th Street. The site has an existing future land use (FLU) of low density residential (LR) and A-1 zoning. A FLU of medium density residential (MR) and PUD zoning are proposed.

The proposed development includes up to 72 single-family dwelling units (du), which is less than the maximum allowed by the proposed FLU (78 du). Access to the development is proposed via the existing intersection of SW 72nd Court at SW 80th Street and a new roadway connection on SW 80th Street west of SW 72nd Court. Cross-access will also be provided with the adjacent Westwood Trails (fka Villa Verde). A conceptual site plan of the development is included as an attachment.

The development is projected to generate greater than 50 but less than 100 peak hour trips; therefore, a traffic assessment is required. A buildout year of 2030 will be used for the analysis. This methodology is being submitted for concurrence prior to conducting the traffic assessment. This methodology was prepared according to the Marion County TIA Guidelines.

TRIP GENERATION

Trip generation for the development was determined using data found in the ITE Trip Generation Manual, 11th Edition. ITE land use code 210 (LUC, Single-Family Detached Housing) was applied in the trip generation calculations. No internal capture or pass-by reductions were applied. Relevant excerpts from the ITE Trip Generation Manual are included as an attachment.

Table 1 summarizes the trip generation calculations for the site for the maximum development potential of the existing FLU, maximum development potential of the proposed FLU, and proposed development program.

Table 1 – Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Existing Future Land Use (Max) Single Family, Detached	19 DU	219	16	4	12	21	13	8
Proposed Future Land Use (Max) Single Family, Detached	78 DU	803	59	15	44	79	50	29
Proposed Development Single Family, Detached	72 DU	746	55	14	41	73	46	27

Note 1: Trip Generation was derived using the ITE Trip Generation Manual (11th Ed).

Note 2: The maximum future land use (FLU) intensities were derived from the adopted Marion County Comprehensive Plan, Future Land Use Element (LR - 1DU/ac, MR - 4 DU/ac).

Single-Family Detached Housing [ITE 210]

Daily $\ln(T) = 0.92 * \ln(X) + 2.68$ (X is Number of Dwelling Units)

AM Peak Hour of Adjacent Street $\ln(T) = 0.91 * \ln(X) + 0.12$ (X is Number of Dwelling Units; 26% in, 74% out)

PM Peak Hour of Adjacent Street $\ln(T) = 0.94 * \ln(X) + 0.27$ (X is Number of Dwelling Units; 63% in, 37% out)

K:\OCA_Civil\#2279015-CAPOZZOLI PUD TIA\calcs\meth S A\meth S1.xlsmj TG

8/15/25

PROJECT TRIP DISTRIBUTION

The project's trip distribution was developed based on output from the Central Florida Regional Planning Model (CFRPM), version 7, which is based on the Florida Standard Urban Transportation Model Structure. The distribution of traffic on SW 80th Street is 68% east and 32% west. The CFRPM output is included as an attachment.

Project traffic can enter and exit the site via SW 72nd Court or via a new driveway on SW 80th Street. To provide a conservative analysis of the proposed driveway, 90% of project traffic will be assigned to enter and exit the new driveway on SW 80th Street.

SITE ACCESS

Site access is proposed via two access connections:

- Full access driveway at SW 80th Street
- Full access driveway at SW 72nd Court

The need for ingress turn lanes will be evaluated using FDOT and/or NCHRP criteria.

STUDY AREA

The study area was determined based on the Marion County TIA Guidelines, which states that roadway segments with a 3% or greater project impact to the peak hour directional maximum service volume (MSV) are considered significantly impacted. Significantly impacted roadway segments, plus one segment beyond, and the adjacent segment(s) were included in the study area.

The project impact was calculated as the PM peak hour net new traffic from the development multiplied by the maximum trip distribution on the segment, divided by the peak hour peak direction service volume. The peak hour peak direction service volumes were obtained from the Ocala Marion TPO Congestion Management Process (CMP) and FDOT Quality / Level of Service Handbook (2020 for non-state, 2023 for state roads). The project impact calculations are provided in the attached **Table 2**. Excerpts from the Ocala Marion TPO CMP are also provided in the attachments.

The following roadway segments will be included within the study area and evaluated for PM peak hour operations:

- SW 80th Street – SR 200 to project driveway
- SW 80th Street – project driveway to SW 80th Avenue (project impact < 3%)

The following major intersections will be included in the study area and evaluated during the AM peak hour and PM peak hour:

- SW 80th Street at SW 80th Avenue
- SW 80th Street at SR 200

For informational purposes the MSV based on the soon to be approved Comprehensive Plan update was provided. In addition, the site access connections to SW 72nd Court and SW 80th Street will be evaluated. The study area is illustrated in the attached **Figure 1**.

PLANNED IMPROVEMENTS

SW 80th Avenue from SW 90th Street to north of SW 38th Street will be widened from a 2-lane undivided roadway to a 4-lane divided roadway by Marion County. The project is currently in design, with construction beginning in late 2025. The planned intersection geometry and signal timings for SW 80th Street at SW 80th Avenue will be utilized for the analysis.

Additionally, SW 80th Street at SR 200 will be analyzed as a signalized intersection for the future year scenarios.

VOLUME DEVELOPMENT

Turning movement counts previously collected on November 19, 2024 will be utilized to evaluate the following proposed study area intersections:

- SW 80th Street at SW 80th Avenue
- SW 80th Street at SR 200

Turning movement counts will be collected at the intersection of SW 72nd Court and SW 80th Street, which will be utilized to approximate through traffic at the proposed project driveways.

Existing turning movement counts will be adjusted to peak season using FDOT published peak season conversion factors. A growth rate will be applied to generate background traffic volumes, with vested traffic from the Westwood Trails PUD (fka Villa Verde) and Melody Preserve PUD added. Project traffic will be added to background volumes to generate buildout traffic volumes.

An annual growth rate of 3.61% is proposed based on the reported growth rates from the Ocala Marion TPO CMP (2023) and Ocala Marion TPO Traffic Counts Report (2025) for the adjacent segments of SW 80th Avenue. The attached **Table 3** provides the growth rate calculations.

ANALYSIS METHODOLOGY

The study area intersections and project driveways will be evaluated for AM and PM peak hour operations during the existing, background, and buildout years. Additionally, the study area roadway segments will be evaluated for PM peak hour operations for the existing, background, and buildout years.

The Synchro 12 software program and HCM 7th methodologies will be utilized for the intersection evaluations. Improvements needed to accommodate background or buildout traffic, if any, will be detailed in the forthcoming analysis.

Please review the enclosed information and provide feedback and/or approval. Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

KIMLEY-HORN



Amber L. Gartner, PE
ALG / ADC

Attachments: Conceptual Site Plan
ITE Trip Generation Excerpts (LUC 210)
CFRPM Model Output
Figure 1 – Site Location, Trip Distribution and Study Area
Table 2 – Study Area Determination
Table 3 – Growth Rate Calculations
Ocala Marion TPO CMP and Traffic Count Excerpts

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ATTACHMENTS

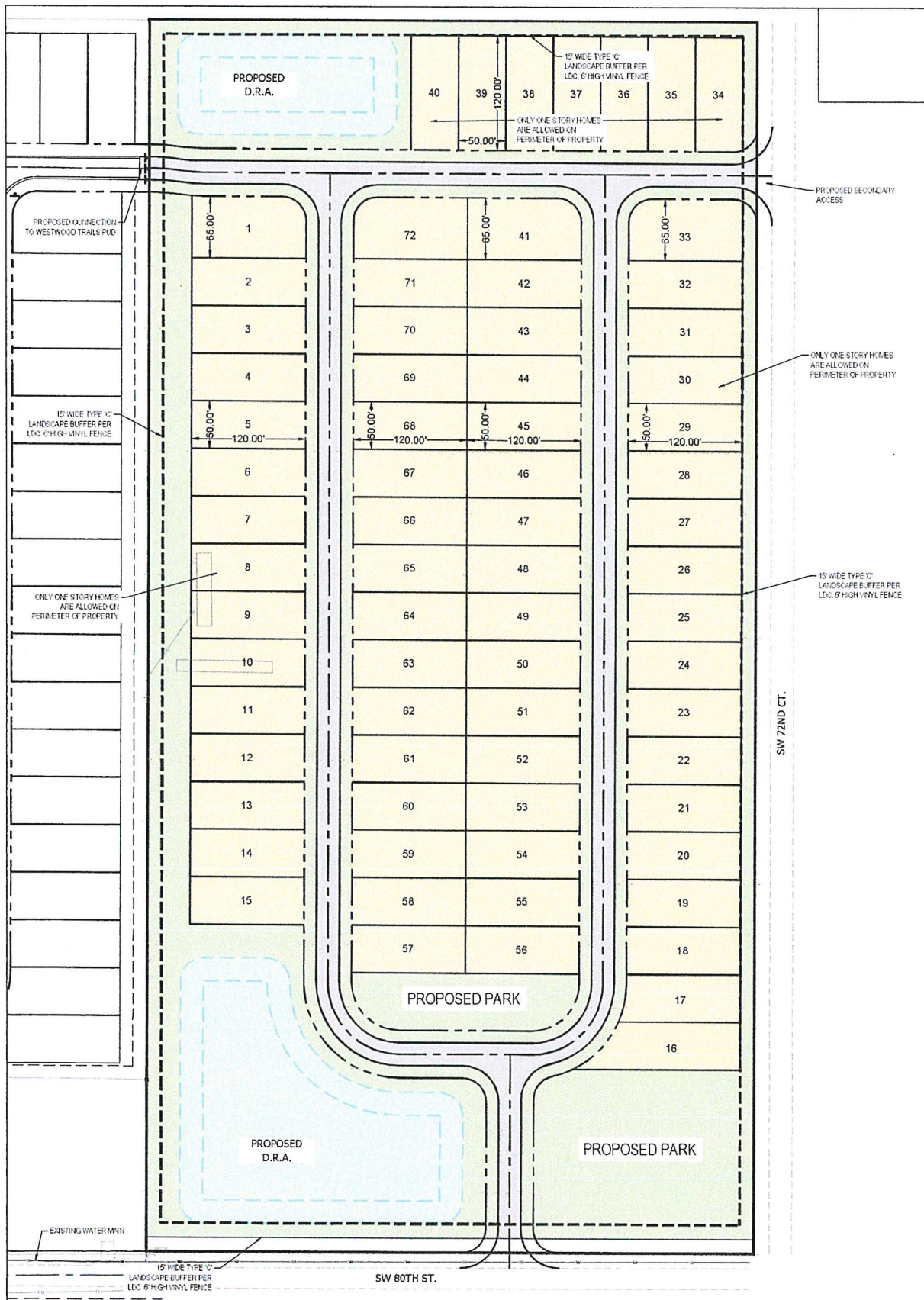


CONCEPTUAL SITE PLAN

ATTACHMENT A

PROPOSED DEVELOPMENT FOR CAPOZZOLI

APPROXIMATE ACREAGE: 19.5 ACRES ±
 TOTAL 50' X 120' LOTS: 72 LOTS
 LOT DENSITY: 3.69 LOTS PER ACRE





ITE TRIP GENERATION EXCERPTS (LUC 210)

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

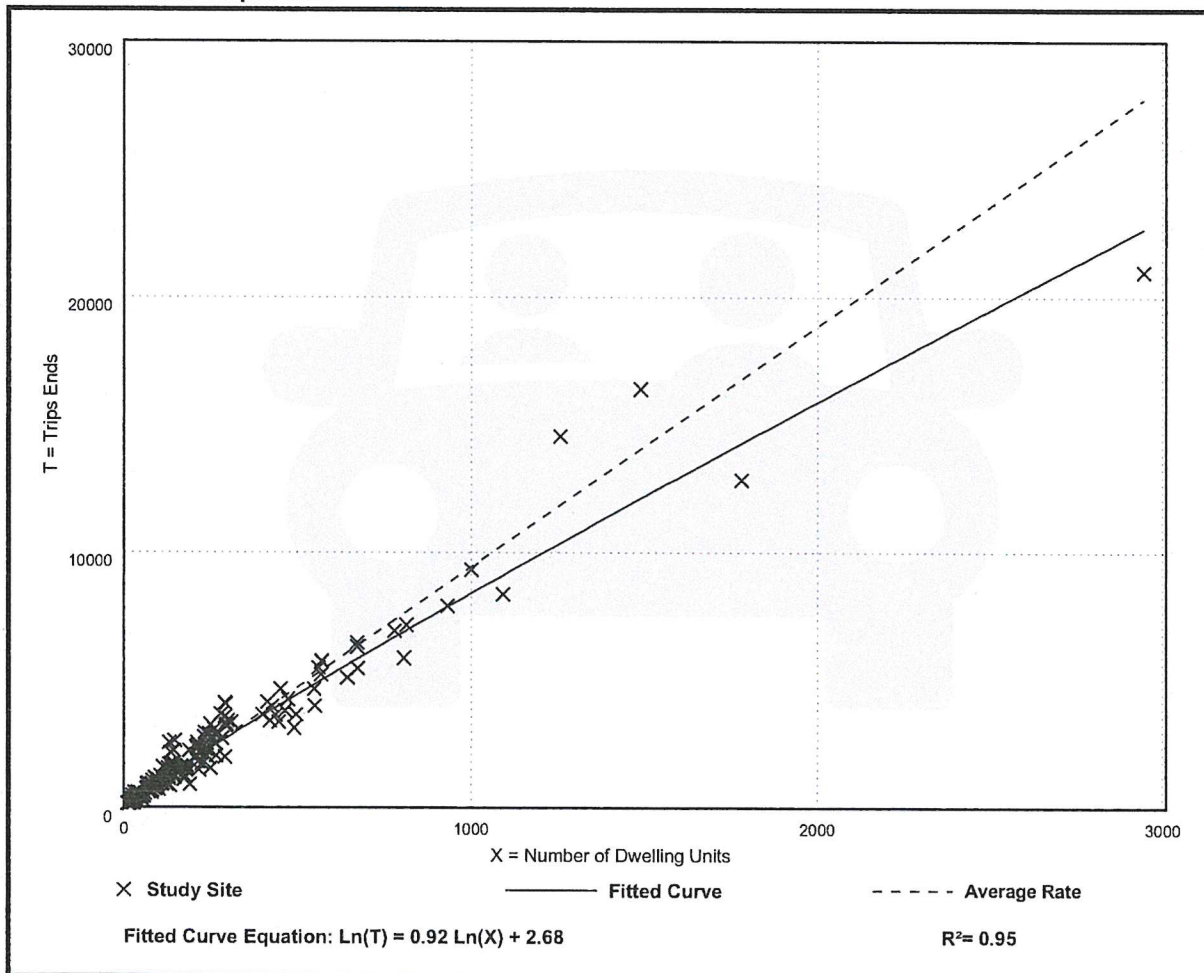
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

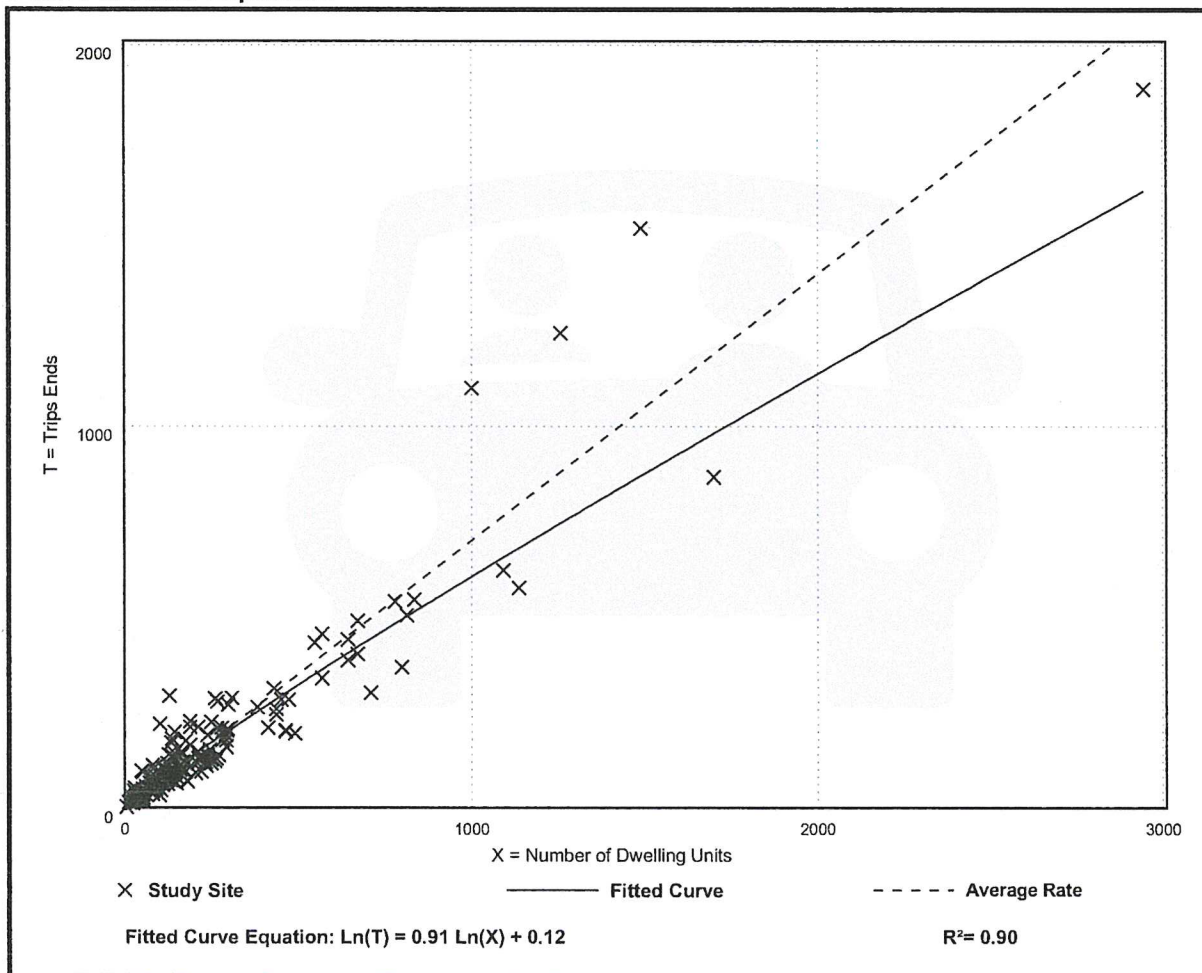
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

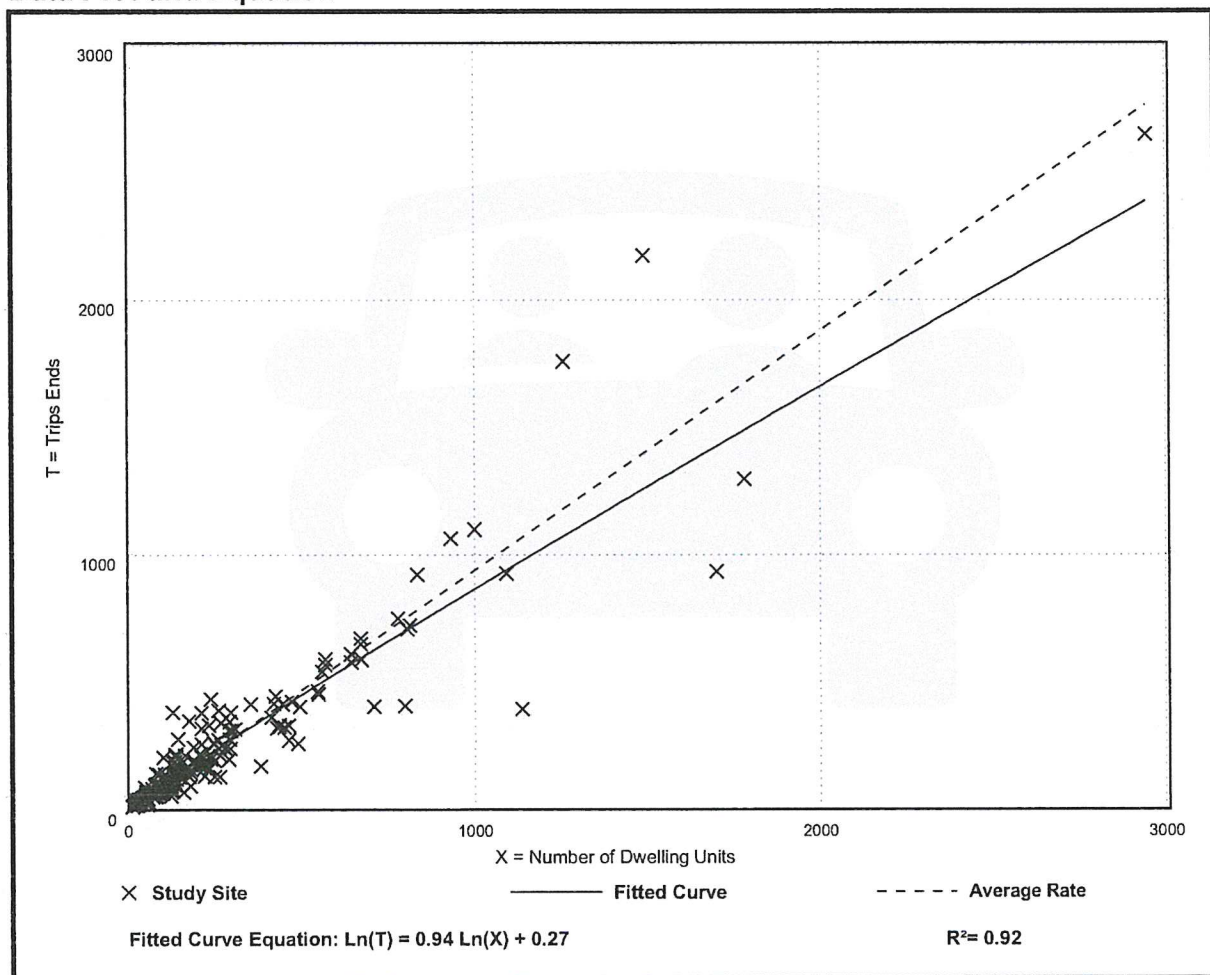
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

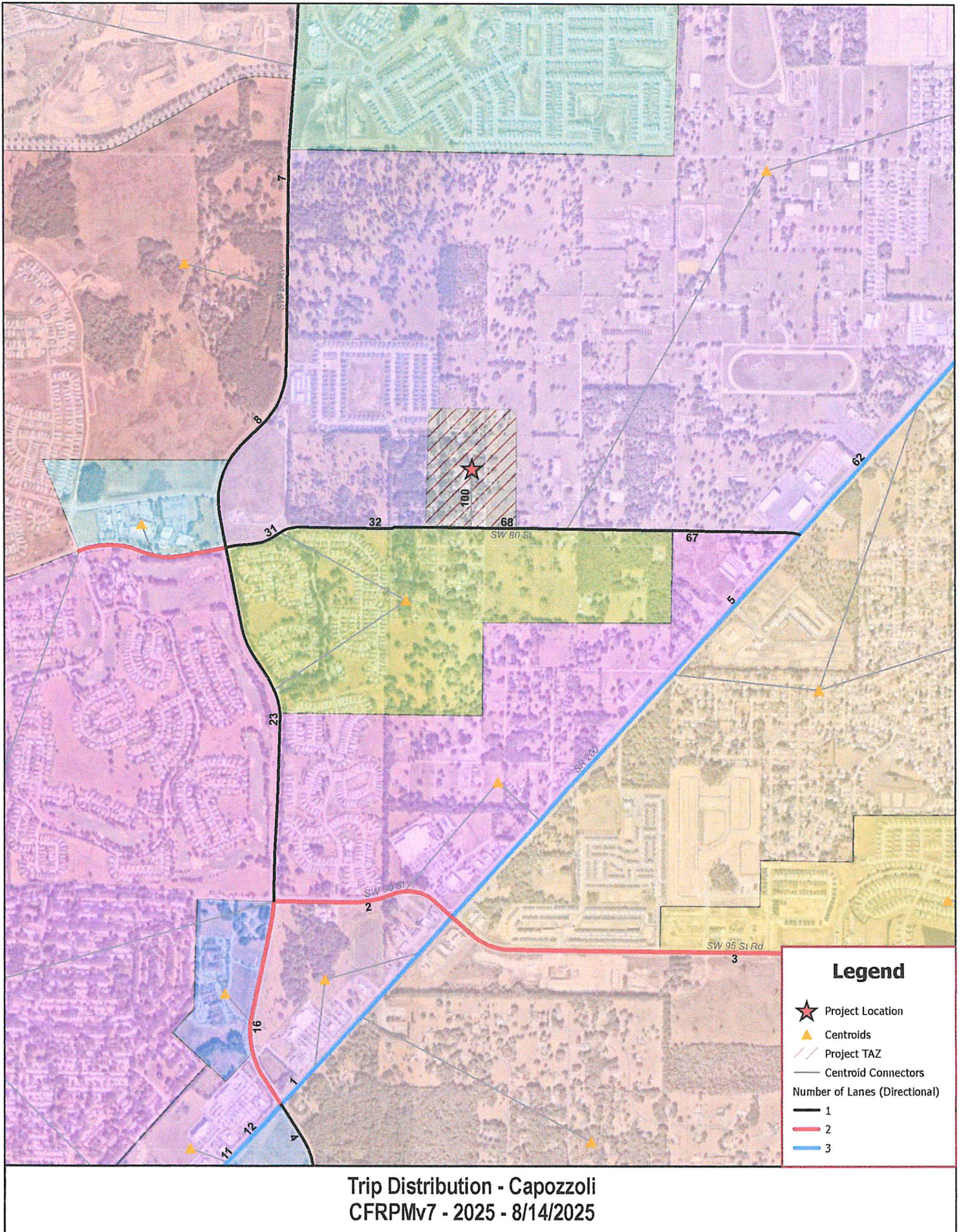
Data Plot and Equation





CFRPM MODEL OUTPUT

ATTACHMENT A





**FIGURE 1 – SITE LOCATION, TRIP DISTRIBUTION AND
STUDY AREA**

ATTACHMENT A



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Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

PROJECT LOCATION, STUDY AREA, AND TRIP DISTRIBUTION

**CAPOZZOLI PUD
MARION COUNTY, FLORIDA**

Not To Scale

Project No. 142279015

August 2025

Figure 1



TABLE 2 – STUDY AREA DETERMINATION

Table 2: Study Area Determination

Roadway		ROADWAY ATTRIBUTES ¹										EXISTING DAILY TRAFFIC CONDITIONS				PM PEAK HOUR SIGNIFICANCE CALCULATIONS				Include in Study Area ⁵			
From	To	TPO CMP Station	FDOT Classification ²	Area Type	Adopted LOS	2025 Number of Lanes	2025 Daily MSV	2025 Pk. Hr. MSV	2028 Pk. Hr. MSV	2028 Pk. Hr. Dir. MSV	New LOS	New 2028 Pk. Hr. Dir. MSV	TPO CMP Growth Rate	TPO Counts Growth Rate	AAADT ³	V/MSV	LOS ⁴	Percent Project Traffic Assignment ⁴	Project Traffic MS / EB / WB		Project % Impact ⁴	Significant Impact ⁴	
SW 80 ST	Project Driveway	..	..	Urban	E	2	..	11,232	..	576	..	D	540	..	..	..	..	..	68.0%	31	18	3.38%	YES
SW 80 AV	Project Driveway	..	..	Urban	E	2	..	11,232	..	576	..	D	540	..	..	..	..	..	32.0%	9	15	2.60%	..
SW 80 AV	SW 38 ST	6360.3	MS-UC-C2	Urban	E	2	4	25,340	30,420	634	1,800	D	1,800	2.94%	1.80%	11,100	0.98	C	23.0%	6	11	0.61%	..
SW 80 AV	SW 60 AV	4770.0	CSC	Urban	D	6	..	56,805	..	2,814	..	D	..	1.42%	-1.50%	44,600	0.79	C	62.0%	29	37	1.03%	..

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Notes: 1. Roadway attributes and daily volumes were obtained from the 2023 Ocala Marion TPO Database, 2023 Ocala Marion Traffic Counts Report, and 2020 FDOT Quality/Level of Service Tables.

2. In the 2023 CMP service volumes for state and non-state maintained roads were derived using the 2023 and 2020 FDOT Quality/Level of Service Handbook. For the purpose of determining the roadway segment service volumes in the Ocala Marion TPO Database, roadway segments were assigned a context classification (state roads) or categorized into non-state maintained (ST, NS).

3. Project traffic assignments were assigned as the most percentage across the segment based on the trip distribution and assignment.

4. Per the Marion County TIA Guidelines roadway segments were considered significantly impacted if the project impacts were 3% or greater.

5. All significantly impacted roadway segments (project impacts > 3%), plus one segment beyond and adjacent segments, were included in the study area per the Marion County TIA Guidelines.



TABLE 3 – GROWTH RATE CALCULATIONS



Table 3: Study Area Growth Rate Calculations

Roadway Segment	2023 CMP AADT ¹	Growth Rates		
		CMP	TPTO Counts Report	Average
SW 80 Avenue				
SR 200 to SW 90 ST	13,100	2.52%	6.80%	4.66%
SW 90 ST to SW 38 ST	11,100	2.94%	1.80%	2.37%
Weighted Average Growth Rates ²		2.71%	4.51%	3.61%
Proposed Growth Rate		3.61%		
Notes:				
1. The AADT's were derived from CMP.				
2. Growth rates were weighted by AADT.				

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8/15/2025



**OCALA MARION TPO CMP AND TRAFFIC COUNT
REPORT EXCERPTS**

[illegible]

Location	Source	Count Type	2020	2021	2022	2023	2024	Ave Annual Growth Rate (%)
SR 40 (cont.)								
ML King to SW 27th Avenue	FDOT	4	23,000	23,000	23,000	21,500	22,500	0.5%
SW 27th to SW 33rd	FDOT	4	33,000	32,500	32,500	30,000	31,000	-1.5%
E of CR 314A	FDOT	4	8,100	8,300	8,300	8,000	8,200	0.3%
NE 25th Avenue to NE 36th	FDOT	4	24,500	25,000	28,500	29,500	30,500	5.7%
E of CR 314	FDOT	4	13,200	13,400	13,000	13,600	14,000	1.5%
NE of US 41	FDOT	4	8,200	8,400	8,400	8,600	8,900	2.1%
W of I-75	FDOT	4	30,000	31,000	31,000	28,500	29,500	-0.3%
W of CR 225A	FDOT	4	18,700	19,100	19,100	20,200	21,000	3.0%
NE 11th Avenue to NE 25th	FDOT	4	27,000	28,000	28,000	27,500	28,500	1.4%
0.9 mi E of SR 35	FDOT	4	12,800	13,000	13,000	14,600	15,200	4.5%
W of US 441	FDOT	4	19,200	19,800	20,500	21,400	22,000	3.5%
E of US 441	FDOT	4	31,000	32,000	29,000	30,000	31,000	0.2%
E of CR 328	FDOT	4	16,200	16,600	17,200	17,900	18,500	3.4%
W of SW 60th Avenue	FDOT	3	23,600	21,500	22,500	23,500	24,500	1.1%
E of SR 326	FDOT	4	17,200	17,600	17,500	18,100	18,700	2.1%
SR 200								
SW MLK to US 441	FDOT	4	26,000	25,500	25,000	27,000	28,000	2.0%
SW 17th Street to SW ML King	FDOT	4	22,000	22,000	22,000	27,000	28,000	6.6%
SW 27th Avenue to SW 17th	FDOT	4	37,500	38,500	33,000	34,500	35,500	-1.0%
SW 26th Street to SW 27th	FDOT	4	36,500	37,500	37,500	36,000	37,000	0.4%
S of CR 484	FDOT	4	15,200	15,600	15,600	17,500	18,100	4.6%
NE of CR 484	FDOT	4	21,000	21,000	26,500	27,500	28,500	8.4%
1 mi NE of CR 484	FDOT	4	30,000	31,000	31,000	26,000	27,000	-2.2%
0.5 mi E of I-75	FDOT	4	42,500	43,500	43,000	45,000	47,000	2.6%
SW of I-75 (Telemetered – W/O SW 48th Avenue)	FDOT	T	41,000	39,600	40,800	38,000	44,000	2.1%
W of 60th Avenue	FDOT	4	41,000	42,000	44,000	37,000	38,000	-1.5%

Location	Source	Count Type	2020	2021	2022	2023	2024	Ave Annual Growth Rate (%)
SW 49th Avenue								
N of SW 103rd Street Road	MC	3	10,900	11,700	13,500	16,000	17,500	12.7%
SW 60th Avenue								
N of SR 200	MC	3	19,300	18,400	17,600	18,400	20,300	1.5%
S of SR 200	MC	3	22,400	20,500	19,000	19,700	20,500	-2.0%
N of 20th Street	MC	2	26,700	NC	NC	20,800	18,700	N/A
S of SW 38th Street	MC	3	17,400	18,400	17,400	18,500	20,000	3.7%
SW 62nd Avenue Road								
S of SW 95th Street	MC	3	8,800	8,900	9,000	10,200	11,000	5.9%
N of SW 103rd Street Road	MC	3	8,300	6,800	7,000	8,400	8,200	0.6%
SW 66th Street								
E of SR 200	MC	3	4,400	6,800	7,800	8,800	9,200	21.7%
W of CR 475A	MC	3	6,000	10,800	12,400	15,400	16,000	30.7%
E of CR 475A	MC	3	4,900	5,800	5,700	6,300	6,700	8.4%
SW 80th Avenue								
S of SR 40	MC	3	8,400	9,000	8,800	9,100	9,500	3.2%
N of SR 200	MC	3	11,800	12,700	12,800	14,600	15,300	6.8%
S of SR 200	MC	3	3,600	4,300	4,700	4,100	4,000	3.4%
S of SW 38th Street	MC	3	NC	NC	11,600	12,400	12,000	1.8%
N of SW 38th Street	MC	3	NC	NC	8,100	9,000	9,000	5.6%
SW 90th Street								
W of SR 200	MC	3	5,300	4,900	8,400	9,900	9,300	18.9%
SW 95th Street Road/SW 95th Street								
E of SW 62nd Avenue Road	MC	3	11,100	11,500	11,200	12,500	15,000	8.2%
E of SR 200	MC	3	3,700	6,300	6,900	7,400	8,800	26.5%
SW 103rd Street Road								
E of SR 200	MC	3	5,300	4,800	5,600	5,400	4,900	-1.4%